



THE VILLAGE

at

Loomis

PLANNING DOCUMENTS



The Village at Loomis

Planned Development
Specific Development Plan

October 2018

Village at Loomis Planned Development

Specific Development Plan for PD Areas 1, 2 and 3

The Village at Loomis Planned Development (VLPD or Village) is a proposed mixed-use community with residential, mixed use, commercial, office, park and open space uses.

1. PD Boundaries

The VLPD includes 66.5± gross acres encompassing thirteen parcels: 043-080-007, -008, -015, -044; 043-092-036 and -037; 043-100-025 and -027, 044-094-001, -004, -005, -006 and -010; as shown on Figure 1.

2. Location

The 66.5±-acre Village is located northwest of the Interstate-80 (I-80)/Horseshoe Bar Road interchange in the Town of Loomis. The site is bounded by Laird Street on the northwest, the Sun Knoll, Day Avenue and Silver Ranch neighborhoods on the north, I-80 on the south and east and Horseshoe Bar on the west. King Road is located north of the site.

The site is located north of the Raley's Shopping Center and abuts Laird Street, Sun Knoll Drive, Day Avenue and Silver Ranch neighborhoods. The Laird Street and Sun Knoll Drive neighborhoods along the site's north boundary include half-plex residential units built in the 1970s. The Day Avenue and Silver Ranch neighborhoods are comprised of single-family residential units and were built in the 1960s and 1990s, respectively.

3. Village at Loomis Land Use Concept

The Village is a planned pedestrian-oriented, mixed use, infill development designed as a village with commercial, mixed use, residential, parks and open space uses. The Village land uses would consist of 251 single-family dwelling units, 117 multi-family dwelling units, 44,000 square feet (sf) of commercial, a mixed use component consisting of 12,000 sf of commercial/office uses and thirteen residential units, parks, trails and open space and circulation improvements.

As a mixed-use enclave within a short walk of downtown, The Village would introduce uses and a residential population that will energize the downtown and place residents in close proximity to commercial, office, public and park and open uses. Commercial, mixed-use (commercial/office) and park uses proposed in The Village around the Loomis Library & Community Learning Center would create a transition from the downtown to the project.

Figure 1 | Village at Loomis Planned Development Parcels



The Village implements the Town General Plan Housing Element goals of providing a variety of housing types and meeting regional housing obligations. Five residential housing types in the Village would expand the range of housing choices and densities available in the Town without creating land use incompatibilities that could occur if the uses were proposed at other locations in the Town.

The planned overall density and intensity of The Village project is significantly reduced from the vision of the project described in the 1992 Loomis Town Center Master Plan and less than what could be constructed under the site’s existing General Plan and Zoning designations. The reduction of intensity associated with The Village would result in fewer vehicle trips in the downtown area.

As an infill opportunity, The Village implements policy guidance from the Horseshoe Bar/King Road/I-80 Specific Plan (1989), Loomis Town Center Master Plan (TCMP) (1992), and the Town General Plan. The Village also implements portions of the Town’s Trails Master Plan and Bicycle Transportation Plan. Improvements are planned consistent with the Circulation Element that would serve The Village and improve the overall circulation in the downtown core area. In addition to meeting the goals and objectives of the Town General Plan, The Village meets the goals and objectives of the Sacramento Area Council of Government Sustainable Community Strategy.

4. Land Use Plan

The VLPD consists of eight land use areas known as districts. The Village land use plan is shown in Figure 2 and summarized on Table 1.

**Table 1
Village at Loomis Planned Development
Land Use Summary**

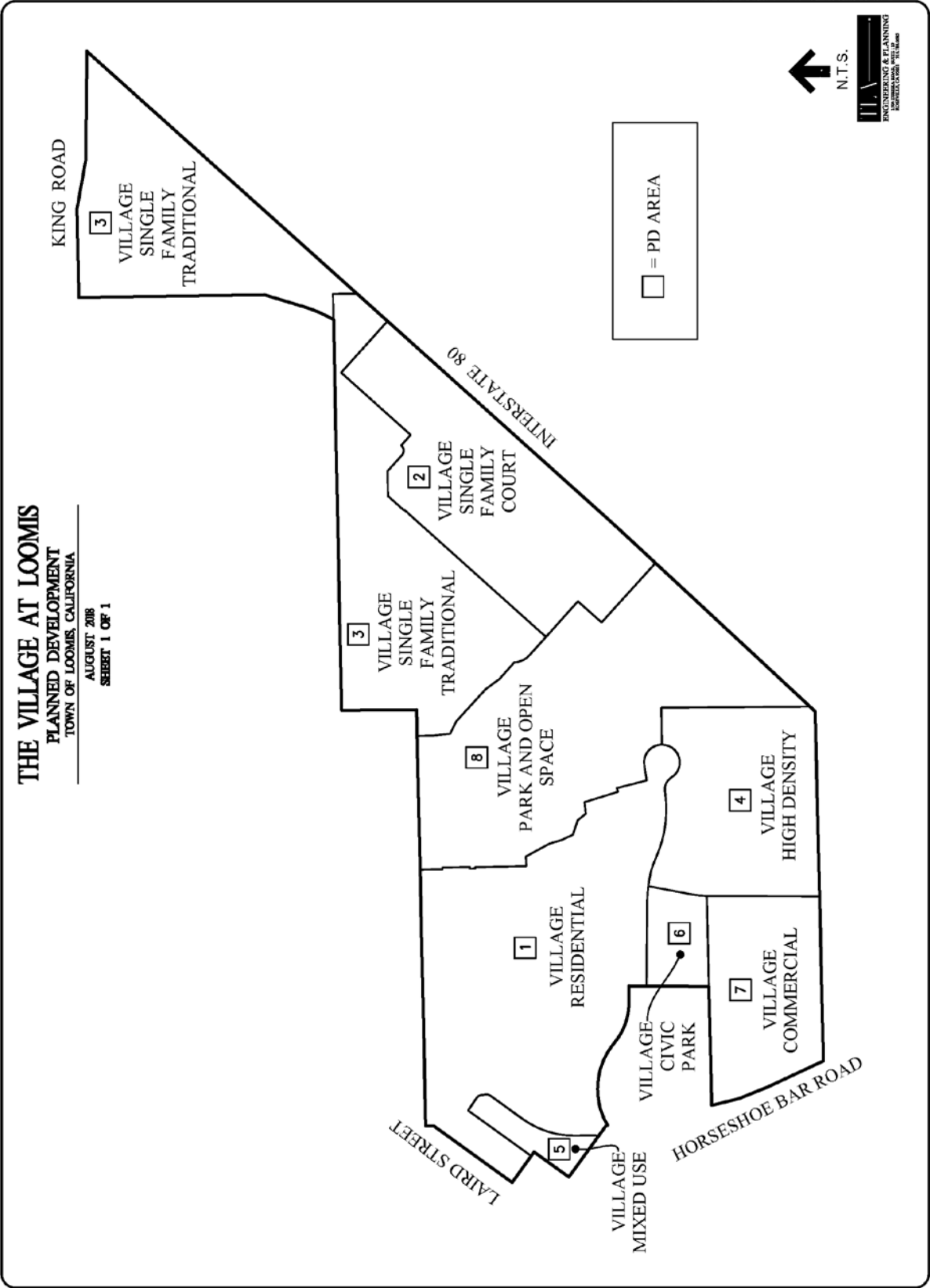
PD Land Use Designation	PD Area	Gross Acres ¹	Units	Density	Non-Residential Square Footage
Village Residential	1	14.5	113	7.8	
Village Single Family Green Court	2	9.8	64	6.5	
Village Single Family Traditional	3	16.1	74	4.6	
Village High Density	4	6.6	117	24.9 ²	
Village Mixed Use	5	0.8	13	16.3	12,000 sf commercial
Village Civic Park	6	1.3			
Village Commercial	7	4.9			44,000 sf commercial
Village Park and Open Space	8	12.5			
Total		66.5+	381		

1 Gross acreage includes roadways, parks, open space and detention areas.

2 Village High Density site net density is 24.9 units/acres (117 units/4.69 net acres).

With the exception of Village Civic Park (PD Area 6), the land use areas shown on PD land use plan (Figure 2) include park, detention and open space areas within residential parcels as shown on The Village Tentative Map.

Figure 2 | PD Land Use Plan



5. Planned Development Zone – Two-Step Implementation

Consistent with Section 13.29.030 of the Zoning Code, the PD district is established in two steps: the Preliminary Development Plan and the Specific Development Plan.

Preliminary Development Plan (PDP). Section 13.29.050 of the Zoning Code outlines the requirements for the PDP. The Village at Loomis Preliminary Development Plan (PDP) is dated February 2018.

Specific Development Plan (SDP). Section 13.29.080 of the Zoning Code outlines the requirements for the SDP. The SDP provides additional detail regarding the project, including sizes and arrangement of structures, site design, circulation and project design features. The Zoning Code requires that a SDP shall be presented to the Planning Commission with an application for development and/or prior to the approval and recordation of the Final Map.

This Special Development Plan (SDP) addresses three PD Areas:

- PD Area 1: Village Residential
- PD Area 2: Village Single Family Court
- PD Area 3: Village Single Family Traditional

The overall PDP area and the three areas included in this SDP are shown in Figures 3 to 6.

The remaining portions of the VLPD including PD Areas 4, 5, 6, 7 and 8 (Village High Density, Village Mixed Use, Village Civic Park, Village Commercial, Village Park and Open Space), will require separate application(s) in the future to complete the SPD requirements of the PD zone.

Figure 3 | PDP and SDP Areas

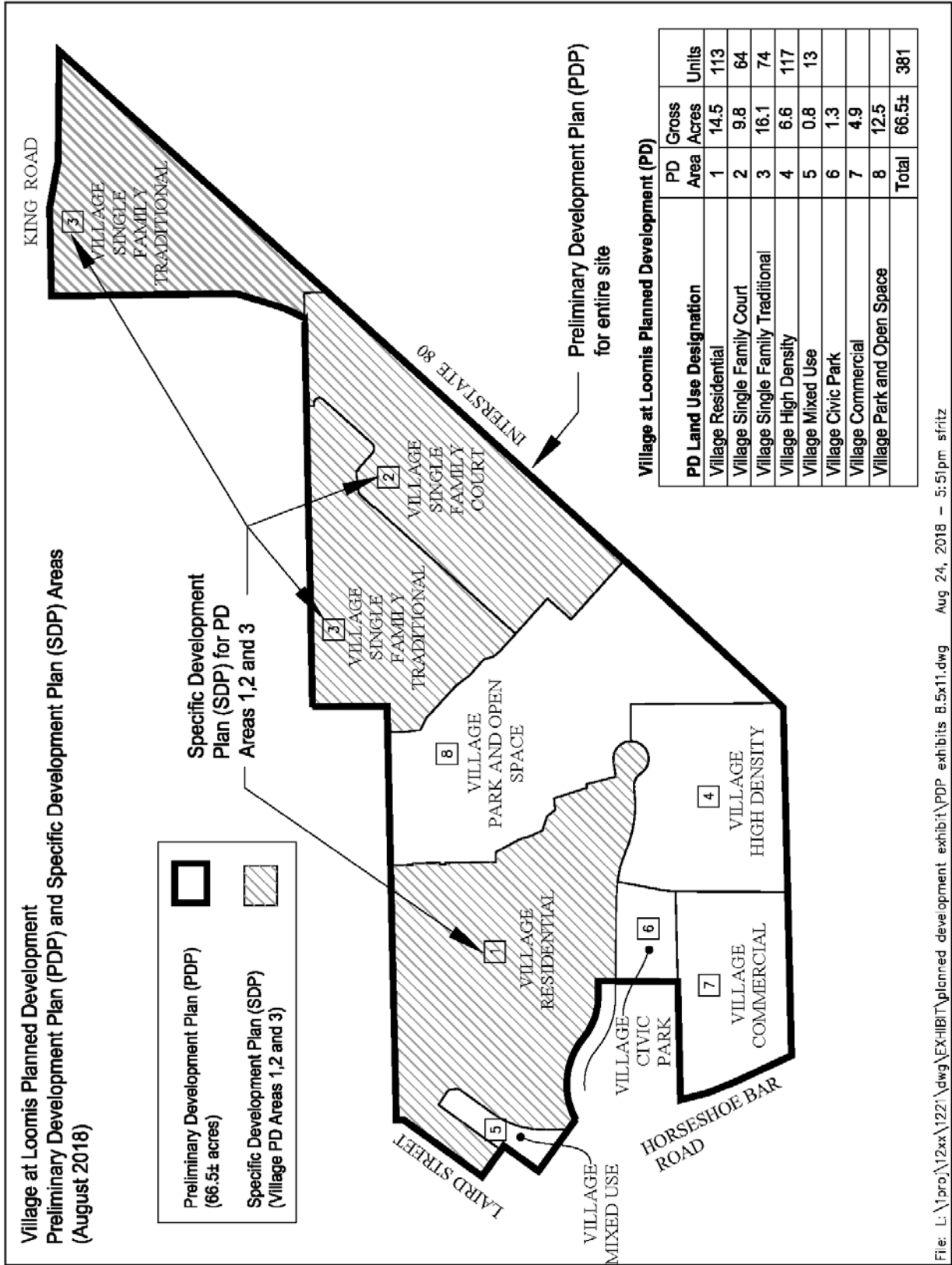


Figure 4 | Special Development Plan – PD Area 1
Village Residential

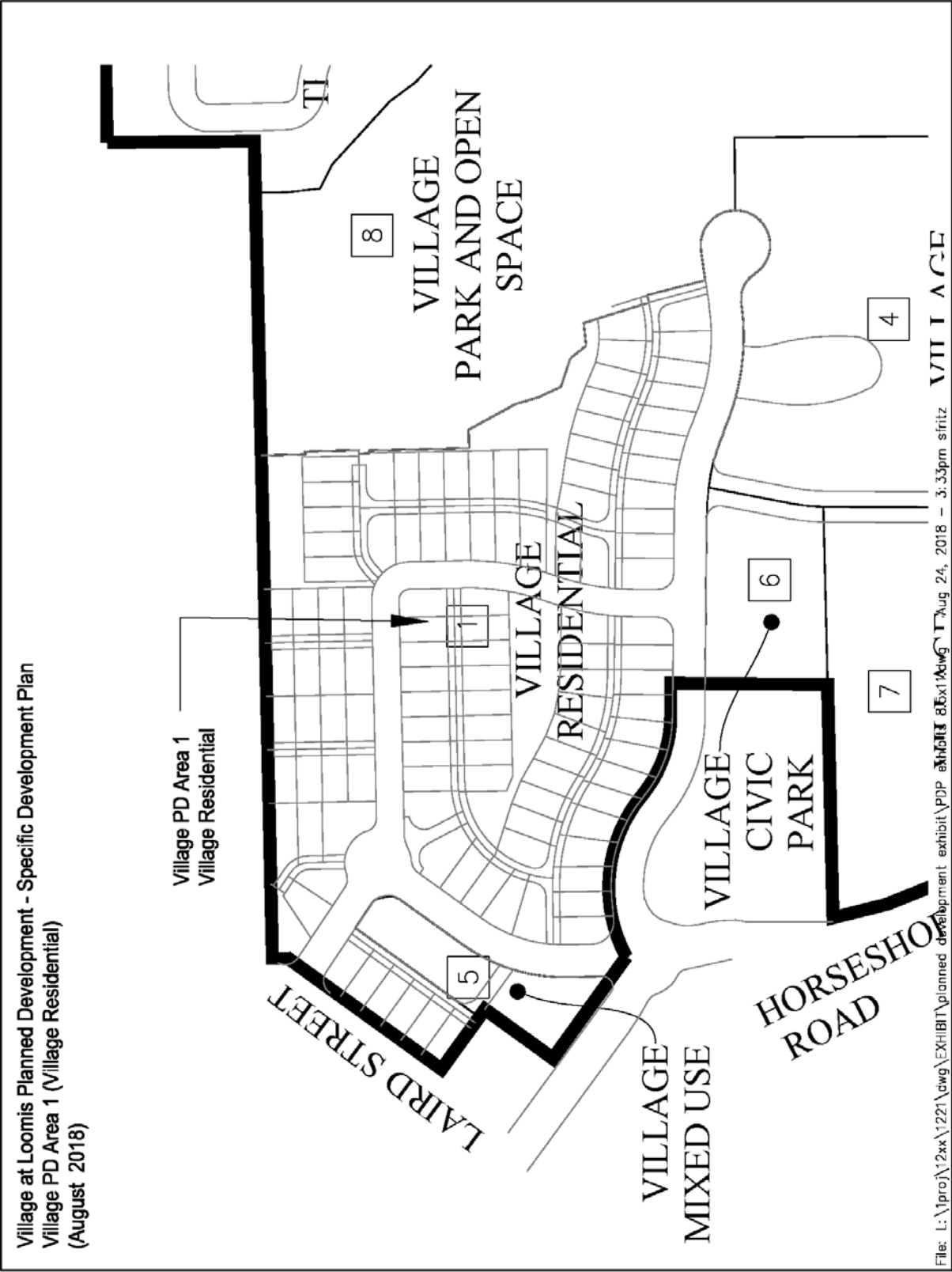


Figure 5 | Special Development Plan – PD Area 2
Village Single Family Court

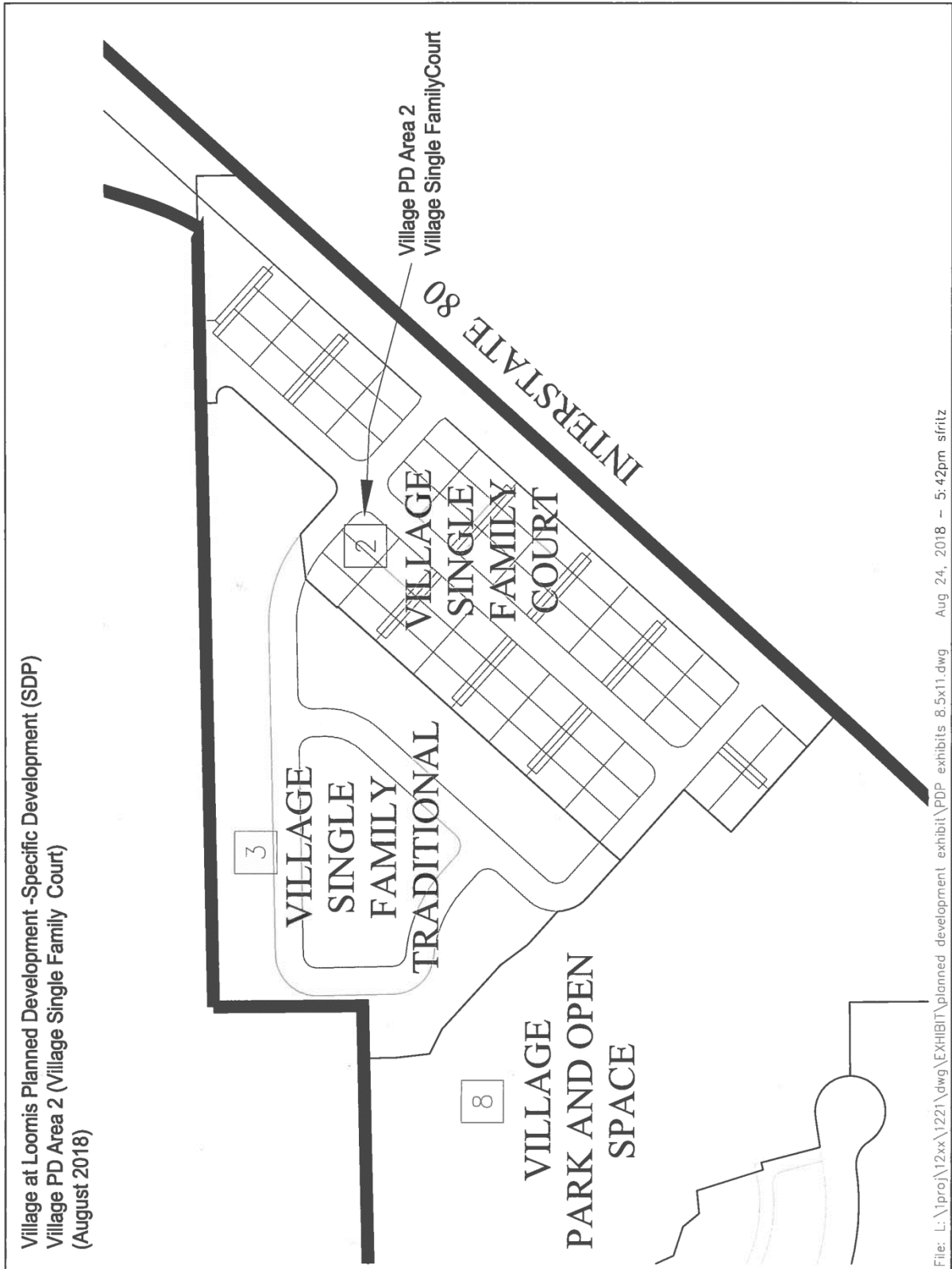
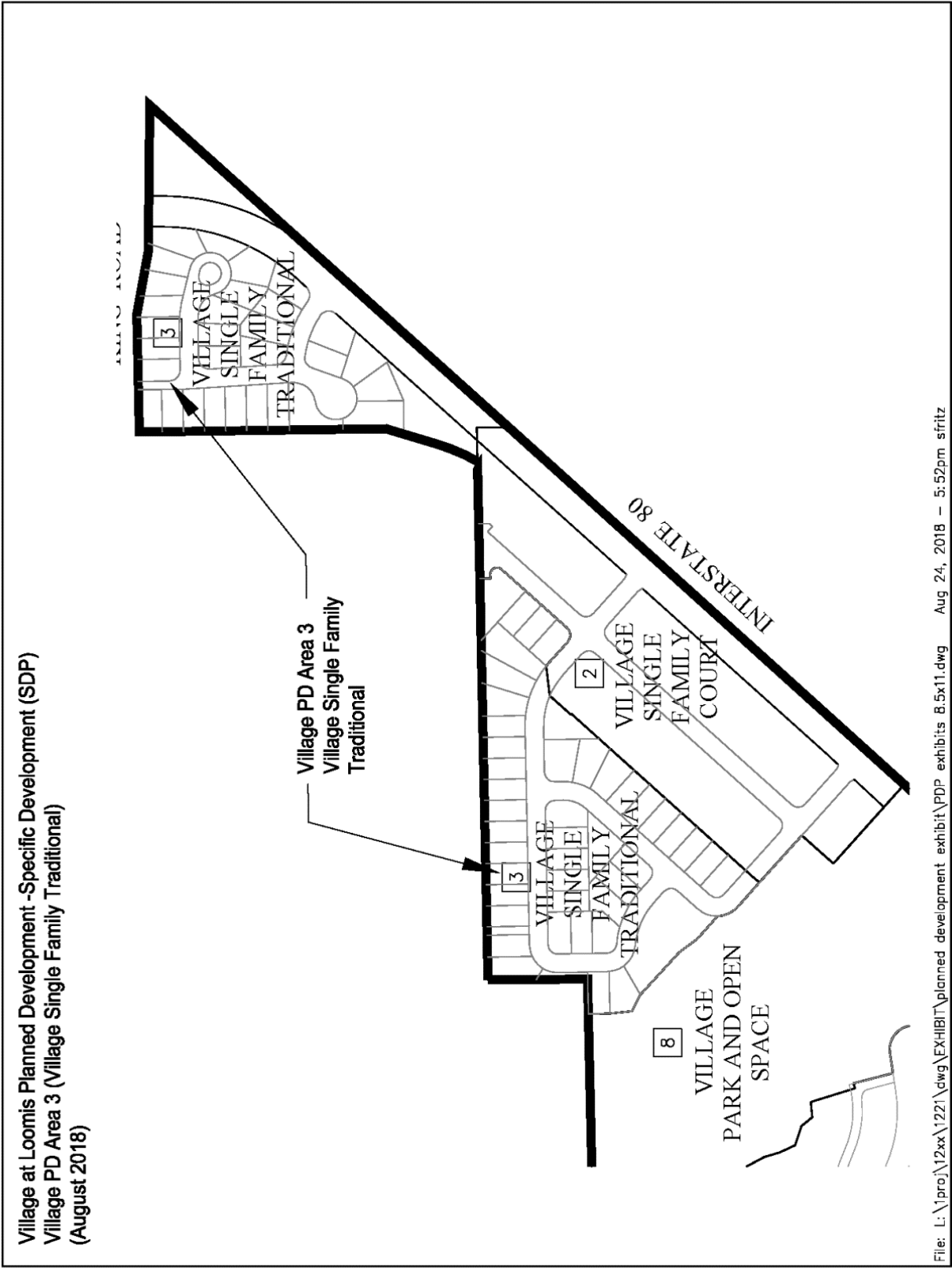


Figure 6 | Special Development Plan – PD Area 3
 Village Single Family Traditional



6. Specific Development Plan (SDP) Components

Section 13.29.080 of the Zoning Code outlines the requirements for the SDP. The required components of the SDP are addressed as listed below:

SDP Requirements Zoning Code Section 13.29.080	SDP for PD Areas 1, 2, 3 Information Components
1. <i>The boundaries of the specific development plan.</i>	The boundaries of the Specific Development Plan are shown on Figures 3-6 of this SDP.
2. <i>The size and location of all public utility easements.</i>	The size and location of public utility easements are shown on The Village Tentative Map.
3. <i>The location and width of all streets, sidewalks, bike trails, pedestrian paths, or other areas used for the conveyance of vehicular, pedestrian, bicycle, equestrian or other traffic.</i>	The circulation system for the VLPD is shown on The Village Tentative Map. The Tentative Map identifies location of streets and sidewalks. The locations of pedestrian paths and trails are shown in The Village EIR.
4. <i>The typical location of individual residential structures and the location of multi-family, business commercial or other structures.</i>	The VLPD land use plan is described in Section 3 of the PDP and in Section 4 and shown on Figure 2 of this SPD. Lotting plans for residential areas are shown on The Village Tentative Map.
5. <i>The number of units per gross acre.</i>	The number of units per gross acre for each PD Area is shown in Table 1 of The Village PDP.
6. <i>The general landscaping features.</i>	Landscaping features are described in Section 2 of The Village Design Guidelines (Appendix B of the PDP).
7. <i>The location and size of any proposed park or recreational area, and an indication of whether or not the same is to be publicly or privately owned.</i>	The central open space area is identified on the VLPD Land Use Plan (Figure 2) of this SDP. Open space and park areas are identified on The Village Tentative Map.
8. <i>The location of any public facilities, including but not limited to fire stations, school sites, utility substations or other facilities.</i>	Public facilities, including open space and parks are shown The Village Tentative Map.
9. <i>The location of parking areas.</i>	Parking requirements are described in The Village Development Standards (Section 7 and Appendix A of the PDP).
10. <i>The location and screening of refuse disposal areas.</i>	Locations and screening of refuse disposal areas are subject to the requirements of Zoning Code Section 13.30.100. PD Areas 1, 2, and 3 are single-family residential villages and refuse disposal will be managed with refuse totes and curb-side pick-up.
11. <i>Major points of vehicular access to and from multi-family, business and commercial structures.</i>	The circulation system for the VLPD is shown on The Village Tentative Map.
12. <i>The location and size of all fencing or screening.</i>	Fencing and screening of refuse disposal areas is subject to the requirements of Zoning Code Section 13.30.040. Screening is addressed in Section 2 of The Village Design Guidelines (Appendix B of the PDP).
13. <i>A designation of the use of all open space, whether publicly or privately owned, and the person or group responsible for its maintenance.</i>	The central open space area is identified on the VLPD Land Use Plan (Figure 2) of this SDP. The open space will be public. The Village Development Agreement addresses maintenance of public improvements, including open space.

14. <i>The location and size of and proposed signs, exclusive of traffic-control and street signs.</i>	Consistent with the VLPD Design Standards, signs shall be located and sized consistent with Zoning Code Section 13.38 (Signs).
15. <i>Contour lines at intervals designated by the town engineer.</i>	Contour lines for the site are identified on The Village Tentative Map.
16. <i>Such other and further information as the planning department or the planning commission may deem necessary.</i>	Information required by the Planning Department has been included in the PDP, SDP, Design Guidelines, Development Standards, Tentative Map and Development Agreement.



The Village at Loomis

Planned Development
Preliminary Development Plan

October 2018

Village at Loomis

Planned Development

Preliminary Development Plan

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Figure 1 | Village at Loomis Planned Development Parcels



2. Location

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4. Planned Development (PD) Planning Tool

The Village at Loomis is planned as a Planned Development (PD), consistent with the Town's Planned Development (PD) Ordinance (Zoning Code Section 13.29). The purpose of the PD zoning district is to provide a zoning tool for greater creativity and flexibility in project design than would otherwise be available under the strict application of the Town's zoning districts and subdivision ordinance.

The PD zoning district is the appropriate zone for The Village project because The Village is a creative and innovative project on a large site (66.5± acres) and because implementation of proposed project requires flexibility in development standards. The proposed project includes eight land use types, including three single-family residential housing types, each with unique development standards.

The compact residential housing types (courts, row houses) proposed require specific development standards (e.g. lot widths, setbacks, parking, etc.) to accommodate the unique design of housing types and the alley-loaded orientation of units. Existing development standards for the Town's Single Family Residential (RS) zoning district do not accommodate the design of the proposed alley-loaded and row homes. Rather than amend the Zoning Code and vary from development standards, a more efficient process is the use of PD zoning to allow the project to comply with applicable zoning provisions as well as those customized for the VLPD. The PD zoning also provides a tool to impose additional requirements on land uses.

5. Land Use Plan

The VLPD consists of eight land use areas known as districts. The Village land use plan is shown in Figure 2 and summarized on Table 1. Figure 3 is an illustrative land use plan of the VLPD.

Table 1
Village at Loomis Planned Development
Land Use Summary

PD Land Use Designation	PD Area	Gross Acres ¹	Units	Density	Non-Residential Square Footage
Village Residential	1	14.5	113	7.8	
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2 Village High Density site net density is 24.9 units/acres (117 units/4.69 net acres).

With the exception of Village Civic Park (PD Area 6), the land use areas shown on PD land use plan (Figure 2) include park, detention and open space areas within residential parcels as shown on The Village Tentative Map.

6. Permitted and Conditionally-Permitted Uses

Uses permitted and conditionally-permitted uses in the VLPD are listed in Table 2.

Table 2
Permitted and Conditionally-Permitted Uses

PD Map Area	PD Land Use Designation	Permitted and Conditionally-Permitted Uses
1	Village Residential	As set forth in Section 13.24.030, Table 2-2, RM District
2	Village Single Family Court	As set forth in Section 13.24.030, Table 2-2, RM District
3	Village Single Family Traditional	As set forth in Section 13.24.030, Table 2-2, RS District
4	Village High Density	As set forth in Section 13.24.030, Table 2-2, RH District
5	Village Mixed Use	As set forth in Section 13.26.030, Table 2-6, CC District
6	Village Civic Park	Permitted uses: open space, public parks and playgrounds (including park facilities), drainage
7	Village Commercial	As set forth in Section 13.26.030, Table 2-6, CC District
8	Village Park and Open Space	Permitted uses: open space, public parks and playgrounds (including park facilities), drainage

Figure 2 | PD Land Use Plan

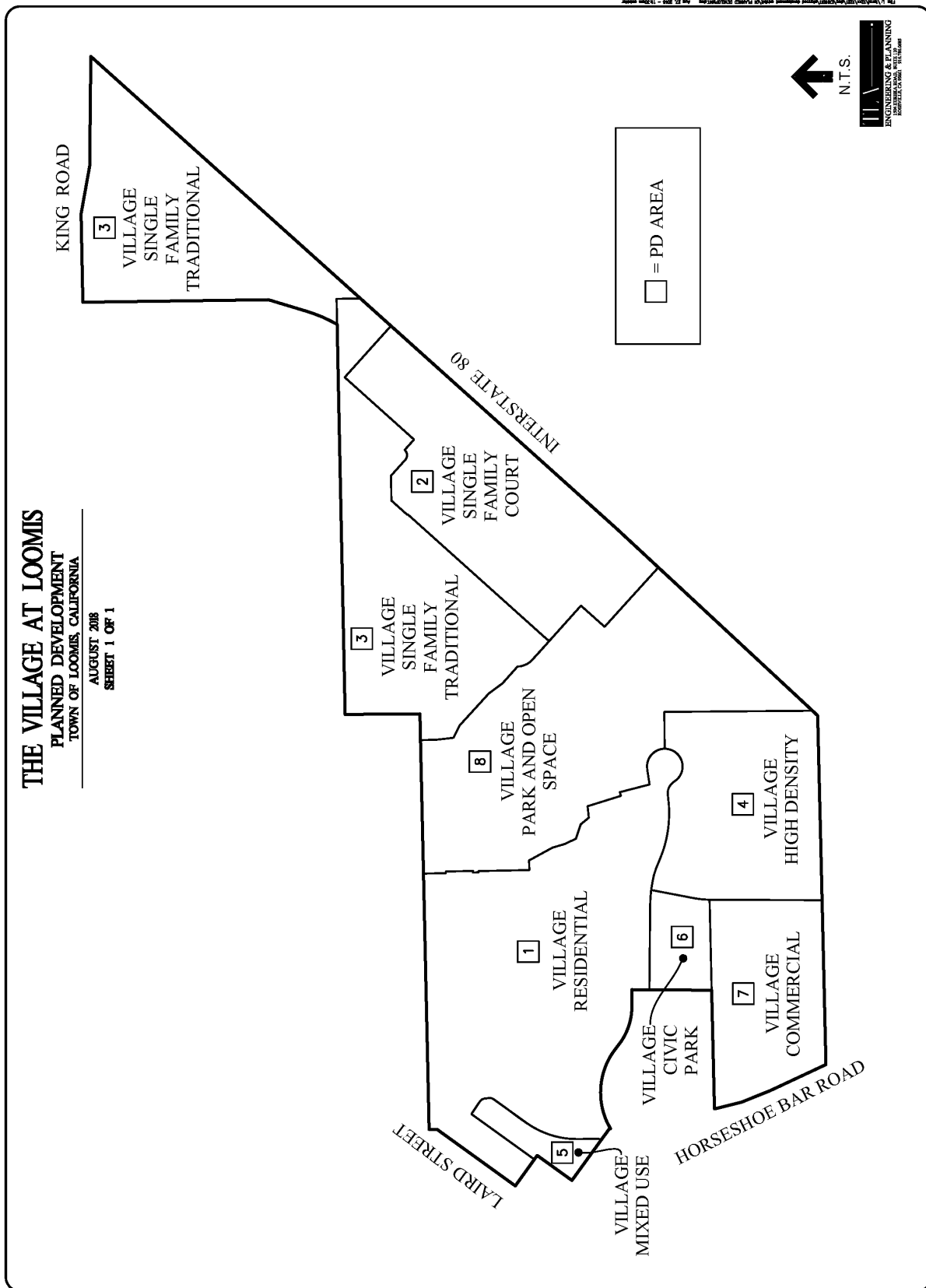




Figure 3 | Illustrative Land Use Plan

7. Development Standards

Uses within the VLPD are subject to development standards contained in Exhibit A. Development standards for residential uses are listed in Table A-1 and Mixed Use and Commercial uses in Table A-2. Development standards unique to each use within the PD are also listed. Where standards are not listed in this PD, standards in the Town of Loomis Zoning Code shall apply.

8. Design Guidelines

Uses within the VLPD are subject to the requirements of The Village at Loomis Design Guidelines, as may be amended, (Village Design Guidelines) (August 2018) contained in Exhibit B.

The Design Guidelines address the following:

- **Landscape Design** – overall landscaping theme, design principles, landscape elements, planting and irrigation design, streetlights, walls and fences; neighborhood elements such as street trees, planting, project entries.
- **Residential Design** – overall design elements of each residential architectural style (form, massing, colors, styles), physical framework.
- **Commercial Design** – design elements for Village Mixed Use and Village Commercial uses including key building characteristics and design descriptions.

The Village Design Guidelines document is a companion document to the development standards described in Section 7.

9. Design Review

Design Review approval is required for all uses within the VLPD, consistent with Zoning Code Section 13.62.040. Design review is intended to ensure that the design of the proposed development is consistent with the character of the community and The Village Design Guidelines. Design review shall be conducted by the Planning Commission for any project that requires the approval of a use permit or variance, and by the Planning Director for any project that requires a minor use permit, minor variance, zoning clearance, or subdivision approval for five or more parcels.

10. Planned Development Zone – Two-Step Implementation

Consistent with Section 13.29.030 of the Zoning Code, the PD district is established in two steps: the Preliminary Development Plan and the Specific Development Plan.

Preliminary Development Plan (PDP). Section 13.29.050 of the Zoning Code outlines the requirements for the PDP. The required components of the PDP are addressed as listed below:

PDP Requirements Zoning Code Section 13.29.050	The Village PDP Information Components
1. <i>Maps or drawings which may be schematic in form.</i>	The Village boundary is shown on Figure 1, The Village Land Use Plan is shown in Figure 2, and the Illustrative Land Use Plan is shown in Figure 3. The Village Tentative Map illustrates the lotting, circulation plan, utility plans and grading/drainage plans.
2. <i>All interior property lines.</i>	Property lines are shown on The Village Tentative Map.
3. <i>Land use, existing and proposed.</i>	Existing land uses are described in The Village Environmental Impact Report (EIR). Proposed land uses are described in Section 5 and shown on Figure 2. Permitted and conditionally-permitted uses are listed in Section 6.
4. <i>Location and size of existing streets and location of proposed circulation system.</i>	The proposed circulation network is shown on The Village Tentative Map. The circulation system in the project vicinity is described in The Village EIR.
5. <i>Name(s) of the owner, developer and consultant.</i>	The owner and developer of The Village project is The Village at Loomis, LLC.
6. <i>Public uses, including schools, parks, recreational areas and other open space, and method of maintaining public open space.</i>	Park and open space uses are shown on the land use plan (Figure 2) and on The Village Tentative Map. Maintenance of public improvements, including open space, is addressed in The Village at Loomis Development Agreement.
7. <i>The use and general description of each different type of structure or building.</i>	Proposed land uses are described in Section 5 and the land use plan is shown on Figure 2. Permitted and conditionally-permitted uses are listed in Section 6.
8. <i>Written explanation of the nature of the proposed development and any deviations from regulations otherwise applicable to the property.</i>	The Village project is described in Section 3 and application of the Planned Development (PD) planning tool for The Village is described in Section 4. Development standards and design guidelines specific to The Village are contained in Sections 7 and 8 and Exhibits A and B.
9. <i>Generalized topography and proposed changes.</i>	The topography of the site is depicted in The Village at Loomis Tentative Map. Proposed changes to the topography are shown on the Tentative Map and described in The Village EIR.
10. <i>Utilities, existing and proposed, serving the area.</i>	Existing and proposed utilities serving the area are shown on The Village at Loomis Tentative Map and described in The Village EIR.
11. <i>Vegetation and proposed changes.</i>	Existing vegetation and proposed changes to vegetation are described in The Village EIR.
12. <i>Proposed sequence and schedule, or phasing, or development.</i>	The Village is proposed in phases consistent with the phasing plans contained in The Village at Loomis Development Agreement.

Specific Development Plan (SDP). Section 13.29.080 of the Zoning Code outlines the requirements for the SDP. The SDP provides additional detail regarding the project, including sizes and arrangement of structures, site design, circulation and project design features. A SDP shall be presented to the Planning Commission with an application for development and/or prior to the approval and recordation of the Final Map.

The SPD requirements are satisfied for VLPD PD Areas 1, 2, and 3 with the information contained in the Special Development Plan for The Village Areas 1, 2 and 3 and The Village Tentative Map (August 2018).

VLPD PD Areas 4, 5, 6, 7 and 8 (Village High Density, Village Mixed Use, Village Civic Park, Village Commercial, Village Park and Open Space) will require separate application(s) in the future to complete the SPD requirements of the PD zone.

Exhibit A
Village at Loomis Planned Development
Development Standards

Table A-1
Residential Development Standards

PD Area	1	2	3	4
PD Land Use Designation	Village Residential	Village Single Family Court	Village Single Family Traditional	Village High Density
Lot Size (Min)				
Area	3,500 sf	3,500 sf	5,000 sf	10,000 sf
Width	40 feet	47 feet	50 feet	60 feet
Depth	86 feet	76 feet	90 feet	100 feet
Residential Density	7.8 du/ac max	6.5 du/ac max	4.6 du/ac max	20 (min) – 25 (max) du/ac
Setbacks (Min)	Municipal Section 13.30.110 for exceptions to these requirements.			
Front	Street to porch – 5 ft Street to living – 10 ft Mew to porch – 0 ft Mew to living – 5 ft	To living – 5 ft To garage – 18 ft	To living – 10 ft To garage – 18 ft	From roadways on north, west and south – 10 feet
Side – Interior (each)	5 feet	5 feet one side; 4 feet one side	5 feet	15 feet min between buildings; 5 feet to parking along open space (PD Area 8)
Side – Corner	5 feet	7.5 feet	10 feet	10 feet
Rear	From alley to garage – 4 feet	10 feet	20 feet along David Avenue and Silver Ranch Avenue; 15 feet otherwise	10 feet
Lot Coverage (Max)	Maximum percentage of total lot area that may be covered by structures.			
	55%	55%	55%	65%
Height (Max)	Municipal Code Section 13.30.050 for height measurement requirements and height limit exceptions.			
Maximum Height	35 feet, two (2) stories	35 feet, two (2) stories	35 feet, two (2) stories	40 feet, three (3) stories
Landscaping	Village at Loomis Design Guidelines, Chapter 3.			
Parking	Municipal Code Section 13.36 (Parking and Loading)	Municipal Code Section 13.36 (Parking and Loading)	Municipal Code Section 13.36 (Parking and Loading)	Two spaces per unit, plus one additional space for each bedroom over 3, plus two guest spaces per ten units.
Parking Stalls	Dimensions: 18' x 9' (standard) and 16' x 8' (compact).	Municipal Code Section 13.36 (Parking and Loading)	Municipal Code Section 13.36 (Parking and Loading)	Dimensions: 18' x 9' (standard) and 16' x 8' (compact). One third of required spaces may be sized for compact vehicles.
Signs	Municipal Code Section 13.38 (Signs)			

Exhibit A
Village at Loomis Planned Development
Development Standards

Table A-2
Mixed Use and Commercial Development Standards

PD Area	5	7
PD Land Use Designation	Village Mixed Use	Village Commercial
Lot Size (Min)		
Area	5,000 sf	5,000 sf
Width, depth	Determined by the review authority through the subdivision process.	Determined by the review authority through the subdivision process.
Residential Density	15-20 du/ac	15 du/ac
Setbacks (Min)	Municipal Section 13.30.110 for exceptions to these requirements.	
Front	10 feet	10 feet
Side – Interior (each)	Adjacent to residential parcel– 15 feet. None otherwise.	None
Side – Corner	10 feet	10 feet
Rear	Same as side.	Same as side.
Floor Area Ratio (FAR) (Max)	0.80	0.60
Lot Coverage (Max)	Maximum percentage of total lot area that may be covered by structures.	
	60%	60%
Height (Max)	Municipal Code Section 13.30.050 for height measurement requirements and height limit exceptions.	
Maximum Height	40 feet	40 feet
Landscaping	Village at Loomis Design Guidelines, Chapter 4.	
Parking	Municipal Code Section 13.36 (Parking and Loading)	Municipal Code Section 13.36 (Parking and Loading)
Parking Stalls	Dimensions: 18' x 9' (standard) and 16' x 8' (compact). One third of required spaces may be sized for compact vehicles.	
Signs	Municipal Code Section 13.38 (Signs)	

Exhibit A

Village at Loomis Planned Development Development Standards

Village Residential (PD Area 1)

Paseo Design. Village Residential units front on a street (e.g. Gates Drive, Library Drive, or Laird Street) or a paseo. A paseo is a landscaped walkway located between the fronts of facing units. Paseos shall be a minimum of 20 feet in width and there shall be a minimum of 30 feet between the fronts of units on each facing the paseo.

Lotting Design and Use Easements. The Village Residential District requires a minimum of five-foot (5') side yard setbacks on each side of the unit, which creates a ten-foot (10') space between units.

Use easements will be utilized for the Village Residential District units to create private space in the ten-foot space between units. For example, for two adjacent lots (Lots A and B), the use easement would allow Lot A to use the side yard of a neighboring Lot B. The owner of Lot B granting the use easement retains the right to maintain the property encumbered by the easement. The conceptual designs of Village Residential paseos and use easements are shown on Figure A-1.

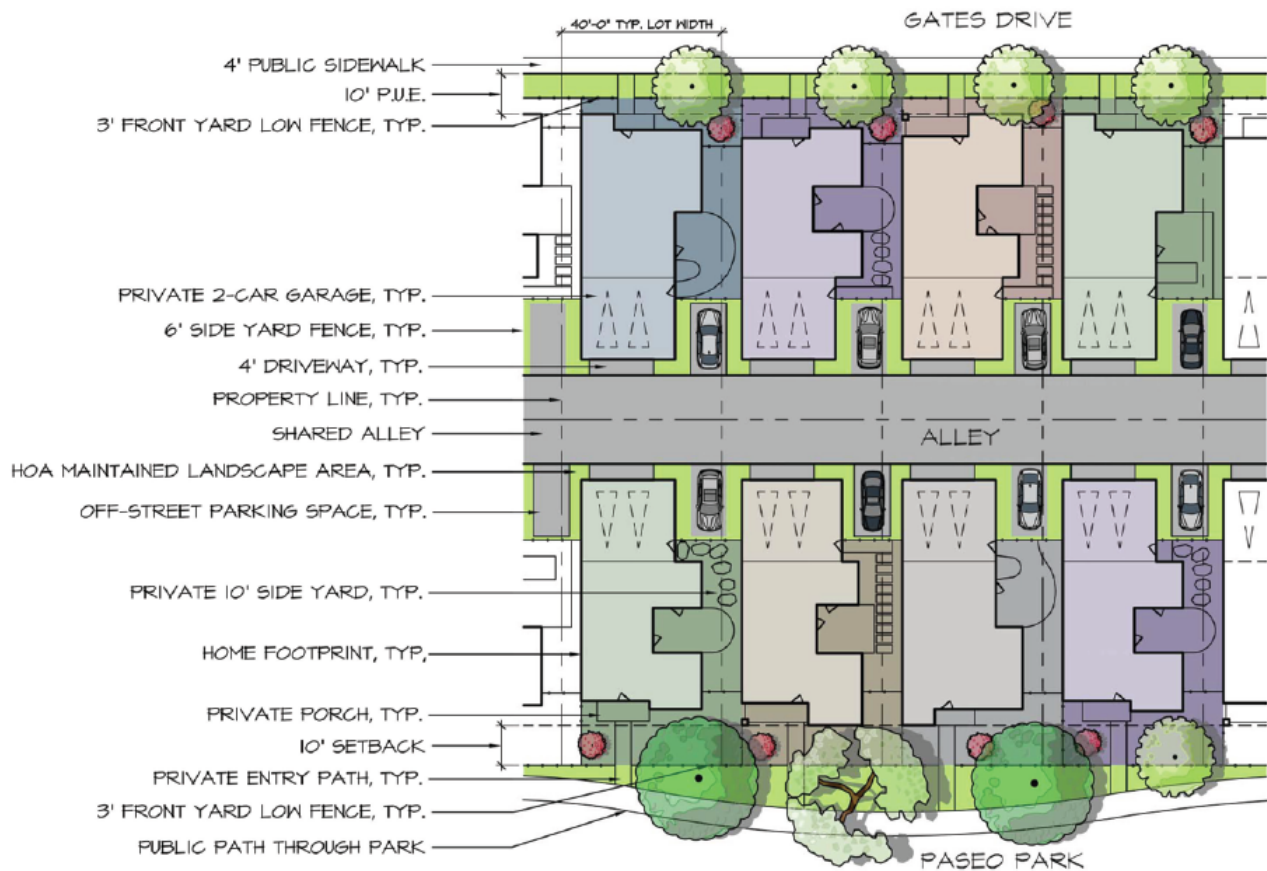


Figure A-1 | Village Residential Lot Design

Parking. In addition to two covered parking spaces per unit in located in garages, one additional off-street, uncovered parking space shall be provided with each lot.

Expanded Side Yard Setback. A 10-foot (10') side yard setback shall apply to the units on the north edge of the Village Residential District, south of residential units on Laird Street. The setback area shall be landscaped with trees.

Village Court (PD Area 2)

Lotting Design. Village Court homes are small lot, traditional design single-family residential units, with driveways and garages in the front and private side and rear yards. Several homes front directly onto the street. The other configuration is a cluster of six units, with the homes facing each other and sharing a private access to the driveways and garages. The lot design for this configuration of Village Court lots is shown on Figure A-2.



Figure A-2 | Village Court Lot Design

Village Single Family Traditional (PD Area 3)

Single Story Design Limitation to Create Neighborhood Interface. In the Village Single Family Traditional District, single-family residential units proposed adjacent to Sun Knoll Drive, David Avenue and Silver Ranch Avenue shall be limited to single-story units.

Village High Density Residential (PD Area 4)

Conceptual Site Plan. A conceptual site plan for the Village High Density Residential site is shown in Figure A-3.



Figure A-3 | Village High Density Conceptual Site Plan

Universal Design. Universal design features shall be offered in ground floor units. Universal design features increase accessibility of units for all populations. Universal design offerings could include such features as wider doors and hallways, step-free entrances, open plan designs, and accessible bathroom and kitchen fixtures, etc.

Open Space. Common open space shall be provided consistent with Municipal Code Section 13.42.250.F.1 (Table 4-3). Private open space required in PD Area 4 shall be a minimum of 40 square feet per unit. The review authority may allow required open space to be in different locations and/or with different dimensions where it determines that the alternative approach will provide open space of equivalent utility and aesthetic quality.

Village Civic Park (PD Area 6)

Civic Park Design. Civic Park shall include a lawn area sized to accommodate U-10 soccer field and outdoor features such as a small stage space and lawn for outdoor events, a rocks and rope playground and multi-purpose hardscape and landscaped spaces to accommodate programs. The park design shall relate to the adjacent Loomis Library and Memorial Hall. A conceptual plan for the Civic Park Design is shown in Figure A-4.



Figure A-4 | Civic Park Conceptual Plan

Trails and Pedestrian Features

Trail Gateway at Sun Knoll Drive. At the southern terminus of Sun Knoll Drive, improvements shall be constructed to transition to the trail within the open space area (PD Area 8). Improvements shall include bollards and landscaping (trees) at the end of Sun Knoll Drive and railings for pedestrians to access the trail, as shown in Figure A-5.



Figure A-5 | Trail Gateway at Southern Terminus of Sun Knoll Drive

Phased Paths and Trails to Create Connectivity. The design of bike and pedestrian paths and trails shall be phased to provide connectivity to adjacent trails. Bike and pedestrian paths and trails shall be routed to avoid conflicts with vehicle circulation.

Amenities Along Open Space Trail. The on-site trail network through the open space area shall include trail amenities such as interpretive signage, par course stations, and benches.

Doc Barnes Drive/Gates Drive Pedestrian Connection to Raley's Center. The Doc Barnes Drive/Gates Drive intersection shall include pedestrian and bicycle improvements to connect the Village at Loomis south to the existing Raley's commercial center including left turn bike boxes, enhanced paving, bike lanes, pedestrian crosswalks, pedestrian refuges at medians, as shown on Figure A-6.

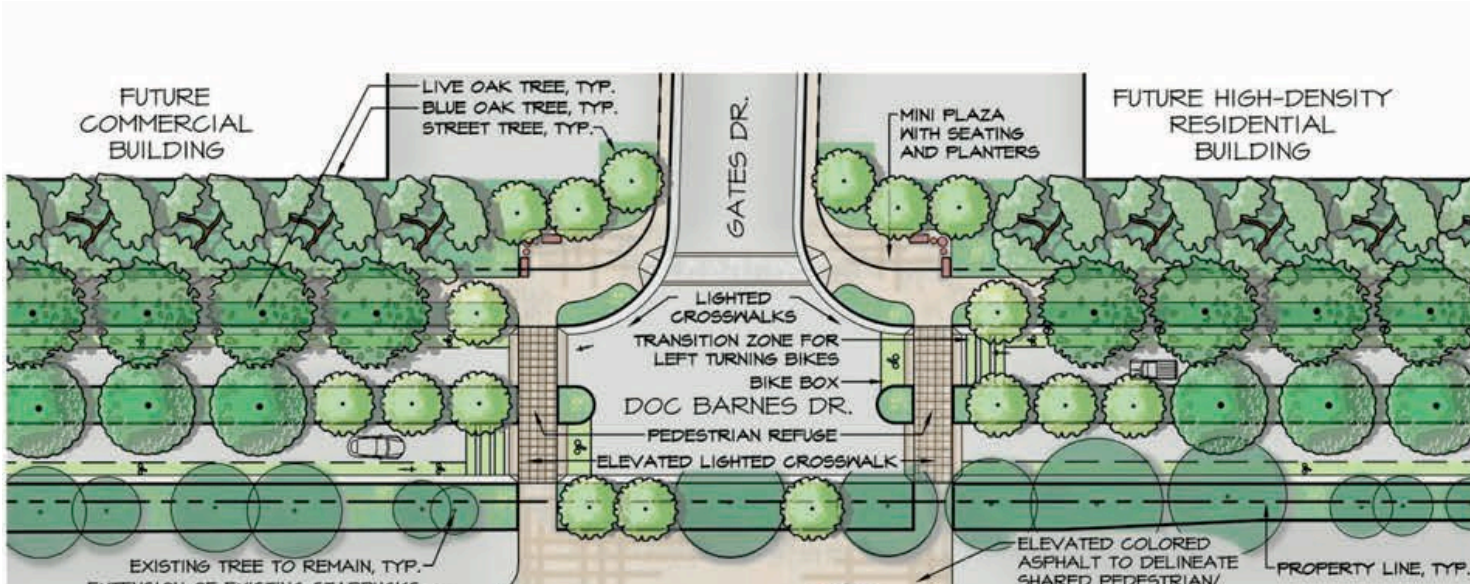


Figure A-6 | Doc Barnes Drive/Gates Drive Pedestrian Improvements

Multi-Use Trail Along Doc Barnes Drive. An eight-foot paved trail is planned within the landscape corridor along Doc Barnes Drive, as shown on Figure A-7.

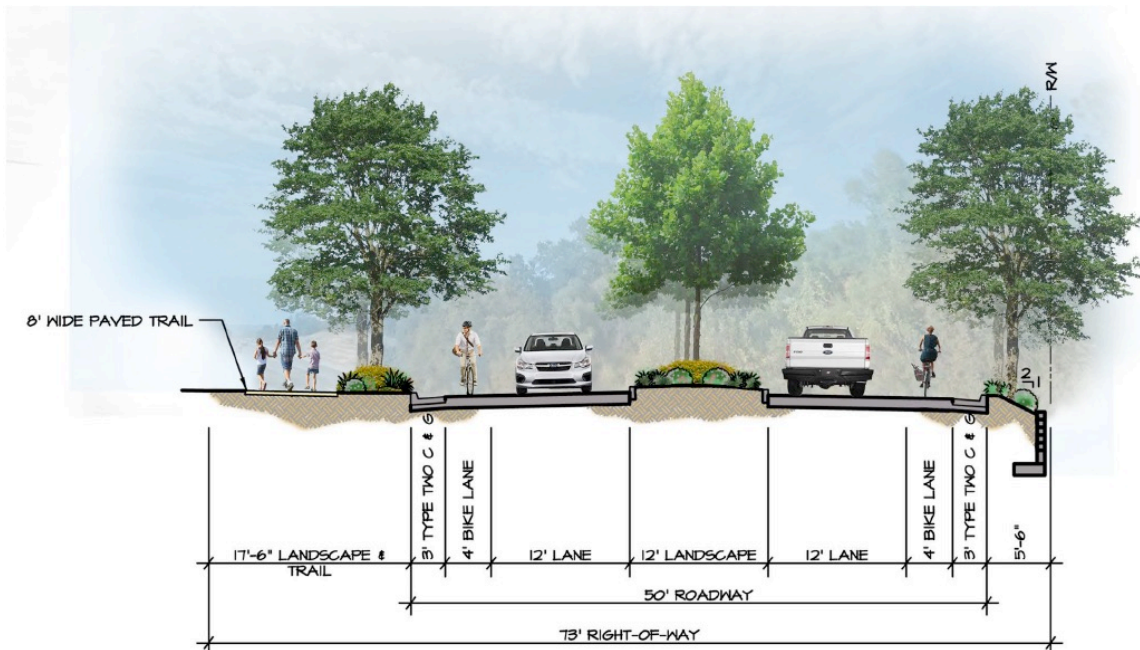


Figure A-7 | Doc Barnes Drive Multi-Use Trail

Conceptual Park Designs



Tree Fort Playground



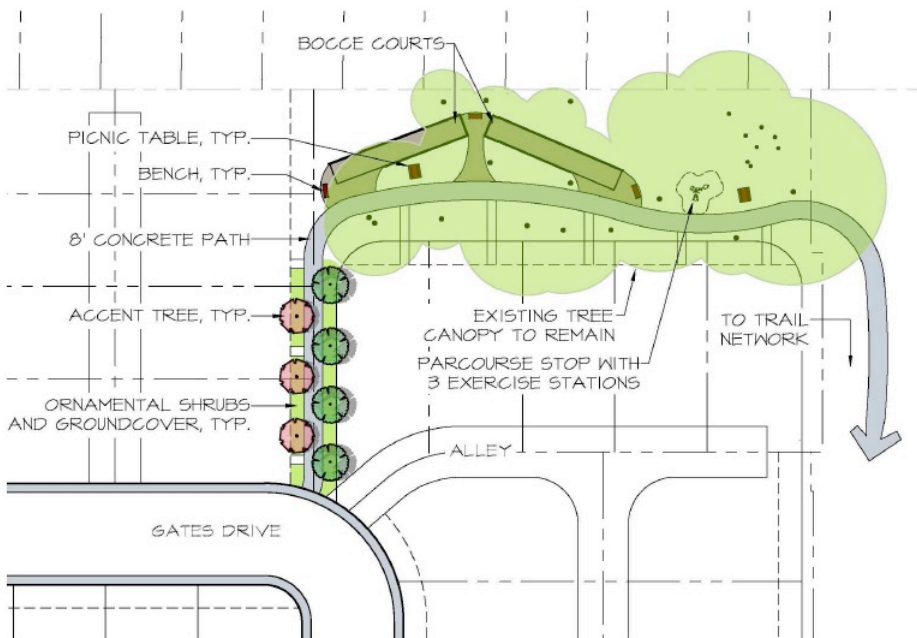
Rocks and Ropes Playground



Crawl Tunnel



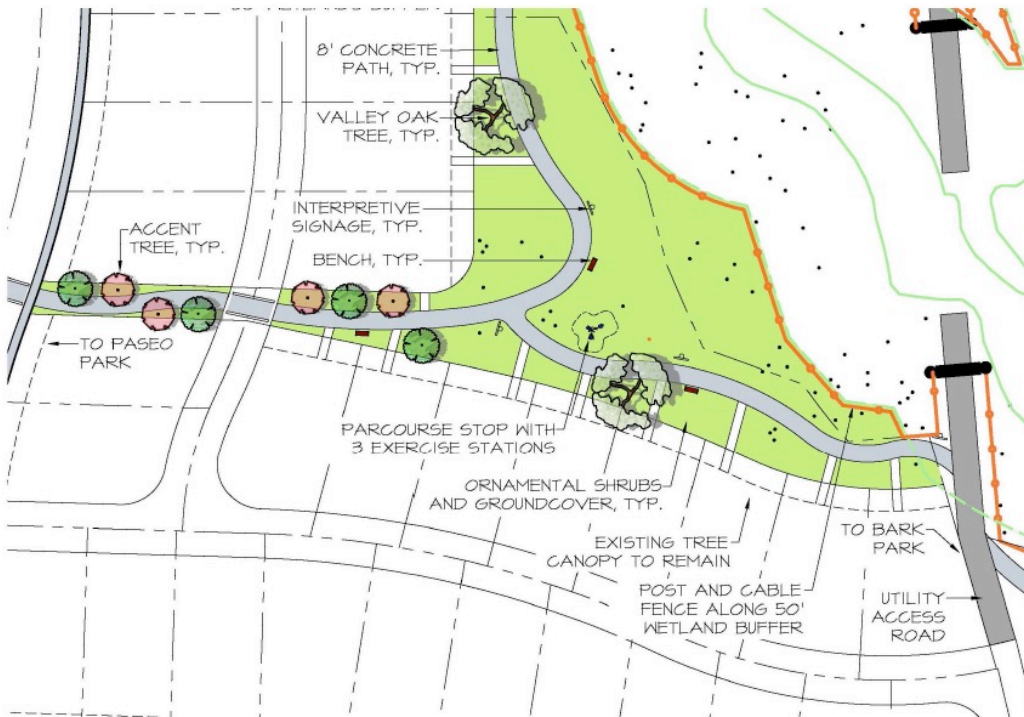
Paseo Park



Bocce Court in Existing Woodlands

Bocce Park

Conceptual Park Designs



Trail Sign



Interpretive Sign



Bench Along Concrete Path

Bramble Park



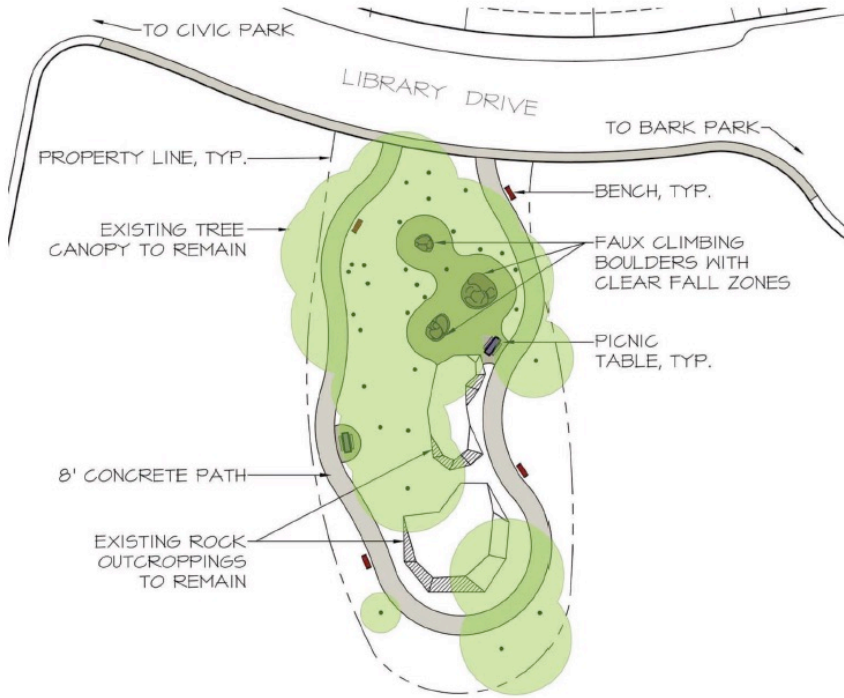
Dog Park in Existing Woodlands



Outdoor Gym

Bark Park

Conceptual Park Designs

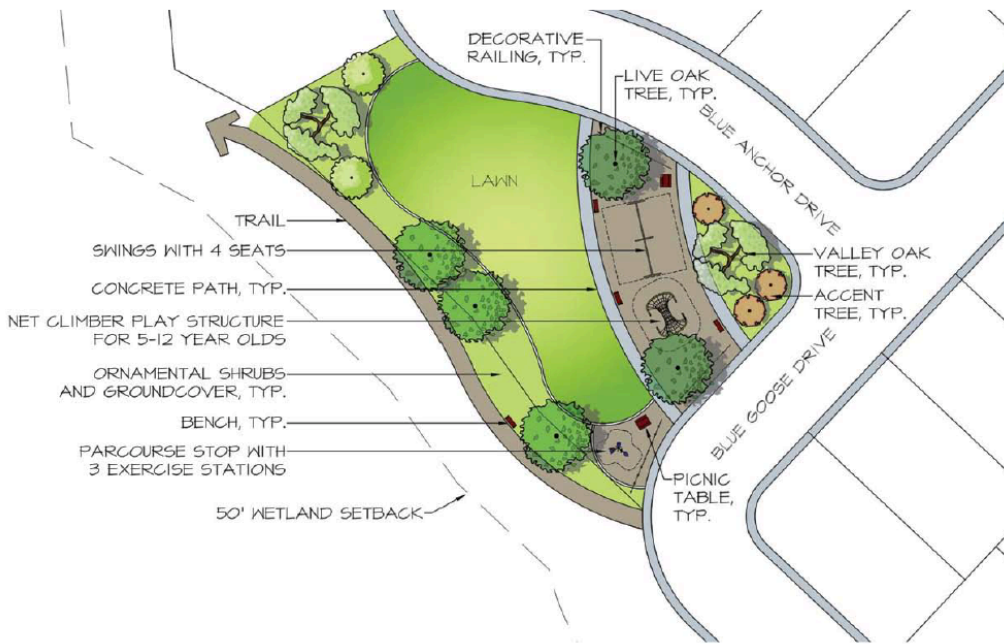


Faux Climbing Boulder



Playing on Natural Rock Outcropping

Boulder Park



Net Climber Play Structure



Swingset



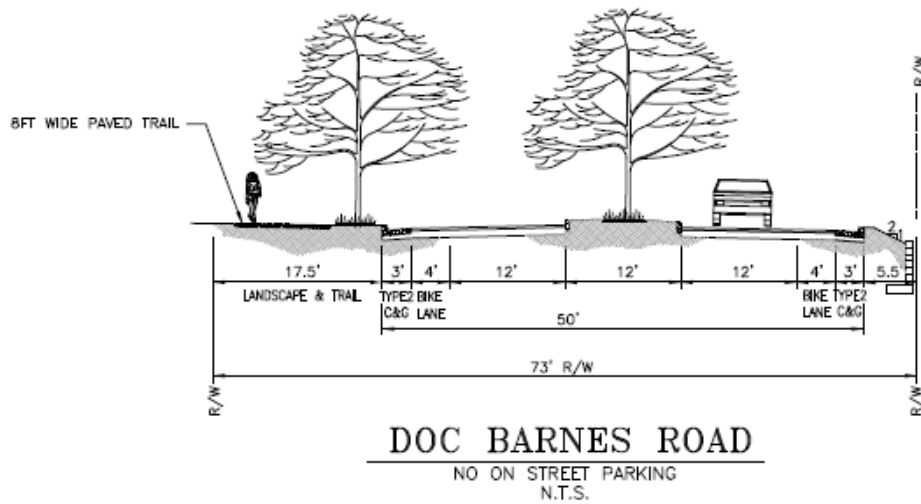
Parcourse Station

Village Park

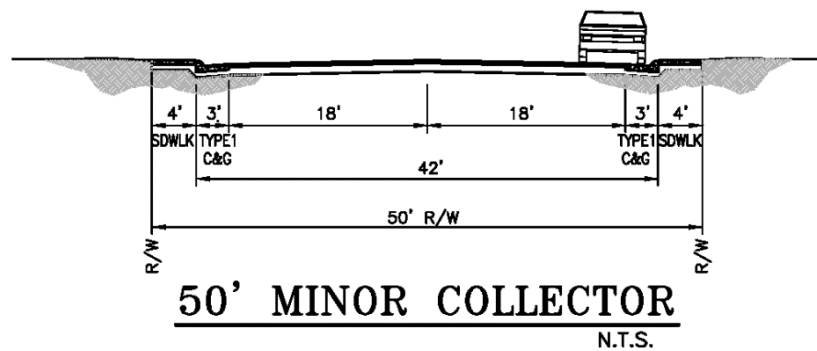
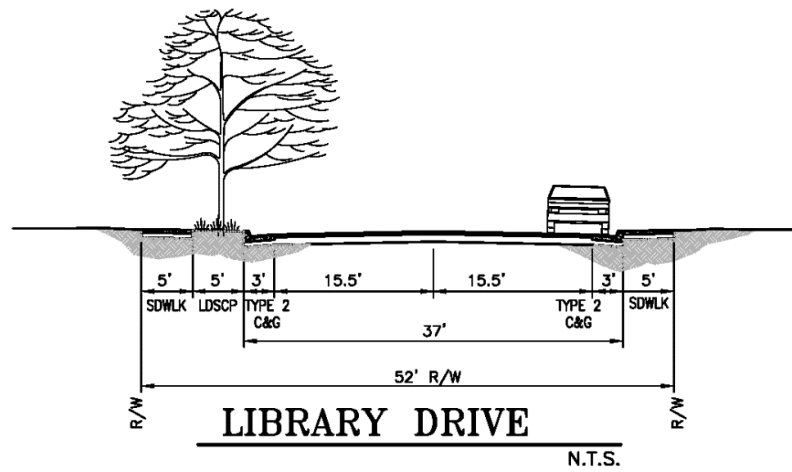
Street Standards

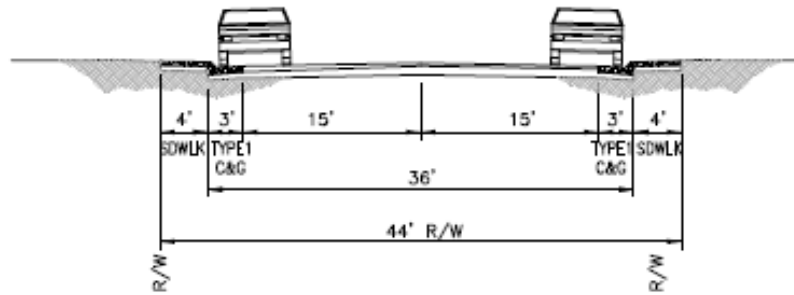
Street standards for The Village at Loomis are shown in Figure A-8.

**Figure A-8
Street Standards**



N.T.S.



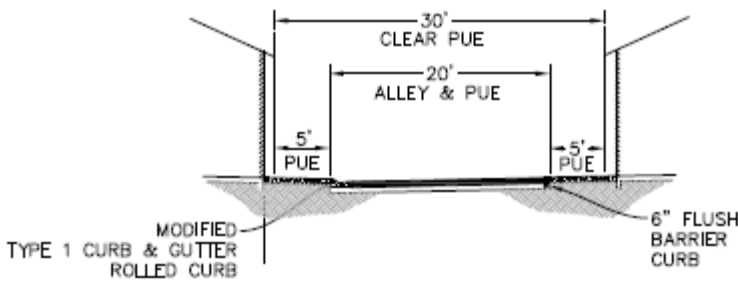


44' RESIDENTIAL

N.T.S.

RED RAVINE DRIVE

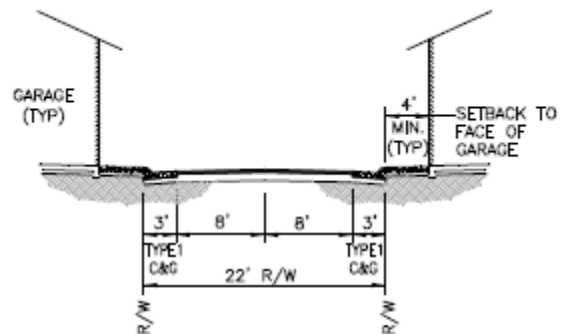
GATES DRIVE, BLUE ANCHOR DRIVE
 BLUE GOOSE DRIVE, RED RAVINE DRIVE
 (BETWEEN BLUE ANCHOR DRIVE)
 BERKLEY COURT, MONUMENT ROCK DRIVE,
 & MONUMENT ROCK COURT



20' ALLEY ACCESS

VILLAGE COURT

(PHASE C)
 NO PARKING IN R/W
 N.T.S.



22' ALLEY-

VILLAGE RESIDENTIAL

(PHASE A)
 NO PARKING IN R/W
 N.T.S.

Exhibit B
Village at Loomis Planned Development
Design Guidelines

Attached Separately