

Land Use Change Requests:

Map: Site #1 (~~Withdrawn by owner – no longer wishes to pursue a change~~)

Location: 030-110-009 and 030-110-008 – Adjacent to Green Business Park Application along Bankhead Road - 3996 & 3994 Bankhead Road

Change Request by Property Owner

Request: 1/30/21 by Raymond Miller:

Currently own several parcels of land within the Town limits, 2 of which have been in the family for many years. Parcels #030-110-009 (19.80 acres) & 030-110-008 (.62 acres) (3996 & 3994 Bankhead). These properties have been historically used for farming/food production & livestock keeping. At the time of the 2001 GP update my properties were zoned 4.6 ac agricultural and in my misunderstanding during a Town Council meeting regarding a zoning change to neighboring properties to 2.3 residential I asked TC to follow. In hind site, I wish I would have stood firm on the Towns decision to leave my properties at the 4.6 ag. So at this time of the 2020 GP Updates, I would like to request that my two parcels revert back to its original zoning of 4.6 ac AG, so that I may continue farming usage.

Update from 9/9/21 SCB meeting - landowner wishes to stay RE since they are able to keep their animals and continue operating as they currently do. They no longer wish to pursue a change.

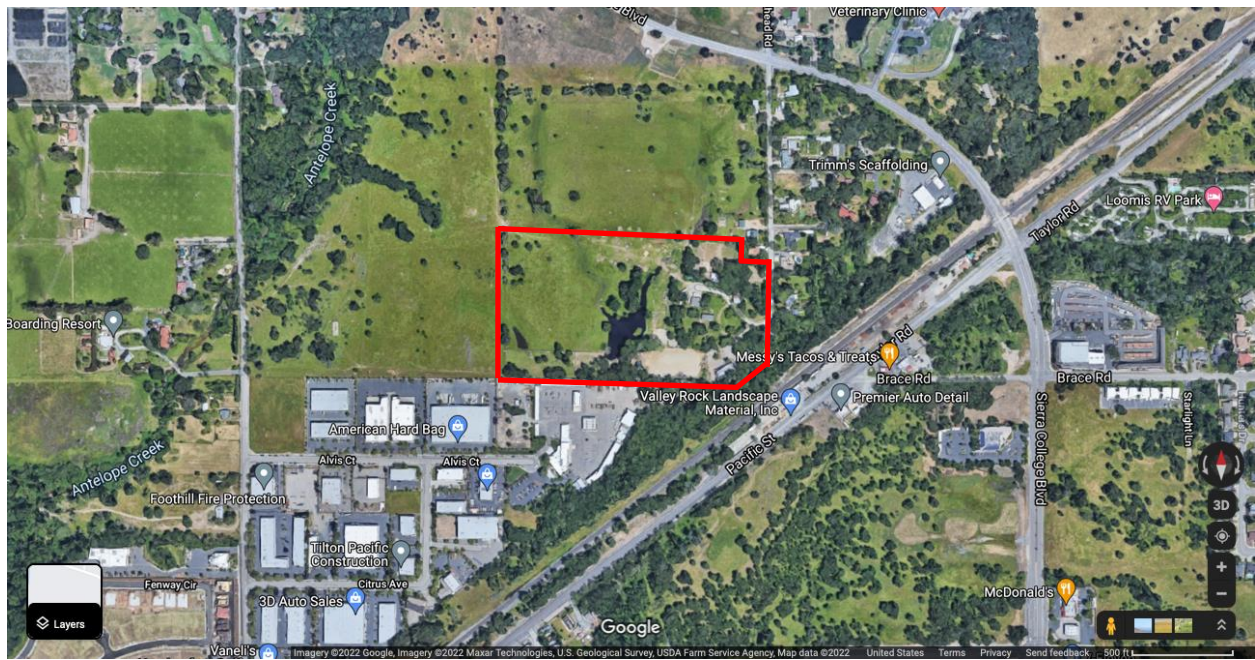
Update 1/11/22 – Original request reinstated.

Water Service: No Main line in Bankhead Rd at these parcel sites.

Sewer Service: Main Line in Bankhead connecting to Main in Taylor.

Surrounding Land Use Designations: RE to the north and east, RA to the west. Rocklin to the south.

Assessment: Owner indicates they ~~no longer~~ wish to pursue the change again ~~as they are able to maintain current land uses as RE~~. It was recommended to keep the land use designation as is; however, that was based on the September withdrawal and not the original and now current request.



Map: Site #2

Subcommittee Recommendation: No Change as this is a zoning code issue

Location: Limited Industrial Area along Swetzer Rd.

Change Suggested by Non-owner

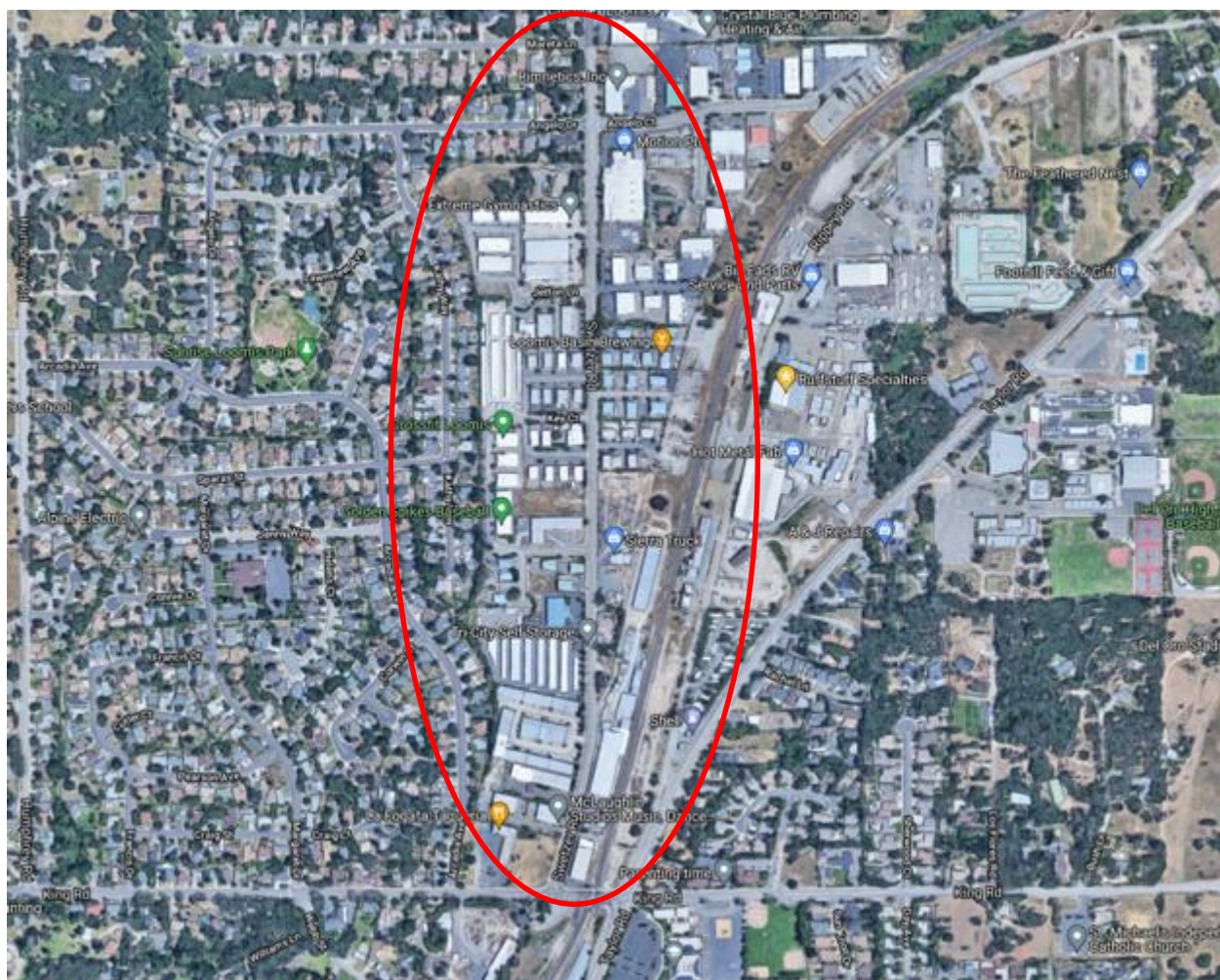
Request: 2/13/20 by Eva Marshall to change the range of allowable uses in the Zoning Code: I would like to see a revision of allowable uses in the ILT zone on Swetzer Road. In the past 5 years businesses (multiple) have been issued MU Permits that allow for more intrusive noises/sounds that impact the quality of life in my home and backyard. I believe this affects my value with the amount of disclosures I will have to give. When I purchased my home 22 years ago, some of these buildings were non-existent. I was assured that the GP would protect my peace at home with ordinances in place. However, the TC & PC have made exceptions and code enforcement was absent until 2 yrs. ago. I think an update on allowable uses for ILT zoning would clarify what is approved businesses and not just because they apply for a multiple use permit making it Okay. Municipal Code 13.28.060, 13.80.020 Table 2, GP page 27, Ordinance 211 Sec. 7.

Water Service: Main lines in Swetzer and roads off Swetzer.

Sewer Service: Main lines in Swetzer and roads off Swetzer.

Surrounding Land Use Designations: RM immediately west, RL Immediately north, General Commercial to the south and Light Industrial to the east.

Assessment: This concern is in relation to zoning, which lists the actual allowed uses or what other conditions may be required for certain types of uses, rather than the General Plan land use designation, which does not list specific uses. It is not advised to change the General Plan designation as that has not been requested. However, if the committee would like to address this concern, they could consider an implementation measure to review/modify the zoning code following the General Plan update, such as reviewing the list of permitted uses or creation of another Industrial zoning category that would be associated with the Limited Industrial land use designation.



Map: Site #3

Subcommittee Recommendation: Change from GC to ILT (SCB Subcommittee 10/14/2021 and Business Corridor Subcommittee 10/28/2021)

Location: 5945 King Rd. Vacant parcel at the northwest corner of the King/Swetzer intersection. There is an existing strip mall adjacent to the west, a metal fabrication business to the east, contractor offices/dance studio to the north, and a construction office/operation to the south.

Change Request by Property Owner

Request: 11/9/20 by Eric Stillwell – change from General Commercial to Light or Limited Industrial:

I own the vacant land located at the corner of King Rd and Swetzer Rd. The property address is 5945 King Rd (APN 044-200-017-00). The property is currently zoned as General Commercial but given the surrounding area and the current real estate/covid climate, I do not believe that is the best use of the property. I would like to ask that it be incorporated into the neighboring ILT or IL zones to allow for a better use of the property. My business currently occupies a portion of the building at 3340 Swetzer Ct, where my family has had their business for almost 35 years. We have far outgrown the current space and our parking situation is crowded to say the least. As the vacant land is currently zoned, our business would not be allowed to operate there (construction with a warehouse). I believe that allowing the zone change and allowing us to build a new building there will alleviate congestion in our current location, by not only moving our business to a larger and more suitable location, but also allowing other tenants in our current building to expand into our current space to reduce their contribution to congestion.

Water Service: Main lines in King, Swetzer, and Arcadia.

Sewer Service: Main in Swetzer and on Arcadia.

Surrounding Land Use Designations: Limited Industrial to the north, Office Park to the south, Light Industrial to the east, and General Commercial to the west.

Assessment: The parcel is located at the northwest corner of the King and Swetzer intersection. Surrounding uses are GC to the west, ILT to the north, IL to the east, and OP to the south. The change is requested to allow for the warehouse space they are needing to expand current operations in the ILT area on Swetzer Ct. Expansion of IL or ILT on this parcel would not create an island of Industrial uses since IL and ILT are adjacent. It could result in the potential loss of mixed use residential (about 10 units vs. 1 caretaker unit) as a result of changing from commercial to industrial, but this site is not identified in the Housing Element as a site for residential units to meet the Town's Regional Housing Needs Allocation.



Map: Site #4

Subcommittee Recommendation: No Change

Location: 3760 Bankhead APN 030-090-057 (South of Saunders)

Change Request by Property Owner

Request: 1/26/21 by Gina Georgiou:

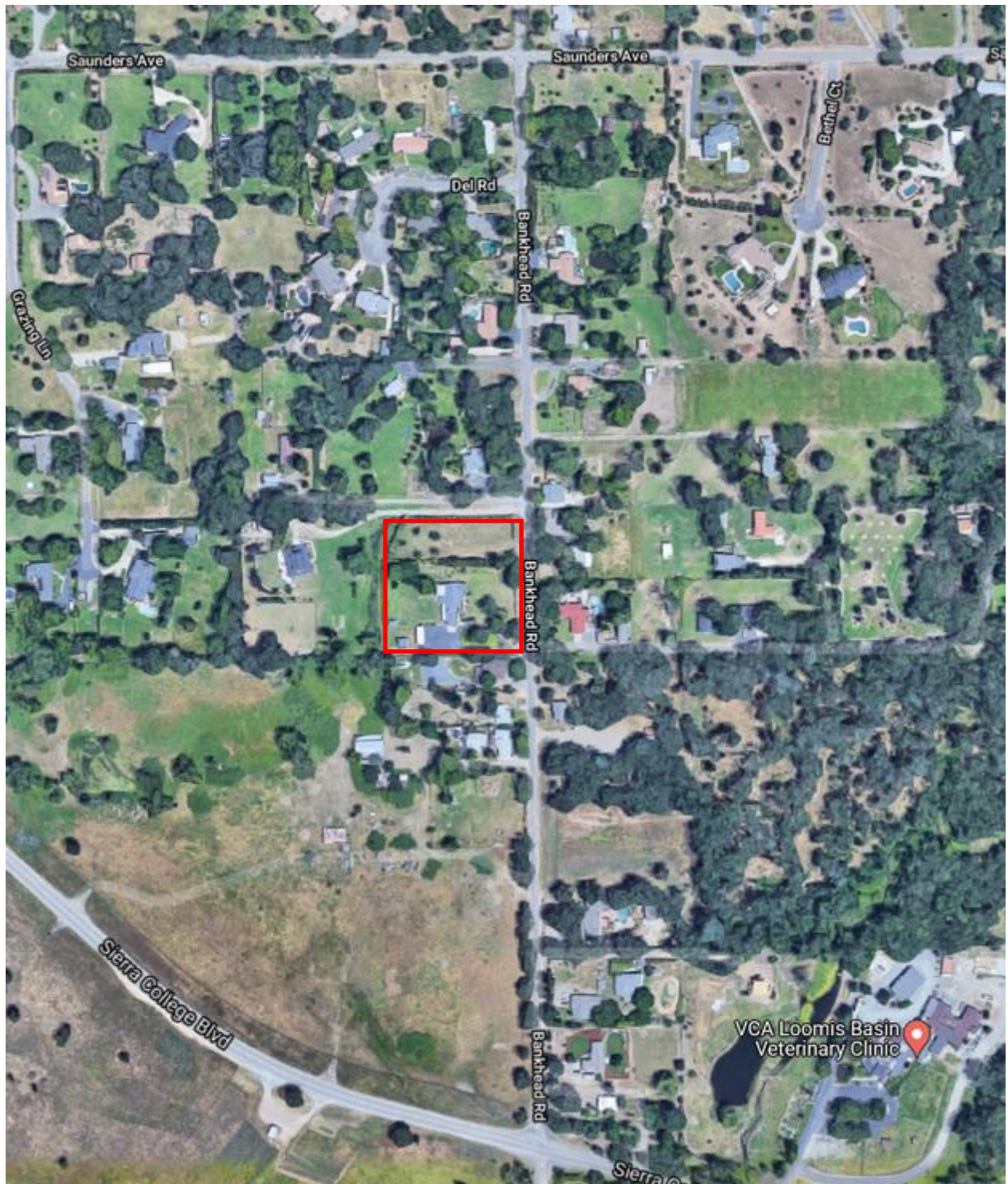
Would like the Town to reconsider the zoning from my address from residential estate to rural residential. I would like to split my lot into 1 acre parcel and I believe still remains the rural character of my town.

Water Service: No main line at this parcel (just over 600' away). County Environmental Health connection determination. Typically, the RR district would be required to connect.

Sewer Service: Main lines on Bankhead Road.

Surrounding Land Use Designations: Surrounded by RE in every direction.

Assessment: This parcel is centrally located in a larger RE area. The lot is sized for RE and is served by sewer, but not water. This would result in an island of RR within an RE area, unless RR is expanded per the other requests in this area.



Map: Site #5 (WITHDRAWN)

Location: 3561 Bankhead Road

044-051-092 3.6 acres between King and Saunders and 5150 King Road

044-051-094 2.6 acres on 5150 King Rd.

Joined at rear of properties

Change Request by Property Owner, but also includes suggestion for other parcels in the vicinity.

Request: 2/24/21 by Steve and Mary Davis:

We are homeowners at 3561 Bankhead Road in Loomis. While the original intent of the Land Use Zoning was to assist with the development and retention of agricultural uses and low-density residential use, the needs of the homeowners in this area has evolved.

The current zoning map is complicated and disjointed. The lines that had been drawn to designate "Residential estate" properties now show numerous properties that are no longer in the 2.3-acre guidelines.

Our property is currently approximately 3.6 acres. We love our home but would like to sell about an acre at the far end of our land to a neighbor who would like to purchase it. We maintain most of our property, but this back area we consider habitat. We are asking that the properties surrounding Bankhead, King and Saunders be rezoned for 1-acre parcels. Or at least consider the 2 properties involved in this situation; ours at 3561 Bankhead Rd. and the Williams property at 5150 King Road.

We appreciate your consideration in this matter which would benefit 2 Loomis families!

Water Service: Main line in Bankhead and King.

Sewer Service: Main line in Bankhead and in King at these 2 parcels

Surrounding Land Use Designations: RR to the north and west, RE to the south and east. RM and RR further east, but adjacent to the cluster of parcels referred to in this request.

Assessment: The two properties (3561 Bankhead and 5150 King) could have a lot line adjustment and remain compliant with the RE designation and minimum lot sizing. The request is also for other lots in the area to also be changed to RR. These 2 parcels and the parcels in the cluster up to King Rd create a small pocket of RE that extends into an area of mainly RR, but parcels between King and Saunders are primarily sized for RE, although there are a few lots sized for RR. This area is adjacent to both RE and RR with RM nearby (See map). Others have also made this request for this area along Bankhead between Saunders and King.

Map: Site #6

Subcommittee Recommendation: No Change

Location: 044-051-094 2.6 acres on 5150 King Rd. (See Map Site #5 Request above)

Change Request by Property Owner, but also has suggestion for other parcels in the vicinity.

Request: 2/24/21 by Van and Linda Williams:

While the original intent of the Land Use Zoning was to assist with the development and retention of agricultural uses and low-density residential uses, the needs of these parcels has evolved. Families have become creative in their uses to construct larger dwellings to support extended families. [this is not a bad thing, but one that cradles Loomis ideals of creating a space for our families to grow. While not a zoning expert, it is difficult to understand the property lines on the zoning map. The lines designated as Residential Estate (RE) appear to demonstrate numerous parcels that are not within the required 2.3 acres. No doubt these families have created land use that meets the needed for their family while also growing small gardens and grazing livestock. We live on one such parcel and our neighbor desires to sell us part of his parcel. The land has become too much for this homeowner to maintain but they desire to remain in our community and in their home. As we age, we too desire to remain in our home but would like our family to build on our lands so that we can remain in Loomis and in our home. However, what both families really desire is the ability to sell an acre to my family member so that she may construct a home on one acre.

We are surrounded by rural residential (RE) designation. We are asking that the properties surrounding Bankhead, King Road, and Sanders be rezoned as RR. Please consider extending the RR designation to support the needs of the landowners. If this is not acceptable then we ask that you rezone the parcels with an address of 5150 King Road and 3561 Bankhead. While this is an assumption, and would need further research or surveys, many landowners are having difficulties maintaining their properties. We walk the 2-mile block routinely and see how our aging neighbors are trying to maintain their lands. Having the ability to sell an acre could assist them with remaining in their community and help others with home ownership. It would allow a choice for current homeowners that they currently do not have.

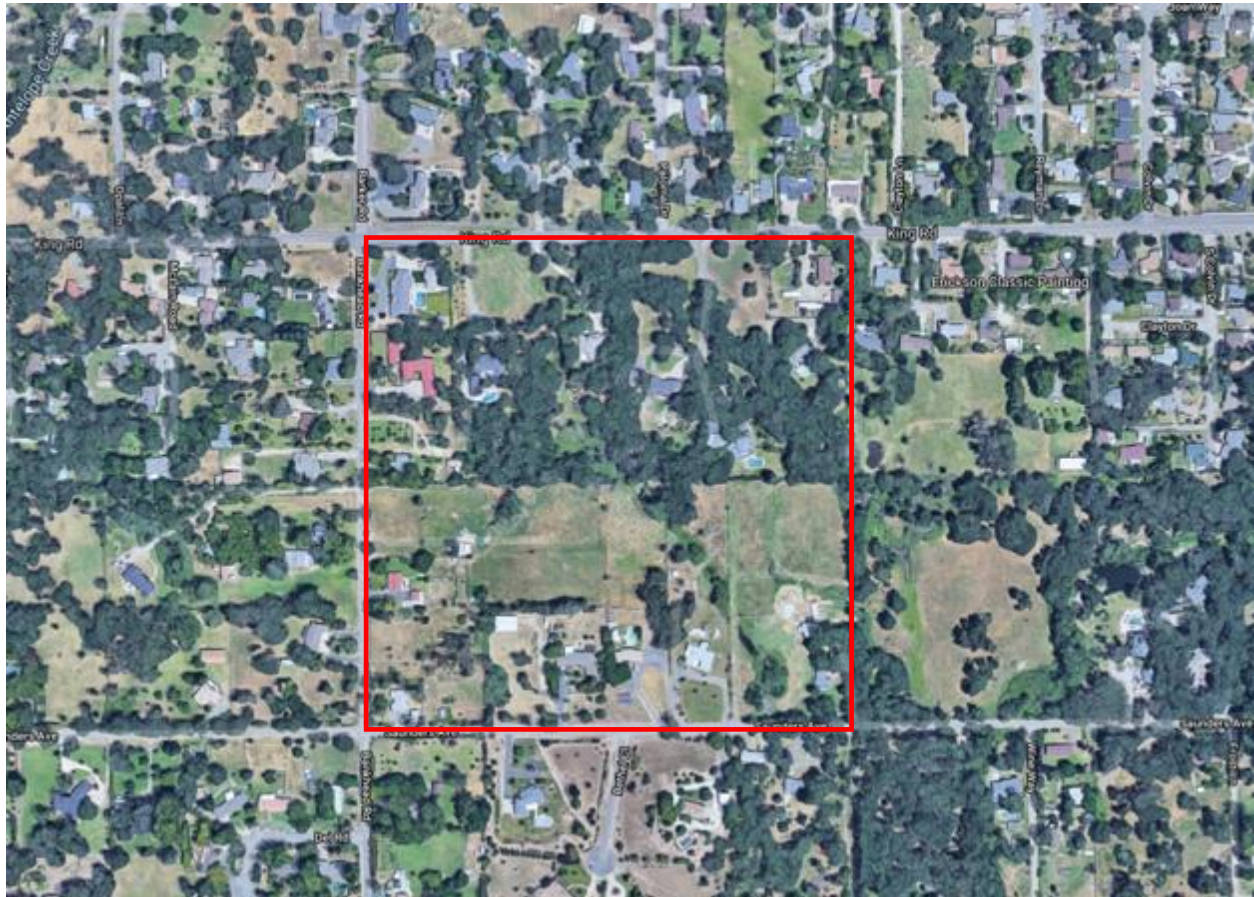
Water Service: Main along King and along Bankhead, stopping just south of Saunders.

Sewer Service: Main in Bankhead, ending just before reaching King. Another Main along the rear of the RR and RE parcels from King down to the BP parcel. Main in King, east of Bankhead.

Surrounding Land Use Designations: RR to the north, RE and RR to the west, RE to the south and RE, RR and RM to the east.

Assessment: See #5. This is the neighbor on King wishing to gain one acre from neighbor on Bankhead. However, this neighbor indicates they ultimately wish to split out a 1-acre lot or have the ability to have 1-acre lots in this area. There is RR in the immediate vicinity. There is RM on

south side of King at Clayton that abuts this general area. This area is a transition between the RA and RM areas, so it would be in keeping with the area as either RE or RR.



Map: Site #7

Subcommittee Recommendation: No Change

Location: 5500 Barton Rd 045-161-018 and 5780 Rocklin Rd 045-161-020

Change Request by previous Property Owner

Original Request: 2/25/21 by Brigit Barnes to change from RA to PI:

“We had not heard back from the Town-related to our request for designation. If the NE corner of the Sister's property is designated PI, as previously requested, will the school district be later required to request a rezone at the time they want to place a school on the site? What specific zoning designation will be provided to the NE corner as a result of the current GP update? Please let me know right away, by responding to this email, because the District and/or the Sisters will need to meet with you to ensure a rezone for the District. The School District and representatives of the Sisters would like to meet as soon as possible. We have preliminary designs ready and would suggest a pre-development meeting with the Town. It would be very helpful if your roads engineer and Sean could participate in the meeting.”

Current Request by existing property owner: 8/23/21 by Stefan Horstschaer/ Kevin Yttrup (Premier Homes) to change from RA to PI and RR:

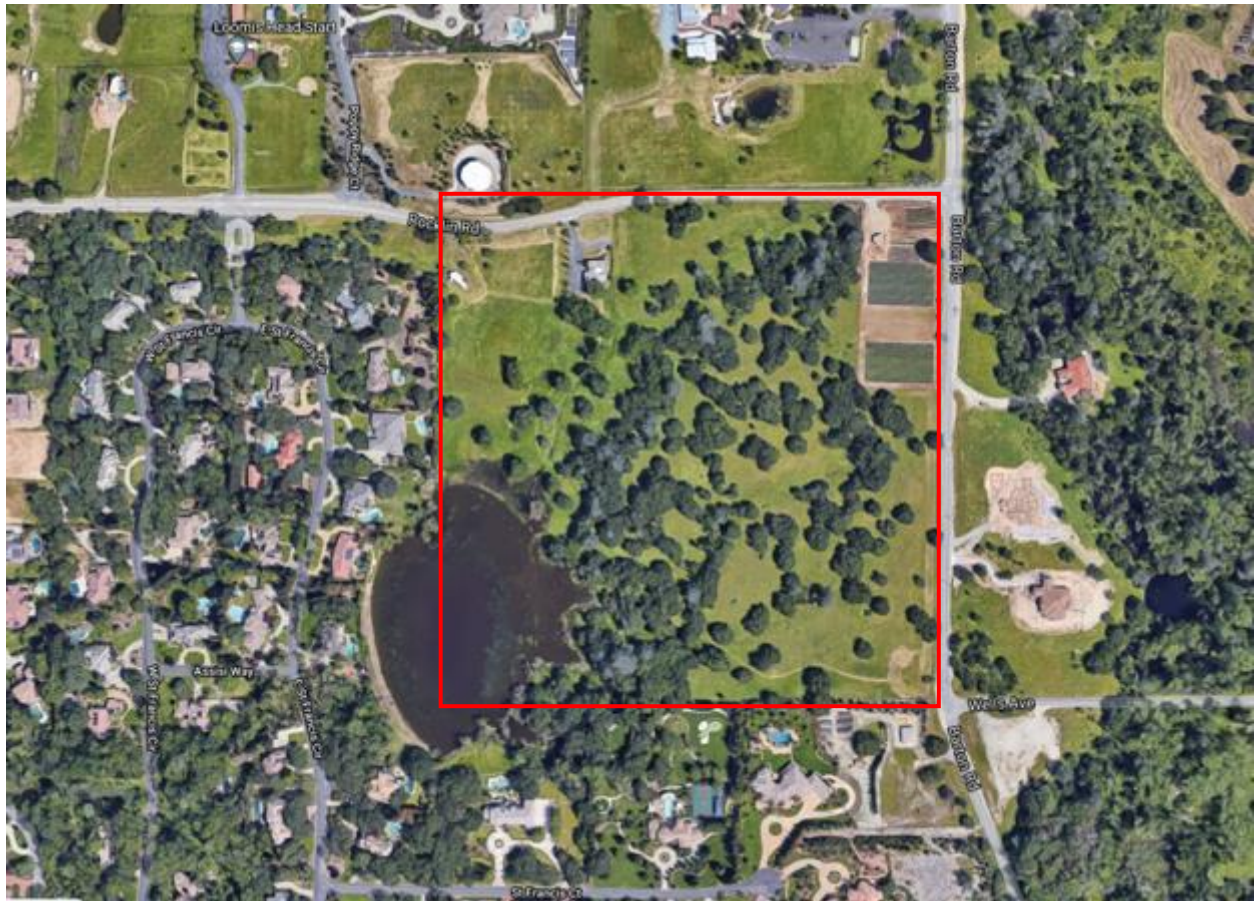
“Premier Homes has completed its purchase of lands within the Town of Loomis previously owned by the Dominican Sisters (APN - 045-0610020 and -021). Both parcels have a current General Plan land use designation of Residential Agricultural RA. As part of the Town's GP Update, Premier Homes respectfully requests a change of land use designation for both parcels to Rural Residential RR. The LUSD has worked with the previous owner and Town for a school site on the property. Premier Homes is committed to continue that cooperation... We are excited to work towards achieving the goal of a combined school site with adjoining residential.... Premier Homes intends on creating a reservation for the LUSD for a school site on the property either via separate agreement or as part of a tentative map. Please accept this letter as our request to change the designation to RR for both parcels.”

Water Service: Main Line on Barton Road and portion of Rocklin Road fronting this site.

Sewer Service: Main line along Barton at this site

Surrounding Land Use Designations: RE immediately to the north, RR adjacent to the west, RA, adjacent to the south and east.

Assessment: Since there is adjacent RR, and that RR is also bound by RA to the south and east, it wouldn't create an island of RR that is out of place. However, it does result in a jump from 4.6 acre lots to 1 acre lots, which skips over the more moderate progression of 2.3 acre lots.



Map: Site #8

Subcommittee Recommendation: No Change

Location: 3239 Taylor Road (APN 043-013-013). Between Foothill Feed and Lemos Ranch Drive on the southeast side of Taylor Road, and north of Del Oro High School. The parcel is occupied by an existing residence and Alice's Fruit Stand. (6.3 acres)

Change Request by Property Owner

Request: 3/5/21 by Bret Gervasoni – *[Note: the landowner is not requesting a specific change but would like the Town to tell him what can be done with the property]*: Would like a rezone and attached/referenced the zoning Code pages 41-50. Our property address is 3241 Taylor Rd (CORRECT ADDRESS IS 3239). My mom just had a permanent easement of approximately 0.75 of an acre placed on the property by PG&E for a "Gas Receiver Station" to be installed. This transaction also includes a temporary easement for construction of approximately 1-2 years and future right of way access to the property. The associated risks that gas distribution systems present and to have a new part of the system installed on our property presents a few challenges. I also believe that this should warrant a collaborative discussion between the Town of Loomis and us from a safety standpoint and future land use/zoning.

Request: 3/25/21 by Bret Gervasoni – change from General Commercial to a combination of General Commercial and Limited Industrial with a lot split: Our current zoning plan would be to sub-divide the property and have it zoned in a combination of General Commercial and Limited Industrial for an RV/Boat storage facility.

Request: 4/5/21 by Bret Gervasoni: I wanted to follow up with you since our last email, as we have been brainstorming, and thought that a good way to start the collaborative process might be to get your (the Town's) desired thoughts on the ideal development of our property on Taylor Rd. If the Town could choose the best business or use for our property, with all the known obstacles, what would that be?

Water Service: Main line along Taylor Road.

Sewer Service: Nearest main at Lemos Ranch Drive and Orchard Park Ct.

Surrounding Land Use Designations: Medium Density Residential immediately east, General Commercial immediately west and north, and Residential Estate to the south.

Assessment: This was an open-ended request on zoning, requesting that the Town tell the owner how best to use the property with the PG&E receiver station constructed on the south end of the parcel (+/- .75 acres). The request on March 25 to split the lot for General Commercial and Industrial uses is not feasible because there is General Commercial all along this corridor and it would not make sense to extend Industrial across Taylor at this location creating a spot zone and placing Light Industrial adjacent to existing residences. The

recommendation is to leave it as is since the owner's last request has no concrete proposal. Once a proposal is submitted, the Town will review the submittal. Open for discussion.



Map: Site #9

Subcommittee Recommendation: No Change

Location: 3661 Bankhead 044-060-031

Change Request by Property Owner

Request: 4/9/21 by Greg Obranovich:

We would like to request a minor re-zoning for our property at 3661 Bankhead Rd Loomis. Currently it is zoned as RA 2.3 acres -we would like to have it re-zoned as RE. Parcel 044-060-031-000.

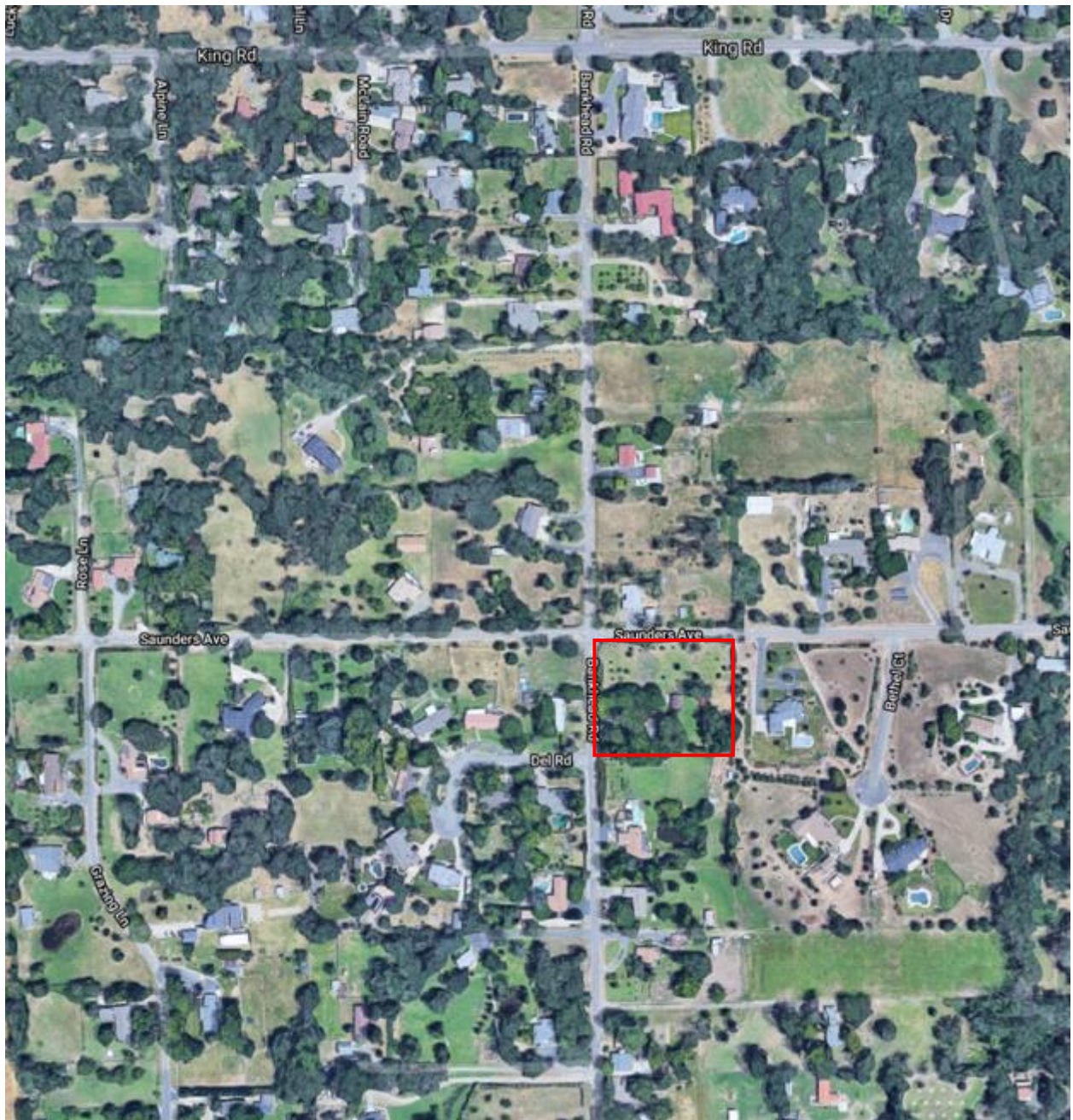
Correction by Obranovich 4/9/21. Currently the property is RE and we request a change to RR (1 acre vs. 2.3)

Water Service: Main line in Bankhead.

Sewer Service: Main line in Bankhead.

Surrounding Land Use Designations: RE to the north, south, east, and west

Assessment: This parcel includes 2 acres per the County Assessor at the southwest corner of Saunders and Bankhead. Currently RE designation. This parcel is surrounded by RE on all sides. If the requests to change the area along Bankhead and Saunders are favorable, this could be included. If that change is not generally desired, then this request would create a pocket of RR within an RE area.



Map: Site #10

Subcommittee Recommendation: No Change

Location: Sierra College Boulevard Corridor

Change Suggested by Non-owner

Suggestion: 4/16/21 by Matt Fox:

The town needs to rezone many of the lots along Sierra College that are currently zoned RE and RA. Sierra College will very soon be a 4 or 6 lane regional artery. Residential Estate makes no sense here. Low and medium density low-income housing projects would be better for this area.

Water Service: Main line on SCB up to Taylor only. Main lines in Taylor and King at intersections with SCB.

Sewer Service: Main line in Bankhead, but not along the length of Sierra College Blvd.

Surrounding Land Use Designations: RA and RE. Southernmost end is GC around Taylor and Town limit.

Assessment: Except for the land near the Taylor Road intersection, this corridor includes a segment of RE, with the majority of the alignment in RA. Mixed use housing is allowed in the General Commercial at the south end of Sierra College Blvd. If this change is considered, it is recommended that medium and low density residential is located nearer to Taylor Road rather than at the north end of Sierra College Blvd to maintain a more natural progression of use intensity and avoid pockets of different designations. If higher intensity residential is pursued, increasing setback requirements from Sierra College Blvd or design standards could help to maintain a pastoral aesthetic.



Map: Site #11

Subcommittee Recommendation: No Change (Many owners were not supportive of a change on their property)

Location: General area labeled RE between Horseshoe Bar Road, and Brace Road, southeast of the parcels designated Tourist Destination Commercial.

Change Suggested by Non-owner

Request: 4/16/21 by member of the public – change from RE to RMH/RH:

The RE lots along Horseshoe Bar and north of Brace Road should be looked at for up zoning to encourage low income housing projects since these are relatively close to freeway access, shopping, and whatever gets built on our CT land.

Water Service: Main Line on both Brace Road and Horseshoe Bar Road.

Sewer Service: Nearest Main cuts across Turtle Island and down Betty Lane. No existing sewer infrastructure to the east or south in the vicinity.

Surrounding Land Use Designations: TD immediately north and west, RE immediately northeast, east, and south.

Assessment: Currently there is no adjacent sewer service, but it could be extended to this area from the new trunk main that was completed in 2018. Water service is accessible. The uses to the northeast, east, and south are RE and RA. Although higher density, multi-family units could be developed in the adjacent TD area, changing the designation to RMH or RH on these RE lots would be a large jump from 2.3-acre sites. It should be noted that there are existing lots in this area that are smaller than the 2.3 acre minimum and appear to be closer to 1 acre or less in size. Only one lot appears to be vacant or undeveloped. The actual property-owners must be contacted as this suggestion was not made at their request, and they may not wish to change since they are currently occupied/used.



Map: Site #12

Subcommittee Recommendation: No Change (Within Hidden Grove Application Area)

Location: 043-080-008 – northeastern parcel within the Hidden Grove Application

Change Suggested by Non-owner

Request: 4/20/21 by member of the public:

Asked about the use of the property at King Road near the freeway that converted to RS zoning from CO, asked about the use and density proposed for this triangular parcel, voiced concern that high density would not fit in the area. NOTE: this area is designated RM, and zoned CO.

Water Service: Main Line along western property up to King from Eldon Avenue.

Sewer Service: Main lines on King and at Silver Ranch Avenue.

Surrounding Land Use Designations: RE and P to the north, RM to the west. Bound by I-80 to the south and east

Assessment: This parcel is part of the Hidden Grove application and should not be changed at this time as any changes would be evaluated during the application review process.



Map: Site #13 (WITHDRAWN – WAS REFERRING TO AREA NEAR WEBB WHICH IS ALREADY RR/RM)

Location: Saunders Ave.

Change Suggested by Non-owner

Suggestion: 4/21/21 by Miguel Ucovich:
Rezone the land off Saunders to smaller parcels.

Water Service: Main line in Saunders west of Bankhead and east of Wine Way.

Sewer Service: Main line in Saunders from Bethel Ct eastward.

Surrounding Land Use Designations: RE around Bankhead and RR in the area of Wine Way east to the railroad tracks. A small section of RM near Frost and Berg

Assessment: See discussion for Sites 4, 5, 6, and 9. There is potential to change from RE to RR as RR is adjacent. There are utilities with some gaps. Committee must discuss as there are multiple requests and suggestions for this change in this area. This particular suggestion was vague and did not give a precise location or indicate what designation should be used other than one that allows for smaller parcels.

Map: Site #14 (See Also #18, 19, & 20)

Subcommittee Recommendation: No Change

Location: Between Delmar and the RR track at the western boundary of the Town
030-130-028 / 030-130-014 / 030-130-033 / 030-130-032 / 030-110-001 / 030-110-002

Change Request by Property Owner

Request: 5/11/21 by Mima Capital LLC:

~~Mima Capital owns the following parcels in the SW corner of town just north of the Rocklin City line: 030-130-028 / 030-130-014 / 030-130-033 / 030-130-032 / 030-110-001 / 030-110-002. These parcels comprise a total of approximately 58 acres and Mima Capital wishes to express a desire for the land use designation in this area to be changed from Residential Agricultural (4.6ac min.) to Rural Residential (40,000ft² min.). This minor increase in density will ensure the residential nature of the area is preserved while also making it possible to create additional housing which has been identified as an ongoing need. Furthermore, approximately 69% of the existing parcels in this area do not conform to the minimum lot size of the current land use designation making re-designation an appropriate action to take as part of the General Plan update process. Additionally, access to the existing PCWA water main on Delmar Ave and SPMUD sewer main located in "The Park" neighborhood (Rocklin) are currently available via existing easements making development at this moderate density feasible. Lastly, the neighboring land uses in the City of Rocklin are currently a mixture of high-density housing and light industrial. A slightly higher density on the Loomis side of the Town limits would be appropriate as a neighboring use without sacrificing the character of the area. Thank you for your consideration.~~

Updated Request 1/13/22: New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-130-028 / 030-130-014 / 030-130-033 / 030-130-032 / 030-110-001 / 030-110-002 / plus 030-100-013 / 030-110-010 / and 030-110-011 (included under Map Site #18, a portion of Map Site #19, and Map Site #20) are redesignated from RA to RE. Parcels 030-100-021 / 030-100-022 / 030-100-024/ and 030-110-13 (Portions of Map Site #19) are already designated as RE. This request would place all the parcels recently purchased by the new owner into the same land use designation for future development. This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

Water Service: There is a water main in Del Mar that does not extend all the way south to Rocklin. It is likely that water mains are in the Rocklin "Park" neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: Surrounded by RA. RE is further east.

Assessment: The Rocklin land uses to the South are low density residential, mixed use and light industrial. A change to RR would create a pocket of higher density (1 acre lots) within the RA area (4.6 acre lots). This would not be typical for this area within Loomis, but as the comment notes, it would be consistent with the designation in Rocklin adjacent to the south. Utilities would need to extend up from the lines in Rocklin. Parcels -028, -033, and -032 are more recently discussed in #20 with a request to change from RA to RE. Lots -001 and -002 are also more recently discussed as changing from RA to RE in #18. Parcel -014, which is a small sliver of land would remain too small for either RA or RE (0.7. acre). It is recommended that the committee consider the more recent requests for this area (Sites #18 and #20) and treat this request as informational.



Map: Site #15 (Withdrawn)

Location: Pin placed on the area around 3500 Winter Lane. Possibly APN 030-041-018, 030-041-012, 030-041-019, and 030-041-011?

Change Suggested by Non-owner? Unknown comment on Social Pinpoint

Request: 5/8/21 by member of the public:
Make this Industrial next to the one in Rocklin.

Water Service: Main line in Del Mar, but not Winter.

Sewer Service: No existing lines in this area.

Surrounding Land Use Designations: Surrounded by RA

Assessment: This area has significant slope and would not be suitable for higher intensity use.

Map: Site #16

Subcommittee Recommendation: No Change (*NW-I-80/Horseshoe Bar Road and Business Corridor Subcommittees – concerns over housing downzone on site and maintaining transition between GC and Downtown*)

Location: 043-100-025-000 located at 6045 Horseshoe Bar Road.

Change Requested by Owner

Request: 6/10/21 by Vinal Perkins (owner) – change from TC to GC:
The Raley's next door is GC (general plan) and CG (zoning)

Water Service: Main Line on Horseshoe Bar Road and at Raley's center.

Sewer Service: Main Line on Horseshoe Bar Road and at Raley's center.

Surrounding Land Use Designations: TC immediately north and west, RH immediately east, and GC immediately south.

Assessment: There is water and sewer service. This change would switch from one type of commercial designation to another and is contiguous with both types of commercial designation. Both allow for mixed-use development, but TC distinctly indicates the residential use would need to be on a second or third floor, whereas GC allows medium density residential as part of a mixed-use structure or as site development and provides more leeway.



Map: Site #17

Subcommittee Recommendation: No Change

Location: 5845 Webb St. North side of Webb Street, west of the railroad tracks. There is an existing residence on one side of the property and the RR track property forms the eastern boundary to the site. It appears there is an electrician shop on the parcel to the northeast and residential uses adjacent to the northwest.

Change Suggested by Non-owner

Request: 6/24/21 by Doug Tatara – change from Medium Density Residential to Town Center Commercial:

Golden Eagle Auto Repair Shop - I had a battery replaced there yesterday and got to talk to Rob Koya the owner. He said many people think his shop is an eyesore and want it gone. He's identified a site on the other side of the UP tracks that he would move to if possible. He thought it was commercially zoned but I checked and it is RS-10 with an existing house next to the .3 acre parcel. Do you think the town council would issue a CUP or do a rezoning to allow him to relocate his shop there with mitigation to the existing homeowner next door? The Steagalls own the property directly behind this parcel and that is zoned commercial or industrial. The APN is 044-072-012-000. Rob wants to move his shop to satisfy those complaints, but his options seem limited. Can you help?

Water Service: There is an existing main line in Webb.

Sewer Service: There is an existing main line in Webb.

Surrounding Land Use Designations: Office Professional to the north, Town Center Commercial to the east, Rural Residential to the south and Residential Medium Density to the west. The RR track is adjacent to the east.

Assessment: This parcel is designated RM with OP to the north, TC to the east, RM to the west and RR to the southwest. There is an adjacent electrician shop to the northeast. This is part of a small segment (5 total parcels) of RM on the north side of Webb. If pursued, this would result in an extension of the existing commercial and would not create an island of commercial. This is also adjacent to the RR tracks and office/professional land use designation; however it is also adjacent to existing residences and the uses would need to be evaluated through the permitting process should the site be used for auto repair. Since the landowner did not make this request, the landowner should be consulted.



Map: Site #18

Subcommittee Recommendation: No Change

Location: 030-110-001 and -002, east side of Del Mar near Town limit with Rocklin

Change Request by Property Owner

Request: 7/21/21 by Mima Capital LLC:

~~These parcels comprise a total of approximately 8 acres and Mima Capital wishes to request the land use designation for these parcels be changed from Residential Agricultural (4.6ac min.) to Residential Estate (2.3ac min.). This minor increase in density will ensure the residential nature of the area is preserved while also making it possible to create additional housing which has been identified as an ongoing need. One of these parcels (030-110-002) does not currently conform to its current designated land use which re-designation to Residential Estate would rectify. Furthermore, approximately 69% of the existing parcels in this area along Delmar Ave north of the Rocklin City line do not conform to the minimum lot size of the current land use designation making re-designation an appropriate action to take as part of the General Plan update process. Additionally, access to the existing PCWA water main on Delmar Ave is readily achievable as will be access to the SPMUD sewer main currently located in "The Park" neighborhood (Rocklin) once the lots across Delmar Ave are developed and the main is extended to serve them through an existing easement. Lastly, the neighboring land uses in the City of Rocklin are currently a mixture of high density housing and light industrial. A slightly higher density on the Loomis side of the Rocklin City limits would be appropriate as a neighboring use while still preserving the rural character of the Town per lines 39-40 on page 21 of the Land Use Setting document and it would help to generate the forecast need of 373 additional dwelling units per lines 8-10 on page 32 of the Land Use Setting document.~~

Updated Request 1/13/22: New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-110-001 and -002 are redesignated from RA to RE. This request would place all the parcels recently purchased by the new owner into the same land use designation for future development. This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

Water Service: The water main in Del Mar that does not extend all the way south to Rocklin. Water mains are in the Rocklin "Park" neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. Main line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: Surrounded by RA

Assessment: These are RA parcels, and they are requesting a change to RE. Parcel -002 is only 2.58 acres, not 4.6 acres. This would also result in a pocket of RE if there are no other land use changes in this area. Both lots meet the sizing for RE, but only one meets the sizing requirements for RA. Both would still have adequate space for well and septic connections, this would allow parcel -001 to be split in the future, for a gain of one lot and one single-family residence if it is split.



Map: Site #19 (ORIGINAL PROJECT/REQUEST WITHDRAWN, NEW OWNER REQUEST IN RED)

Subcommittee Recommendation: No Change

Location: 030-100-013, -021, -022, and -024 AND 030-110-010, -011, and -013

Change Request by Property Owner

Request: 7/21/21 by Mima Capital LLC:

~~CURRENT: 030-100-021 / 030-100-022 / 030-100-024 / 030-110-013 = Residential Estate (2.6ac min.) 030-110-010 / 030-110-013 / 030-100-013 = Residential Agricultural (4.6ac min.)~~

~~PROPOSED: 030-100-013 / 030-100-021 / 030-100-022 / 030-100-024 = Business Park (BP) 030-110-010 / 030-110-011 / 030-110-013 = Light Industrial (LI)~~

~~The parcel currently designated Business Park zoning in the Town's Land Use Map is not feasible for development as a business park due to lack of accessibility from major arterial roadways without construction of a railroad crossing, use of eminent domain, substantial impact to existing oak woodlands and flood plain, or some combination thereof. This would also likely result in large vehicle traffic accessing the site via Bankhead Rd through a residential neighborhood. Re-designating the aforementioned Mima Capital lots along Sierra College Blvd to a combination of BP and LI zoning will make construction of these uses feasible in order to meet the Town's current and future needs.~~

~~The Mima Capital site is also ideally situated for these uses because its southern boundary abuts the existing Rocklin Ranch industrial park, its northern boundary fronts Sierra College Blvd (a corridor identified by the current General Plan as warranting re-evaluation for uses other than residential), and its western boundary is buffered from adjacent residential uses by dense oak woodland. Accessibility to, and capacity of, domestic water service along Delmar Ave has also been confirmed by PCWA as has accessibility to and capacity of the existing PG&E electric and gas infrastructures. Lastly, an approved sewer trunk extension project is to be constructed along Delmar Ave in the near future which will provide more than adequate sewer service for these types of uses so, whereas low density residential may have been all that was possible when the land use was last evaluated, commercial uses should now be considered.~~

Updated Request 1/13/22: New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-110-010 and -011, and 030-100-013 are redesignated from RA to RE. Parcels 030-100-021, -022, and -024 and 030-110-013 are already designated RE and no further change is requested on those parcels. This request would place all the parcels recently purchased by the new owner into the same land use designation (RE) for future development. This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

Water Service: The water main in Del Mar that does not extend all the way south to Rocklin. Water mains are in the Rocklin “Park” neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. Main line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: RA to the west, RE to the east, RA and RE to the north, Rocklin and RE to the south.

Assessment: These parcels are adjacent to the RE area and would expand that area and density at the southern limit of the Town. The difference between RA and RE is predominantly in relation to lot size requirements rather than use; however it does increase the allowable density should the parcels develop in the future.



Map: Site #20

Subcommittee Recommendation: No Change

Location: 030-130-028, -032, -033, and -014

Change Request by Property Owner

Request: ~~7/21/21 by Domaine Fournier Winery & Vineyards LLC:~~

~~Domaine Fournier owns the following parcels in the southwest corner of town just north of the Rocklin City line: 030-130-028 / 030-130-032 / 030-130-033. These parcels comprise a total of approximately 50 acres and Domaine Fournier wishes to request the land use designation for these parcels be changed from Residential Agricultural (4.6ac min.) to Residential Estate (2.3ac min.). This minor increase in density will ensure the residential nature of the area is preserved while also making it possible to create additional housing which has been identified as an ongoing need. Furthermore, approximately 69% of the existing parcels in this area along Delmar Ave north of the Rocklin City line do not conform to the minimum lot size of the current land use designation making re-designation an appropriate action to take as part of the General Plan update process. Additionally, access to the existing PCWA water main on Delmar Ave and SPMUD sewer main located in "The Park" neighborhood (Rocklin) are currently available via existing easements making development at 2.3ac min. feasible. Lastly, the neighboring land uses in the City of Rocklin are currently a mixture of high-density housing and light industrial. A slightly higher density on the Loomis side of the Rocklin City limits would be appropriate as a neighboring use while still preserving the rural character of the Town per lines 39-40 on page 21 of the Land Use Setting document and it would help to generate the forecast need of 373 additional dwelling units per lines 8-10 on page 32 of the Land Use Setting document.~~

Updated Request 1/13/22: New owners represented by Trang TuNguyen TNT Development Services Inc., request parcels 030-130-028, -032, -033, and -014 are redesignated from RA to RE. This request would place all the parcels recently purchased by the new owner into the same land use designation for future development (See Site Map #14). This slightly higher density would allow for 2.3 acre lots rather than 4.6 acre lots. No application for development has been submitted by the new owner.

Water Service: The water main in Del Mar that does not extend all the way south to Rocklin. Water mains are in the Rocklin "Park" neighborhood and Industrial area around Del Mar.

Sewer Service: There are no lines in the area within the Town limit here. There are main lines throughout the Park neighborhood in Rocklin to the south. Main line is proposed in Rocklin along Del Mar.

Surrounding Land Use Designations: Surrounded by RA and at Town limit with Rocklin

Assessment: These parcels are 41.1 acres total. Owner requests a change from RA to RE. None of these lots are sized too small for RA, except for parcel 030-130-014 (0.7 acre). The lots

altogether could be split as RE to create about 15 units rather than 3 units or 9 units if the larger parcels are split to the minimum RA size. Altogether with request #18, this creates a pocket of RE within the RA area, although there is RE in the vicinity. While this could result in more parcels if they are split, each of the parcels would still be suitably sized for septic.



Map: Site #21

Subcommittee Recommendation: Change from BP to RE (SCB Subcommittee 11/2)

Location: 044-121-002 - BP triangle 3850 Granite Oaks Drive (30 acres)

Change Suggested by Owner After Meeting with Town Staff

Request: 6/3/21 by Ralph Trimm (non-written - verbal request during meeting with staff): He is supportive of the BP land use designation change to Rural Residential (RR) with 40,000 sq.ft. min lot sizes, although he would be more interested in a higher density application, Residential Single Family (RL) like RS-20 zone or less. He also mentioned that during the 2001 GP Update an at grade RR crossing was feasible at this location to Taylor Road (across from Shawn Way) if we discontinued the Webb Street crossing. At least at that time, the RR would entertain the addition but the Webb Street at grade crossing would have to be eliminated.

Water Service: Nearest main is in Taylor Road and at an extension from Taylor across the RR near Berg Lane.

Sewer Service: There is a sewer main that appears to run along the boundary between the RE and BP and RR clusters of parcels. *Line runs right along the western property boundary and is a 12" diameter line, which is a generous size. For comparison, the lines in Taylor and Swetzer are 8". The 12" line connects to a 15" line in Rocklin.*

Surrounding Land Use Designations: The BP Triangle is surrounded by RE to the west, RR to the north and GC to the south and east. It is also bound by the RR track.

Assessment: The BP parcel is landlocked and would require a frontage road access along the RR track to Sierra College Boulevard (Granite Oaks Lane) or access to Bankhead Road. Altering the parcel to an RR designation would be in keeping with the adjacent designations to the north. This may also serve as a transition area from GC to RR/RE if designated RL, if there are not other environmental concerns preventing smaller lots than RR. Number of units possible:

RE – 13 units [52 under SB9]

RR – 30 units [120 under SB9]

RL – 60 units /RS-20 – 60 units (1 unit per 20,000 SF), RS-10 = 120 units [240 under SB9]

BP – 0 (caretaker unit only) [SB9 cannot apply]



Map: Site #22

Subcommittee Recommendation: No Change

Location: 030-090-031 and 030-100-014- 4742 Saunders Ave. 11 acres & 0.6 acres

Change Requested by Owner After Receiving Designation Change Suggestion Notice

Request: 9/15/21 by David Ficker:

“Increase density size. 1) All adjacent properties have higher densities. 2) Have lost a number of sales. 3) Need to change lot lines (split) more than once. Can’t make reasonable split. Lot line adjustments do not make financial sense.” This request was received in response to the Town’s letter indicating a suggestion was made to change the land use designation on these properties (along Sierra College Blvd.). Mary Beth spoke with Mr. Ficker and he indicated he would like the parcels to change from RA to RE. He indicated connection to water/sewer would not be an issue as lines are nearby at the driveway access on Saunders.

Water Service: Nearest main lines are in Saunders and Sierra College Blvd. at the north end of the parcel. No main line in Sierra College Blvd where this parcel fronts the road, but the line in Saunders could be accessed or the line in Sierra College Blvd extended.

Sewer Service: There is a sewer main nearby at Grazing Lane that could be extended via the driveway access at Saunders.

Surrounding Land Use Designations: RE to the east, RA to the north, south and west.

Assessment: The RA to RE change would allow for 2.3 acre lots. Instead of two parcels, which the owner indicates is not financially feasible, this land could be split into 5 parcels, but more likely 3 given the need for an access road and Antelope Creek setback requirements. Altering the parcel to an RE designation would be in keeping with the adjacent designations to the west. No “island” would be created as the RE designation is contiguous with these parcels. This change would continue to serve as a transition area between RE and RA. The smaller triangle parcel is too small for the RA or RE designations. As RE, the lots would still be large and could connect to water/sewer. The main driveway is on Saunders. The frontage of the lots on Sierra College Blvd. is fairly small in comparison to the rest of the parcel, with an existing small driveway south of Antelope Creek. Antelope Creek is located at the western boundary of the parcel.

Sierra College Blvd is a two-lane arterial per the General Plan Circulation Element. The Town’s Subdivision Code indicates residential direct driveway access from an arterial is not permitted (*14.36.020 General access requirements. F. Direct driveway access shall not be permitted to arterial or collector streets for single-family lots. [Ord. 185 § 1, 1998]*). Since existing primary access is via Saunders, access via Sierra College Blvd is not required.



Map: Site #23 – Application Withdrawn 1/12/2022

Subcommittee Recommendation: ~~New request, not reviewed by subcommittees~~

Location: ~~043-050-023 (RE – 2.6 acres) and 043-050-024 (O/P – 6.6 acres) at Boyington and Chisolm Trail – 9.2 acres total~~

Change Requested by Owner

Request: ~~10/29/21 by Douglas Ahlstrom of Contour RE, LLC:~~

~~Requests “re-designation of the parcel located at 3200 Chisolm Trail, APN 043-050-023, to [O/P designation and] CO Zone. Additionally, it is requested that during this re-designation the property line separating the two individual parcels be eliminated constituting one combined parcel with a CO Zoning.”~~

Water Service: ~~Nearest main lines in King Road and could be extended.~~

Sewer Service: ~~There is a 6” sewer line at Chisolm Trail and a 12” main on Boyington, along with a lift station at Boyington near the Del Oro Stadium parking area.~~

Surrounding Land Use Designations: ~~RE to the north, P to the west, and OP to the south with RM further south across King Road. County land is located to the east. The existing Senior Care Villa (the parcel affected by the change request) is designated RE~~

Assessment: ~~The purpose of the request is to redesignate the land on which the existing Senior Care Villa is located to O/P and rezoned CO. CO zoning allows residential care facilities for the elderly with a use permit. RE designation/zoning in which it is currently located also allows Residential Care Facilities for the Elderly with a use permit. Both zones limit height to 2 stories, but CO allows for smaller setbacks than RE. Changing the designation and zoning to O/P and CO makes both parcels consistently designated and zoned and combining the parcels in the future would be cleaner with matching designations. RE allows for one dwelling unit on this parcel, and O/P allows for 2-10 dwelling units/acre in mixed use projects or up to 26 units on this parcel.~~

Map: Site #24

Subcommittee Recommendation: New request made on 11/4/2021 at Land Use Committee, not reviewed by subcommittees.

Location: 5645 Rocklin Road Sierra Christian Church, west of Barton Road, 5 acres total currently with a church, Loomis Head Start, and community garden. APN 045-150-033.

Change Requested by Owner

Request: 11/4/21 by Pastor Christine Pobanz-Hartmire of Sierra Christian Church:

Requests re-designation of the parcel located at 5645 Rocklin Road, APN 045-150-033, to allow a 25-85 unit Senior Affordable Housing complex. The units would be affordable, but do not include medical assistance or assisted living to be considered a residential care facility for the elderly (RCFE). The request is to change a parcel designated RE to one of four possible designations: Residential Medium High Density, Residential High Density, General Commercial, or Town Center Commercial, although Town. Center Commercial should not be considered due to the location of this property.

Water Service: Water mains are located in both Rocklin Road at this location and in adjacent Poppy Ridge Ct.

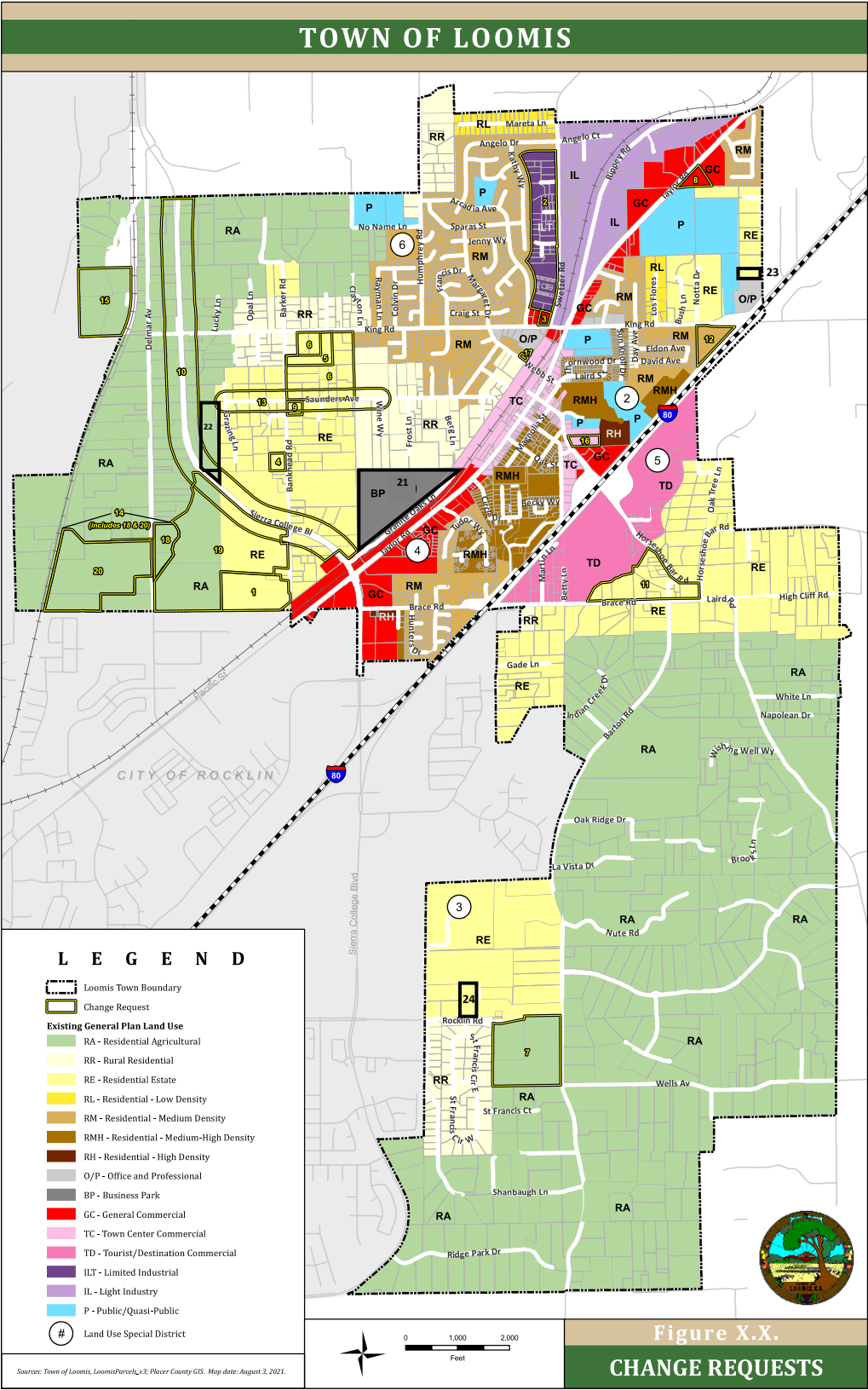
Sewer Service: Sewer mains are located in both Rocklin Road at this location and in adjacent Poppy Ridge Ct. (6" diameter for both lines)

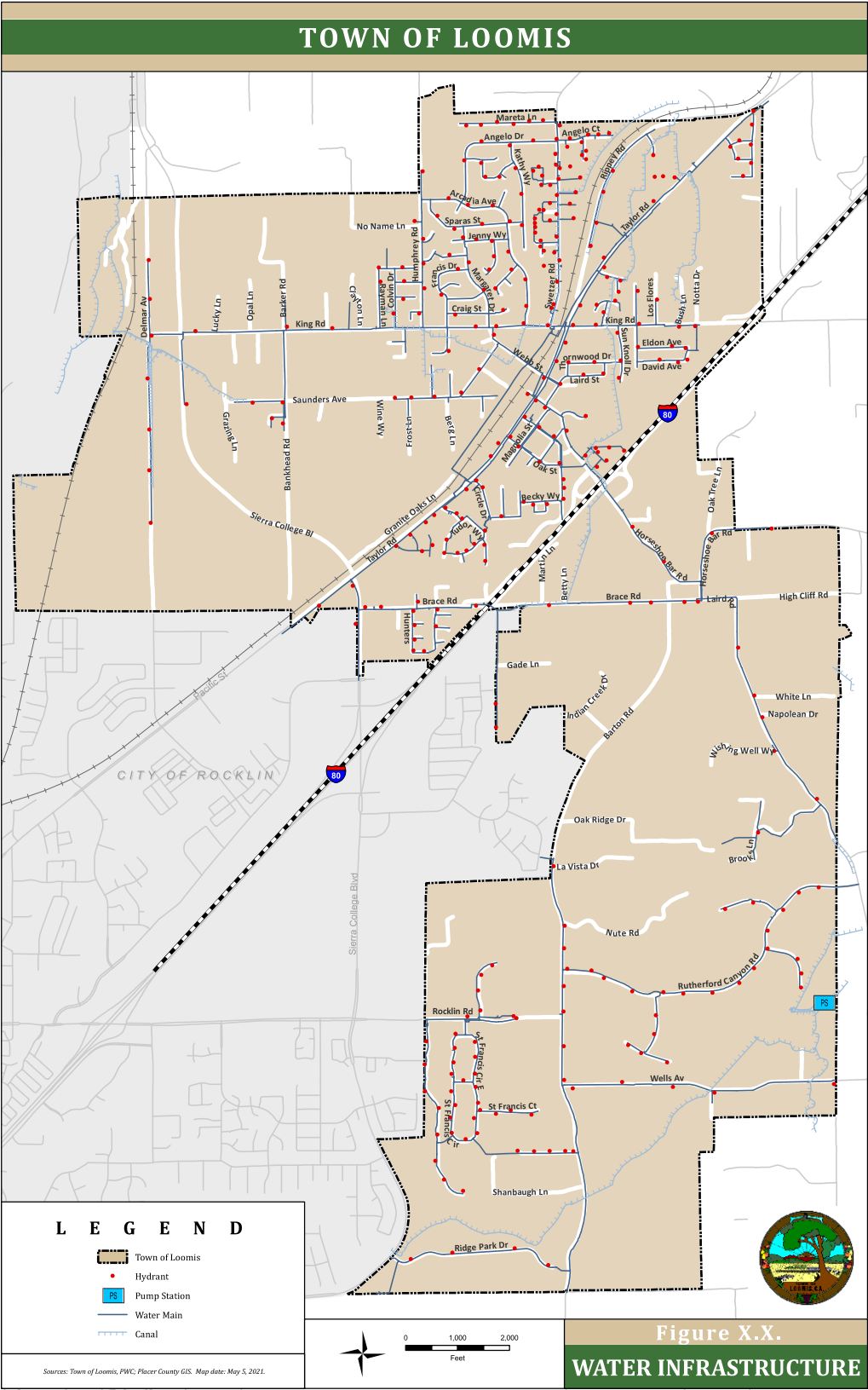
Surrounding Land Use Designations: RE to the north, west, and east, and RR to the south.

Assessment: The purpose of the request is to redesignate the land to allow for the construction of 25-85 affordable senior units. This would be a restricted multi-family complex on the 2-acre. portion of the property nearest Rocklin Road, as the church, community garden, and Head Start facilities would remain on the rear 3 acres. Although the units would serve seniors, they don't include medical or living assistance and are therefore considered age and income restricted multi-family units rather than a RCFE. Since the units don't fall under a RCFE, the designations and zones in which it can be located are more restricted. To allow multifamily units, the parcel would need to be redesignated/zoned as one of the following (assumes a 2-acre portion of the site):

Designation	Zone	Potential Units	Analysis
Residential Medium High Density	RM-3.5 (UP)	24 (1 unit/3,500 SF or 12/acre)	Appropriate for use and still residential
Residential High Density	RH (MUP) Or RH-20	29 (1 unit/3,000 SF or 14/acre) 40-50 (20-25 units/acre)	Appropriate for use and still residential, but high density for the area. Need 2.2 acres RH-20 for HCD requirement
General Commercial	CG (MUP)	20 (2-10/acre in mixed use project)	Possible, but not near any other commercially designated area. The church and school = mixed use project
Town Center Commercial	CC (UP)	30 (15 units/acre in mixed use project)	Not appropriate due to location away from downtown.







Interactive Sewer Map can be found here:

<https://spmud.maps.arcgis.com/apps/webappviewer/index.html?id=6179a87a0d1b4f9e84027e1f1cb40648>