

TOWN OF LOOMIS

ORDINANCE NO. [REDACTED]

**AN ORDINANCE OF THE LOOMIS TOWN COUNCIL APPROVING A DEVELOPMENT AGREEMENT WITH THE VILLAGE AT LOOMIS, LLC**

Section 1. Purpose and Authority.

The purpose of this Ordinance is to approve a Development Agreement with The Village at Loomis LLC on the terms set forth in Attachment 1 (the "Development Agreement"). This ordinance is authorized pursuant to Government Code Section 65864 through 65860.5.

Section 2. Hearing before the Town Council; Findings.

In adopting this ordinance, the Town Council makes the following findings:

- a) The proposed Development Agreement is consistent with the objectives, policies, and general land uses and programs of the Town of Loomis General Plan; and
- b) The proposed Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in the immediate area, or detrimental to the general welfare of residents of the Town as a whole; and
- c) The proposed Development Agreement will not adversely affect the orderly development of property or preservation of property values; and
- d) The proposed Development Agreement is consistent with the provisions of Government Code Sections 65864 through 65869.5; and
- e) The Town Planning Commission considered the proposed Village project, and while the Planning Commission recommended that the Village project be denied, the Town Council finds that subsequent modifications that have been made to the project adequately address the concerns expressed by the Planning Commission; and
- f) A Final Environmental Impact Report has been prepared for the Village project in accordance with the California Environmental Quality Act (CEQA) and the Town Council has determined that the Final Environmental Impact Report is the appropriate document under CEQA.

Section 4. Approval and Authorization.

The Town Council hereby approves the Development Agreement in substantially the form presented to the Town Council and attached hereto. The Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the Town, and the Town Clerk shall attest thereto.

Section 5. Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance. The Town Council hereby declares that it would have passed this and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more

sections, subsections, phrases, or clauses be declared unconstitutional on their face or as applied.

Section 6. Effective Date and Publication.

This Ordinance shall take effect 30 days after its adoption, and within 15 days following its passage the Town Clerk shall cause this Ordinance to be published once in the Loomis News, a newspaper of general circulation.

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PASSED AND ADOPTED this \_\_\_\_ day of December, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
, Mayor

Attest:

\_\_\_\_\_  
Charleen Stock, Town Clerk