
TOWN OF LOOMIS
General Plan Update

LAND USE ELEMENT

MAKING DECISIONS

- **Participate:**
 - Hear and respect all perspectives in an objective process.
 - **Be Informed:**
 - Provide, and be provided with, sufficient and accurate information.
 - **Evaluate:**
 - Base decisions on full consideration of sufficient and accurate information.
-

GENERAL PLAN PROCESS

- **Fall/Winter 2019**

- **Consistency Evaluation and Information Gathering**

- **Fall 2019/Summer 2020**

- **Agency and Community Input Leading to Council Policy Direction**

- **Fall 2019/Summer 2020**

- **Technical Studies**

- **Spring/Fall 2020**

- **Draft Documents (Plan, Ordinances, Standards)**

- **Fall 2020/Spring 2021**

- **Draft EIR**

- **Spring/Fall 2021**

- **Final EIR**
-

GENERAL PLAN Required Elements

- **Land Use**
 - Circulation
 - Housing
 - Conservation
 - Open Space
 - Noise
 - Safety
 - Environmental Justice
 - Air Quality
-

GENERAL PLAN

Town of Loomis Elements

- **Land Use and Community Development**
 - **Downtown Plan**
 - **Parks and Recreation**
 - **Economic Development**
 - Circulation (2016)
 - Housing (2014)
 - Public Services, Facilities, and Finance
 - Conservation of Resources
 - Natural Resources and Open spaces (includes Air Quality)
 - Cultural Resources
 - Public Health and Safety
 - Safety
 - Noise
-

GENERAL PLAN

Town of Loomis Elements/Issues to be Added or Expanded

- Environmental Justice Element
 - Greenhouse Gases
 - Vehicle Miles Traveled (VMT)
 - Regional Housing Needs Allocation (RHNA)
 - Expansion of existing elements to meet the General Plan Guidelines (to be determined in Phase 1 Evaluation)
-

GENERAL PLAN

Relationship Among Elements & Issues

- Relevant statutory issues must be addressed
 - Elements will reflect the characteristics of the Town of Loomis
 - Example of topics that do not need to be addressed; forest/timber resources and coastal resources
 - Elements and Issues must be integrated with Elements containing interrelated content
 - Flooding will be addressed in Land Use, Housing, Conservation and Safety
 - Elements and issues must be internally consistent
-

GENERAL PLAN
The Highest Level of Town Policy



LAND USE ELEMENT

Purpose and Opportunities

- Fundamental decisions begin with the Land Use Element
 - It frames what uses are allowed and where are they located
 - The purpose is to promote thoughtful, equitable and accessible distribution of land uses
 - The element may be used as a tool to improve public health, reduce infrastructure costs, enhance the local economy, and address long-term issues
 - The element may help resolve conflicts and identify trade-offs
-

LAND USE ELEMENT Required Content

- Designate the general distribution, general location, and general extent of uses, specifically:
 - Housing, business, and industry
 - Open space, including watersheds, natural resources, and recreation
 - Recreation facilities and opportunities
 - Educational facilities
 - Public buildings and grounds
 - Future solid and liquid waste facilities
 - Greenways
 - Areas subject to flooding
 - Shall include population density and building intensity for uses
-

LAND USE ELEMENT

Density and Intensity

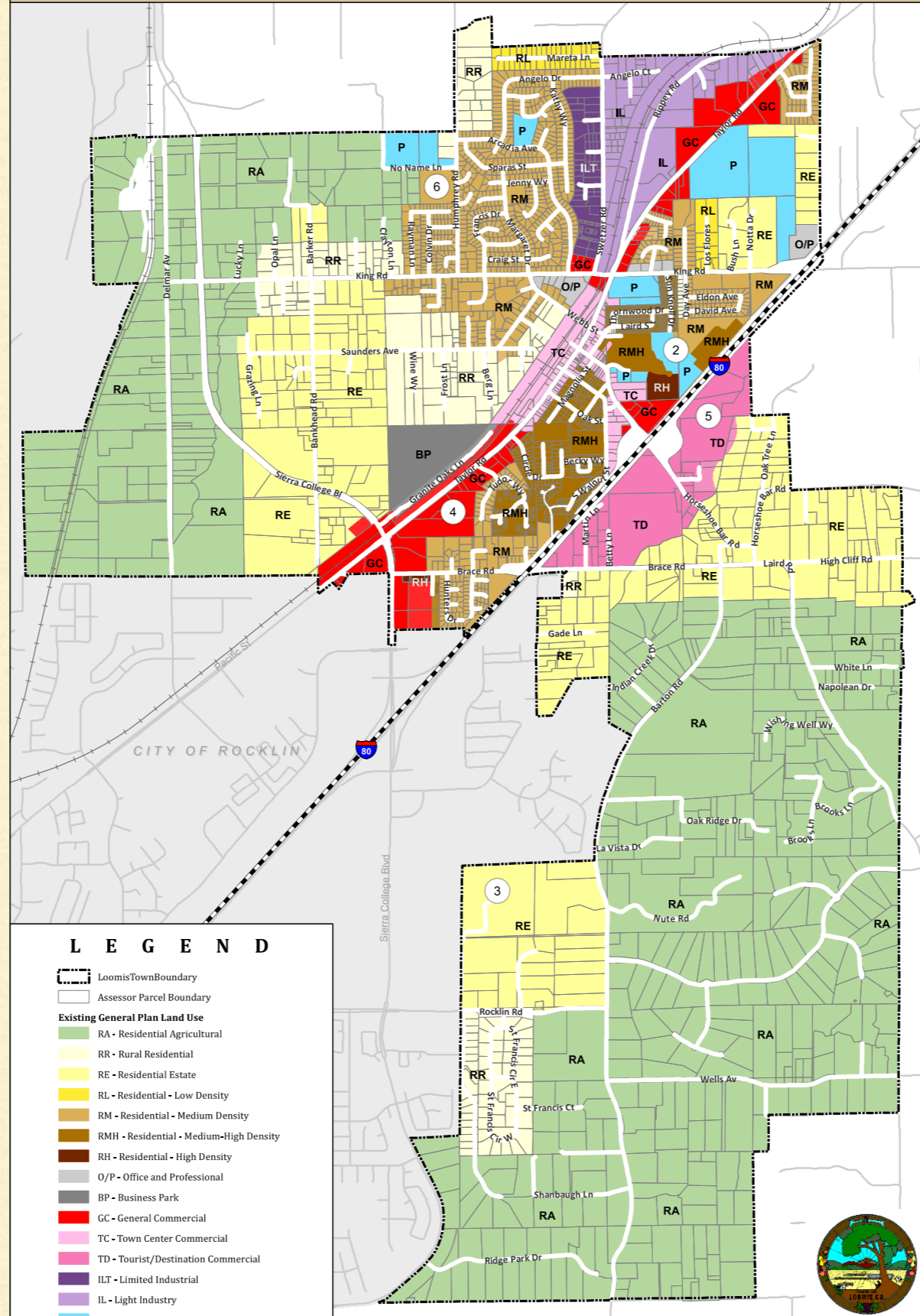
- Accommodate Loomis's share of the regional housing need
 - Population Density - numbers of people in a given area (not dwelling units)
 - Building Intensity - Dwelling units per acre, Floor Area Ratio (FAR), lot coverage, and lot size
 - Intensity standards may include provisions for flexibility such as density bonuses, cluster zoning, planned unit developments
 - Build Out Analysis
 - Realistic development capacity - vacant land, constrained land, land required for public services, potential for infill, land with public services
-

LAND USE ELEMENT

Land Use Diagram

- Designates:
 - Proposed general distribution of land by land use designation
 - Location and extent of those land uses
 - May set minimum and maximum density standards
 - Specific areas, districts, neighborhoods or corridors can be identified on the diagram in addition to the land use designations
-

TOWN OF LOOMIS



L E G E N D	
	Loomis Town Boundary
	Assessor Parcel Boundary
Existing General Plan Land Use	
	RA - Residential Agricultural
	RR - Rural Residential
	RE - Residential Estate
	RL - Residential - Low Density
	RM - Residential - Medium Density
	RMH - Residential - Medium-High Density
	RH - Residential - High Density
	O/P - Office and Professional
	BP - Business Park
	GC - General Commercial
	TC - Town Center Commercial
	TD - Tourist/Destination Commercial
	ILT - Limited Industrial
	IL - Light Industry
	P - Public/Quasi-Public
	# Land Use Special District



Sources: Town of Loomis, LoomisParcels_v1; Placer County GIS. Map date: September 18, 2019.

Figure 3.1
LAND USE DIAGRAM

LAND USE DIAGRAM Potential Focus Areas

- Referendum Properties
 - Turtle Island
 - RHNA sites
 - Additional areas may be identified during:
 - Consistency Evaluation and Information Gathering, and
 - Agency and Community Input Leading to Council Policy Direction
-

HOW TO PARTICIPATE

Providing Input

- Mail/Drop off comment forms at the Town Hall
 - Email comments: GPUpdate@loomis.ca.gov
 - Meeting with Planning Staff by appointment
 - Workshops and Hearings
-

TOWN OF LOOMIS
General Plan Update

LAND USE ELEMENT