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# TOWN OF LOOMIS GENERAL PLAN LAND USE ELEMENT

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**NORTHWEST I-80/HORSESHOE BAR  
SUBCOMMITTEE MEETING  
SEPTEMBER 16, 2021 – 6:00 P.M.**



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# AGENDA

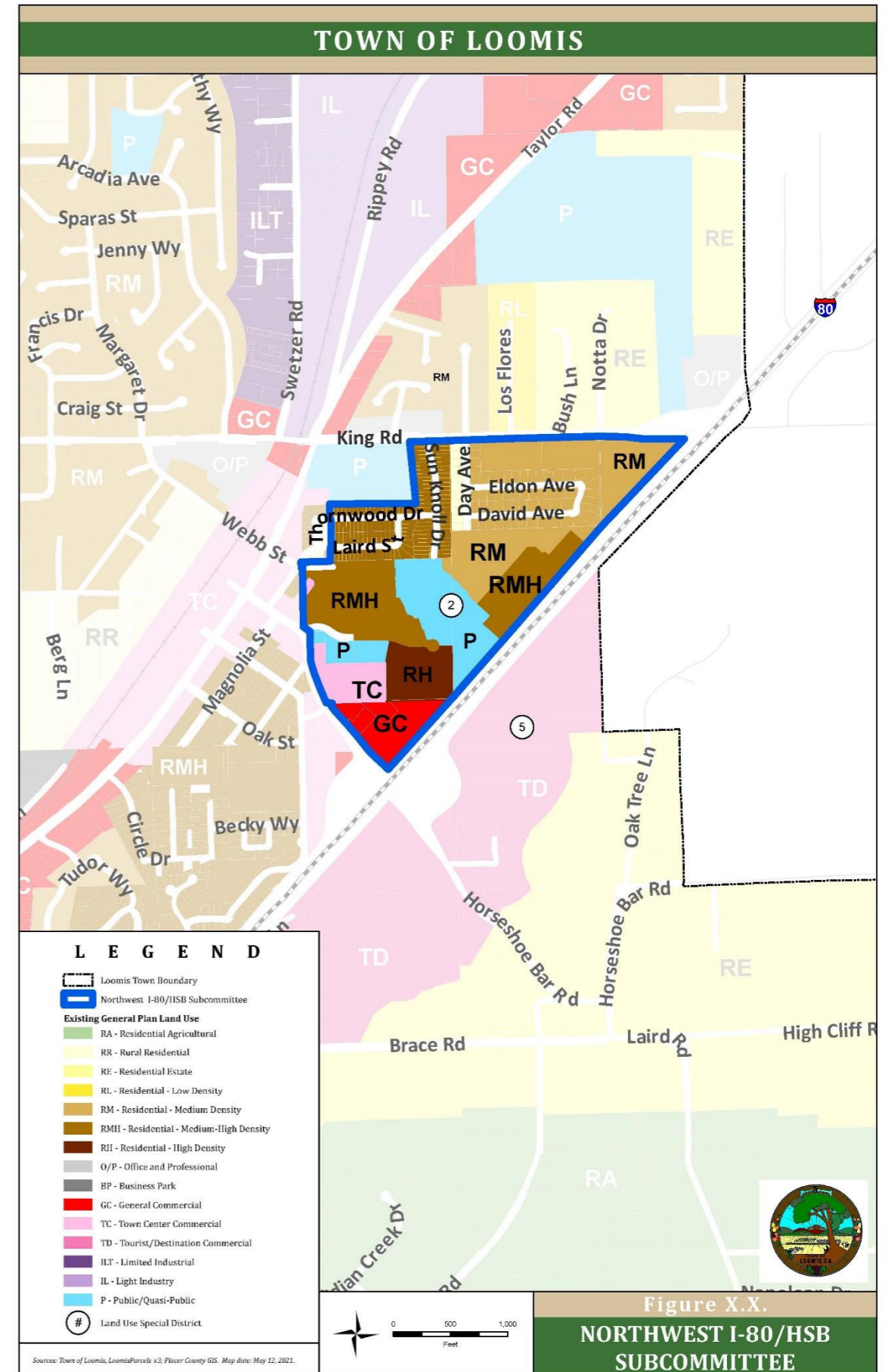
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- » **Study Area Narrative**
- » **Build Out**
- » **Goals, Policies, and Implementation Measures**
- » **Land Use Changes**
  - » **Committee Recommendations**
  - » **High Density Housing**
  - » **Public Requests**
- » **Potential Build Out**



# NW I-80/HSB STUDY AREA

- » Land uses bounded roughly by King Road, I-80, and Horseshoe Bar Road
- » Area includes land identified in the Hidden Grove application



# TOWN BUILD OUT PROJECTIONS

Town of Loomis			
Buildout Projections			
	Acres	Units	Population
Current Department of Finance and SACOG (2021)			
Existing	4,390*	2,560	6,808
Potential Future Buildout**			
Additional Buildout on Vacant Lots	673	1,888	4,469
Existing Plus Vacant Lot Buildout	4,390	4,448	11,277
Net Acreage (80%) Buildout	3,512	7,080	17,359
Gross Acreage (100%) Buildout	4,390	8,850	21,702
<p>*Acres based on Placer County GIS and are less than the 4,698.71 acres identified by SACOG due to subtraction of road area.</p> <p>**Projections are theoretical because the calculations do not account for mixed use requirements, topography, or design.</p>			



# PLANNING AREA BUILD OUT PROJECTIONS

## Northwest I-80/Horseshoe Bar Road Planning Area

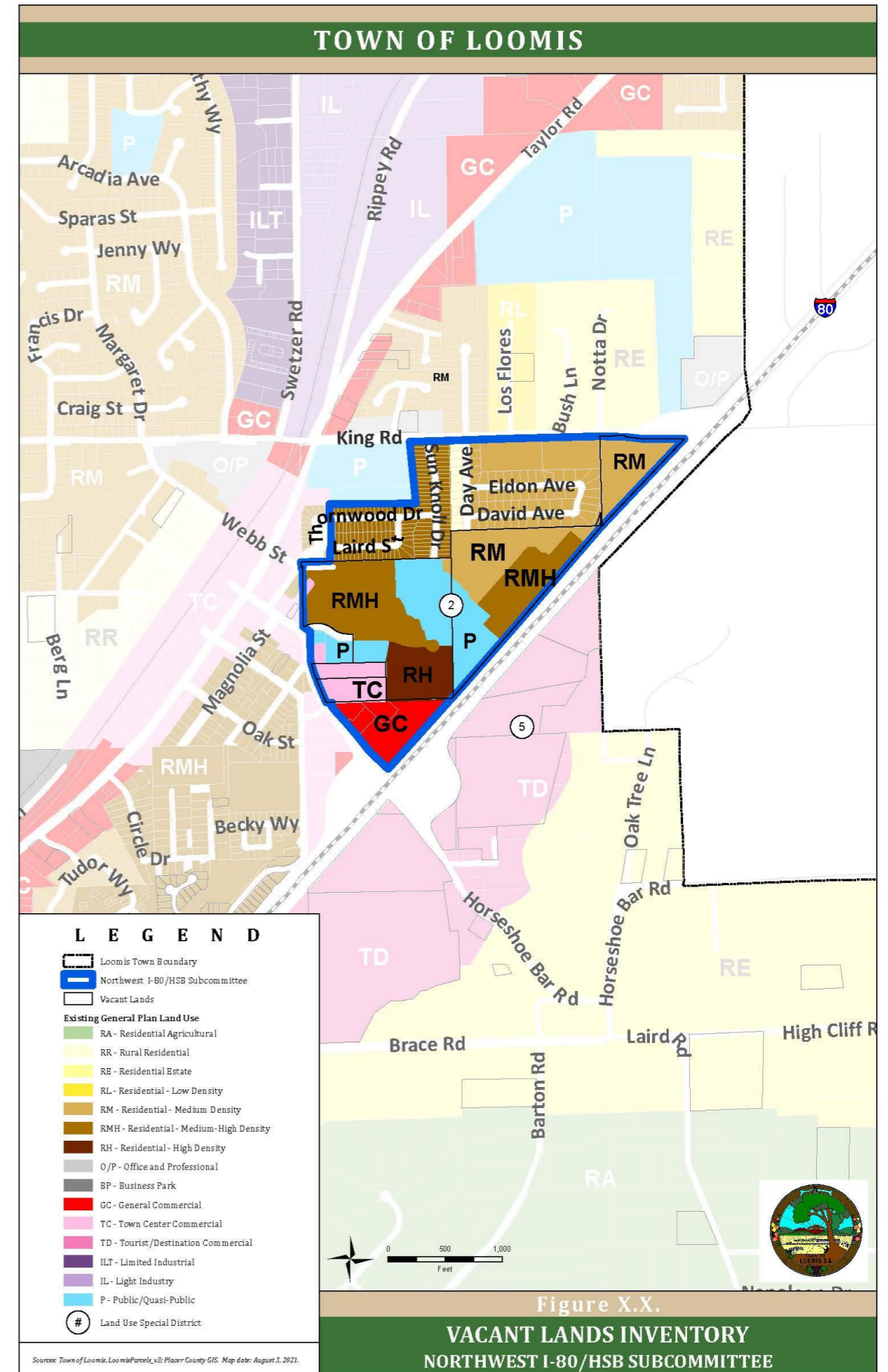
Population Forecasts			
	Acres	Units	Population
Potential Future Buildout			
Vacant Lots Buildout	62	685	1,828
Net Acreage (80%) Buildout	83	851	2,243
Gross Acreage (100%) Buildout	104	1,063	2,803

\* Theoretical because the calculations do not take into account mixed use requirements, topography, or design.



# NW I-80/HSB STUDY AREA

» Vacant or Undeveloped  
Land



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# STUDY AREA GOALS, POLICIES, MEASURES

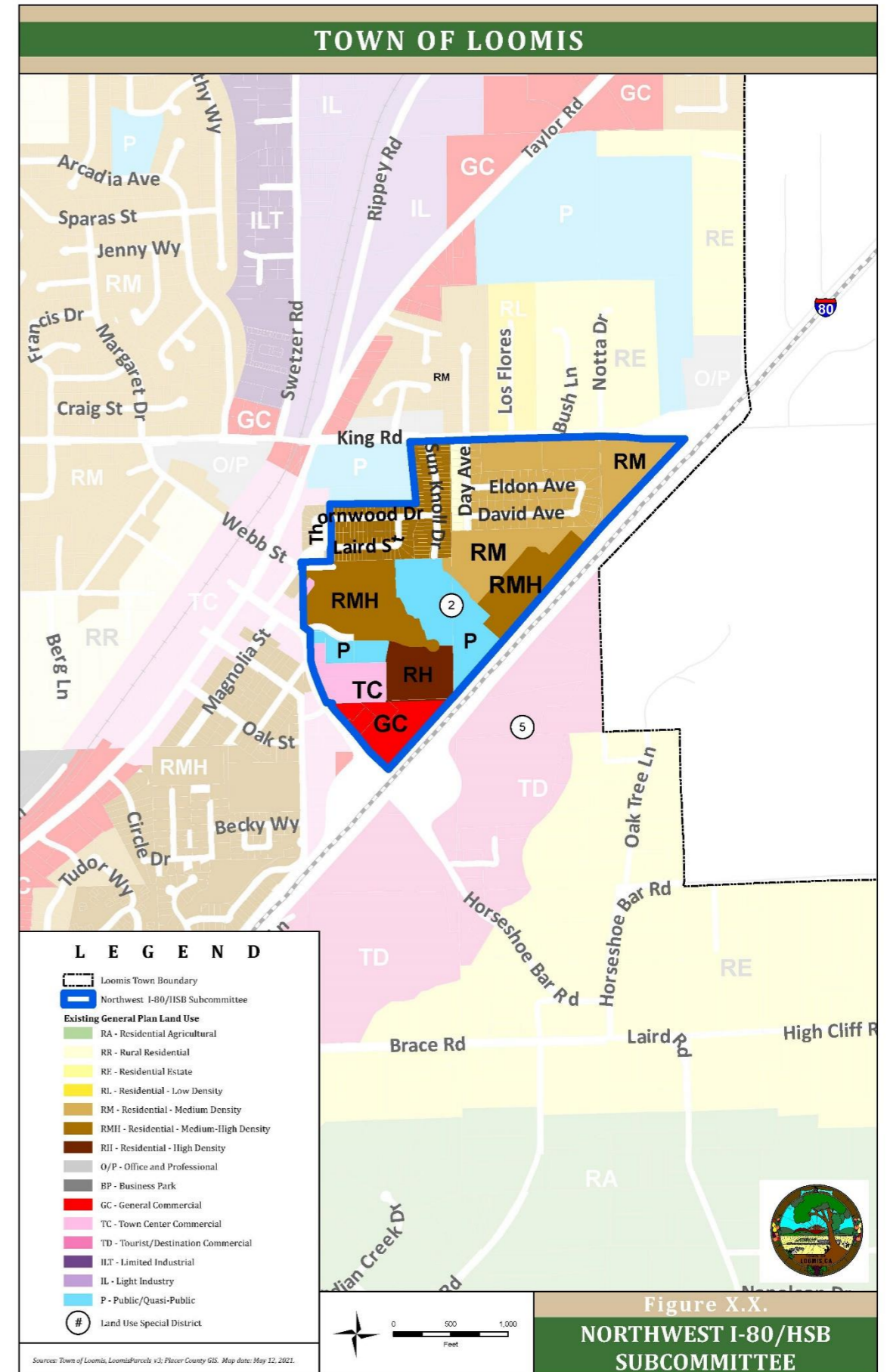
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- » **Refer to document provided prior to the meeting, PlaceWorks will share screen.**



# LAND USE CHANGES COMMITTEE INPUT

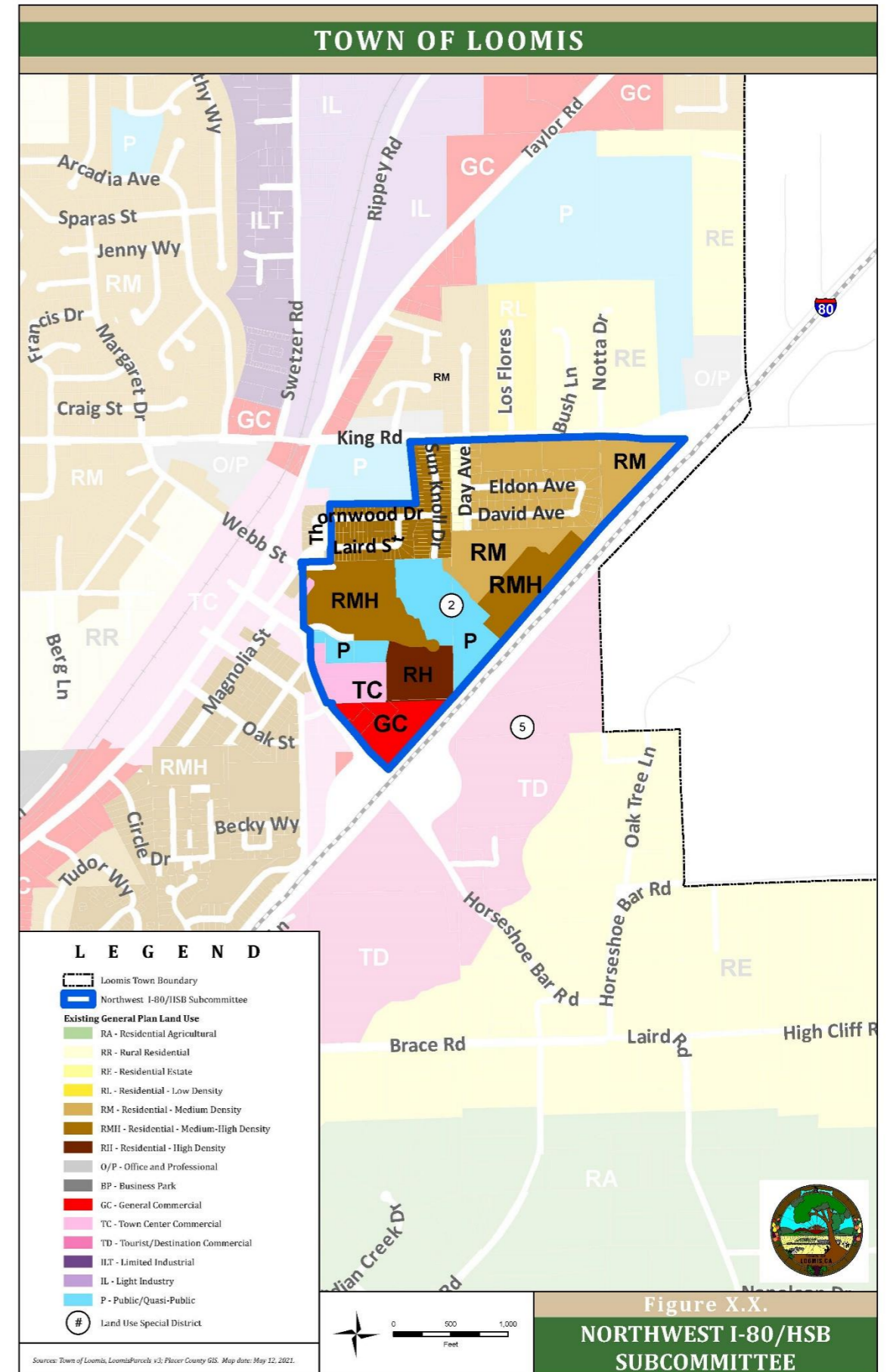
- » Are there any parcels that should be redesignated?
- » Are there any concerns about compatibility of adjacent uses?
- » Should any changes be recommended to the Land Use Committee?





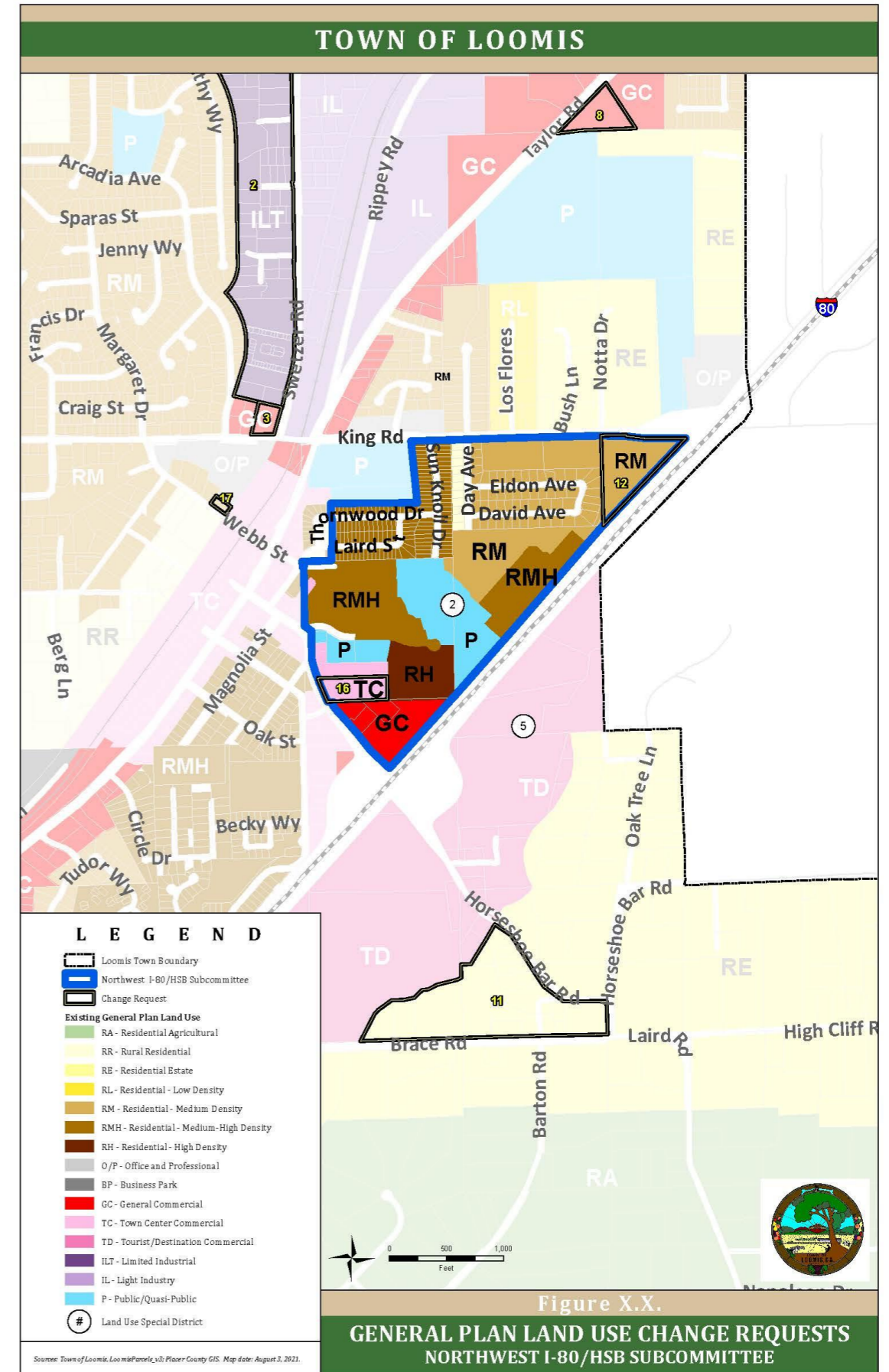
# LAND USE CHANGES HIGH DENSITY RESIDENTIAL

- » The Housing Element resulted in a shortfall to meet the Town's lower-income regional housing needs allocation (RHNA)
- » Need to identify minimum 2.2 acres somewhere in Town to change to High Density Residential (20-25 du/acre)
- » Where are suitable sites in the Northwest I-80/Horseshoe Bar Study Area?



# LAND USE CHANGES PUBLIC REQUESTS

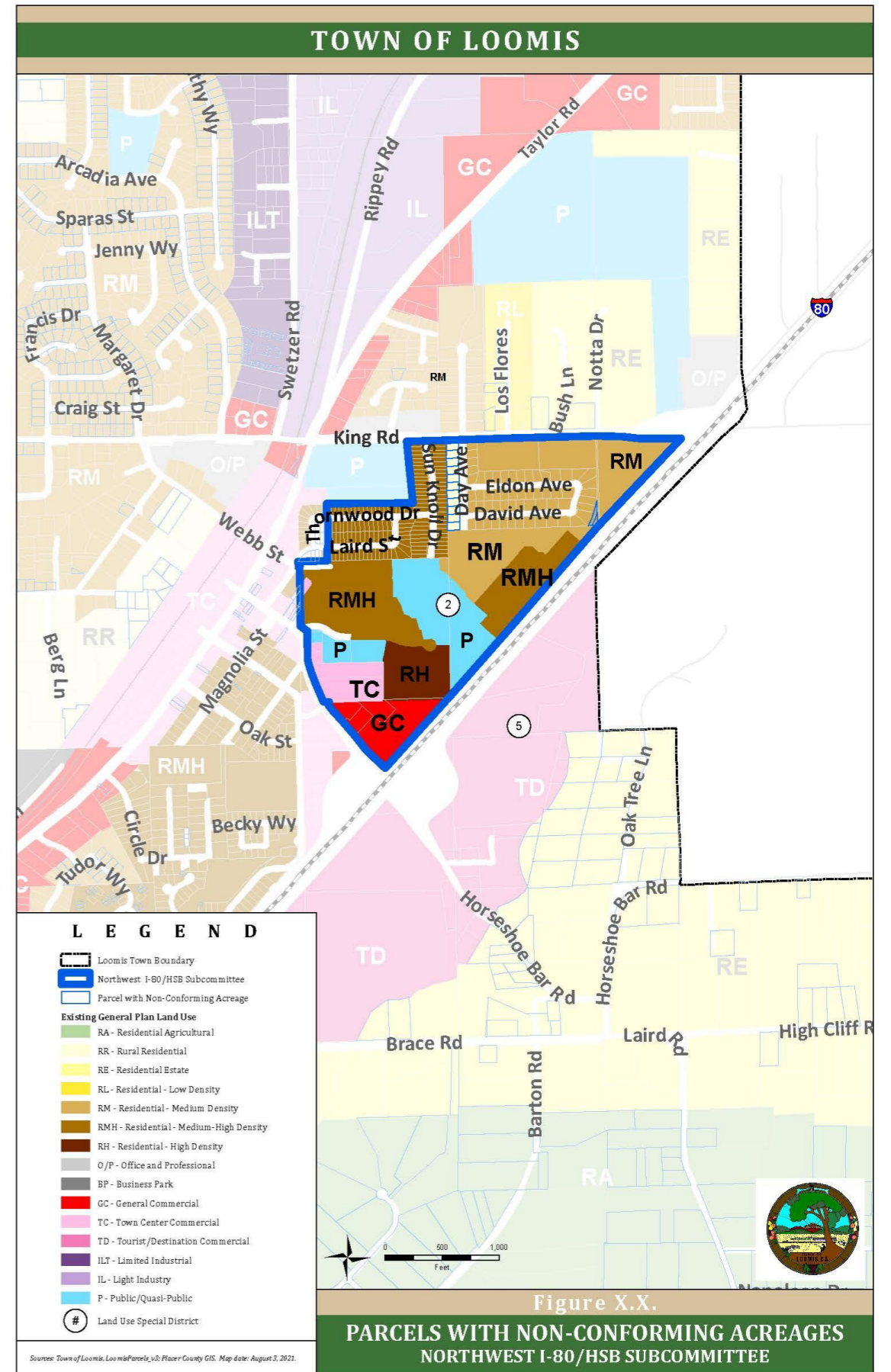
Map Label	Address	Current Designation	Request
12	SW corner of King Road/I-80	RM	Fix inconsistency between Zoning (CO) and Land Use (RM)
16	6045 Horseshoe Bar Road	TC	Zoning request change from CC to CG



# NW I-80/HSB STUDY AREA

## NON-CONFORMING ACREAGE

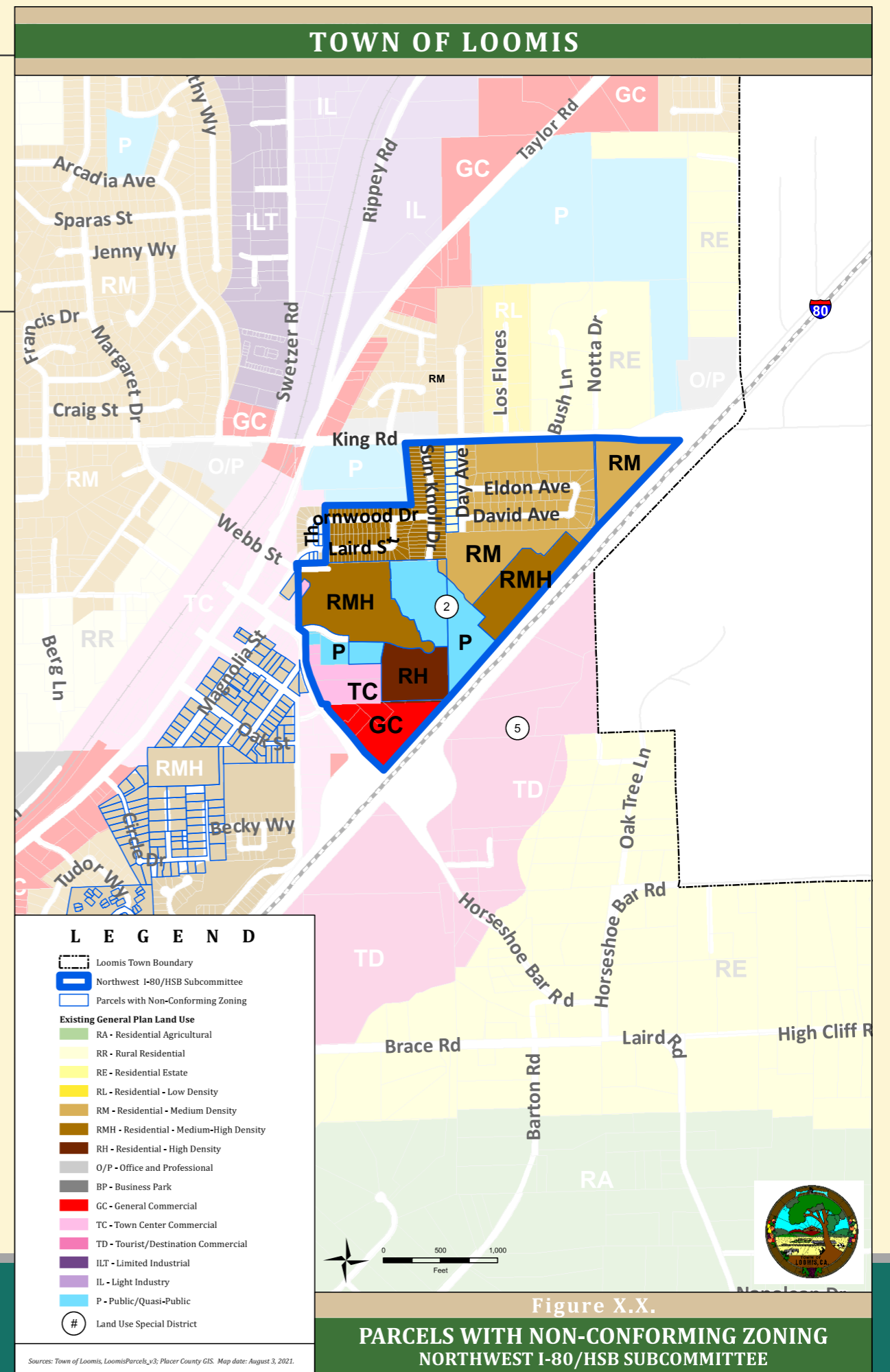
» Sites whose acreage does not conform with GP land use designation



# NW I-80/HSB STUDY AREA

## NON-CONFORMING ZONING

» Sites whose zoning does not conform with GP land use designation



# QUESTIONS?

MARY BETH VAN VOORHIS, TOWN OF LOOMIS  
MARK TEAGUE, PLACEWORKS

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