

Resolutions documenting General Plan Updates

Ordinance # 206.....R-1
Resolution # 03-04.....R-2
Resolution # 06-28.....R-4
Ordinance # 254.....R-7
Resolution # 16-15.....R-9
Resolution # 16-30.....R-12
Resolution # 19-02.....R-14

TOWN OF LOOMIS

ORDINANCE NO. 206

**AN ORDINANCE AMENDING SPECIFIED PROVISIONS
OF THE GENERAL PLAN DEALING WITH SECOND UNITS,
SITE COVERAGE AND A PARCEL SITE DESIGNATION**

WHEREAS, the Town of Loomis wishes to amend specified portions of its General Plan dealing with second units, site coverage and a parcel site designation;

WHEREAS, the Town has followed the steps required to amend a general plan pursuant to Government Code §§ 65350-65362; and

WHEREAS, the Town has complied with the California Environmental Quality Act by adopting a Negative Declaration by separate action;

NOW, THEREFORE, the Loomis Town Council does ordain as follows:

Section 1. Section E.18 c. dealing with the "location of second units" is hereby deleted in its entirety.

Section 2. The maximum site coverage percentage for Commercial Tourist zoning districts, found in Table 3-1, is hereby changed from "25 - 40%" to "25%."


Section 3. The General Plan Land Use Diagram is hereby amended to designate the entire parcel located at 6045 Horseshoe Bar Road (APN 043-100-025) as "Town Center Commercial" rather than partly "Town Center Commercial."

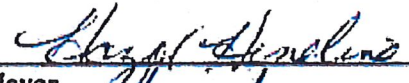
The Town Clerk shall cause this Ordinance to be published as required by law in the Loomis News, a newspaper of general circulation and posted at three (3) locations within (15) days of the certification to be entered in the Book of Ordinances of the Town.

The foregoing Ordinance was introduced at a regular meeting of the Council of the Town of Loomis duly held on the 11th of February, 2003, and was approved and enacted at a duly held regular meeting or adjourned meeting of the Council held on the March 11, 2003 by the following roll call vote:

AYES: Fuson, Hinehline, Scherer, Ucovich
NOES: None
ABSENT: Morillas
ABSTAIN: None

ATTEST:


Town Clerk


Mayor

APPROVED AS TO FORM:


Town Attorney

Town of Loomis

RESOLUTION NO. 03- 04

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS ADOPTING THE NEGATIVE DECLARATION FOR THE AMENDMENTS TO THE LOOMIS GENERAL PLAN 2001 AND ADOPTING AN AMENDMENT TO THE GENERAL PLAN WITH THREE PARTS

WHEREAS, the Town of Loomis is proposing to adopt an amendment to the Town of Loomis General Plan 2001 in accordance with State law; and

WHEREAS, a Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) to analyze the Projects' environmental effects; and

WHEREAS, a public hearing on the Negative Declaration and proposed amendment to the General Plan (in three parts) was held by the Planning Commission on December 17, 2002 for their recommendation and by the Town Council on February 11, 2003 (continued from January 14, 2003); and

WHEREAS, the Town Council of the Town of Loomis has reviewed the Negative Declaration, the amendment to the Loomis General Plan 2001, and all written and oral comments, as well as Planning Department staff reports, addressing and pertaining to both the Negative Declaration and the amendment to the General Plan, all of which are hereby incorporated by reference into this Resolution; and

WHEREAS, the documents and other materials that constitute the record of proceedings on which the Town Council bases this approval and these findings are located with the Town Clerk, Loomis Town Hall, 1640 Horseshoe Bar Road, Suite K, Loomis, California 95650.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Loomis as follows:

1. An initial study has been conducted by the Town to evaluate the potential for adverse environmental impact of the proposed project. Considering the record as a whole, there is not evidence before the Commission that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.
2. The Commission has, on the basis of substantial evidence contained in the record before the Commission as a whole, rebutted the presumption of adverse effect contained in 14 California Code of Regulations section 753.5, subsection (d).
3. The Negative Declaration is approved, and staff is directed to file an appropriate Notice of Determination and a Certificate of Fee Exemption with the County Clerk.
4. The amendment to the 2001 General Plan is hereby adopted as presented.

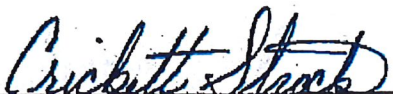
PASSED AND ADOPTED by the Council of the Town of Loomis this 11th day of February, 2003 by the following vote:

AYES: Fuson, Hineline, Morillas, Scherer, Ucovich
NOES: None
ABSENT: None



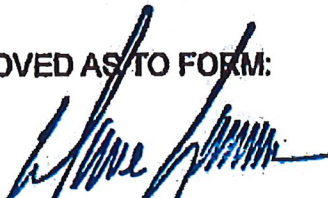
Mayor

ATTEST:



Town Clerk

APPROVED AS TO FORM:



Town Attorney

TOWN OF LOOMIS

RESOLUTION NO. 06-28

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF LOOMIS AMENDING THE
GENERAL PLAN WITH RESPECT TO ALLOWABLE
STRUCTURES IN LOCAL FLOODPLAINS**

WHEREAS, the Town of Loomis General Plan currently prohibits the location of any new structures or the addition to any existing structures in areas identified as being subject to inundation by a one hundred year or more frequent flood;

WHEREAS, the Town has received citizen requests to remove this prohibition so that there is at least a possibility of constructing certain non-residential structures in floodways under specified circumstances; and

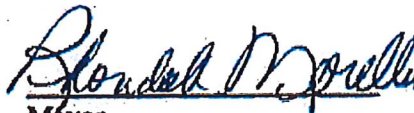
WHEREAS, removal of the prohibition will require an amendment to the Town of Loomis General Plan;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Loomis does hereby amend the Town of Loomis General Plan to remove the above-described prohibition and to modify various General Plan definitions related to flood policies and regulations as provided in Exhibit "A" which is attached hereto.

Adoption of this resolution is exempt from compliance with the California Environmental Quality Act because it fits within the parameters of the minor land use change provision.

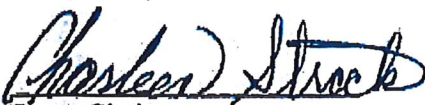
PASSED AND ADOPTED this 11th day of July, 2006, by the following vote:

AYES: Fuson, Millward, Morillas, Ucovich
NOES: Scherer
ABSENT: None




Mayor

ATTEST:



Town Clerk

APPROVED AS TO FORM:



Town Attorney

Exhibit "A"

**PROPOSED AMENDMENTS TO GENERAL PLAN
(Floodplain Issues)**

General Plan Policy

Pg. 130

"No new structures or additions to existing structures shall be permitted in areas floodways as identified by the federal Flood Insurance Rate Maps (FIRMs) or the Town Engineer as being subject to inundation in a 100-year or more frequent flood event. Exceptions may be granted for public facilities, and utilities, commercial development, industrial development and accessory structures to an agricultural use. New development shall also be likewise prohibited in the future 100-year flood zone, based on build-out conditions as determined by FEMA and FIRM maps. Development will be required to adhere to the Town's Flood Damage Prevention Ordinance (LMC Chapter 11.08) , Placer County Flood Control District policies and the Dry Creek Watershed Control Plan."

General Plan Definitions

The following definitions should be substituted into the General Plan Glossary in order to obtain consistency between General Plan and the LMC definitions:

Pg. 162

In place of the definition for Flood, 100-Year:

"Base Flood" means a flood which has a one percent chance of being equaled or exceeded in any give year. Also referred to as the "one hundred year flood".

Pg. 163

In place of the definition of Flood Plain:

"Floodplain or flood-prone area" means any land area susceptible to being inundated by water from any source; see definition of "Flooding" in LMC Chapter 11.08.

Pg. 163

In place of the definition of Floodway:

"Floodway" means the channel of a river or other watercourse and the adjacent land uses that must be reserved in order to discharge the base flood without cumulatively

increasing the water surface elevation more than one foot. Also referred to as "regulatory floodway."

Note: This new definition omits the former blanket prohibition against development in a floodway.

Pg. 163

In place of the definition of Flood Plain Fringe:

"Floodway Fringe" is that area of the floodplain on either side of the "regulatory floodway."

TOWN OF LOOMIS

ORDINANCE NO. 254

AN ORDINANCE AMENDING THE LAND USE AND COMMUNITY DEVELOPMENT SECTION OF THE GENERAL PLAN TO BE CONSISTENT WITH THE ADOPTED 2013-2021 HOUSING ELEMENT

WHEREAS, the Town of Loomis wishes to amend specified portions of its General Plan dealing with housing in order to be consistent with the 2013-2021 Housing Element of the General Plan adopted February 11, 2014;

NOW, THEREFORE, the Loomis Town Council does ordain as follows:

Section 1. Amendments:

Page 23

Under Residential Designations a new paragraph shall be inserted after Residential – High Density.

“Residential – High Density Overlay. This multi-family residential designation is applied to an area within “The Village at Loomis” project which is located north of the Raley’s Shopping Center between Horseshoe Bar Road and I-80. The overlay designation provides flexibility in site planning by allowing up to 7 acres of the project to be developed as high density residential at a density of 20 units per acre minimum in compliance with State minimum density standards. This overlay designation is consistent with and Implements Program 10 of the 2013-2021 Housing Element. Alternative development standards to those in the Zoning Ordinance may be considered in order to achieve the goal of meeting affordable housing requirements. The maximum density shall not exceed 25 units per acre.”

Page 26

Table 3-1 – General Plan Land Use Categories, Maximum Density and Intensity (1) shall be amended by inserting a new row “Residential – High Density Overlay” in the Land Use Category column, “20-25 d.u./acre” in the Maximum Residential Density (2) column, “(4)” in the Maximum Height column, “(4)” in the Maximum Site Coverage column, and “N.A.” in the Maximum Flood Area Ratio (FAR) column. A note “(4)” will be added at the bottom. “(4) Maximum height and site coverage standards to be determined on a project specific level.”

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

| Land Use Category | Maximum Residential Density (2) | Building Intensity | | Maximum Floor Area Ratio (FAR) |
|------------------------------------|---|----------------------|-----------------------|--------------------------------|
| | | Maximum Height | Maximum Site Coverage | |
| 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. |
| Residential - High Density Overlay | 20-25 d.u./acre | (3) | (4) | 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.
 - (4) Maximum height and site coverage standards to be determined on a project specific level.

G. Policies for Specific Areas, 2. General Commercial and Office/Professional designations north of the Raley's Center and at I-80 and King Road. will be amended by inserting paragraph "c".

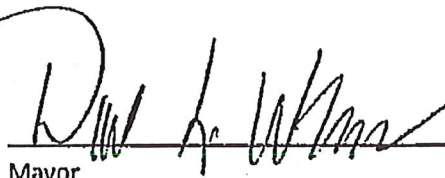
"c. A Residential High Density overlay designation shall be placed upon "The Village at Loomis" project site. The purpose of this overlay designation is to provide adequate sites for a minimum of 129 very low and low-income units at a minimum of 20 units per acre. The designation provides flexibility in site planning by allowing up to 7 acres of the project to be developed with high density residential at the state's minimum density level. Alternative development standards may be considered in order to achieve the goal of meeting affordable housing requirements. The Residential High Density-20-25 d.u./acre designation is consistent with and implements the 2013-2021 Housing Element of the General Plan.

Section 2. The adoption of this ordinance is proposed for approval under a previously approved Negative Declaration for the 2013-2031 Housing Element Update prepared by staff and circulated as required by CEQA statute.

The Town Clerk shall cause this Ordinance to be published as required by law in the Loomis News, a newspaper of general circulation and posted at three (3) locations within (15) days of the certification to be entered in the Book of Ordinances of the Town.

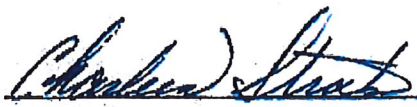
The foregoing Ordinance was introduced at a regular meeting of the Council of the Town of Loomis duly held on the 14th Day of October, 2014 and was approved and enacted at a duly held regular meeting or adjourned meeting of the Council held on the 12th Day of November, 2014 by the following roll call vote:

| | |
|------------|--------------------------|
| AYES: | Black, Morillas, Wheeler |
| NOES: | None |
| ABSTAINED: | None |
| ABSENT: | Calvert, Ucovich |



Mayor

ATTEST:



Town Clerk

Exhibit A General Plan Amendment

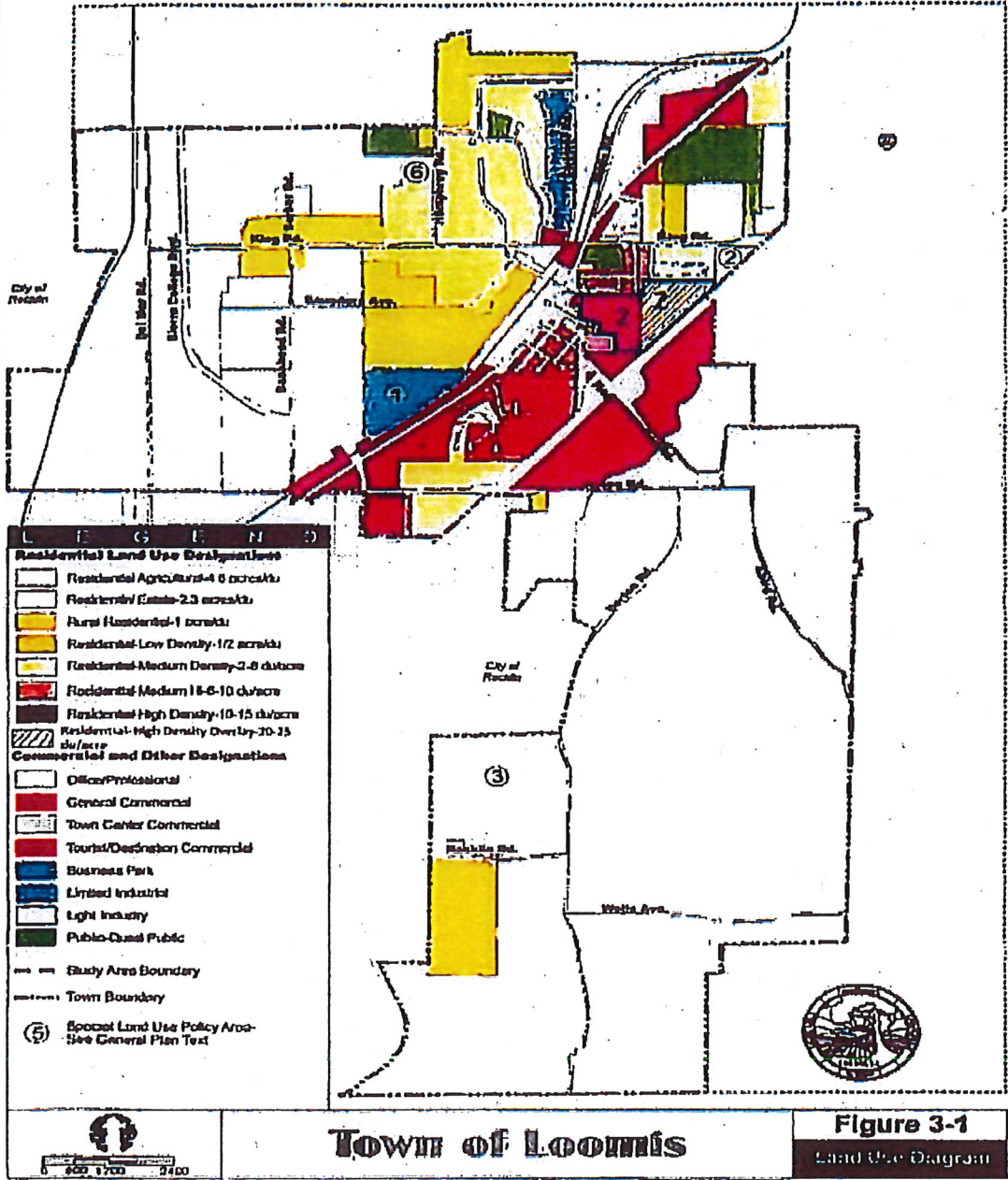


Figure 3-1 Land Use Diagram shall be amended by inserting into the LEGEND "Residential-High Density-20-25 du/acre" and adding the number "2" onto APN 043-080-015. The proposed table is attached as Exhibit A and incorporated by reference.

TOWN OF LOOMIS

RESOLUTION NO. 16-15

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS APPROVING INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND AMENDING THE TOWN OF LOOMIS GENERAL PLAN BY ADOPTING 2016 CIRCULATION ELEMENT UPDATE

WHEREAS, In July 2001 the Town of Loomis adopted the General Plan Circulation Element

WHEREAS, in 2015 the Town determined that the Circulation Element required an update to meet the requirements of State law, the demands of the growing population and to accommodate traffic entering the Town for neighboring jurisdictions; and

WHEREAS, the Town hired an engineering firm and prepared an update to the Circulation Element; and

WHEREAS, on April 21, 2016 the Town of Loomis held a Workshop where the public provided comments in support and opposition of the 2016 Circulation Element Update and to discuss changes in the goals, policies, and programs from the previous element; and

WHEREAS, comments from the public are included in the Final Initial Study/Mitigated Negative Declaration (IS/MND)

WHEREAS, on May 24, 2016 the Planning Commission Adopted Resolution 16-02 recommending that the Town Council approve the Initial Study/Mitigated Negative Declaration and amend the General Plan by adopting the 2016 Circulation Element Update;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town Council of the Town of Loomis does hereby Approve the Initial Study/Mitigated Negative Declaration and Adopt the 2016 Circulation Element Update.

PASSED AND ADOPTED by the Council of the Town of Loomis this 14th day of June, 2016 by the following vote:

AYES: Black, Morillas, Wheeler
NOES: Ucovich
ABSTAINED: None
ABSENT: Baker



Mayor pro tempore

ATTEST:


Town Clerk

TOWN OF LOOMIS

RESOLUTION NO. 16-30

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS ADOPTING THE 2016 LOCAL HAZARD MITIGATION PLAN UPDATE AND AMENDING THE TOWN OF LOOMIS GENERAL PLAN BY ADOPTING 2016 CIRCULATION ELEMENT UPDATE

WHEREAS, The Town of Loomis recognizes the threat that natural disasters and hazards pose to people and property within our community, and that undertaking hazard mitigation actions such as delineated in this update to the Placer County Local Hazard Mitigation Plan reduces the potential for harm to people and property from future disasters and hazardous incidents; and

WHEREAS, Town of Loomis staff and numerous local agencies participated fully in the 2016 update of the current Placer County Local Hazard Mitigation Plan, and its official adoption by the Town Council is a pre-condition for future funding of certain mitigation projects under Federal Emergency Management Agency (FEMA) pre- and post-disaster mitigation grant programs; and

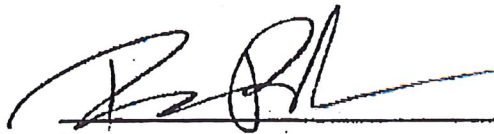
WHEREAS, FEMA (Region IX) has reviewed and conditionally approved the 2016 update to the Placer County Local Hazard Mitigation Plan and will grant final approval upon its official adoption by the Town Council; and

WHEREAS, the conditional approval granted by FEMA is applicable for all other participating agencies, it will grant final approval only upon official adoption by the governing body of each.


NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Loomis that the 2016 FEMA-approved update to the Placer County Local Hazard Mitigation Plan and Town's Community Profile Section is hereby officially adopted into the Town of Loomis Public Health and Safety Element of the Town General Plan.

PASSED AND ADOPTED by the Council of the Town of Loomis this 8th day of November, 2016 by the following vote:

| | |
|-------------------|--|
| AVES: | Baker, Black, Morillas, Ucovich, Wheeler |
| NOES: | None |
| ABSTAINED: | None |
| ABSENT: | None |


Mayor

ATTEST:


Town Clerk

TOWN OF LOOMIS

RESOLUTION NO: 19-02

A RESOLUTION OF THE TOWN COUNCIL OF LOOMIS APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATIONS OF PORTIONS OF AN APPROXIMATELY 66.5 ACRE SITE FOR THE VILLAGE AT LOOMIS PROJECT AND TO APPROVE CHANGES TO CERTAIN DEVELOPMENT STANDARDS APPLICABLE TO THE VILLAGE PROJECT

WHEREAS, the Town has received a General Plan Amendment (Planning Application 14-05) to change multiple land use designations for the 66.5± acre Village at Loomis project site ("Village Project" or "Project") and to revise certain applicable development standards; and

WHEREAS, in accordance with Government Code Section 65353 and the Loomis Municipal Code, the Loomis Planning Commission conducted duly noticed public hearings on the Village Project on April 25, 2018, at which the Planning Commission received public testimony and voted to recommend denial of the proposed Village Project; and

WHEREAS, based on the concerns expressed by the Planning Commission the applicant made modifications to the Village Project to increase lot sizes, increase side setbacks, increase active park space, and restrict homes along David Drive to a single story, to address concerns expressed by the Planning Commission; and

WHEREAS, in accordance with Government Code Section 65355 and the Loomis Municipal Code, the Town Council conducted duly a noticed public hearing on the Village Project at which testimony from the public, staff, and the applicant was received; and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 19-01 certifying the Environmental Impact Report for the Village Project and adopting Findings of Fact, a Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Plan for the Project; and

WHEREAS, the proposed amendments to the General Plan as set forth in Planning Application 14-05 (including amendments thereto), consisting of the changes to the General Plan Land Use designation for portions of the Village Project as well as the changes to certain General Plan development standards, all as presented to the Town Council on this date, are hereby incorporated by reference.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Loomis as follows:

Section 1. Record.

The Record of Proceedings ("Record") upon which the Town Council bases its decision regarding this Resolution includes, but is not limited to: (1) all staff report, Town files and records and other documents prepared for and/or submitted to the Planning Commission and Town Council relating to the Village at Loomis Project, (2) the Town General Plan; (3) the Final

Environmental Impact Report (FEIR) for the Village at Loomis Project; (4) all documentary and oral evidence received at public hearings or submitted to the Town relating to the Village at Loomis Project; (5) all matters of common knowledge to the Town Council and the Town, including, but not limited to, Town, State, and federal laws, policies, rules and regulations, reports, records and projections related to development in the Town and surrounding areas. The location of the custodian of the Record is the Planning Director of the Town of Loomis, 3665 Taylor Road, Loomis, CA 95650.

Section 2. Findings.

Pursuant to Government Code Sections 65350 *et seq.* and the Loomis Municipal Code, and based on the information included in the Record, the Town Council make the following findings in support of The Village at Loomis Project General Plan Amendment (Planning Application No. 14-05, as amended):

- A. The amendment is internally consistent with all other provisions of the General Plan.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.
- C. The affected site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses and/or development.
- D. Modifications made the Village Project to address the concerns raised by the Planning Commission do not constitute substantial modifications to the Project not previously considered by the Planning Commission.

Section 3. Action. The Town Council hereby approves General Plan Amendment No. 14-05 (as amended) for the Village Project amending the existing general plan land use designation and development standards as presented to the Town Council on this date and on file with the Town Planning Department.


PASSED AND ADOPTED this 8th day of January, 2019, by the following roll call vote:

AYES: Baker, Clark-Crets, Morillas, Onderko
NOES: Duncan
ABSENT: None
ABSTAINED: None



Tim Onderko, Mayor

ATTEST:



Charleen Strock, Town Clerk