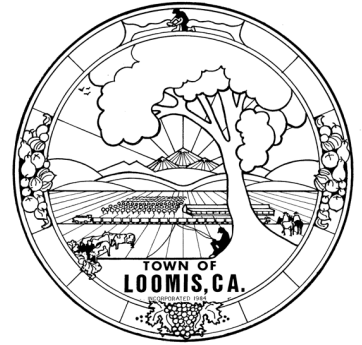


# TOWN OF LOOMIS



May 10, 2019

## **Frequently Asked Questions about Measures C & D and The Village at Loomis**

As we approach the June 18 special election on Measures C & D regarding the Village at Loomis project (the "Village at Loomis"), Town of Loomis staff wanted to provide some basic facts to answer questions that have been posed to us in recent months about the Village at Loomis. Please see the Town's website at <https://loomis.ca.gov/home/referendum/> for background materials on the Village at Loomis project.

### **Q. Why is there a special election and a vote?**

A. Following the Town Council's approval of the planned development zoning designation and a development agreement for the Village at Loomis in January 2019, a group collected the required number of signatures to put the matter to a vote of Loomis registered voters.

### **Q. What are the two ballot measures and how do they relate to the Village at Loomis project?**

A. Measure C asks Loomis voters 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 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 at Loomis.

Measure "D" asks Loomis voters whether Ordinance 276, also passed by the Town Council on January 8, 2019, should be approved. Ordinance 276 approves a Development Agreement for the Village at Loomis project.

A "yes" vote on these measures approves the ordinances adopted by the Council. A "no" vote rejects these ordinances.

Other actions taken by the Town Council in January and related to the Village at Loomis project would not be affected by these votes. These actions include certification of the Village Project Environmental Impact Report, and amendments to the Town's General Plan for the project site.

**Q. What is a planned development and what does Measure C mean?**

- A. A planned development zone establishes a uniform approach to development in a particular area, in this case the Village at Loomis in the Town Center area. The planned development includes a limit on the number of housing units, development standards and architectural guidelines that will apply throughout the project and prohibits the extension of Sun Knoll Drive and Day Avenue to serve new development.

A planned development zone is used to accommodate the design of the proposed project as compared to what could be developed using the Town's zoning standards in place prior to the Town Council's approval of the planned development zone.

A "Yes" vote on Measure C adopts the Town Council's approval of the planned development zone. A "No" vote on Measure C rejects the Town Council's approval of the planned development zone.

**Q. What is a development agreement and what does Measure D mean?**

- A. A development agreement is a binding contract between the Town and a developer to enforce the obligations between the parties and enable the orderly development of a project. The advantage of a development agreement for the Town is that it provides benefits that the Town would not have been able to obtain through conditions of approval or mitigation measures alone. There are also advantages for developers, such as providing an extended vesting period of project entitlements and fixing the amount of development impact fees at their current amounts.

The Village at Loomis development agreement includes provisions obligating the developer to construct, at its expense, the Town's Circulation Element improvements through and adjacent to the project including:

- Extending Doc Barnes Drive from Horseshoe Bar Road to King Road, including traffic signals at each intersection.

- The extension of Webb Street from its end at Laird Street to a new intersection of Horseshoe Bar Road/Library Drive/Webb Street.
- A traffic signal at Taylor Road and Webb Street.
- Improvements at the Horseshoe Bar Road/Library/Drive/Webb Street intersection.

The development agreement also obligates the developer to construct parks and trails and fund the maintenance of the parks, open space, and additional costs for Sheriff's services.

A "Yes" vote on Measure D adopts the Town Council's approval of the development agreement. A "No" vote on Measure D rejects the Town Council's approval of the development agreement.

**Q. Could the improvements be obtained without a planned development or development agreement?**

- A. The Town can obligate a developer to construct improvements necessary to serve a project through project conditions and mitigation measures, but the Town cannot require a developer to pay more than its "fair share" of the cost these improvements. In the case of the Village at Loomis project, some of the improvements the developer is required to build provide benefits to more than just the eventual residents of Village at Loomis. Under the development agreement the developer agreed to fully fund these improvements and to pay for enhancements to some of these improvements beyond what the Town could have required a developer to pay for more without the Town be obligated to provide reimbursement. The Town is required to contribute Traffic Impact Fee funds collected to date for the construction of Doc Barnes Drive, the balance of which is approximately \$194,140.

**Q. What happens if Measures C and D are rejected in the June vote?**

- A. If Measures C and D are rejected by voters in June, the Town Council would be prohibited for one year from adopting ordinances that are essentially the same as the ordinances rejected. The property owner could, however, propose a new project, or separate individual projects for the separate properties. A new project, or the separate individual projects, could have more or less than the number of housing units proposed for the Village at Loomis. This is because the General Plan allows for a range of uses and densities on the site. Note that if Measure C is rejected, the Town Council would be required by law to adopt zoning for the site that is consistent with the General Plan land use designations approved in January.

If a new project that meets the General Plan and zoning is submitted, the Town would have to evaluate the environmental impacts of the proposed project and develop project conditions. The ability of the Town to secure a development agreement for any new proposed project cannot be assessed at this time.

**Q. What does the Village at Loomis project include?**

A. The Village includes single-family homes, one apartment complex, commercial areas, one area where there could be a mix of commercial and office space, with some apartment units above those businesses, parks, trails and open space.

**Q. Did the Village at Loomis application and hearing process comply with Town standards?**

A. Yes, the Village complied with the Town's application and hearing process. Fifteen (15) public hearings were held by the Planning Commission and Town Council. Public input was received at each hearing.

**Q. Does the Village at Loomis include sidewalks?**

A. Yes, the Village at Loomis includes sidewalks throughout the development and fully complies with the Town's requirements for sidewalks within the project.

**Q. Does the Village at Loomis provide the number of parking spaces required by Town standards?**

A. Yes. The parking required for Village at Loomis project exceeds the Town's requirements for parking. Earlier versions of the proposed project did not fully satisfy the Town's parking standards, but the final approved project does.

**Q. What traffic impact will the Village have on Loomis?**

A. The approved Village at Loomis project will add traffic to our community. A traffic analysis for the project was prepared and can be found in Section 4.6 of the Final Environmental Impact Report approved for the project. Project conditions and mitigation measures imposed by the Town include construction of an estimated \$14 million worth of road improvement as well as contributions to improving the Horseshoe Bar/Interstate 80 interchange. Nevertheless, the Town Council found

that development of the Village at Loomis project will result in significant and unavoidable impacts.

**Q. How will the Village impact Loomis schools?**

- A. Representatives of the Loomis Union School District and Del Oro High School have testified at Town meetings that they can accommodate students from the Village. When necessary, they've said that they will reduce the number of out-of-district students who are permitted to attend Loomis schools to ensure that there is space for these new Loomis students.

Additionally, the Village developers reached an agreement with the Loomis Union School District to make extra payments to fund new construction at Loomis Grammar School, including money for a cafeteria and new classrooms.

**Q. What is the Town Center Master Plan and how does it relate to the Village?**

- A. The Town Center Master Plan is an important planning document that helps guide the Town's development in the area between Taylor Road and Interstate 80. The Town Center Master Plan was developed in the 1990s as a comprehensive plan for how the Town Center should evolve. The plan anticipated extensive housing and commercial development on the land where the Village is proposed.