

TOWN OF LOOMIS

RESOLUTION NO: 19- APPROVING SPECIFIC DEVELOPMENT PLANS FOR VILLAGE AREAS 1, 2, & 3 THE VILLAGE AT LOOMIS PROJECT (PD-)

WHEREAS, the Town received a proposal to develop the 66.5± acre Village at Loomis project site ("Village Project" or "Project"), including amendments to the General Plan Land Use Diagram, General Plan text, rezoning of the Project to Planned Development, a proposed Preliminary Development Plan and Development Standards, proposed Specific Development Plans for Villages 1, 2 and 3, proposed Village Design Guidelines, and a proposed Village Tentative Subdivision Map; and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 18-__ certifying the Environmental Impact Report for the Village at Loomis Project (the "Village Project" or "Project") and adopting Findings of Fact, a Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Plan for the Project; and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 18-__ approving changes to the General Plan land use designations for portions of the Village Project and approving changes to certain applicable development standards; and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 18-__ rezoning the Village Project site to Planned Development (PD), establishing PD-__, and approving a Preliminary Development Plan and Development Standards for the Project, all as authorized by Chapter 13.29 of the Loomis Municipal Code; and

WHEREAS, on April 25, 2018, the Loomis Planning Commission held duly noticed public hearings at which the Planning Commission received public testimony concerning the Village Project and voted to recommend denial of the Village Project; and

WHEREAS, in accordance with Government Code Section 65856 and the Loomis Zoning Ordinance, the Town Council conducted a duly noticed public hearing on the Village Project, at which time at which testimony from the public, staff, and the applicant was received; and

WHEREAS, the proposed Specific Development Plan for Village Areas 1, 2 and 3, as presented to the Town Council on this date, are hereby incorporated by reference.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Loomis as follows:

Section 1. Record.

The Record of Proceedings ("Record") upon which the Town Council bases its decision regarding this Resolution includes, but is not limited to: (1) all staff report, Town files and records and other documents prepared for and/or submitted to the Planning Commission and Town Council relating to the Village at Loomis Project, (2) the Town General Plan; (3) the Final Environmental Impact Report (FEIR) for the Village at Loomis Project; (4) all documentary and

oral evidence received at public hearings or submitted to the Town relating to the Village at Loomis Project; (5) all matters of common knowledge to the Town Council and the Town, including, but not limited to, Town, State, and federal laws, policies, rules and regulations, reports, records and projections related to development in the Town and surrounding areas. The location of the custodian of the Record is the Planning Director of the Town of Loomis, 3665 Taylor Road, Loomis, CA 95650.

Section 2. Findings.

Pursuant to Loomis Municipal Code Section 13.29.080, and based on the information included in the Record, the Town Council make the following findings in support of the Specific Development Plans for Areas 1, 2 and 3 of PD- [REDACTED]:

1. The proposed Specific Development Plans are consistent with the Preliminary Development Plan for PD-____, which is being concurrently approved by the Town Council in Resolution 18-____.

2. The proposed Specific Development Plans are consistent with the Loomis General Plan as revised by the Loomis Town Council Resolution 18-[REDACTED].

3. The proposed Specific Development Plans are consistent with the Loomis Zoning Ordinance as modified within the Villages Preliminary Development Plan and its revised Development Standards.

4. The modifications of the development standards set forth in the Specific Development Plan are necessary and appropriate to accommodate the superior design of the Project, its compatibility with adjacent land uses, and mitigation of identified environmental impacts.

5. The design of the residences, neighborhoods, streets and parks within the Village at Loomis Project shall be consistent with the Village at Loomis Design Guidelines adopted by Town Council Resolution 18-[REDACTED].

6. The proposed Village at Loomis Project can be adequately and reasonably served by public facilities, services and utilities.

7. The location, size, planning concepts, design features, and operating characteristics of the Village at Loomis Project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan.

8. The Village at Loomis Project site is adequate as to size, shape, topography and circumstances.

9. The establishment, maintenance, and operation of the Village at Loomis Project will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town of Loomis.

Section 3. Action. The Town Council hereby approves the Specific Development Plans for Village Areas 1, 2 and 3 (PD-___), as presented to the Town Council on this date and on file with the Town Planning Department.

PASSED AND ADOPTED this ___ day of January, 2019, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

, Mayor

ATTEST:

Charleen Strock, Town Clerk