
**TOWN OF LOOMIS
GENERAL PLAN LAND USE ELEMENT**

**SOUTHEAST I-80/HORSESHOE BAR
SUBCOMMITTEE MEETING
SEPTEMBER 16, 2021 – 3:00 P.M.**



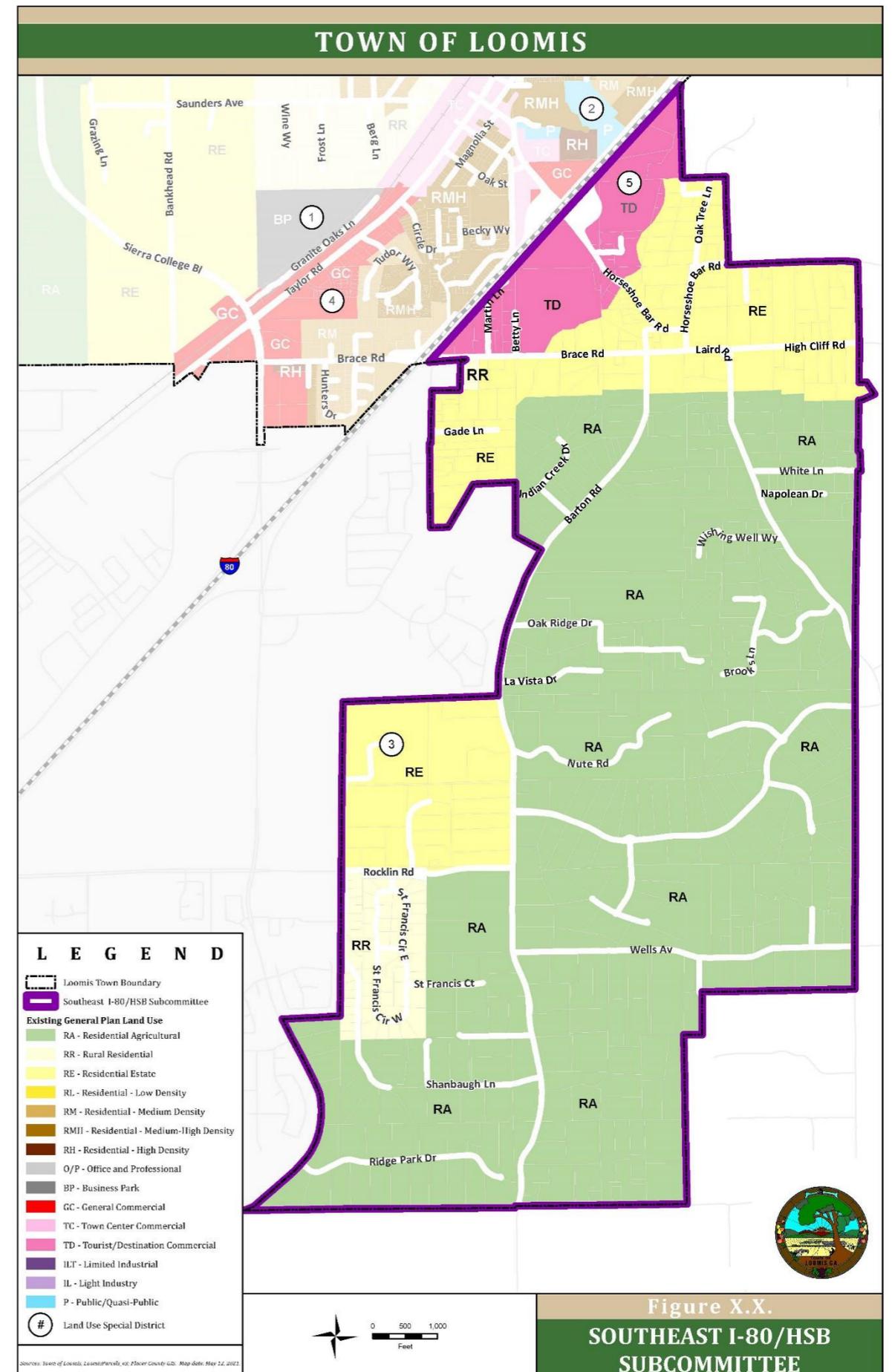
AGENDA

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



SE I-80/HSB STUDY AREA

» All land uses south of
Interstate 80



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

Southeast I-80/Horseshoe Bar Road Planning Area

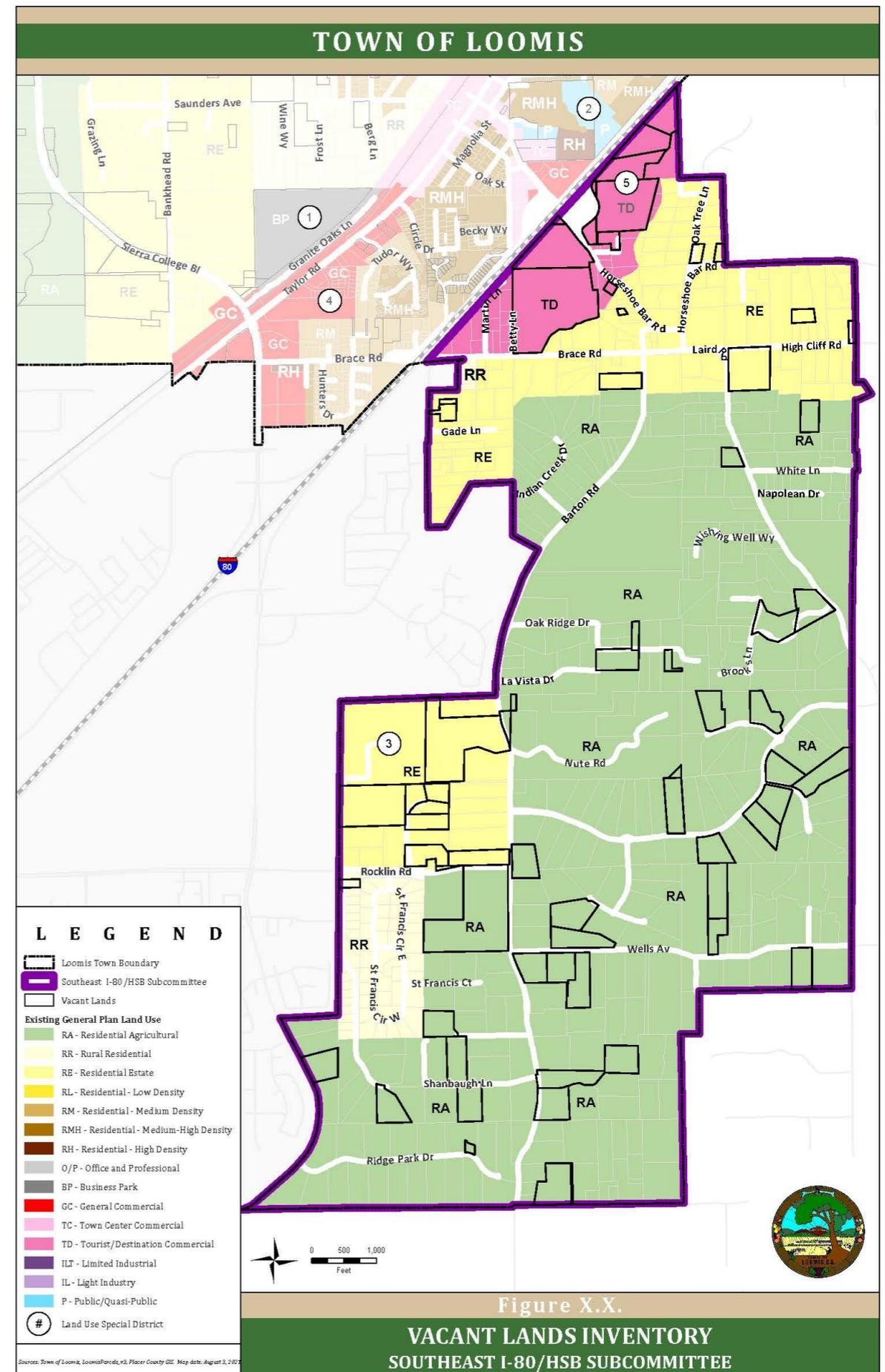
Population Forecasts			
	Acres	Units	Population
Potential Future Buildout			
Vacant Lots Buildout	350	889	1,838
Net Acreage (80%) Buildout	1,773	1,434	3,247
Gross Acreage (100%) Buildout	2,216	1,792	4,058

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



SE I-80/HSB STUDY AREA

» Vacant or Undeveloped Land



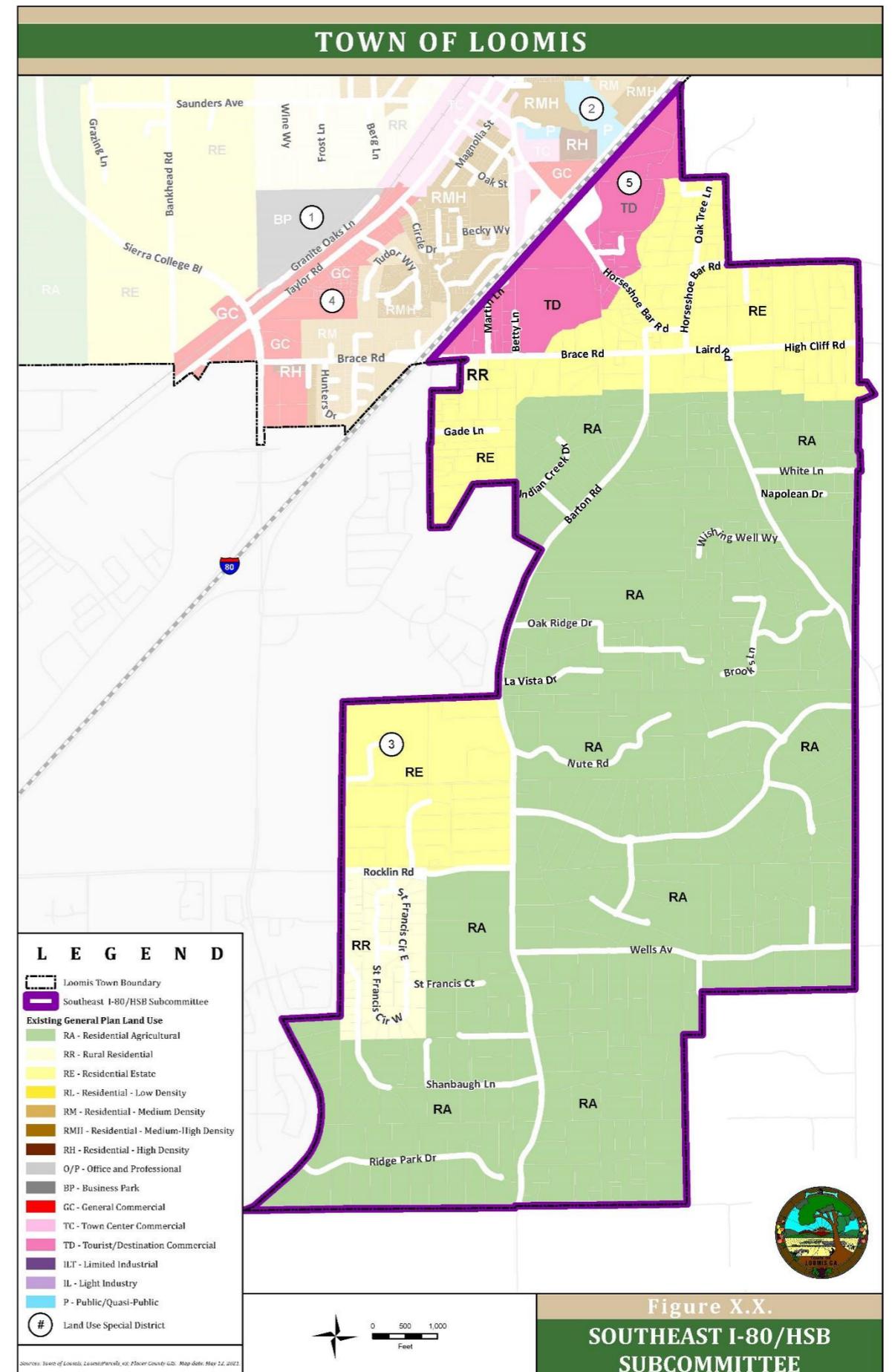
STUDY AREA GOALS, POLICIES, MEASURES

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



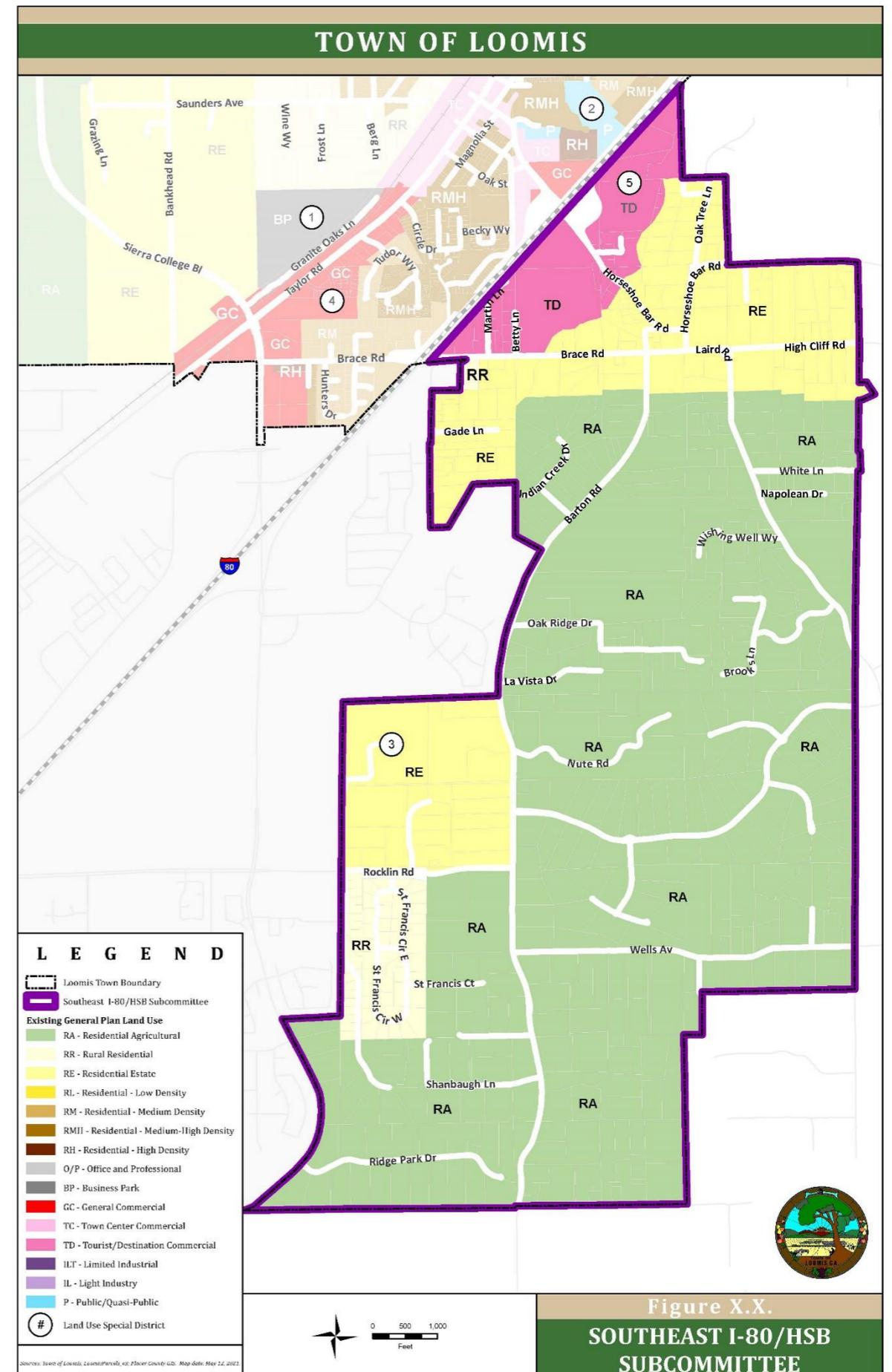
LAND USE CHANGES COMMITTEE INPUT

- » 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?



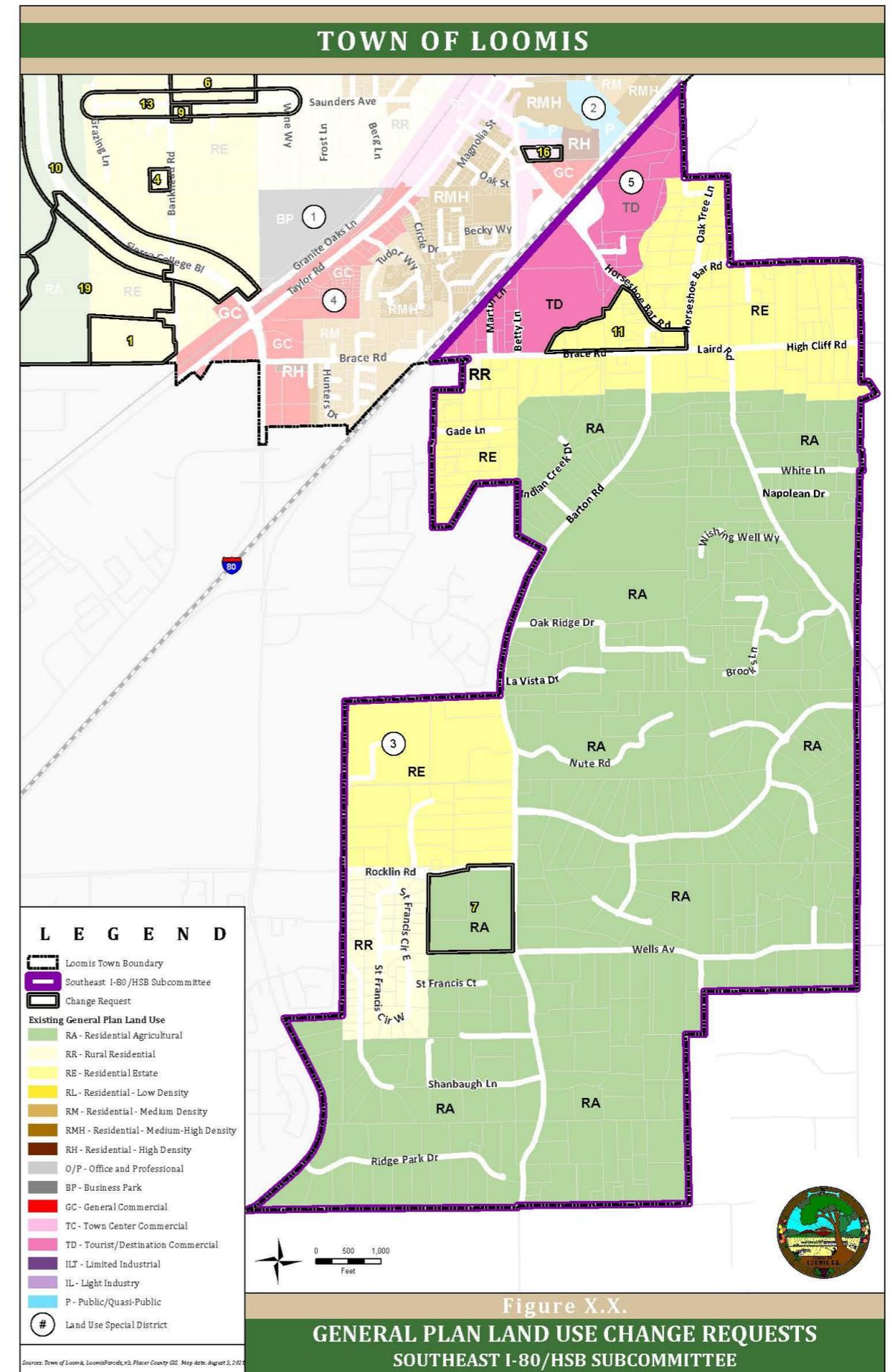
LAND USE CHANGES HIGH DENSITY RESIDENTIAL

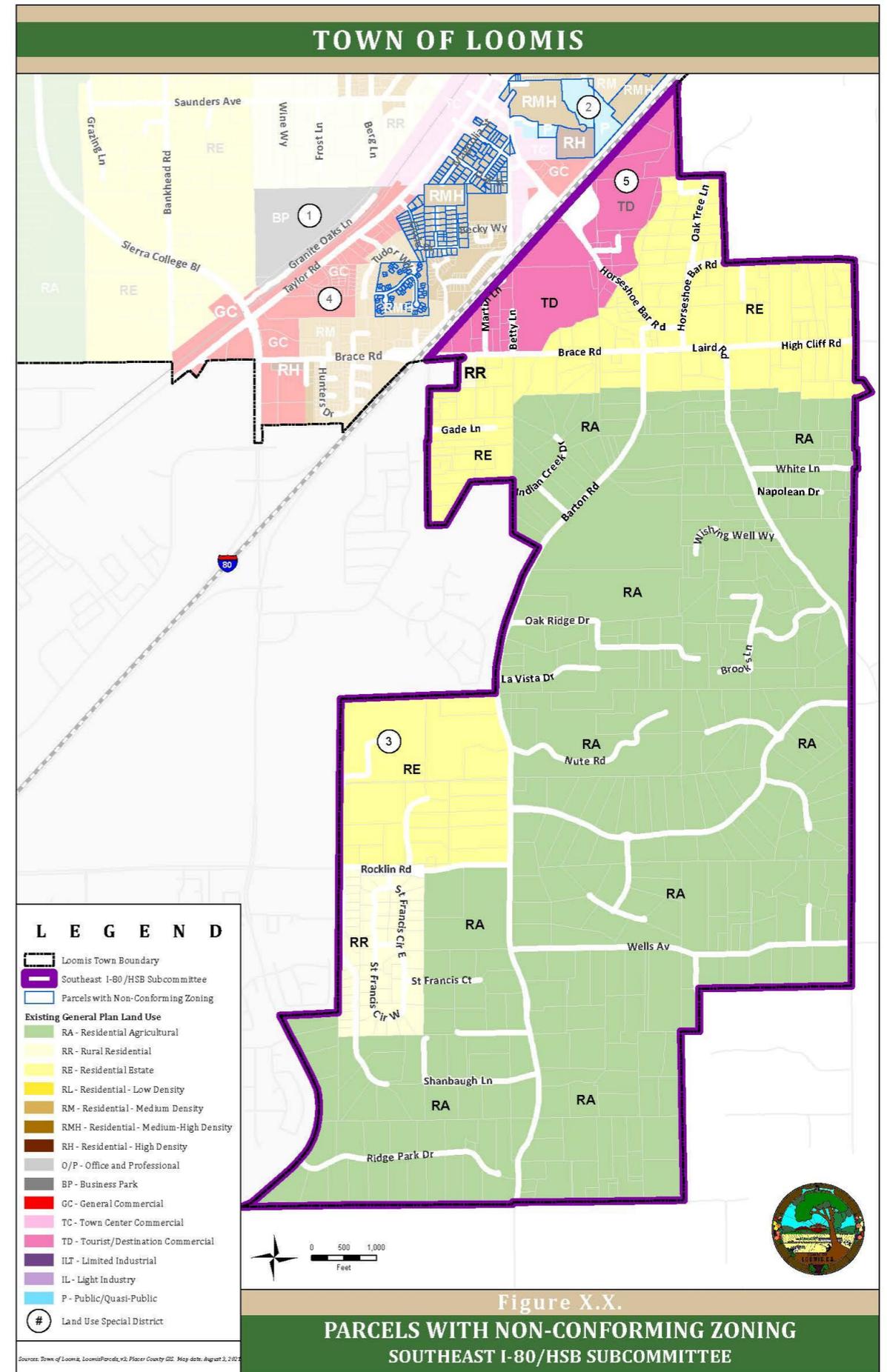
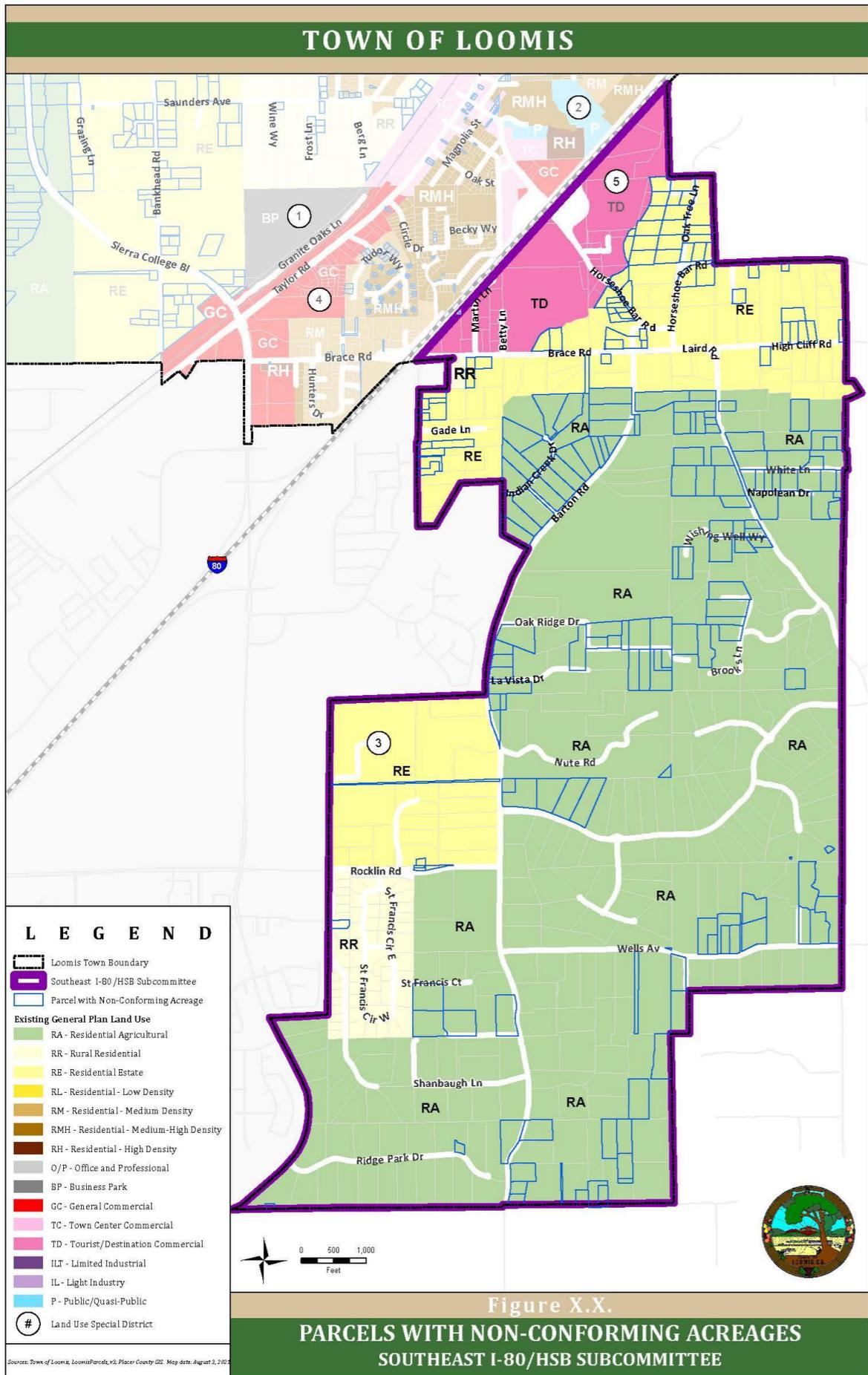
- » The Housing Element resulted in a shortfall to meet the Town's lower-income regional housing needs allocation (RHNA)
- » Need to identify minimum 2.2 acres somewhere in Town to change to High Density Residential (20-25 du/acre)
- » Where are suitable sites in the Southeast I-80/Horseshoe Bar Study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



LAND USE CHANGES PUBLIC REQUESTS

Map Label	Address	Current Designation	Request
7	5500 Barton Road	RA	PI (original request). and RR (current request)
11	Horseshoe Bar Road/Brace Road	RE	Higher density residential for lower-income housing (applies to any/all RE lots in this area)





QUESTIONS?

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

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