

**TOWN ATTORNEY'S IMPARTIAL ANALYSIS OF MEASURE C:
REFERENDUM ON LOOMIS ORDINANCE 275**

Measure "C" puts before Loomis voters the question of whether Ordinance 275, passed by the Town Council on January 8, 2019, should be approved. Ordinance 275 rezones the site of the Village at Loomis Project (the "Project") from Central Commercial, General Commercial, Single Family Residential RS-5, Office Professional and High Density Overlay to the single designation of Planned Development and adopts a Preliminary Development Plan and Development Standards for the Project. The Preliminary Development Plan and Development Standards govern the design and land uses for the Village Project.

The Village Project is located on approximately 61 acres bounded by Interstate 80, Doc Barnes Drive, Horseshoe Bar Road, Laird Street and the Sun Knoll Drive, Day Avenue and Silver Ranch neighborhoods. At ultimate build-out the Project would include 251 single-family residential units, 117 high density multi-family units and 13 multi-family units within the mixed-use area. Approximately 12,000 square feet of the Village Project's mixed-use area are dedicated for commercial uses. Other project features include new parks and trails, and traffic and other public improvements.

The Town Council passed Ordinance 275 as part of a series of actions that collectively comprised the approval of the Village Project. Only Ordinances 275 and 276 are before the voters as Measures "C" and "D". The Council's certification of the Village Project Environmental Impact Report, and amendments to the Town's General Plan for the Project site, were not challenged and will remain in effect regardless of the outcome of the vote on these Measures.

A "yes" vote on Measure "C" upholds the Town Council's passage of Ordinance 275 and would allow the Village Project to proceed as designed. The Project site would be rezoned and the Preliminary Development Plan and Development Standards would apply to the Village Project.

A "no" vote on Measure "C" overturns the Town Council's passage of Ordinance 275. The zoning for the Project site would remain as it was, the Preliminary Development Plan and Development Standards would not apply to the Project site, and the Village Project would not be able to proceed as designed. The Town Council would be prohibited from adopting another zoning ordinance with essentially the same terms as Ordinance 275 for one year.

If Measure "C" is approved, but Measure "D" is rejected, the Village Project could proceed, but the additional conditions and obligations imposed on the developer by the Development Agreement would not apply.

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