

FOR SALE | RESIDENTIAL DEVELOPMENT OPPORTUNITY

SIERRA COLLEGE BOULEVARD

LOOMIS , CALIFORNIA 95650

- ◆ 73.08 acres of mostly flat developable land.
- ◆ The Subject Property is located along Sierra College Boulevard, Bankhead Road, and Del Mar Road.
- ◆ Situated far enough from the Interstate that traffic noise is minimized, yet close enough to easy freeway access.
- ◆ Less than one mile from Interstate 80 where you will find several newly developed retail centers and restaurants.
- ◆ Seller Financing available.



\$3,850,000

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CSR 
COMMERCIAL
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5330 Camden Avenue San Jose, CA 95124




Property Description

-  73.08 acres of mostly flat developable land.
-  The Subject Property is located along Sierra College Boulevard and Bankhead Road. It also can be accessed from Del Mar Road.
-  Less than one mile from Interstate 80 where you will find several newly developed retail centers and restaurants.
-  Situated far enough from the Interstate that traffic noise is minimized, yet close enough to easy freeway access.
-  APNs: 030-100-013
030-110-010
030-110-011
030-110-013

Zoning

-  18.9 acres are zoned Residential Estate (RE) and approximately 54.18 acres are zoned Residential Agriculture. Please refer to the Loomis General Plan Land Use and Community Development section.

Town of Loomis, California

-  Population: 6,728. Loomis is being hailed as one of the best places to live and visit in the State of California. Nestled in the foothills of the Sierra Nevada, Loomis offers a lifestyle reminiscent of a friendly, old-fashioned community.
-  South Placer County is one of the fastest growing areas in the state, Loomis and the surrounding area has been able to maintain its rural atmosphere and keep growth to a minimum. Loomis is located 30 minutes east of Sacramento, along the I-80 corridor.
-  The town offers excellent schools, a library, churches, youth activities, challenging golf courses, and many trails for biking and hiking. The downtown area offers food venues ranging from fine dining to sandwiches, while the local businesses offer a unique shopping experience.

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Loomis General Plan

Community Development - Land Use

Table 3-1 - General Plan Land Use Categories, Maximum Density And Intensity (1)

Land Use Category	Maximum Residential Density (2)	Building Intensity		
		Maximum Height	Maximum Site Coverage	Maximum Floor Area Ratio (FAR)
Residential Agricultural	1 d.u./4.6 acre	2 stories/35 ft.	20%	N.A.
Residential Estate	1 d.u./2.3 acre	2 stories/35 ft.	20%	N.A.
Rural Residential	1 d.u./acre	2 stories/35 ft.	20%	N.A.
Residential - Low Density	2 d.u./acre	2 stories/35 ft.	25%	N.A.
Residential - Medium Density	2 - 6 d.u./acre	2 stories/30 ft.	35%	N.A.
Residential - Medium High Density	6 - 10 d.u./acre	2 stories/30 ft.	40%	N.A.
Residential - High Density	10 - 15 d.u./acre	2 stories/30 ft.	50%	N.A.
Office & Professional	2 - 10 d.u./acre in mixed-use projects	2 stories/30 ft.	35 - 60%	N.A.
General Commercial	2 - 10 d.u./acre, as allowed by specific area policies	2 stories/35 ft.	25 - 50%	N.A.
Town Center Commercial	15 d.u./acre in mixed use projects	3 stories/35 ft.	35 - 60%	0.25 - 1.60
Tourist/Destination Commercial	2 - 10 d.u./acre in mixed-use projects	3 stories/45 ft. (3)	25 - 40%	N.A.
Business Park	N.A.	2 stories/30 ft.	35 - 60%	N.A.
Limited Industrial	N.A.	2 stories/30 ft.	50%	N.A.
Light Industry	N.A.	2 stories/35 ft.	50%	N.A.
Public/Quasi-Public	N.A.	2 stories/30 ft.	35 - 50%	N.A.

Notes:

- (1) See the narrative descriptions of each land use category beginning on page 21 for exceptions and additional standards.
- (2) Residential density is expressed in dwelling units (d.u.) per acre.
- (3) Building height over 35 feet in the Tourist/Destination Commercial land use category requires Fire Department approval.

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III. Land Use and Community Development

The Town of Loomis is characterized by a village-style core containing a historical, small-scale downtown, surrounded by medium-density housing and some light industry, with much lower density rural residential areas beyond. The land use goals and policies of the General Plan are all oriented toward maintaining this historical arrangement of land uses, because the Town recognizes the importance of the land use pattern in determining community character. Higher-intensity uses are intended to be concentrated adjacent to the downtown, along Taylor Road, and adjacent to Interstate 80 (I-80), with the land uses in surrounding areas becoming progressively less intense (and with lower residential densities) as the distance from the “core” increases. This arrangement of land uses within the Town is known in Loomis as the “core concept.” This section on land use describes how the General Plan divides Loomis into areas designated for different types of land use, reviews the areas where the land use designations have been changed from the 1987 General Plan, and lists the Town’s goals and policies for each type of land use.

Residential Agricultural

Almost 2,500 acres of the nearly 4,300 acres in Loomis are designated Residential Agricultural, in two primary areas: the western-most portions of the Town, north of I-80, and approximately 80 percent of the land area in the Town south of I-80. This land use designation is key in maintaining the rural character of Loomis, and is appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible. The maximum density in this designation is 4.6 acres per dwelling unit, and 4.6 acres is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35 feet, and structural development shall not exceed 20 percent of lot coverage. (The Zoning Ordinance may provide for greater coverage on existing legal nonconforming parcels that are significantly smaller than the 4.6-acre minimum.)

Residential Estate

Approximately 475 acres are designated in the Residential Estate land use designation, located in four separate areas: at the northeastern edge of Town; along both sides of Bankhead Road from just north of I-80 to north of Saunders Avenue; south of Brace Road and southeasterly of I-80; and immediately northeast of the intersection of Barton and Rocklin Roads. Like the Rural Agricultural land use designation, appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible. The maximum density in this designation is 2.3 acres per dwelling unit, and 2.3 acres is also the minimum parcel size for proposed subdivisions. Building heights are limited to two stories or 35 feet, and structural development shall not exceed 20 percent of lot coverage. (The Zoning Ordinance may provide for greater coverage on existing legal nonconforming parcels that are significantly smaller than the 2.3-acre minimum.) Rural Residential.

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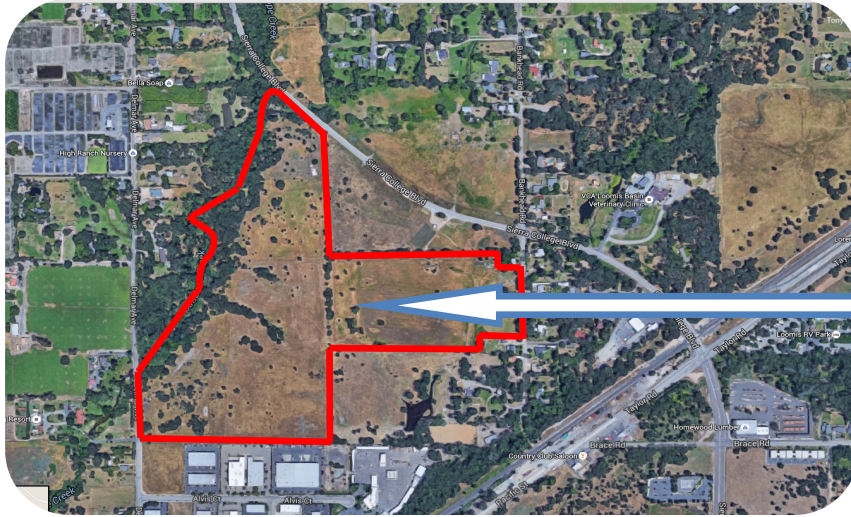
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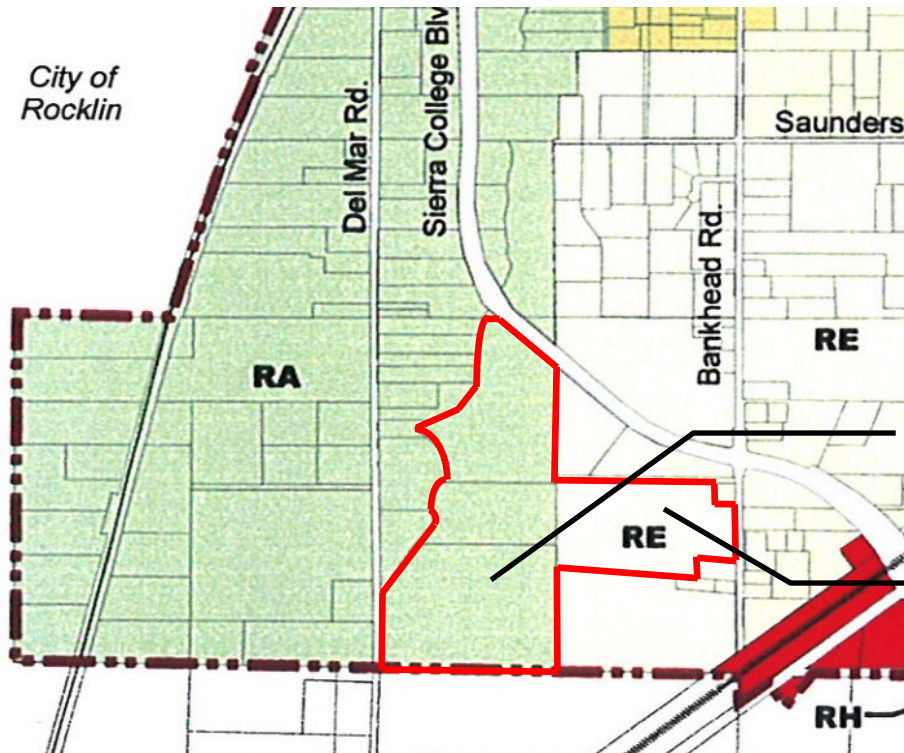


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SITE



54.18 Acres Zoned RA

18.9 Acres Zoned RE

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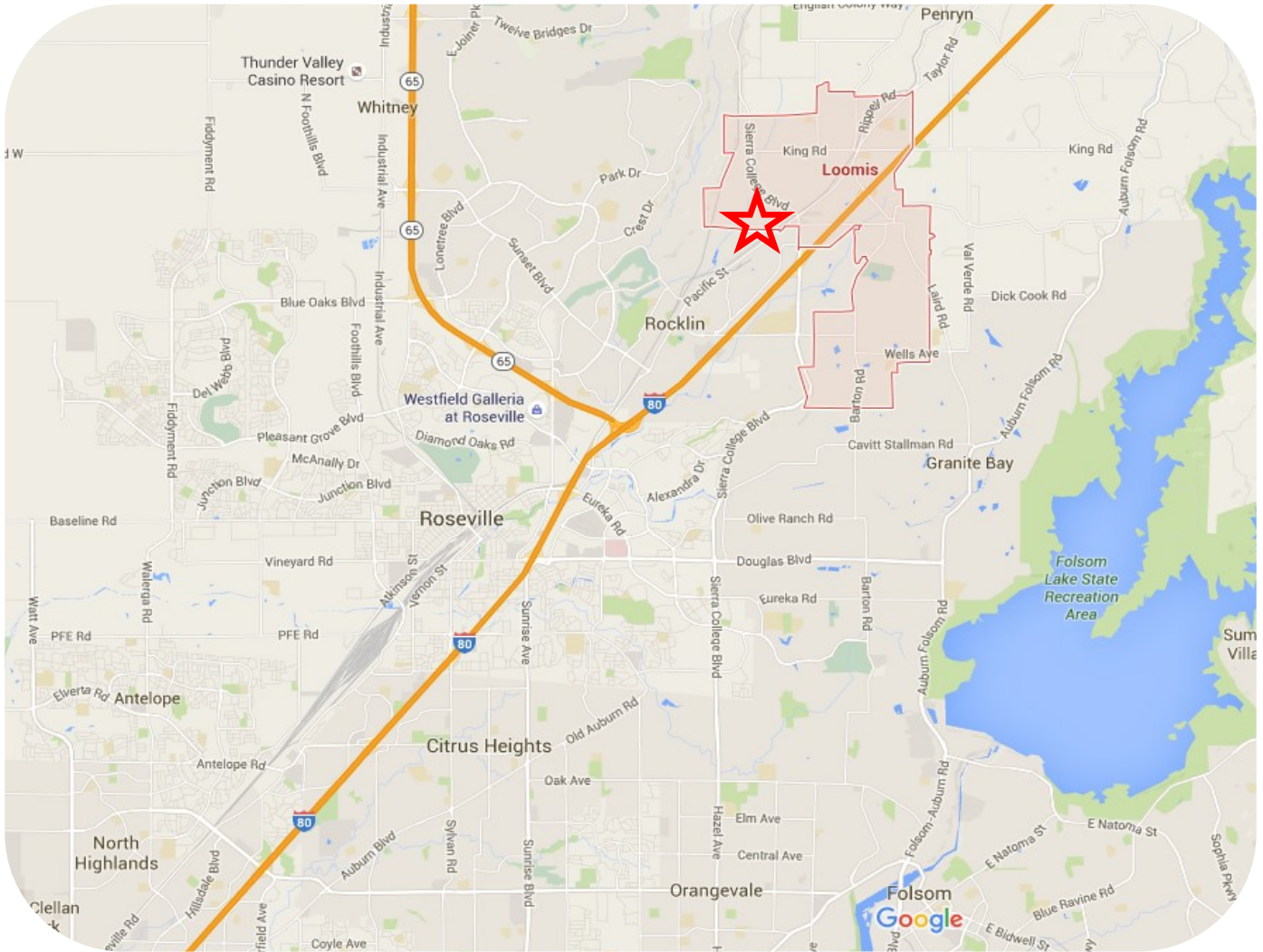
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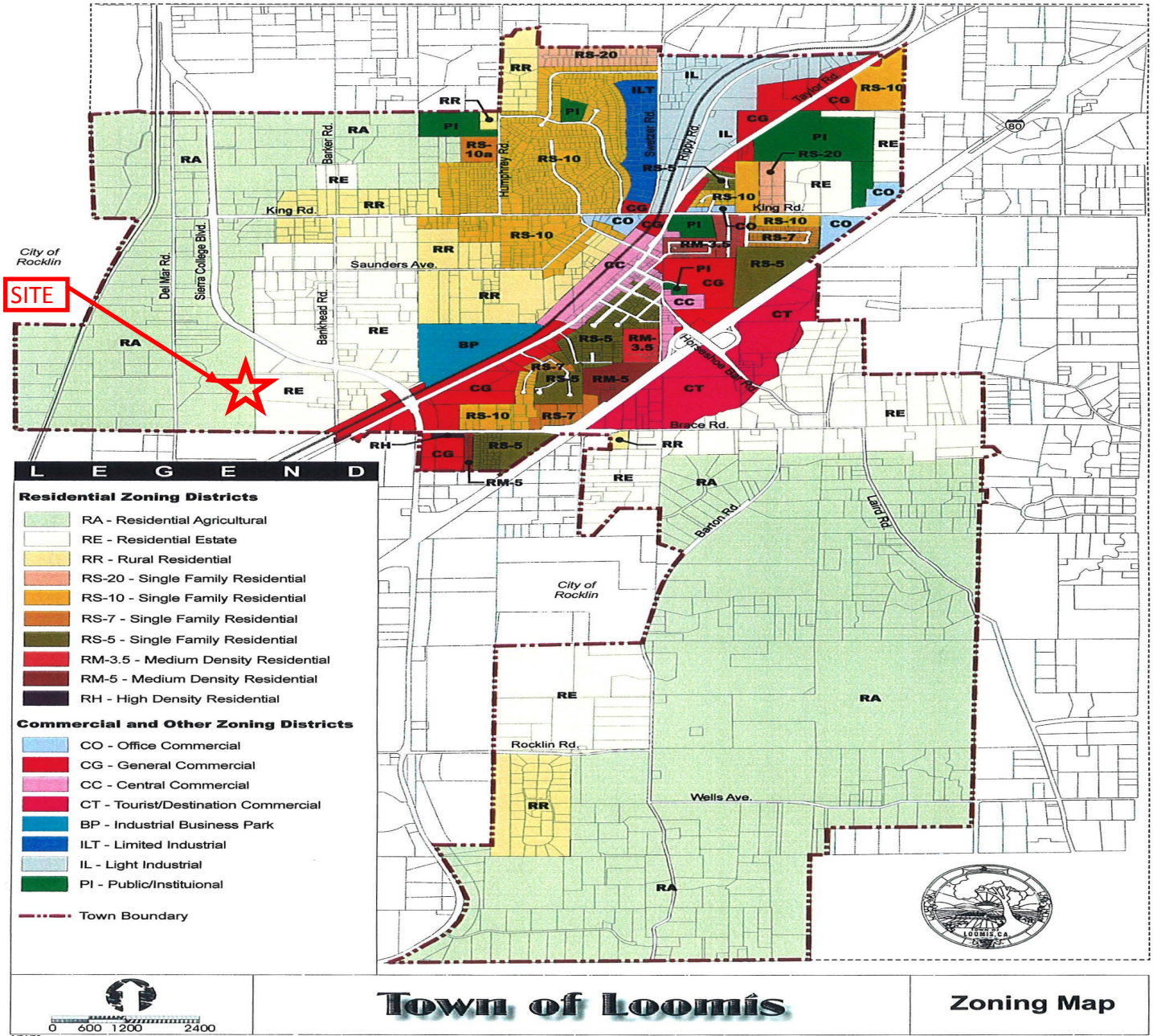
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