

SEPTEMBER 26, 2017

SUMMATION AND RESPONSES TO COMMENTS

VILLAGE AT LOOMIS
JOINT COUNCIL\COMMISSION WORKSHOP
September 12, 2017

On September 12, 2017 a Joint Town Council\Planning Commission Workshop was held between 6:00 pm and 10:00 pm at the Loomis Elementary School Cafeteria. Approximately 120 people attended, of which 49 people spoke during the two hour public comment period. Attached is a table providing a brief summary of each speaker's comments, along with those of the Town Council, the Planning Commission. The comments were almost evenly split between supporters and those opposed. There were 23 people who spoke in support, 24 spoke against the project, and two (2) were neutral or undecided, not including Council or Commission comments.

Those individual comments have been consolidated into eight major issues, with a brief summary of oppositional and supportive comments heard, along with staff comments.

Where these issues were also addressed in the Master Responses (Chapter 8) of the Final Environmental Impact Report (FEIR), a reference to that Master Response is also provided.

General Plan Consistency

- **Oppose:**
This project is inconsistent with the General Plan as it promotes urbanization, not in keeping with the intent of the General Plan to retain and maintain a rural and small town atmosphere. The project encourages denser residential uses that will overwhelm the infrastructure, roads and schools.
- **Support:**
Since 1975 and before the incorporation of the town of Loomis General Plans have always shown this area as being for urban uses rather than rural uses. With the incorporation of the Town, this area was designated "Village" with the intent to have higher densities there to support the commercial core. This intent has been continued to this day as shown by it being designated Specific Area 2 in the current General Plan. (Policy G. 2)
- **Staff Comment:**
The proposed project is consistent with the objectives and requirements of the Loomis General Plan as identified as Special Area 2. While an important goal of the Loomis General Plan has been to protect the town's rural character, it also recognized this area was unique, and the General Plan has specific objectives for it.

Residential Density

- **Oppose**
Most oppositional comments centered on the projects perceived urban form as antithetical to the "rural\small town" perception of the community. There also seems to be confusion of what

is "density." Some opposed the project because the lots, setbacks, and coverage are too small. Others opposed the project because there are too many lots within the project site. One person suggested that instead of 294 lots, there should be no more than 50.

- **Support:**
Generally, the pro comments emphasized the need for "more rooftops" to drive commercial viability of the Central Business District (CBD) of the Town. Proponents saw the increased density and smaller lots as being more affordable, but not "affordable" housing. Other comments referred to this density as encouraging a more traditional urban lifestyle, as found in small towns and neo-traditional planning.
- **Staff Comments:**
The overall density of the proposed Village Project is about 6.3 du\acre. The existing zoning if built out, would result in approximately 420 dwelling with an overall density of 6.3 du\acre.

Housing Affordability\Low Income

- **Oppose:**
Those who did not want affordable housings indicated high homes prices equate to high home quality. If housing is too expensive, people should live elsewhere, as living in Loomis is a privilege of hard work, and not a right. Loomis people don't want to live in apartments. Other comments in opposition expressed concern over the possibility of the high density units being developed as rent-restricted housing.
- **Support:**
A large number of citizens spoke of how housing that is more affordable is needed, so their children can live here too. Without housing that is more affordable, Loomis will continue to have a "brain drain" as young people will move elsewhere. In addition, Loomis workers at low paying\entry level jobs can't afford to live in town or close by.
- **Staff Comment:**
Under State law, the Town is required to identify sites within the Town where high density housing (20 du/ac or more) is permitted. The Town is not obligated, however, to ensure that housing affordable to any particular income group be constructed. In accordance with the Town's 2014 Housing Element, a portion of the Village project site was identified as the location for up to seven acres of high density housing. The high density portion of the proposed Village project satisfies that Housing Element commitment. The developers have made no commitments for these units to be either affordable housing or age-restricted units, and in fact said all the homes and apartments would be at market rate.
For additional information refer to the **Loomis FEIR Section 4.2 Population and Housing and Chapter 8 Master Responses #7 Affordable Housing.**

Crime

- **Oppose:**
Some people expressed fear that the 117 high-density units will attract gang members and others who don't share Loomis values. Low income was equated with undesirables and

criminals. Some commentators posited that if apartments were built it would start a chain of events that would wind up with Loomis being like South Sacramento.

- **Support:**
Other people felt crime would not be a problem because of the cost of the housing and rents. There were many factors that resulted in blight, that are not factors within this area.
- **Staff Comment:**
For additional information see *Master Response 7 Affordable Housing in Chapter 8 Master Responses Village FEIR* for analysis that affordable housing and higher crime are not correlated.

Traffic Impacts

- **Oppose:**
Concern was expressed on how the project will adversely impact intersections such as King and Taylor, Horseshoe Bar and Taylor, and I-80 and Horseshoe Bar Rd. Several people were skeptical about the traffic analysis and whether it took into account cumulative impact of existing projects, and future projects over 20 year horizon. Roads and their maintenance within and around the project need to be paid for by developers and new residents, not existing residents.
- **Support:**
Comments included that the project will provide money for road improvements impacted by the project. Traffic at center intersections will actually improve according to the traffic study. The roundabouts and development of Doc Barnes Road will alleviate congestion, and make the system more efficient.
- **Staff Comment:**
Please refer to *Master Response 6 Traffic Impacts and Mitigation in Chapter 8 Master Responses Village FEIR* for the Village Traffic Analysis.

Parks

- **Oppose:**
People thought the parks were insufficient in number and size. More active park space should be especially located across or east of the Library. Concern was expressed as to the maintenance of the trails, bikeways, and passive open space areas. Reliance on school park space is limited.
- **Support:**
People appreciated keeping the center area natural helping to preserve the rural character. The trails and bikeways make it a walkable community providing access to adjacent uses without going on roads.
- **Staff Comment:**
There are 11 acres of open space and 1.2 acres of public parks proposed within the Village at Loomis. The drainage/riparian corridor that runs north/south through the central portion of the site would be retained as open space. This open space would be offered for dedication to the

Town, consistent with the Town's Trails Master Plan. Trails would be constructed along the western and eastern edges of this open space.

For additional information see *Master Response 12 Park Impacts and In-Lieu Fees* in **Chapter 8 Master Responses Village FEIR** .

Schools

- **Oppose:**
The project will overpopulate the schools, increase classroom sizes, and require modular classrooms. Project will double enrollment at schools. Children will be vulnerable along roads walking to schools. Congestion will increase at school start and dismissal times.
- **Support:**
Del Oro High School has a capacity of 1750, with room for the projected students generated by this project. 200 out-of-district students are currently being served.
The proposed trails and bike paths will provide safe routes to schools off of busy streets.
- **Staff Comment:**
The Loomis Unified School District has reached an agreement with the project applicants agreeing to fund their fair share of improvements needed to accommodate the additional students generated by project at the elementary school level.

Other Comments and Issues

Alley Loaded Access

The proposed alleys are 22 to 24 feet in width providing enough room for two vehicles to pass, and provide sufficient turning radius into the garages, and extra guest parking spaces. Parking is not allowed along the alleys, and those that do, will be subject to being towed.

Biological\Endangered Species

One comment addressed the possible impact on endangered species and vernal pools that could be found within Placer County.

The Village at Loomis EIR identified eight impacts affecting biological resources, seven of the eight were able to be mitigated to a **less-than-significant** impact. The eighth would result in a **significant and unavoidable adverse environmental impacts**, due to the permanent loss of oak and riparian habitat affecting "habitat for special status species." While the site does have protected wetlands, and their loss have been mitigated by Mitigation Measure 4.3d, no vernal pools were found on the project site, nor within five miles of it.

Noise

Concern was expressed concerning construction noises starting at 4:00 or 5:00 am. Section 13.30.070 Noise Standards of the Loomis Zoning Ordinance limits construction only between the hours of 7:00 am to 7:00 pm Monday through Friday, 8:00 am to 7:00 pm on Saturday, with no construction allowed on Sundays or National Holidays. Truck delivery is limited to only daylight hours.

The wall to shield residences from noise along I-80, will be required along the northern side of Doc Barnes Drive, and not along I-80 itself. Air conditioning is required in all the proposed residences, to allow them to close doors and windows to block noise. Second floor windows along Doc Barnes will be required to have upgraded windows that minimize sound transmission, but there is no requirement they or any other windows be prevented from being opened as desired by occupants.

Emergency Services

Concern was expressed as to the ability of emergency vehicles to access and turn around in the proposed alleys. The South Placer Fire Protection District (formerly the Loomis Fire Protection District) was consulted, along with their regulations. The proposed alleys are consistent with those regulations.

Library

Several comments were made as to the project either contributing to the operation of the Library, or providing land adjacent to it for use as a park or possible amphitheater.