



TOWN OF LOOMIS

Memorandum

3665 Taylor Road, P.O. Box 1330, Loomis CA 95650

TO: Loomis General Plan Update Committees

CC: Loomis Planning Commission and Town Council

FROM: Loomis Planning Department

DATE: 05/25/2021

RE: Town Center Master Plan Documents, Parks and Recreation Master Plan, and the Loomis General Plan Update

The purpose of this memorandum is to disclose staff's findings regarding the applicability and relationship of the 1992 Loomis Town Center Master Plan, 2010 Town Center Master Plan, and the Parks and Recreation Master Plan to the General Plan. The State of California does not recognize Master Plans in the hierarchy of planning documents, with the General Plan being the top planning document and other materials such as Specific Plans and the Municipal Code being subordinate to the General Plan. A brief history of each and the relationship of these documents with the General Plan is further discussed below:

1992 Loomis Town Center Master Plan and 2010 Loomis Town Center Implementation Plan

The 1992 Loomis Town Center Master Plan pre-dates the existing 2001 General Plan and provides planning direction for an area of Town extending from Taylor Road and the railroad track to the south, east to I-80 and including the area east of I-80 up to Secret Ravine, north to King Road and with the railroad track forming the westerly boundary of the Master Plan area. This Master Plan established land use designations, design standards and guidelines, and circulation plans and street design standards and guidelines.

The 1992 Loomis Town Center Master Plan was adopted by the Town Council on December 5, 1992 by Resolution No. 92-67, with public hearings conducted with the Planning Commission September 15, 30 and October 7 of 1992, and conducted with the Town Council on October 20, 26, November 14, 17, 24, and December 5, 1992.

In 2010, the Loomis Town Center Implementation Plan, Phase 1 was adopted by Town Council Resolution 10-23 on July 7, 2010. This plan implements a portion of the 1992 Loomis Town Center Master Plan, specifically the corridor encompassing Taylor Road from approximately Sierra College Boulevard to King Road and Horseshoe Bar Road west of I-80. It does not address areas outside this corridor that were addressed by the 1992 Loomis Town Center Master Plan. This 2010 plan identifies its purpose to transform and revitalize the Taylor Road and Horseshoe Bar Road west corridors and provides a discussion of existing conditions along these corridors, design concepts that can be applied to areas within these corridors, and design guidelines for streetscapes, the Blue Goose, and Blue Anchor Park. The 2010 plan recognizes the goals of the 1992 plan and accomplishments since that plan was adopted. Reference to the 1992 Master Plan state, "This implementation plan follows the 1992 Master Plan's directive to create walkable streets, maintain Loomis' rural character, conserve natural features and provide new rural landscape features" and "The Implementation Plan process was initiated by the Town of Loomis as a major step towards implementing the 1992 Loomis Town Center Master Plan Land Use Plan and Design Guidelines." Therefore, the 2010 Plan establishes design guidelines and promotes the types of economic and public uses that the Town envisions for this specific corridor.

The 2001 General Plan recognizes the 1992 Loomis Town Center Master Plan, but as it precedes the 2010 Loomis Town Center Implementation Plan, does not recognize this subsequent document. The General Plan references the 1992 Master



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Plan in the Introduction and in the Land Use Element. General Plan Chapter 1 states, “The revitalization and beautification of the downtown commercial area is underway. A Town Center Master Plan was adopted in December 1992 as an element of the General Plan.” The 2001 General Plan Land Use Element includes additional reference to the 1992 Master Plan. Page III-1 states, “The land use designations used in this General Plan are derived from those in the Town’s 1987 General Plan, as amended, and the 1992 Town Center Master Plan, with some changes.” Page III-4 discusses it under the Town Center Commercial land use designation. The Town Center Commercial land use designation is essentially the area identified as the “Downtown Core” in the 1992 Master Plan. On Page III-8, the 1992 Master Plan is referenced again. This reference discusses how the 2001 General Plan includes updates to those land use patterns adopted by the 1987 General Plan and the 1992 Master Plan. Essentially, this portion of the 2001 General Plan indicates that the 2001 General Plan superseded the 1987 General Plan and referenced the 1992 Master Plan in devising the land use designations and patterns set out in the 2001 General Plan. A section of the Land Use Element (Page III-20) specifically for the “Downtown Plan” references the 1992 Master Plan, incorrectly indicating the Town Council adopted it as part of the General Plan. However, this section also states that the General Plan Update, together with the adoption of the design guidelines in the General Plan and the update of the Zoning Ordinance, replaced the Town Center Master Plan as a formal General Plan element:

“This General Plan update, together with the adoption of the design guidelines referenced in the following section, and the updating of the Town’s Zoning Ordinance consistent with this General Plan, replace the Town Center Master Plan as a formal General Plan element, reducing the number of documents that must. Be reviewed in. depth before a complete understanding of the Town’s expectations for development can be understood. The Town Center Master Plan will then remain available as a resource document which provided the basis for the Town’s relevant General. Plan goals and policies, zoning regulations, and design guidelines.”

2010 Parks and Recreation Master Plan

The status of the 2010 Parks and Recreation Master Plan has also been debated. Although a draft plan exists, it appears this document was never formally adopted. The draft document was prepared, and a Parks, Recreation, and Open Space Committee (PROSC) was assembled and met several times, there is no record that the 2010 Parks and Recreation Master Plan was adopted. The PROSC was first created in 2006, with a second committee being created in 2008. The 2006 PROSC drafted the “Loomis Open Space Committee Final Report” and that report was accepted by Council as an information item without action. PROSC agendas and minutes were logged between 2007 and 2012. The 2008 PROSC worked on a Parks, Recreation, an Open Space Master Plan (2010) that was presented to the Town Council on December 14, 2010. At that meeting, the Town Council sent the document back to the PROSC. On June 14, 2011, Town Council approved a PROSC workplan and budget, but the 2010 Master Plan was not brought before the Town Council again.

Finally on July 11, 2012, the Town Council terminated the PROSC through Resolution #12-18 and rescinded committee formation (Resolution #09-09). Therefore, the Parks, Recreation, and Open Space Master Plan was never formally adopted by the Town and does not supersede 2001 General Plan content regarding parks, recreation, or open space.¹

The General Plan Team will incorporate appropriate sections of the 1992 Town Center Master Plan, 2010 Loomis Town Center Implementation Plan, and 2010 Parks and Recreation Master Plan documents in the updated General Plan. With the General Plan Update, the Town Council will consider a resolution stating the General Plan Update supersedes the 1992 Town Center Master Plan, 2010 Loomis Town Center Implementation Plan, and 2010 Parks and Recreation Master Plan.

¹ It should be noted that there was a Memorandum of Understanding (MOU) with the Placer Land Trust between 2006 and 2007 for the purpose of promoting the use and preservation of open space in Loomis; however, the MOU was not extended.