



**PLANNING COMMISSION  
STAFF REPORT  
September 26, 2017**

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**TO:** Planning Commission Chairman and Commissioners  
**FROM:** Robert F. King, Town Planner  
**DATE:** September 26, 2017  
**RE:** The Village at Loomis Planned Development and Final Environmental Impact Report (Loomis Project #14-05)

**APPLICANT:** THE VILLAGE AT LOOMIS, LLC

**REQUEST:** The applicant requests the 66.5 acre Village at Loomis Planned Development (Loomis Project #14-05) be approved by: i) certifying the Village at Loomis Final Environmental Impact Report; adopting Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP) per the requirements of the California Environmental Quality Act (CEQA); ii) amending the Loomis General Plan; iii) rezoning the site to the Planned Development (PD) Zone District; iii) approving a Preliminary Development Plan, Development Standards, Design Guidelines for the entire project site, and a Specific Development Plan for a portion of the project site; iv) approving the Village Tentative Map subject to Conditions of Approval and making the necessary findings under the Subdivision Map Act; and; v) approving the Village at Loomis Development Agreement.

**LOCATION:** Generally west of I-80 between King Road to the north and Horseshoe Bar Road to the west within the Town of Loomis

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**FORWARD:**

*This Staff Report is essentially the same as the one for the previous Joint Council\Commission, and it focused on the process and actions necessary for approval of the Village at Loomis. At this point the topics and issues are of primary importance, so rather than rewrite the entire report an Addendum has been prepared.*

*The Staff Report Addendum provides recommendations as to the prioritization and discussion of issues involved with the Village at Loomis project. The joint workshop focused on the approval process and collecting comments and questions. At this point, this and future meetings will be more focused on issues and policies. The Addendum provides an outline for the prioritization of the issues, along with a recommended order for their discussion and resolution, so one topic leads to another. To aid in these discussions, staff has prepared a Summary of Comments, and List of Speakers and Comments from the September 12, 2017 Joint Workshop, as attachments to the Addendum.*

**1. RECOMMENDATION**

The Loomis Planning Commission to take one of the following actions:

1. Approve the Village at Loomis Project, or Approve the Village at Loomis Project Subject to Modifications And Recommend Same to the Loomis Town Council, or
2. Deny the Village at Loomis Project.

**2. PROJECT DESCRIPTION**

The proposed Village at Loomis (Village) project consists of 418 dwelling units (including 294 single-family residential units, 117 high density multi-family units, and seven multi-family units within the mixed-use area, approximately 44,000 square feet of commercial, 25,000 square feet of professional office uses, and 5,000 square feet of mixed-use commercial along with parks, trails, open space and public infrastructure improvements. The proposed project is explained as being pedestrian oriented, offering alternative housing designs to create a village-like neighborhood adjacent to the traditional center of historic Loomis.

**3. THE VILLAGE AT LOOMIS SETTING**

**A. Existing Setting and Uses**

Three large parcels (043-080-008, 043-080-015, and 043-080-044) form the majority of the project site. Six existing dwellings and one business are located on the western portion of the project site, all of which are proposed to be demolished. These consist of a small retail business at the corner of Horseshoe Bar Road and Library Drive, three single-family residences located on Horseshoe Bar Road, two single-family residences located on Laird Street, and one single-family residence on the north side of Library Drive. The library is located adjacent to the project site on the south side of Library Drive.

The undeveloped areas consist of live oak woodland, valley oak woodland, annual grassland, and riparian habitats. The topography ranges from relatively flat to gently rolling, with elevations ranging from approximately 370 to 410 feet. The site is generally bisected into east and west areas by an unnamed drainage and associated riparian corridor that extends from north to south across the site. The unnamed drainage is a perennial stream that flows onto the project site from an existing culvert pipe outfall under the Sun Knoll subdivision to the north, flows through the riparian corridor, and exits the property via an existing culvert pipe located under I-80. The unnamed drainage is not piped through the project site. The site also supports three small wetland swales.

Refer to Section 3 Project Description of the *Village at Loomis Final Environmental Impact Report (Village FEIR)* for additional details. (Attachment 1)

**B. Adjacent Uses**

Adjacent to the north of the project site are single-family residential homes, to the south is the Raley's shopping center, and along Horseshoe Bar Road and Library Drive are the Town Library, Veteran's Memorial Hall, and a few residential and commercial uses.

**C. Existing General Plan and Zoning**

The Loomis General Plan currently designates the western portion of the project site Town Center Commercial (5.3 acres) and General Commercial – Special Policy Area 2 (29.7 acres) with a Residential – High Density Overlay, the central portion of the project site Residential Medium Density (2-6 units/acre) (23.7 acres) with a Residential-High Density Overlay, and the eastern portion Office Professional (7.8 acres). (Exhibit 1)

The existing zoning for the project site is currently Central Commercial (CC) (5.3 acres) on the far western portion of the site, south of the library; General Commercial (CG) (29.7 acres) on the remainder of the western portion; Single-Family Residential (RS-5) (23.5 acres) in the central portion; and Office-Commercial (CO) (7.9 acres) in the eastern portion. (Exhibit 2)

Under the existing General Plan and zoning designations, approximately 600 residential units could be developed on the project site.

**4. BACKGROUND**

A predecessor to the current entitlement application was submitted in 2007, but was withdrawn in 2010. In 2014, a new proposed Village at Loomis entitlement application and land use plan were submitted which emphasized residential development and provided a wider range of housing types. This plan proposes 418 residential units with an overall density of approximately 6 units per acre, which is about two thirds of that allowed if residential uses were built out under the existing General Plan and zoning designations.

**5. VILLAGE APPROVAL AND ADOPTION**

To approve the Village at Loomis Planned Development Project as proposed, a series of approvals need to be acted upon, beginning with General Plan amendments, rezoning the site to the Planned Development (PD) District and concurrent approval of the Village Preliminary Development Plan (PDP) and Specific Development Plan (SDP), approval of the Village Tentative Subdivision Map, and approval of the Development Agreement. All of these actions are subject to the Town Council's certification of the Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act (CEQA). The following describes the requested entitlements:

**A. General Plan Amendments**

Implementation of the proposed project requires amendments to the General Plan Land Use Diagram and General Plan text. Amendments to the Land Use Diagram are required to adjust the General Plan designations to implement the land use plan for the project. As shown on Exhibit 1, the General Plan designations for the project area would be Residential Medium Density (2-6 units/acre) (16.8 acres), Residential – Medium High Density (6-10 units/acre) (24.5 acres), Residential – High Density – 20 (20-25 units/acre) (6.6 acres), Town Center Commercial (5.3 acres), Office/Professional (1.3 acres) and Public/Quasi-Public (12.0 acres).

The California Government Code requires the General Plan and zoning to be consistent with each other. As originally submitted, the applicant proposed creating both new General Plan land use designations, and new

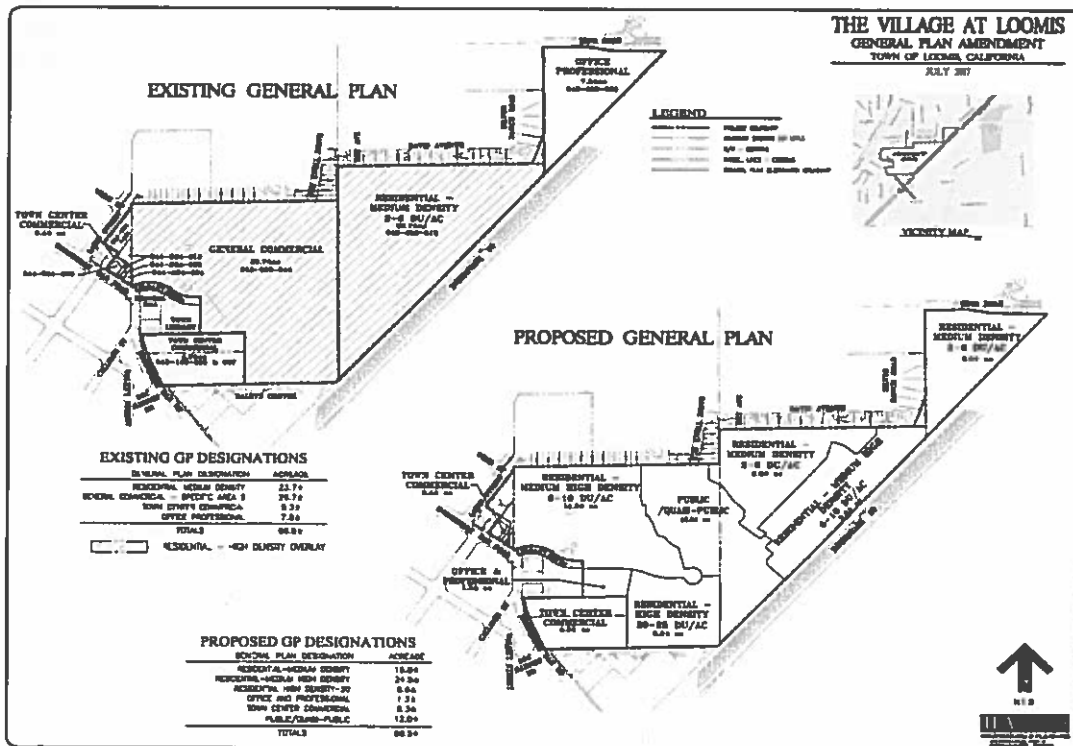
zoning districts to implement the proposed project. This would have resulted in adding several additional General Plan designations and zoning districts with little applicability other than the Village.

Subsequently the applicant requested the project site be rezoned entirely to the Planned Development (PD) District, consistent with the Town's PD Ordinance (Zoning Code Section 13.29). While still requiring amendments to the General Plan Land Use Diagram (Exhibit 1), this approach does not require creating new General Plan designations. General Plan Table 3-1 lists land use categories, maximum density and intensity and Footnote 1 to the table refers the reader to the narrative descriptions or land uses contained in the General Plan for exceptions and additional standards. The project proposes to expand Footnote 1 to state "In Planned Developments consistent with Section 13.29 of the Zoning Code, development standards contained in Planned Developments shall apply." The expanded footnote will refer the reader to the development standards established in the PD zone and will create consistency between the General Plan and zoning (PD) designations.

Table 1 is a comparison of the General Plan development standards (Table 3-1) and the development standards proposed by the Village project. Additional information regarding proposed development standards is contained in Section 2 of this report.

In 2014 the Town changed the General Plan and zoning designations of approximately 50 acres of the project site in anticipation of the creation of a 7-acre site for high density residential development. The proposed amendment of the General Plan Land Use Diagram will include replacing the approximately 50 acres of RH High Density 20-25 Residential Overlay with seven acres of High Density 20 – 25 Residential, as contemplated in 2014.

### Exhibit 1 Existing and Proposed General Plan Land Use Designations



(Please Refer to Attachment 6 for larger (11x17) Version of this Exhibit)

**Table 1**

COMPARISON OF GENERAL PLAN DEVELOPMENT STANDARDS AND PROPOSED VILLAGE DEVELOPMENT STANDARDS

Village Planned Development Districts	General Plan Development Standards General Plan Table 3-1	Proposed Village Development Standards
<i>VILLAGESINGLE FAMILY TRADITIONAL (PD Area 3)</i>	<b>Residential Medium Density</b>	<b>Residential Medium Density</b>
	Dwelling\Acre 2-6	Dwelling\Acre 2-6
	Lot Coverage 50%	Lot Coverage 60%
	Max' Height 30'	Max' Height 35'
	# Stories 2	# Stories 2
<i>VILLAGE SINGLE FAMILY GREEN COURT VILLAGE RESIDENTIAL (PD Area 2)</i>	<b>Residential Medium High Density</b>	<b>Residential Medium High Density</b>
	Dwelling\Acre 6-10	Dwelling\Acre 6-10
	Lot Coverage 50%	Lot Coverage 75%
	Max' Height 30'	Max' Height 35'
	# Stories 2	# Stories 2
<i>VILLAGE HIGH DENSITY (PD Area 4)</i>	<b>Residential High Density-20</b>	<b>Residential High Density-20</b>
	Dwelling\Acre 20-25	Dwelling\Acre 20-25
	Floor\Area -	Floor\Area 0.8
	Lot Coverage 50%	Lot Coverage 60%
	Max' Height 30'	Max' Height 40'
<i>VILLAGE MIXED USE (PD Area 5)</i>	<b>Town Center Commercial</b>	<b>Town Center Commercial</b>
	Dwelling\Acre 15	Dwelling\Acre 15-20
	Floor\Area .25 - 1.6	Floor\Area 0.8
	Lot Coverage 35% - 60%	Lot Coverage 60%
	Max' Height 35'	Max' Height 40'
<i>VILLAGE COMMERCIAL No Proposed Dwellings (PD Area 7)</i>	<b>Town Center Commercial</b>	<b>Town Center Commercial</b>
	Dwelling\Acre 15	Dwelling\Acre 15
	Floor\Area .25 - 1.6	Floor\Area .25 - 1.6
	Lot Coverage 35% - 60%	Lot Coverage 60%
	Max' Height 35'	Max' Height 40'
<i>VILLAGE OFFICE</i>	<b>Office and Professional</b>	<b>Office and Professional</b>
	Dwelling\Acre 2-10	Dwelling\Acre 2-10

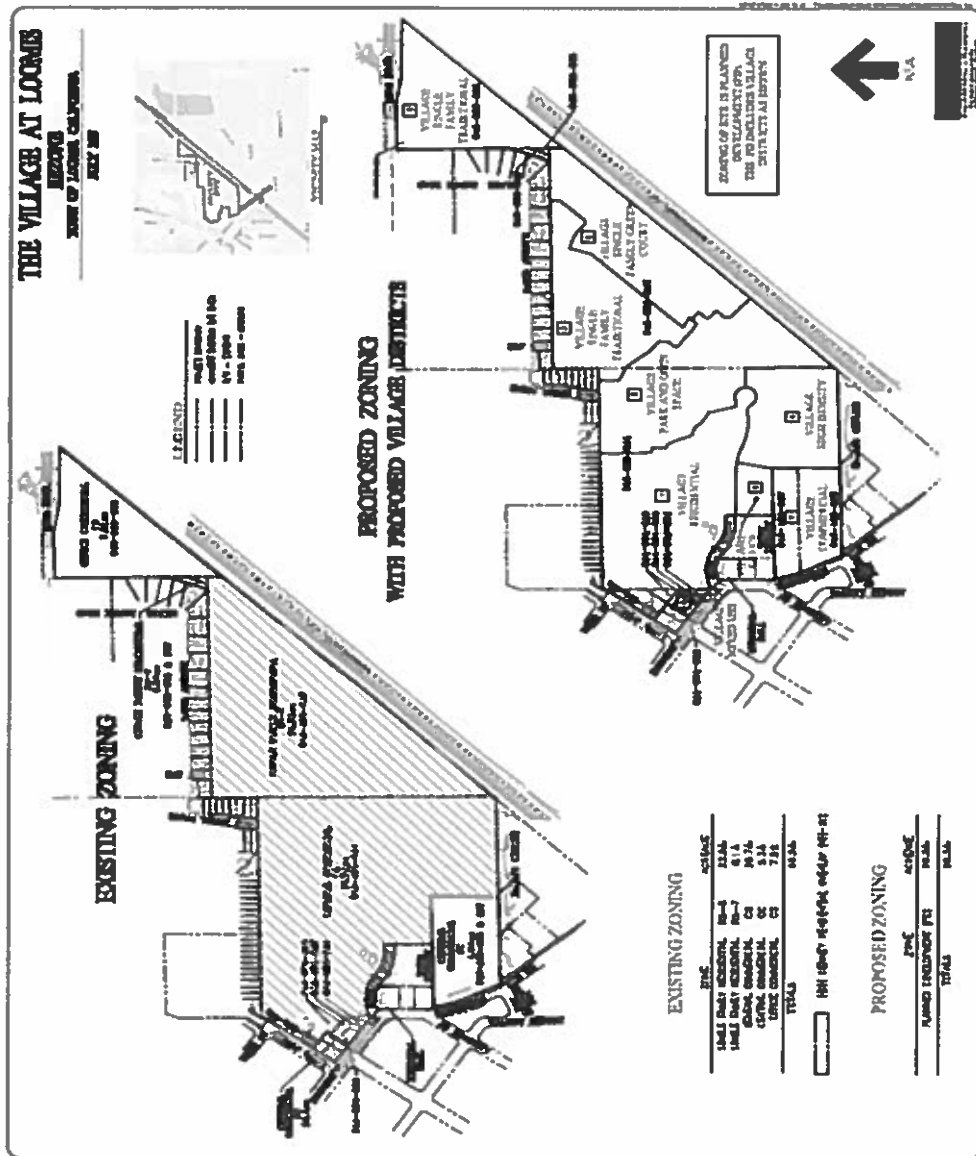
<i>No Proposed Dwellings (PD Area 6)</i>	Floor\Area	-	Floor\Area	0.6
	Lot Coverage	35%	Lot Coverage	60%
	Max' Height	30'	Max' Height	40'
	# Stories	2	# Stories	3
	Residences only allowed on 2nd & 3rd stories			

**B. Rezoning to the Planned Development Zone District**

The applicant requested that the entire project site be rezoned from the existing zoning districts to the Planned Development (PD) District, consistent with the Town’s Planned Development District (Zoning Code Section 13.29), as shown in Exhibit 2 below. While the area will be shown as PD on the Town Zoning Map, it will not be a blank canvas with anything allowed. This is because the Loomis Zoning Code requires a **two-step** process for entitlements within the PD Zone.

The **first step** is the simultaneous approval of the Preliminary Development Plan (PDP) with the rezoning to a PD Zone District by a single ordinance. The PDP establishes land use designations, development standards, and other requirements by law.

**Exhibit 2  
Existing and Proposed Zoning Districts**



(Please Refer to Attachment 6 for larger (11x17) Version of this Exhibit)

The second step to allow development within a Planned Development District is the approval of the Specific Development Plan (SDP). Approval of a SDP is necessary in order to subdivide, obtain building permits, or other entitlements (e.g. Design Review, use permit, etc.). The SDP applies the requirements of the PDP and demonstrates how the proposed development satisfies and implements those requirements.

SDPs may be in phases and approved at a later date by the Planning Commission, or simultaneous with the PDP by the Town Council, or even a combination of both. In the case of the Village project, the applicant requests that the Town approve an SDP for (PD Areas 1, 2, and 3) of the project.

### C. Village Preliminary Development Plan

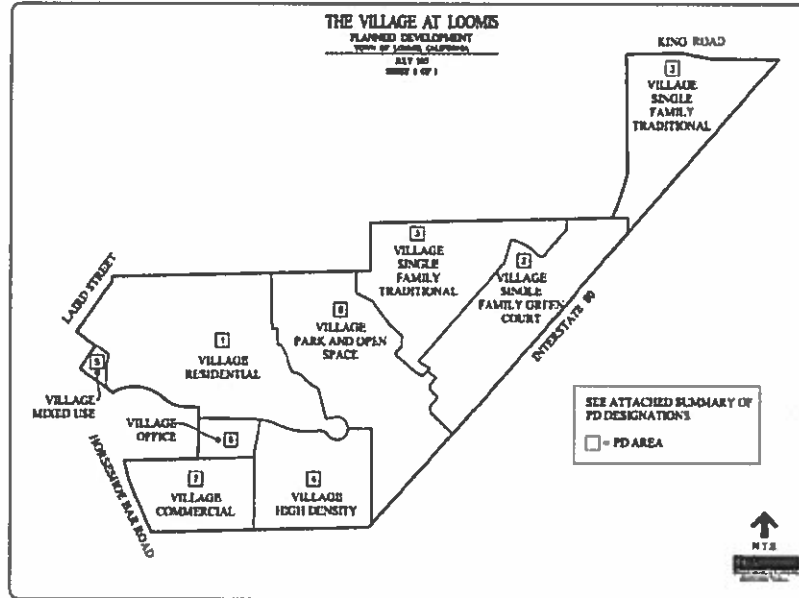
The Preliminary Development Plan (PDP) (Attachment 2) submitted by the applicant is required to rezone the site to the PD District, and the first of two steps necessary to develop within the PD District. It has three major components, the *Village Land Use Map*, the *Village Development Standards*, and the *Village*

**Design Guidelines.**

**1. Village Land Use Map and Descriptions**

The Village Land Use Map has eight Village PD districts each corresponding to a residential, commercial, mixed use, or park/open space land uses, as shown in the Village Land Use Map in Exhibit 3. The PD Areas are numbered 1 through 8.

**Exhibit 3  
Proposed Village Land Use Districts**



(Please Refer to Attachment 6 for larger (11x17) Version of this Exhibit)

The proposed land uses of the Village PD Districts apply only within the Village PDP. The purpose and use of these eight Village PD Districts are described in Table 2 and summarized in Table 3.

**Table 2  
VILLAGE PD DISTRICTS  
LAND USE DESCRIPTIONS**

***Village Residential (PD Area 1).***

*The Village Residential District will consist of 143 detached single-family, row houses facing a 20 to 25' wide pedestrian mew/walkway. The mew would be landscaped to create an open corridor between the units. The homes and alleys will be arranged in traditional grid, consistent with the street pattern of historic downtown Loomis.*

*Homes will be two stories, with three to four bedrooms, and be approximately 1,500 to 2,000 sf each, and include a two-car garage facing the alley. In addition to the off-street garage parking, an additional 56 unassigned parking spaces will be distributed along the alleys. A 10-foot wide landscape buffer between the Village Residential units and adjacent Sun Knoll neighborhood would be planted with trees and the lots adjacent to Library Drive are sized to allow for street planting along Library Drive.*



*A 0.3-acre public pocket park with playground equipment is planned on the west side and a 0.76-acre passive park is planned on the east side of the Village Residential district.*

***Village Single Family Green Court (PD Area 2).***

*The Village Green Court District will consist of 64 detached single-family residential homes arranged in courts of six houses each. A short alley will provide access from residential streets into the courts and the garages of each house. Landscaped common areas will separate the six-unit clusters with access to adjacent landscaped areas.*

*The Green Court homes will be two stories, include three to four bedrooms, and range in size from approximately 2,100 to 2,500 sf. Each unit will include a two-car garage accessible from the alley. In addition to garage parking, 21 unassigned parking spaces will be distributed throughout the Green Court neighborhood. The unassigned spaces will be accessible from alleys within the six-unit clusters.*

***Village Single Family Traditional (PD Area 3).***

*The Village Traditional District will consist of 87 detached single-family houses along a new neighborhood street. These homes will be both one and two-stories, with four to five bedrooms, and range in size from 1,800 to 2,800 sf. Each will have a two-car garage, along the street with room for two additional off-street parking spaces in driveways. The district includes a 0.30-acre pocket park with playground equipment, along with a prominent granite outcropping at the end of a cul-de-sac visible from King Road.*

***Village High Density (PD Area 4).***

*The Village High Density District is approximately 4.7 net acres and allow a maximum of 117 multi-family residential units, surrounding a half- acre passive park south of Library Drive.*

***Village Mixed Use (PD Area 5).***

*The Village Mixed Use District is approximately 0.4 acres and is planned northwest of the proposed Horseshoe Bar Road/Webb Street intersection between Library Drive and Laird Street. This district will include 5,000 sf of commercial uses and seven residential units on the second level above the commercial uses.*

***Village Office (PD Area 6).***

*The Village Office District is approximately 1.3 acres and is planned south of Library Drive, immediately east of the Loomis Library and Community Learning Center. The Village Office site would accommodate approximately 25,000 sf of office uses.*

***Village Commercial (PD Area 7).***

*The Village Commercial District will be northeast of Horseshoe Bar Road and Doc Barnes Drive. This district is planned to be a village-themed retail center with*

approximately 44,000 sf of retail shops and restaurants.

**Park and Open Space (PD Area 8).**

The Park and Open Space District will consist of a combination of public parks both active and passive, trails some with a par course, and an open-space natural preserve. A 12-acre park and central open space area is located in the center of the site to preserve natural resources including oak trees and wetlands.

**Table 3  
Village PD Districts Summary**

VILLAGE DISTRICT	PD Area	Gross Acres <sup>1</sup>	Units	Density Units/AC	Non-Residential Square Footage
Village Residential	1	14.9	143	9.6	
Village Single Family Green Court	2	9.6	64	6.7	
Village Single Family Traditional	3	16.8	87	5.2	
Village High Density	4	6.6	117	24.9 <sup>2</sup>	
Village Mixed Use	5	0.4	7	17.5	5,000 sf commercial
Village Office	6	1.3	0		25,000 sf office
Village Commercial	7	4.9	0		44,000 sf commercial
Village Park and Open Space	8	12.0	0		
Total		66.5±	418		

- 1 Gross acreage includes roadways, parks, detention and open space areas.
- 2 Village High Density site is 24.9 units/acre (117 units/4.69 acres).

**2. Village Development Standards**

The Village Development Standards are part of the Village PDP (Attachment 2) and apply only within the Village PD project site. Table 1 is a comparison of the General Plan development standards and the development standards proposed by the Village project. As shown on Table 1 of this report, the proposed development standards differ slightly from the standards listed on General Plan Table 3-1. In the Village project, the standards include an extra five feet in building heights, except the Village High Density and Village Office which include an extra ten feet to allow three story structures. Compared to General Plan Table 3-1, the number of dwelling units allowed per acre remains the same for all districts but the 0.4-acre Village Mixed Use site would allow a maximum of 20 units/acre rather than the current maximum of 15 units/acre for a total of seven dwelling units in that PD area. As shown in Table 1, lot coverage would be increased in most PD districts to create a more traditional residential lotting pattern.

The proposed development standards for the Village project would be as shown below in Tables 4 and 5. Only the specific items within the table would differ from the standards listed in General Plan Table 3-1, all other General Plan and Zoning Standards not otherwise noted would remain unchanged, within the Village Planned Development (PD) Zone District.

**Table 4  
Residential Development Standards**

PD Area	1	2	3	4
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PD Land Use Designation	Village Residential	Village Single Family Green Court	Village Single Family Traditional	Village High Density
<b>Lot Size (Min)</b>				
Area	2,250 sf	2,360 sf	4,000 sf	10,000 sf
Width	30 feet	40 feet	45 feet	60 feet
Depth	76 feet	59 feet	80 feet	100 feet
<b>Residential Density</b>	9.6 du/ac max	6.7 du/ac max	5.2 du/ac max	20 (min) – 25 (max) du/ac
<b>Setbacks (Min)</b>	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 green court – 0 ft To private lot – 10 ft	To living – 10 ft To garage – 18 ft	From roadways on north, west and south – 10 feet
Side – Interior (each)	3 feet	3 feet	4 feet	15 feet min between buildings; 5 feet to parking along open space (PD Area B)
Side – Corner	5 feet	10 feet	10 feet	10 feet
Rear	From alley to garage – 4 feet	From alley to garage – 4 feet	10 feet	10 feet
<b>Lot Coverage (Max)</b>	Maximum percentage of total lot area that may be covered by structures.			
	75%	70%	60%	80%
<b>Height (Max)</b>	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
<b>Landscaping</b>	Village at Loomis PD Design Guidelines, Chapter 3.			
<b>Parking</b>	Two covered spaces per unit plus one additional space for each bedroom over three.	Two covered spaces per unit plus one additional space for each bedroom over three	Municipal Code Section 13.36 (Parking and Loading)	Two spaces per unit, plus one additional space for each bedroom over 3, plus one guest space per ten units.
<b>Parking Stalls</b>	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.
<b>Signs</b>	Municipal Code Section 13.38 (Signs)			

**Table 5  
Commercial Development Standards**

PD Area	5	6	7
PD Land Use Designation	Village Mixed Use	Village Office	Village Commercial
<b>Lot Size (Min)</b>			
Area	5,000 sf	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.	Determined by the review authority through the subdivision process.
<b>Residential Density</b>	15-20 du/ac	2-10 du/ac	15 du/ac
<b>Setbacks (Min)</b>	Municipal Section 13.30.110 for exceptions to these requirements.		
Front	10 feet	10 feet	10 feet
Side – Interior (each)	Adjacent to residential parcel– 15 feet. None otherwise.	None	None
Side – Corner	10 feet	10 feet	10 feet
Rear	Same as side.	Same as side.	Same as side.
<b>Floor Area Ratio (FAR) (Max)</b>	0.80	0.60	0.60
<b>Lot Coverage (Max)</b>	Maximum percentage of total lot area that may be covered by structures.		
	60%	60%	60%
<b>Height (Max)</b>	Municipal Code Section 13.30.050 for height measurement requirements and height limit exceptions.		
Maximum Height	40 feet	40 feet	40 feet

Landscaping	Village at Loomis PD Design Guidelines, Chapter 4.		
Parking	One space for each 300 sf of non-residential uses plus two spaces per residential unit	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)		

In addition to the development standards for residential and commercial uses, revised street standards and street sections are included with the Village Development Standards to accommodate the unique neo-traditional housing concepts of the Village and the proposed circulation pattern.

### **3 Village at Loomis Design Guidelines**

The third major component of the Village PDP are the Village Design Guidelines (**Attachment 2-c**). In the Village Design Guidelines (Guidelines) the vision and design concepts are outlined along with the requirements to fulfill them. The Guidelines attempt to draw on both the goals and objectives of the Loomis General Plan, while establishing how each of these eight new land use designations are to be developed. Enforceable guidelines as to the genre and architectural styles for residential and commercial uses are also included. The Guidelines also include direction as to landscaping, plant palette, design principles, and architecture.

Projects subject to the Village Design Guidelines will be first reviewed for consistency with the approved Guidelines by the Village at Loomis Design Review Committee (DRC), similar to a Home Owners Association, which will provide a recommendation prior to submittal of the project to the Town of Loomis for review.

#### **D. Village Specific Development Plan for PD Areas 1, 2, and 3**

The applicant has prepared and submitted a Specific Development Plan for Village PD Areas 1, 2 and 3 (**Attachment 3**). The SDP would allow development of the residential uses of the project, except for the Village High Density uses in Village PD Area 4. SDPs for the remaining Village PD Areas 4 to 7 would be submitted in the future depending on the proposed phasing as discussed further below. Village PD Area 8 consists of park, open space, easements and infrastructure held by governmental agencies and, therefore, are not subject to a Specific Development Plan.

Specific Development Plan PD Area 1 (the Village Residential District) and Specific Development Plan PD Area 2 (the Village Greencourt Residential District) are comprised of single family detached single-family units. Specific Development Plan PD Area 3 is the Village Single Family Traditional District and is comprised of single family detached dwellings. The SDP for these three areas satisfies the SDP requirements of the Planned Development (PD) Zone.

A Design Review approval is required for all new development as per the Loomis Zoning Code. No application will be accepted as complete by the Town until the Village Design Review Committee has acted upon the proposed development.

#### **E. Village Tentative Subdivision Map**

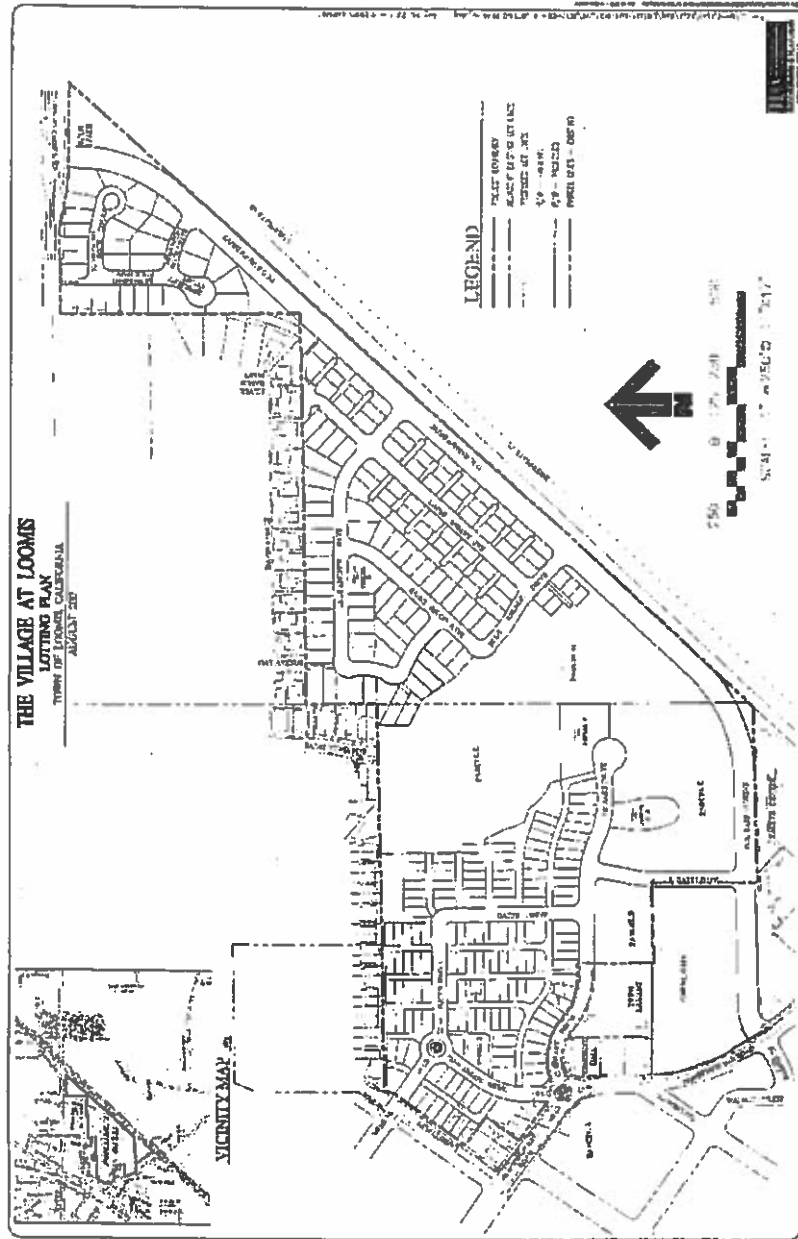
If the Preliminary Development Plan and the Specific Development Plan for PD Areas 1, 2, and 3, are approved by the Town Council, the Village Tentative Subdivision Map (**Attachment 4**) may be acted upon and approved.

The Village Tentative Subdivision Map encompasses the parcels controlled by the applicant, re-dividing them into residential lots where approved by the Village SDP for Village PD Areas 1, 2 and 3, being respectively the Village Residential, Village Single Family Green Court and Village Single Family Traditional areas. (**Exhibit 4**)

The Tentative Subdivision Map also creates lots corresponding to Village PD Areas 4, 5, 6, and 8 and the other parks and open space areas. Village PD Area 7, while part of the Village at Loomis project, is not within the boundaries of the Village Tentative Subdivision Map, as it is not owned by the applicant. No development activity can occur in PD areas 4, 5, 6 and 7 until an SPD has been approved by the Town.

The Village Tentative Map creates 294 residential lots as summarized in Table 3. These lots will be constructed consistent with the Phasing Plan shown in Exhibits D and E, and the Infrastructure Plan as shown in Exhibit E of the Village Development Agreement. (**Attachment 5.**)

**EXHIBIT 4**  
**Village Tentative Subdivision Map**



**Refer to Attachment 4: Village Tentative Map Sheets (1-10)**  
**For Detailed 11x17 Exhibits**

**F. Village Development Agreement**

A development agreement is a contract between a developer and the Town "To strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development..." as authorized by Section 65864 of the California Government Code. These are

required to be approved at a public hearing, consistent with the General Plan, and subject the California Environmental Quality Act (CEQA), in this circumstance the Village FEIR.

New development, especially large complex projects, such as the Village at Loomis, entail future costs to the Town. The Development Agreement is an instrument to provide the necessary funding from the applicant to offset the costs of roads, infrastructure, and other public services and facilities as shown in Exhibit G of the Village Development Agreement (**Attachment 5**)

## **6. PUBLIC REVIEW AND NOTICES**

The public review period for the Notice of Preparation (NOP) began on November 13, 2014, and comments were received through December 16, 2014. The NOP was submitted to the County Clerk and the Governor's Office of Planning and Research State Clearinghouse and posted on the Town's website for a 30-day public review period.

A public scoping session was held by the Town on December 2, 2014 so as to inform the public and governmental agencies of the proposed project and the California Environmental Quality Act (CEQA) process and to give attendees an opportunity to identify environmental issues that should be considered in the DEIR.

On May 2, 2016, the DEIR was completed and a Notice of Availability (NOA) was sent to the State Clearinghouse to begin a 45 day public review period that closed on June 16, 2016.

During the public review period the Planning Commission and Town Council held separate public workshops, respectively on May 24 and May 31, 2016, to receive public comments on the DEIR. Notice of these workshops and the DEIR Public Review period was mailed to all Town addresses and post office boxes (3,800 total). Notice boards were installed at two locations near the project site: At the Loomis Library and along King Road. Notices were also posted at Town Hall, the Depot Building, the Loomis News office, on the library reader board, and at Raley's. In addition, the notice was published on the Town's website (<http://loomis.ca.gov/wp-content/uploads/2015/10/DEIR-mailing.pdf>), transmitted via e-blast through the Chamber of Commerce, and was sent via email to all who signed up on the Town's email list.

A notice was printed in the Thursday August 24, 2017 edition of the Loomis News regarding the completion of the Final Environmental Impact Report (FEIR) and the joint public workshop of the Town Council and Planning Commission, on September 12, 2017. Public notice was posted at Town Hall, the Depot Building, the Loomis News office, the Loomis Library, and Raley's, and on the Town's website along with copies of the Village FEIR, the Staff Report and its attachments. Additional notice was made through the Chamber of Commerce, and via email to all who signed up on the Town's email list.

On September 12, 2017, a Joint Town Council\Planning Commission workshop was held at the Loomis Elementary School Cafeteria between the hours of 6:00pm and 10:00pm. Approximately 120 people attended, of which 49 people spoke during the two hour public comment period. 23 people spoke in support, 24 spoke against the project, and two (2) were neutral or undecided.

## **7. ENVIRONMENTAL REVIEW**

At the time the Draft Environmental Impact Report (DEIR) was prepared, the Town was in the process of amending its General Plan Circulation Element. Based on this, the DEIR included an “equal weight” Transportation Alternative (Alternative 2), which considered the development of the project generally as proposed but with a modification to the Gates Drive alignment through the project site. This alternative was analyzed with as much specificity as the proposed project. This level of analysis exceeded the requirements of the California Environmental Quality Act (CEQA); generally, alternatives are evaluated at a more comparable level of detail. This equal-weight analysis was provided to all the Town Council the ability to approve a version of the project that relies on the roadway network as was anticipated in the General Plan Circulation Element. The Transportation Alternative differed from the proposed project in that it would create a four-way intersection at Webb Street/Gates Drive/Laird Street, extending Webb Street approximately 180 feet into the project site. A roundabout would be created at this point and Gates Drive would be extended both to the east toward the interior of the project site and to the south toward Library Drive. A second roundabout would be created at the intersection of Gates Drive/Library Drive/Horseshoe Bar Road.

In May, 2016, the Town adopted the General Plan Circulation Element, which calls for replacing conventional intersections on Gates Street with roundabouts. This is consistent with the Modified Transportation Alternative analyzed in the DEIR.

Subsequent to the circulation of the DEIR, in consultation with Town staff, the project applicant revised the project application to present a preferred alternative, the Modified Transportation Alternative which incorporates the transportation network anticipated under the Circulation Element as well as the reduction in residential units and office and commercial space discussed above to further reduce environmental impacts resulting from the project. The project description and impact analysis of the Final EIR (FEIR) were updated to reflect the preferred alternative. No new or substantially more severe impacts were identified as a result of the changes in the proposed project.

As concluded in the FEIR, most of the proposed project’s significant environmental effects would be mitigated to less than significant with implementation of the mitigation measures recommended in the FEIR and incorporated into the Mitigation Monitoring and Reporting Program (MMRP) for the project. The FEIR concluded, however, that even with implementation of all feasible mitigation measures, the project would cause direct and indirect significant and unavoidable impacts related to cultural and visual resources, air quality, and greenhouse gas emissions, as well as the project’s contribution to cumulatively significant impacts in biological resources and transportation and traffic.

## **8. RECOMMENDATION**

**The Loomis Planning Commission to take one of the following actions:**

- 1. Approve the Village at Loomis Project, or Approve the Village at Loomis Project Subject to Modifications And Recommend Same to the Loomis Town Council, or**
- 2. Deny the Village at Loomis Project.**



**9. ATTACHMENTS**

**Attachments have previously distributed for the Joint Council\Commission Workshop held on September 12, 2017. Copies are available either on the Town's Website or at Town Hall during regular business hours**

1. Village at Loomis FEIR
2. Village Preliminary Development Plan (PDP)
  - a. Land Use Map
  - b. Village Development Standards
  - c. Village Design Guidelines
3. Village Specific Development Plan (SDP) for PD Areas 1, 2, and 3.
4. Village Tentative Subdivision Map (Sheets 1-10)
5. Village Development Agreement
6. Village Staff Report Exhibits 11x17

**STAFF REPORT AND ATTACHMENTS ARE AVAILABLE ON THE TOWN OF LOOMIS WEBSITE [WWW.LOOMIS.CA.GOV](http://WWW.LOOMIS.CA.GOV)  
OR AT THE LOOMIS PLANNING DEPARTMENT MONDAY – FRIDAY 8:00 AM TO 5:00 PM**