

HIDDEN GROVE PROJECT DESCRIPTION

1.1 PROJECT LOCATION

The Hidden Grove project is located within the Town of Loomis, northeast of the Interstate 80 (I-80)/Horseshoe Bar Road interchange. The project site is bound by Laird Street and the Silver Ranch neighborhood on the north, the Sun Knoll and Day Avenue neighborhoods to the east, I-80 on the south, and Horseshoe Bar Road to the west.

The project site is composed of 9 parcels, identified as Placer County Assessor's Parcel Numbers (APNs) 043-080-007, 043-080-008, 043-080-015, 043-080-044, 044-094-001, 044-094-004, 044-094-005, 044-094-006, and 044-094-010. All parcels are under common ownership of the project applicant.

1.2 PROJECT SIZE, EXISTING GENERAL PLAN DESIGNATIONS AND REQUESTED ENTITLEMENTS

The project consists of approximately 61.7± acres. Current Loomis General Plan designations for the project site are as follows:

1. TC (Town Center Commercial)
2. P (Public/Quasi Public)
3. RH (Residential High Density)
4. RMH (Residential Medium High Density)
5. RM (Residential Medium Density)

The project is consistent in all ways with these general plan designations. The applicant seeks only to obtain tentative map approval for the overall project. No rezone requests are necessary.

1.3 PROJECT OBJECTIVES

The project applicant sets forth the following objectives for the proposed project:

1. To implement the existing General Plan designations and densities for the project site in order to help the Town of Loomis provide an adequate supply of new housing.
2. To use this infill location and its proximity to Downtown Loomis to improve the jobs/housing balance within the Town of Loomis.
3. To provide a mixture of housing types which lead to greater housing choices in Loomis.
4. To support the enrollment needs of local schools by providing housing opportunities for families with children.
5. To create a pedestrian-friendly, walkable neighborhood that includes access to open space, adjacent neighborhoods and schools.
6. To provide for the development of housing types that respect and complement the surrounding neighborhoods consistent with the site's physical and environmental conditions.

7. To provide park and open space areas which are accessible to residents and the overall Loomis community.
8. To establish roadway and pedestrian systems that minimize unnecessarily large urban roadways while still providing safe circulation patterns.
9. To successfully implement a fiscally viable project and project amenities.

1.4 PROJECT DESCRIPTION

The proposed project includes a mixture of residential, town center commercial, park and open space/recreational uses, all of which together are intended to create an inviting community. These proposed uses are all consistent with the existing General Plan. The proposed project also includes a set of common massing standards & architectural styles which will ensure that the Plan Area builds out in a manner that features high quality architecture and densities which are consistent with the General Plan.

Residential

The residential component of Alternative A-1 is comprised of five residential units of varying densities. The residential land uses account for a total of approximately 75% of the Plan Area and are intended to provide for a variety of housing types. The five residential units are as follows:

- Unit A. 97 residential units with an overall average density of 7.3± units/acre and an allowable density range of 6-10 units/acre.
- Unit B. 39 residential units with an overall average density of 4.3± units/acre and an allowable density range of 2-6 units/acre.
- Unit C. 50 residential units with an overall average density of 8.3± units/acre and an allowable density range of 6-10 units/acre.
- Unit D. 18 residential units with an overall average density of 3.8± units/acre and an allowable density range of 2-6 units/acre.
- Unit E. Approximately 140 residential units with an allowable density range of 20-25 units/acre.

The requested tentative map provides for the subdivision of homesites within Units A-D as well as for the creation of the Unit E Parcel. It is anticipated that a subsequent application will be filed for buildings to be constructed on Unit E at the time the property is ready to be developed for multi-family housing. That application will then be processed concurrently with this application or subsequent to the approval of the Hidden Grove project.

Town Center Commercial

Lot D is a .8± acre Town Center Commercial parcel proposed along Horseshoe Bar Road. Access to this parcel will come from Horseshoe Bar Road as well as from internal roads within the Project. Future uses are anticipated to include commercial/professional services as well as multi-family residential land uses, both of which are consistent with the Town Center Commercial (TC) General Plan Designation.

Open Space and Park Uses

The project includes 12.1± acres of open space and recreation, 2 acres of open space/detention basins and three park sites totaling 2.7± gross acres. Section 14.60 of the Loomis Municipal Code indicates the size of open space and park facilities shall be calculated as follows:

$D \times F = A$ where

D = The number of dwelling units

F = A “factor” described (Single Family (.0298) and Multi-Family (.0176)
A = The buildable acres or open space acres to be dedicated

Dedication of the identified areas exceeds these standards.

Circulation

The proposed project provides a comprehensive pedestrian and vehicular circulation system designed for the safe and efficient movement by multiple travel modes. The project, furthermore, proposes to connect to multiple existing roadways including Library Drive, the intersection of Laird Street and Webb Street, along with pedestrian and Emergency Vehicle Access (EVA) at Day Avenue. In addition, Unit D will have direct access to King Road. Should the Town of Loomis desire a future connection from Horseshoe Bar Road to King Road, the project offers an approximately 5.7± acre reservation for the extension of Boyington Road. This reservation will provide the Town of Loomis the necessary right-of-way so that it may ultimately construct a Boyington Road extension once the Town of Loomis has secured the financing to do so.