

TOWN OF LOOMIS MISSION STATEMENT

(Town's Vision)

Adopted November 12, 1991

The Town of Loomis is committed to preserving:

- A quality of life in which families can grow and enjoy the small-town atmosphere;
- A town in which there are concerns for all segments of society, including businesses and residents;
- A town that encourages the participation of all of its citizens in civic and community activities;
- A council and staff that responds courteously and respectfully to the concerns and needs of the town's residents; and
- A plan that calls for slow, quality growth while preserving the financial integrity of the town.

TOWN COUNCIL DIRECTION & GUIDING PRINCIPALS

- The Loomis General Plan reflects the Town's Vision
 - Maintain the Town's Vision into 2020 to 2040
 - Maintenance Update
 - Make necessary modifications to:
 - Comply with state law
 - Reflect current physical and economic conditions
 - Reflect changes in the Town since 2001
 - Resolve inconsistencies
- Focus on Land Use

Town Expectations

The Town is taking extraordinary measures to make the Draft General Plan Documents available for agency and public review throughout the General Plan update process.

- The Town desires early and continuous input on the Draft General Plan documents in order to have accurate and complete information for decision makers.
- The General Plan Process is an iterative process, each version of the General Plan Documents build upon the previous version. This requires frequent and ongoing participation.
- The Town desires early input from the community to assure the communities voice is considered.
- The Town encourages collaboration between the Town Staff and Consultants in preparing the updated General Plan Documents.
 - Collaboration includes the review and written recommendations of documents posted on the Town's Web Site.
 - Collaboration includes the review and input of the General Plan Committees.
- Collaboration includes the input from public comments received at the General Plan Committee Meetings, Planning Commission Meetings and Town Council Meetings.
- The Town assumes that the Draft General Plan documents are accurate and complete if input is not received within a reasonable period of time after the documents have been posted on the Town's web site.
- Factual input on the Draft General Plan Documents will be incorporated on a regular basis and the revised General Plan Documents will be shown with a new version number (V1, V2, V3, etc.)
- Policy input on the Draft General Plan Documents will be incorporated at the direction of the Town Council.

LOOMIS GENERAL PLAN STATUS

Month of March 2021

ACCOMPLISHMENTS

- **Town Council**
 - March 9 – Receive and File General Plan Status Report for February 2021

- **Planning Commission**
 - March 23 – Planning Commission Workshop on Land Use Regulations, General Plan, Zoning Code, California Environmental Quality Act, and the Role of the Planning Commission.

- **Public Outreach**
 - Town website updated (ongoing)
 - 475 General Plan Web site page visits
 - Received one comment letter regarding the Housing Element
 - 208 Participants in the Housing Survey
 - Received no comment letters regarding a Town Survey
Town Facebook post indicates 728 reached with 63 engagements, 4 shares, 2 likes, and 1 angry face.
 - Received 6 comment letters regarding Land Use
 - Establishing the Town of Loomis Social Pinpoint interactive web site

- **Agency Outreach**
 - Provided GIS mapping files to PCWA for infrastructure collaboration

- **Committee Activities**
 - March 17- Public Services, Facilities, and Finances Committee Meeting 1
 - March 17 - Public Health and Safety (Noise) Committee Meeting 1
 - March 18 – Southeast I-80/Horseshoe Bar Road Subcommittee Meeting 1
 - March 18 – Northwest I-80/Horseshoe Bar Road Subcommittee Meeting 1
 - March 24 – Conservation of Resources Committee Meeting 1
 - March 25 – Business Corridor Subcommittee Meeting 1
 - March 25 – Parks and Recreation Subcommittee Meeting 1
 - March 31 – Housing Element Committee Meeting 3

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- **Sections Available for Review and Input**
 - Volume I – General Plan Policy Document
 - Cover and Table of Contents, V1
 - Chapter 1 - Introduction, V1
 - Chapter 2 – Role of the General Plan, V1
 - Element IX – Environmental Justice, V1
 - Housing Element, Administrative Draft, V2
 - Housing Element Programs, V1

 - Volume II – Implementing Standards, Guidelines, & Plans
 - Town of Loomis Glossary, V2
 - (The following are Not part of the General Plan Update)
 - Town of Loomis Capital Improvement Program, V0
 - Town Center Master Plan, V0
 - Land Development Manual, V0
 - Construction Improvement Standards, V0
 - Drainage Master Plan, V0
 - West Placer Storm Water Quality Design Manual, V0
 - Annual Progress Report 2020

 - Volume III – Settings/Background Reports (General Plan and CEQA)
 - Natural Resources Setting, V2
 - Cultural and Historical Resources Setting, V1
 - Environmental Justice Setting, V1
 - Circulation Setting, V1
 - Noise Setting, V1
 - Services and Facilities Setting, V1
 - Greenhouse Gases, V1
 - Energy, V1
 - Public Health & Safety Setting, V2

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- Air Quality, V1
 - Health and Safety, V1
 - Market Analysis, V1
 - Land Use, V1
-
- Volume IV – Environmental Documents
(The following are Not part of the General Plan Update)
 - General Plan EIR 2001, V0
 - The Village at Loomis EIR, V0
 - Loomis Costco EIR, V0

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Town of Loomis Tentative General Plan Committee Schedule						
Week	Time	Monday	Tuesday	Wednesday	Thursday	Friday
1	3:00 PM			Circulation Committee Technical Staff: Mario Tambellini	Land Use Committee Technical Staff: Mark Teague	
	6:00 PM		Economic Development Subcommittee Technical Staff: Matthew Gerken			
	7:00 PM			Historic & Cultural Subcommittee Technical Staff: Melinda Peak	Air, GHG, Climate Subcommittee Technical Staff: Matthew Gerken	
2	3:00 PM			Housing Committee Technical Staff: Jennifer Gastelum	Sierra College Blvd West Subcommittee Technical Staff: Mark Teague	
	7:00 PM		Town Council		Biological Resources & Open Space Subcommittee Technical Staff: David Bise	
3	3:00 PM			Public Facilities Technical Staff: Christy Consolini	Southeast I-80/ Horseshoe Bar Subcommittee Technical Staff: Mark Teague	
	6:00 PM			Public Health, Safety, Noise Technical Staff: Matthew Gerken & Luke Saxelby	Northwest i-80/ Horseshoe Bar Subcommittee Technical Staff: Mark Teague	
	7:00 PM	Environmental Justice Technical Staff: Christy Consolini				
4	3:00 PM				Business Corridor Subcommittee Technical Staff: Mark Teague	
	6:00 PM				Parks & Recreation Subcommittee Technical Staff: Mark Teague	
	7:00 PM		Planning Commission	Conservation of Resources Technical Staff: Matthew Gerken		
NOTE: Committee meeting dates may change or be held when needed.						

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April 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2	3
				<ul style="list-style-type: none"> 3:00 PM Land Use Committee 7:00 PM Air, GHG, & Climate Subcommittee 		
4	5	6	7	8	9	10
	<ul style="list-style-type: none"> 6:00 PM Economic Development Subcommittee 	<ul style="list-style-type: none"> 3:00 PM Circulation Committee 7:00 PM Historic & Cultural Subcommittee 	<ul style="list-style-type: none"> 3:00 PM Sierra College Blvd West Subcommittee 7:00 PM Biological Resources & Open Space Subcommittee 			
11	12	13	14	15	16	17
	<ul style="list-style-type: none"> 7:00 PM Town Council 		<ul style="list-style-type: none"> 3:00 PM SE 1-80/Horseshoe Bar Subcommittee 6:00 PM NW 1-80 Horseshoe Bar Road (behind Raley's) 			
18	19	20	21	22	23	24
<ul style="list-style-type: none"> 7:00 PM Environmental Justice Committee 	<ul style="list-style-type: none"> 3:00 PM Housing Committee 	<ul style="list-style-type: none"> 6:00 PM Public Health & Safety AND Noise 	<ul style="list-style-type: none"> 3:00 PM Business Corridor Subcommittee Rural Maln Street Presentation 6:00 PM Parks & Recreation Subcommittee 			
25	26	27	28	29	30	1
	<ul style="list-style-type: none"> 7:00 PM Planning Commission Council Recommendation on Housing Element 					

Pacific Time Time Zone

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May 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	30	1
		<ul style="list-style-type: none"> 7:00 PM Planning Commission Council Recommendation on Housing Element 				
2	3	4	5	6	7	8
		<ul style="list-style-type: none"> 3:00 PM Circulation Committee 7:00 PM Historic & Cultural Subcommittee 	<ul style="list-style-type: none"> 3:00 PM Land Use Committee 7:00 PM Air, GHG, & Climate Subcommittee 			
9	10	11	12	13	14	15
	<ul style="list-style-type: none"> 7:00 PM Town Council Consideration for adoption of the Housing Element 		<ul style="list-style-type: none"> 3:00 PM Sierra College Blvd West Subcommittee 7:00 PM Biological Resources & Open Space Subcommittee 			
16	17	18	19	20	21	22
			<ul style="list-style-type: none"> 3:00 PM SE 1-80/Horseshoe Bar Subcommittee 			
23	24	25	26	27	28	29
	<ul style="list-style-type: none"> 7:00 PM Planning Commission 		<ul style="list-style-type: none"> 3:00 PM Business Corridor Subcommittee 6:00 PM Parks & Recreation Subcommittee 			
30	31	1	2	3	4	5
<ul style="list-style-type: none"> 8:00 AM Town Hall Closed 	<ul style="list-style-type: none"> 3:00 PM Circulation Committee 7:00 PM Historic & Cultural Subcommittee 	<ul style="list-style-type: none"> 3:00 PM Land Use Committee 7:00 PM Air, GHG, & Climate Subcommittee 				

Pacific Time Time Zone

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PROGRAM SCHEDULE



NEXT STEPS

- General Plan Documents
 - Post General Plan sections and updates on Town web site for agency and community collaboration
 - Receive and evaluate input on posted General Plan documents

- Community Education, Outreach, and Meetings
 - Prepare April 2021 General Plan Status Report
 - April and May Committee Meetings (see calendar above)
 - Rural Main Street Workshops
 - Going live with the Town of Loomis Social Pinpoint interactive web site

LOOMIS GENERAL PLAN STATUS

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BE INVOLVED AND INFORMED

Web Site Information

<https://loomis.ca.gov/2020-general-plan-update/>

Comment/Participate

Email: GPUUpdate@loomis.ca.gov

Snail mail: Town of Loomis
P.O Box 1330
Loomis, CA 95650

Drop off: Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Housing Element

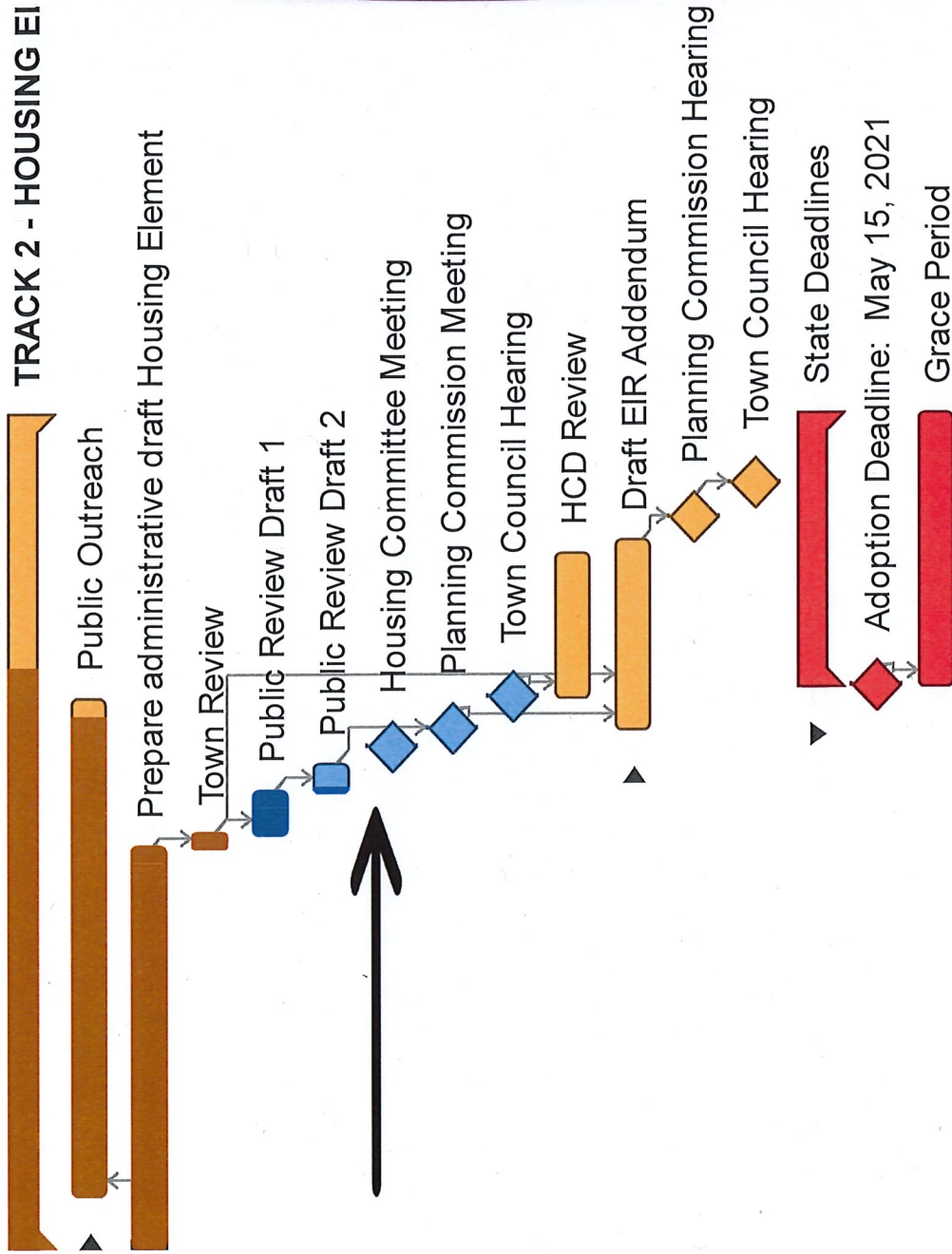
SCHEDULE FOR CERTIFICATION

SCHEDULE CONSEQUENCES

Housing Element Deadline

- ▶ May 15, 2021
 - ▶ State Deadline to Adopt Housing Element
 - ▶ The Town will be out of compliance with state law after May 15, 2021
 - ▶ The state provides a 120-day grace period to adopt a Housing element
- ▶ September 10, 2021
 - ▶ End of Grace Period
- ▶ June 30, 2021 – August 31, 2029
 - ▶ 8-year planning period covered with this update

TRACK 2 - HOUSING EI



Current Schedule

Housing and Community Development Certification

State law gives the California Department of Housing and Community Development (HCD) the authority to review local Housing Elements and issue findings regarding the elements' compliance with the law.

When HCD issues a letter stating that the Housing Element is "in compliance" it is referred to as "certification" of the Housing Element.

Certification Importance Local Control

The General Plan and its various elements provide the foundation for the Town's planning programs and land use regulations. If the Town were challenged in court regarding the validity of the General Plan or zoning regulations, and the General Plan were found to be invalid, a court could assume control over local land use decisions.

HCD certification establishes a "rebuttable presumption of validity" that the Housing Element is adequate under state law, which would support the Town's legal defense.

Certification Importance

RHNA Carryover

State law provides that if a jurisdiction does not demonstrate the availability of adequate sites to accommodate its Regional Housing Needs Assessment (RHNA) allocation, the shortfall is carried over and added to the RHNA for the next planning period.

Certification Importance

More Frequent Housing Element Updates

When a jurisdiction does not adopt its Housing Element within the established time frame, SEPTEMBER 10, 2021, subsequent updates must be completed on a 4-year schedule rather than an 8-year schedule.

A 4-year update requirement creates an administrative and cost burden.

Certification Importance Grant Funds

Some state grant funds are contingent upon Housing Element certification, or give priority to those jurisdictions with a certified Housing Element.

Certification Importance Enforcement and Litigation Exposure

Jurisdictions are per State law required to adopt a compliant Housing Element, and failure to do so could result in the State of California pursuing enforcement action against a non-compliant jurisdiction.

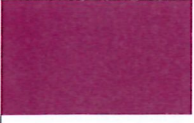
In February 2019 Governor Newsom directed the State to file a lawsuit against the city of Huntington Beach due to its failure to comply with the State Housing Element requirements, which the city subsequently corrected by filing a compliant Housing Element.

Housing Committee Phase II

Review relevant General
Plan Elements

Recommendation for
housing sites

Additional Housing Element
Updates to be considered
with General Plan update



RHNA

Allocation

As part of the Housing Element update, state law requires jurisdictions to identify a sufficient amount of land that can accommodate both the overall RHNA allocation:

2021-2029 Cycle

352 units overall allocation

188 units lower-income units

RHNA

Criteria

Land suitable for residential development

Vacant sites, or sites that are “underutilized” and have potential for additional residential development or redevelopment.

Adequate sites

Sufficient vacant or underutilized land, with appropriate zoning and general plan designations, to accommodate the Town’s share of regional need.

Appropriate zoning

Development standards and regulations that facilitate housing development for all income categories.

RHNA

Adequate Sites

If a jurisdiction cannot demonstrate that it has adequate sites with appropriate zoning for new housing commensurate with its RHNA allocation, then the jurisdiction must rezone the identified vacant and/or underutilized sites to accommodate for the RHNA allocation.

In order to satisfy the lower-income allocation, jurisdictions may need to increase the density for the identified sites to match the "default" density that is deemed by state suitable for lower-income housing.

RHNA

Densities

As part of each jurisdiction's RHNA allocation, certain amount of the identified units must be capable of being developed with lower-income units (i.e., the extremely low, very-low- and low-income categories).

Density is one of the most important factors that affect the feasibility of affordable housing. Higher density reduces the land cost for each housing unit, thereby reducing total development cost.

In 2004 state law was amended to establish "default" densities that are presumed to be suitable for lower-income housing. For jurisdictions in metropolitan areas (such as Loomis) that have population less than 25,000, the default density is 20 housing units per acre.

Under state law, a vacant parcel in Loomis zoned and general plan designated to allow multi-family housing at 20 units/acre is considered a suitable "low-income housing site".

The sites that are zoned and general plan designated to allow for lower-income housing (i.e. minimum 20 units/acre density) do not have to be built with affordable housing, but jurisdictions are required to plan for affordable housing by identifying sufficient number of sites with the "default" lower-income density.

RHNA Accessory Dwelling Units (ADU)

In addition to land designated for 20 units/acre, State law allows jurisdictions to take RHNA credit for second units (“granny flats”) based on the number of units developed during the prior planning period.

In order to qualify, second units must be available for permanent occupancy, and have kitchen and bathroom facilities, as opposed to temporary guest quarters without these features.

Housing Element

DISCUSSION