



Town of Loomis Planning Application Compliance Form

Introduction and Index

The following sheets provide a checklist for compliance with Town Code, regulations, standards, and requirements. Please ensure the application submittal provides the required checklist items prior to submittal. The checklist requirements must be addressed for the application to be considered "complete". Plans should also conform to the Town's Land Development Manual and Construction Standards. Applicable Plans, Standards, and Guidelines adopted by the Town are in Volume II of the Town General Plan and available on the Town's Planning Department website: www.loomis.ca.gov/2020-general-plan-update/

Checklist Tabs:

- Subdivision Code
 - Zoning Code
 - General Plan Consistency
 - CEQA
 - Specific Plan Requirements
 - Housing Development Pre-Application
 - Fees
-

Instructions: Enter all pertinent project information below, this will populate the information in all the tabbed worksheets. Delete the worksheets that are not pertinent to the project.

Note: Compliance with the Loomis Municipal Code and all applicable Town Standards is required, including those not listed in this spreadsheet

Project Information

DATE RECEIVED:	
PROJECT NAME:	Hidden Grove
DATE ROUTED:	12/17/21
APPLICATION TYPE:	Subdivision
LOCATION:	As shown on tentative map submittal
APPLICANT:	StoneBridge Properties, LLC (common ownership with Hidden Grove Development Co., LLC)
APPLICANT AGENT:	Mike Isle
REQUESTED ACTIONS:	approve tentative map

Project Team Information:

Applicant's Name: Michael Isle, AICP

Company/Firm: Stonebridge Properties, LLC

Address: 3500 American River Drive, Sacramento, CA 95864

Telephone: 916-484-3011

Email: misle@teichert.com

Are you in escrow to purchase the property (Yes/No) No

Property Owner of Record Hidden Grove Development Co., LLC

Name (if different from Applicant) Randy Sater

Address: 3500 American River Drive, Sacramento, CA 95864

Telephone: 916-484-3011

Email: rsater@teichert.com

Agent/Representative Name: N/A

Company/Firm:

Address:

Telephone:

Email:

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Hidden Grove Tentative Map Checklist 17-Dec-21	
Type:	Subdivision
Location:	As shown on tentative map submittal
Applicant:	oneBridge Properties, LLC (common ownership with Hidden Grove Development Co., LLC)
Agent:	Mike Isle
Action:	approve tentative map

- √ Compliance
- X Required
- NA Not Applicable

TENTATIVE MAP REQUIREMENTS 14.20.030	
A.1	Street layouts indicating location and type
A.2	Basic lot design and size
A.3	Land Use
A.4	Existing natural and/or manmade features on or adjacent to the site
A.5	Existing or proposed topography on or adjacent to the site.
TENTATIVE MAP REQUIREMENTS 14.20.040	
A	A tentative map, consistent with the requirements of Sections 14.20.050 and 14.20.060
B	A completed town application packet, including an environmental checklist;
C1	A vicinity or key map of appropriate scale and covering sufficient adjoining territory so as to clearly indicate nearby street patterns, major access streets, property lines, other adjacent properties in the subdivider's ownership, and other significant features which will have a bearing upon the proposed subdivision and its location and relationship to surrounding area
C2	A statement of existing and proposed zoning and existing and proposed uses of the property with the approximate areas of the proposed uses by type and the total area of the subdivision
C3a	A preliminary soil investigation and geological reconnaissance report by a registered civil engineer specializing and recognized in soil mechanics and foundation engineering or registered geotechnical engineer for every subdivision for which a final map is required. Submission of this preliminary report may be waived by the director of public works if soil conditions in the proposed subdivision are known to him
C3b	If the preliminary soils report indicates the presence of critically expansive soils or other soil problems, including seepage which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required by the director of public works as a condition precedent to consideration of the tentative map by the subdivision review committee. The soils investigation shall be done in the manner provided in Section 66491 of the Subdivision Map Act
C4	A preliminary grading plan. Submission of the preliminary plan may be waived by the town engineer when he or she determines that the submission of such plan is not required for proper grading, flood hazard mitigation and erosion control of the proposed subdivision
C5	Applications for any modification to these requirements that may be proposed, together with supporting drawings and statements and such other data as may be required by the provisions of Chapter 14.48

Objective?	Applicable to this project?	Alternatives A-1, B-1, and C-1 Compliance Description	Alternatives A-2, B-2, and C-2 Compliance Description (if different)
	Applicable as modified by SB330 Applicable as modified by SB330	As shown on tentative map See Massing Standards See Land Use Worksheet Please see tentative map and context map Please see tentative map and context map	
		see compliance with referenced sections below Complete application packet and environmental checklist are included with the application Vicinity map is included with the application.	
		See land use worksheet reciting existing zoning and explaining that, because the General Plan allows residential uses on the property, SB330 does not require rezoning for this project. Accordingly, no zone changes are proposed. soils report provided	
	no expansive soils indicated in the soils report		
		preliminary grading plan provided	
		Please see compliance descriptions for all town standards and criteria in this matrix.	Modifications in connection with concessions for affordable housing are proposed as indicated in this matrix and the project description.

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C6	All other data required as a prerequisite to approval of the tentative map, including plans, reports, fees or other requirement
C7	With respect to tentative maps for residential condominium conversion projects, a special permit for such conversion project approved pursuant to the zoning ordinance of the town. The planning director or designated representative may waive this requirement if at the time of the filing of the tentative map the subdivider, in writing, irrevocably offers to the advisory agency and town council to extend the time limits specified in the Subdivision Map Act for reporting and acting upon the tentative map by such bodies. The extension shall be for such periods of time as are reasonably necessary to permit the processing, review, and final action on the special permit concurrently with the tentative map,
C8	A fiscal impact analysis showing probable costs and revenues associated with subdivision development that will result to the town for maintenance of improvements
C9	A market study showing probable acceptance of project in the market place
D	A fee as prescribed by town council ordinance and appropriate resolutions, shall be required for consideration of all tentative map applications.
TENTATIVE MAP REQUIREMENTS 14.20.050	
A	The tentative map shall be clearly and legibly drawn and shall be drawn to scale by or under the direction of a registered civil engineer or licensed land surveyor. The scale of the map shall be at least one inch equals one hundred feet. If necessary to provide the proper scale, more than one sheet may be used, but the relation of the several sheets shall be clearly shown on each. No single sheet shall exceed seventy-two inches in length and fifty-four inches in width
B	The town engineer or designated representative may, in his or her professional discretion, waive the requirements that the tentative map be prepared by a registered civil engineer or licensed land surveyor if the tentative map submitted is clearly and legibly drawn, drawn to scale, and satisfies the requirements of Sections 14.20.040 and 14.20.060. The decision to waive or not waive the foregoing requirement shall be final and not subject to appeal.
TENTATIVE MAP REQUIREMENTS 14.20.060	
A	Proposed subdivision name, if any
B	Names, addresses and telephone numbers of the record owner and subdivider of the land
C	Name, address and telephone number of the person, firm or organization that prepared the map, and the applicable registration or license number
D	Date of preparation, north point and scale of the map. If based on a survey, the date of the survey
E	Boundaries of the subdivision with sufficient information to locate the property
F	Subdivision name of adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision
G	Contour lines at intervals of not more than one foot unless waived prior to submission by the town engineer or designated representative. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that present drainage problems, and shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision. Topographic survey shall not be waived in areas within the one hundred year flood hazard boundary as shown on the most current FIRM

no - condos not proposed

no - interpretation of this provision is subject to personal or subjective judgment because "probable acceptance of the project in the market place" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

Submittal fees are covered by a reimbursement agreement; all items required by the Town's application checklist are included.

Fiscal Impact Analysis is provided with this application

Market study provided which shows that there is strong regional housing demand and that homes built within this project will be absorbed.

reimbursement agreement entered into between Town and applicant

The Tentative Map was drawn by licensed civil engineer at the required scale

Subdivision is named "Hidden Grove" and indicated on the tentative map

provided on tentative map

provided on tentative map

provided on tentative map

provided on tentative map

provided on tentative map

provided on tentative map

provided on tentative map

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H	The location and general description of any trees and shrubs, and their drip lines, with notations as to their retention or destruction; and any vernal pools or wetlands located on the property to be subdivided. The general description of trees and shrubs should include an indication as to their size (diameter) and type	provided on Tree Impact Exhibit
I	The location of all railroad rights-of-way and grade crossings; locations of all existing wells, abandoned wells and sumps; and an indication of any physical restrictions or conditions in the subdivision which affects the use of the property	provided on tentative map
J	The location of all structures on the site or on adjacent properties; the distances between structures to be retained and existing or proposed street and lot lines; and notations concerning all structures which are to be removed	provided on tentative map
K	The location and width of proposed building setback lines	Setbacks are shown on the Hidden Grove Massing Standards
L	The locations shown by dashed lines of existing utilities in and adjacent to the subdivision; the size and invert elevation of sanitary and storm sewers; the size of water mains; and, if sewers and water mains are not in or adjacent to the subdivision, the direction and distance to the nearest sewer and water main with size and invert elevation of sewer and size of main, and the proposed method of providing sewage disposal	provided on tentative map and accompanying sewer and water plan
M	The location of all potentially dangerous areas, including geologically hazardous areas and areas subject to inundation or flood hazard; the location, width and directions of flow of all water courses and flood control channels within and adjacent to the property involved; and the proposed method of providing storm water, drainage and erosion control. In areas subject to one hundred year flood hazard, base flood elevation and floodway boundary shall be indicated	provided on tentative map and accompanying grading and drainage plan
N	The locations, widths and names or designations of all existing or proposed streets, alleys, pedestrianways and other rights-of-way, whether public or private, within and adjacent to the subdivision; the radius of each center line curve; and any planned line for street widening or for any other public project in and adjacent to the subdivision	provided on tentative map
O	The lines and approximate dimensions of all lots, and the number assigned to each lot; the total number of lots; and the approximate area of the average lot	provided on tentative map
P	The total area in square footage or acreage to the nearest one-tenth acre of each lot proposed to be utilized for other than single-family or two-family housing	provided on tentative map
Q	The boundaries of existing and proposed public areas in and adjacent to the subdivision, indicating the nature and average of each. If land is to be offered for dedication for park or recreation purposes, or to provide public access to navigable waters, it shall be so designated	provided on tentative map
R	The nature and purpose of a modification being requested in accordance with the requirements of Chapter 14.48 and shown on the tentative map, shall be clearly indicated	provided on tentative map
S	If separate final maps are to be filed on portions of the property shown on the tentative map, the subdivision boundaries which will appear on such final maps and the sequence in which such final maps will be filed	No - separate final maps are not proposed by this application.
Vesting Tentative Maps 14.32.050		
A	At the time a vesting tentative map is filed, it shall have printed conspicuously on its face the words: "Vesting Tentative Map."	no - vesting map not proposed
B	At the time a vesting tentative map is filed, the subdivider shall also supply the following information:	no - vesting map not proposed
B.1	Plans for all public works improvements required to be constructed as part of the subdivision, prepared by a registered civil engineer in accordance with town standards and approved by the town engineer;	no - vesting map not proposed
B.2	Plans for all site development, including, but not limited to, grading, drainage facilities and miscellaneous structures prepared by a registered civil engineer in accordance with town standards and approved by the town engineer;	no - vesting map not proposed
B.3	Geological studies in such form as acceptable to the town engineer, which shall include detailed soils reports, seismic analysis, bank stabilization, and other factors pertinent to the particular site location;	no - vesting map not proposed
B.4	For all nonresidential subdivisions:	no - vesting map not proposed
B.4.a	Specific information on the uses to which the proposed buildings will be put,	no - vesting map not proposed
B.4. b	The height, size and location of all buildings, building setbacks, number of stories, and driveway locations and parking layout,	no - vesting map not proposed
B.4.c	Architectural plans satisfactory for review by the planning director, including site plans, floor plans, exterior elevations and necessary structural calculations, energy calculations, and information necessary for building permit plan checks,	no - vesting map not proposed

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B.4.d	Landscape plans, including planting and irrigation details and drawings and specifications as prepared by a licensed landscape architect or contractor satisfactory for review by the planning director;
B.5	Traffic reports and analysis, in a form approved by town engineer;
B.6	Acoustical report, prepared by a licensed engineer in a form acceptable to the planning director following the guidelines of the noise element of the general plan;
B.7	Sewer, water, storm drainage, road and other studies required to complete the plans. Approval of South Placer municipal utility district for sewer and Placer County water agency for water plans by serving agencies;
B.8	Flood control information and statements showing compliance with flood hazard regulations;
B.9	Existing and proposed overhead and underground utility improvement details;
B.10	If there are no trees on the site a tree preservation plan is not required, a statement that there are no trees on site should appear on the vesting tentative map. The tree preservation plan shall accurately identify all existing trees, species, trunk size and dripline. Trees that are proposed for removal shall be marked "TO BE REMOVED." Any provisions for tree preservation, transplanting, or mitigation shall be identified;
B.11	In those circumstances where a development plan review is required by ordinance, development agreement, special permit or by a condition of previous approval, the application for development plan review and all exhibits necessary for the review shall be submitted concurrently with the application for a vesting tentative map;
B.12	In those circumstances where the project requires concurrent discretionary approval as set forth in the zoning ordinance, all exhibits necessary for such application shall be submitted concurrently with the application for a vesting tentative map;
B.13	Such other exhibits that fully depict features of the development which the developer desires review of for the purpose of approval concurrently with the vesting tentative map.
C	In the case of a vesting tentative map, the application shall be filed concurrently with any general plan or specific plan amendments, rezoning, PUD designations, special permits or other entitlements necessary to make the vesting tentative map comply with applicable plans and ordinances. Vesting tentative maps may not be approved with the condition that necessary entitlement(s) be subsequently approved.
Subdivision Design Standards 14.36	
36.010	General Design Standards
	A. The size, design, character, grade, location, orientation and configuration of lots within a proposed subdivision and improvements required in connection therewith shall be consistent with the density and uses authorized for the area by the general plan, an applicable specific plan, the zoning ordinance, the Loomis land development manual and construction standards and other land use regulations.
	B. The density, timing or sequence of development may be restricted by considerations of safety, traffic access or circulation, the slope of the natural terrain, the physical suitability of the site (including soil conditions), the nature or extent of existing development, the availability of public utilities, environmental habitat or wildlife preservation or protection, or other provisions of this chapter.
	C. All subdivisions shall result in lots which can be used or built upon. No subdivision shall create lots which are impractical for improvement or use due to steepness of terrain, location of water courses, size, shape, inadequate frontage or access or building area or other physical condition. (Ord. 214, 2004; Ord. 185 § 1, 1998)
36.020	General Access Requirements
	A. Each local street providing access to lots within a subdivision shall connect directly or through one or more minor streets to a collector street or major street.

no - vesting map not proposed

no - vesting map not proposed

no - vesting map not proposed

no - vesting map not proposed

no - vesting map not proposed

no - vesting map not proposed

no - vesting map not proposed

no - vesting map not proposed

no - vesting map not proposed

no - vesting map not proposed

no - vesting map not proposed

This is objective to the degree that the referenced standards and land use regulations are also objective.

no - interpretation of this provision is subject to personal or subjective judgment because it provides for "considerations" to be factored in decision-making and does not provide any reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

Compliance with all objective General Plan and Zoning standards is demonstrated by this matrix

Development will occur in a manner that causes utilities and roadways to be provided to each land use within the subdivision; the project will comply with all appropriate mitigation measures identified in the project's EIR.

all lots are based on a typical design which accomodates building pads for homes (see Massing Standards)

As shown on the tentative map

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	B. Each route of access to collector streets or major streets and its point of connection therewith shall be adequate to safely accommodate the composition and volume of vehicular traffic generated by the land uses which it serves.
	C. In determining the adequacy of a route of access, the deployment of fire equipment or other services under emergency conditions shall be considered.
	D. A tentative map which makes use of a local street which passes through a predominately residential neighborhood as a route of access to industrial, commercial or other subdivisions generating traffic which would conflict with the residential character of the neighborhood may be denied.
	E. The terms "local street," "collector street" and "major street" shall have the meanings specified in the general plan of the town.
	F. Direct driveway access shall not be permitted to arterial or collector streets for single-family lots.
36.030	Existing Streets and Unsubdivided Land
	A. Streets shall be laid out to conform to the alignment of existing streets in adjoining subdivisions and to the logical continuation of existing streets where the adjoining land is not subdivided.
	B. The realignment of streets in contemplation of the development or use of adjoining property and the provision of streets or dead-end street extensions to facilitate the subdivision of adjoining property may be required.
	C. Permanently dead-ended streets (except cul-de-sacs as defined in these regulations) are prohibited. When a street is temporarily dead-ended, a barricade or temporary turning area or temporary connection to another street may be required. Permanent turnarounds may be required at the end of dead-end streets where the future extension of the street is remote.
36.040	Provisions for Resubdivisions
	Where property is subdivided into lots substantially larger than the minimum size required by these regulations or by the zoning districts in which the subdivision is located, whichever is most restrictive, streets and lots shall be required to be laid out so as to permit future resubdivision in accordance with the provisions of these regulations.
36.050	Waiver of Access Rights
	A. A frontage road, or through or side-on lots, or other types of limited access layout may be required where a subdivision adjoins or contains an existing or proposed freeway or major street. To accomplish the purpose of this section, waivers of vehicular and pedestrian access rights to the freeway or major street may be required.

no - interpretation of this provision is subject to personal or subjective judgment because "adequate to safely accommodate the composition and volume of vehicular traffic..." does not provide a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

no - interpretation of this provision is subject to personal or subjective judgment because it does not provide a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

no - interpretation of this provision is subject to personal or subjective judgment because it requires a judgment to be made based on "traffic which would conflict with the residential character of the neighborhood" which is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

no - no streets are used to access commercial or industrial uses

acknowledged

no - realignments not required

Traffic study to be performed during CEQA review which will assess vehicle volumes.

Roadways designed to accommodate standard emergency vehicle access and requirements.

no single family driveways are proposed on arterials or collectors.

Streets connect to existing, adjacent roadways

No permanent dead end streets are proposed. The connection to Day Avenue includes proposed Emergency Vehicle Access (EVA) which allows access as needed

Streets are laid out to allow the densities allowed by the general plan and zoning.

Appropriate waivers are recorded against the property with respect to I-80.

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	B. Waivers of vehicular and pedestrian access rights may also be required to prevent a local or collector street which passes through a predominantly residential neighborhood from being used as a route of access to industrial, commercial or other subdivision generating traffic which would conflict with the residential character of the neighborhood.
36.060	Intersections
	A. All streets shall intersect or intercept each other so that for a distance of at least one hundred feet the street is approximately at right angles to the street it intersects or intercepts.
	B. Street alignment shall provide for streets entering opposite each other to have their center lines directly opposite. Where this is not possible, street jogs shall have a minimum center line offset of one hundred fifty feet. Minor streets intersecting collector streets from opposite sides shall have their centerlines offset between the intersections a minimum of two hundred feet. Minor streets and collector streets intersecting arterial streets from opposite sides shall have their centerlines offset between the intersections a minimum of four hundred feet for left hand offset and six hundred feet for right hand offset. This condition shall not apply where a raised center median is provided on the major street separating conflicting turning movements.
	C. Where two streets intersect, the centerline grade of the major street shall have a maximum centerline (longitudinal) grade of 3.0 percent for a minimum distance of forty feet measured from the curb line of the intersecting street, except as determined by the town engineer. The centerline of the minor street shall meet the crown slope at the projected lip of gutter. Crown slope may be reduced to 1.0 percent within the intersection if necessary. Drainage to the gutter shall be maintained at all points in the intersection.
	D. The design of all public streets, private streets, and driveways other than for single family residential or duplex shall provide minimum site distance in accordance with Caltrans Corner Sight Distance criteria as outlined in Section 405 of the Highway Design Manual (HDM). For convenience, the applicable portion of Section 405 is shown below.
36.070	Local streets
	Local streets shall be laid out so that their use by through traffic shall be discouraged. Maps of proposed subdivisions containing excessively long, straight residential streets, conducive to high-speed traffic, shall be denied. Curvilinear streets shall be encouraged.
36.080	Cul-de-sac Streets
	A cul-de-sac street created by the proposed subdivision shall not exceed six hundred feet in length as measured from right-of-way of intersection at street to center of cul-de-sac bulb. A proposed cul-de-sac may be reduced in length or may be eliminated in order to provide for the efficient circulation of traffic, the future development of the neighborhood street system or the deployment of emergency services. The planning commission may approve a cul-de-sac up to one thousand five hundred feet long if an acceptable secondary emergency vehicle access is provided.
36.090	Street ROW width and improvement design

no - interpretation of this provision is subject to personal or subjective judgment because it requires a judgment to be made based on "traffic which would conflict with the residential character of the neighborhood" which is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

No streets proposed by the project would serve as a route of access for industrial or commercial uses.

Proposed roadways are designed to intersect at approximately right angles as permitted by the flexibility built into this standard. Intersection angles were designed around accomodating existing conditions and preserving natural resources in conformance with other Town goals.

Proposed roadways are designed to meet this standard

Proposed roadways are designed to meet this standard

Proposed roadways are designed to meet this standard

no - interpretation of this provision is subject to personal or subjective judgment because discouraging "through traffic" and "excessively long, straight..." are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

Proposed roadways do not facilitate through traffic and high speeds by use of intersections and turns.

Proposed roadways are designed to meet this standard

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	All street and alley rights-of-way and the location of improvements therein shall be designed to conform to adopted street standards, except where a modification is expressly permitted by Chapter 14.48 (Subdivision Modifications), or where a special cross-section is required to conform to an adopted planned street line or an applicable specific plan. For any street for which the Loomis bikeway's master plan indicates that an on-street bikeway shall be provided, and the width of such street was established prior to the adoption of the bikeway's master plan, such width shall be increased by ten feet in order to provide the bikeways in accordance with the bikeway master plan and to retain the design applicable to the previously adopted width of the street. At the discretion of the town engineer, partial streets may be permitted along the boundary of a subdivision or other private development where the full right-of-way width cannot be dedicated. For collector and arterial streets, the developer shall, as a minimum, dedicate sufficient right-of-way and construct thirty-two feet width of pavement with full frontage improvements along the developing property and a two foot wide gravel shoulder on the opposite side. Street centerline shall be placed at the ultimate location if possible. Partial streets will not be permitted for residential streets.
	minimum 12.5-foot public utility easement (P.U.E.) shall be dedicated adjacent to all public and private streets. Additional easements for sewer, water, storm drainage, signage, sidewalks, landscaping, fencing and all other public utilities shall be provided as required by the utility companies, this manual, and as specified by the town engineer.
36.100	Grades
	The minimum centerline (longitudinal) grades on new streets and gutter flowlines shall be 0.35 percent. The maximum street slope shall be 8.33 percent except where a steeper street is determined necessary by the town engineer due to existing topographical features. The minimum grade of gutter sections constructed along existing streets shall be 0.20 percent.
	Standard cross slopes shall be 2.5 percent on minor and primary residential streets and 2.0 percent on collector and arterial streets. Certain roadways may require super elevations as directed by the town engineer. Cross slopes on widened existing streets shall be a minimum of 1.5 percent and maximum of 3.0 percent. Where a street constructed with a super elevation is to be widened, the cross slope shall be as specified by the town engineer.
	The minimum allowable vertical curve length at the intersection of two grades shall be fifty feet; however, vertical curves may be omitted where the algebraic difference in grades does not exceed 2.0 percent. When vertical curves are required, they shall provide for adequate sight distance based on the minimum design speeds specified below.
	The vertical curve data shall be computed and shown on the plans and shall call out the tangent gradients, length of curve, the elevations and stationing points of the beginning of vertical curve (BVC), end of vertical curve (EVC), PI, high and low points, and along twenty-five foot intervals.
36.110	Curve Radii
	All curves shall have sufficient length to avoid the appearance of an angle point. Reverse curves shall be connected by tangents of length approved by the town engineer. The center line radii of curves shall be as large as possible, but not less than the following:
36.120	Street names
36.130	Alleys
	Alleys shall not be permitted in a single-family development except where a subdivision modification is approved.
36.140	Pedestrianways

This provision is objective to the extent the referenced documents and standards are also objective. With respect to the Bikeway Master Plan (which is dated as of 2010), that document is a subjective guideline in its entirety, and accordingly cannot be interpreted in a way that creates objective standards. As stated at the outset to that plan: "A Guideline - Not a Rigid Standard or Legal Ordinance ... It should be noted that this plan is a Master Plan document, that, like a general plan document, provides guidance for the Town as the ability to build new bike facilities become available." Such a generic guidance document which recites "should" and "proposed" when describing potential improvements inherently involves personal or subject judgment in its interpretation. (see Cal. Gov't Code section 65589.5(h)(8)).

Street widths are designed in conformance with the Town's adopted street standards. The proposed project provides adequate roadway sections which allow Class III bicycle lanes. In addition the Boyington Road Reservation provides adequate right of way for a vehicular roadway as well as a Class I Trail if desired by the Town of Loomis. No partial streets are proposed.

These alternatives propose concessions to the Town's roadway standards in order to achieve cost savings needed to provide for affordable housing. Please see the project description and tentative maps which describe road dimensions.

12.5' PUE is provided adjacent to all public streets

Proposed roadways are designed to meet this standard

Proposed roadways are designed to meet this standard

Proposed roadways are designed to meet this standard

Proposed roadways are designed to meet this standard

Proposed roadways are designed to meet this standard

developer to name streets on the final map and install signs as condition of approval

alleys are not proposed

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	Improved pedestrianways not less than ten feet in width may be required where needed for traffic safety or for access to schools, playgrounds, shopping facilities, other community facilities or scenic easements.
36.150	Equestrian, hiking, and biking trails and paths
	Equestrian, hiking trails and biking paths shall be provided in locations established by the general or specific plans. Adequate access points for the public, maintenance and emergency vehicles and parking facilities shall be provided as necessary.
	All Class I recreational bike path design shall be in accordance with the state of California Department of Transportation, Loomis Bike Master Plan and these following requirements, whichever is more restrictive. Bicycle/pedestrian pathways must also meet ADA and Title 24 requirements.
36.160	Utility easements other than inside the front property line
	Utility easements shall be five feet in width across the rear of all lots in double tiers where required to locate utilities. In the case of single tier lots, the easement shall be ten feet in width. Where easements are required on side lot lines, they shall be three feet in width all on one lot. When water mains are required to reach fire hydrants, the easements shall be three feet in width. Anchor easements shall be five feet in width and twenty feet in length. A utility easement of seven and one-half feet in width adjacent to and along the exterior boundaries of a subdivision may be required in place of or in addition to those easements of the type and width hereinabove described in this section. Easements may be wider to accommodate large or deep facilities as determined necessary by town engineer.
36.170	Utility easements inside the front property line
	Easements inside the front property line shall be provided and shall be a minimum of twelve and one-half feet in width for utilities, electroliers, street trees, signs and similar such uses.
36.180	Other easements
	A. Easements for storm drains or flood control channels, slope rights and other public uses shall be provided at such locations and to such widths as determined necessary by the town engineer. B. Open space, public access, recreational and scenic easements shall be provided at such locations and to such widths as are necessary to accomplish the objectives, policies and programs of the general plan and in accordance with the purposes and policies of these regulations, any other applicable specific plan of the town, and the requirements of the Subdivision Map Act.
36.190	Easements for centralized mail

no - interpretation of this provision is subject to personal or subjective judgment because it is permissive and "traffic safety for access to schools, playgrounds, shopping facilities, other community facilities or scenic easements" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

this standard is objective to the degree the standards in the referenced documents are also objective; with respect to the General Plan, the Transportation Element on page IV-41 identifies "recommended" bicycle facilities, a description which does not rise to the level of an objective standard. (see Cal. Gov't Code section 65589.5(h)(8)). The sentence on "adequate access" is subject to interpretation and not objective. (see Cal. Gov't Code section 65589.5(h)(8)). Also, please see the discussion above on the Bikeway Master Plan.

This standard is objective to the degree the standards in the referenced documents are also objective. Please see discussion above on the Bikeway Master Plan.

There are no proposed utilities within the rear lots of single family homesites

This provision is objective to the degree referenced standards are also objective.

The project includes sidewalks and crosswalk facilities that connect into the Town's existing pedestrian facilities. These improvements promote safe pedestrian connectivity.

The roadway sections for the proposed tentative map are adequately sized to include Class III bicycle facilities. The Boyington Reservation in alternative A-1 has adequate right of way for a Class I trail.

The project is not proposing any Class I facilities. Final design of all facilities within the project will be in conformance with all objective standards including ADA and Title 24.

Adequately sized utility easements will be provided per the final improvement plans. Preliminary locations of services are illustrated by the sewer and water plan attached to this submittal.

A 12.5' PUE is shown adjacent to all roadways

easements for all facilities described in this provision are shown on the tentative map

This project's compliance with all objective standards, including those referenced by this provision, is shown on this matrix.

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	Where determined by the planning commission to be necessary to promote the public health, safety or welfare, easements for centralized postal service facilities shall be provided in residential subdivisions.
36.200	Block size
	A. Blocks shall be designed to allow for adequate building sites for the type of use proposed; to allow for convenient pedestrian and vehicular circulation, access, traffic control and safety; and with regard to limitations created by topography.
	B. The width of the blocks shall ordinarily be sufficient to allow for two tiers of lots. Block lengths shall not exceed one thousand five hundred feet, except in planned developments and similar projects where longer blocks have been approved by the commission in connection with overall design approval of the project or in other subdivisions where <u>unusual topographic</u> or other conditions exist.
36.210	Block corners
	At intersections, all block corners shall have minimum twenty-foot radius curves at property lines. Greater radii or cut-offs may be required where necessary for traffic safety. At intersections of major arterials, block corners shall be a minimum of thirty-five foot radius.
36.220	Lots - width and area for single and two-family uses
	The minimum width and area of all lots proposed for single-family and two-family residential uses (other than those within a planned development) shall conform to the town zoning ordinance.
36.230	Lot size compatible with nearby lots
	When determined necessary to promote the general welfare, and assure the orderly development of a community, residential lots within a proposed subdivision may be required to be increased in size so as to more closely conform to the size of existing nearby lots fronting on the same street in that neighborhood.
36.240	Flag Lots
	Flag lots for single family usage may be approved if the following findings are made (no flag lots for other uses):

no - interpretation of this provision is subject to personal or subjective judgment because it requires interpretation of "promote the public health, safety, or welfare" which is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

no - interpretation of this provision is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

Applicable as modified by SB330

no - interpretation of this provision is subject to personal or subjective judgment because it requires interpretation of "promote the public health, safety, or welfare" which is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

The project will include centralized mail facilities, and the locations of such facilities will be determined as a condition of the project's final map.

The project's configuration allows for standardized lots on which homes allowed by zoning and general plan designations can be built (please see the Massing Standards)

block lengths are less than 1500' and allow for two tiers of lots

Block corners have been designed as required

Please see the Land Use Worksheet for applicable standards and Massing Standards for an application of those standards. In most cases (except for Unit B and the Town Center Commercial) existing general plan and zoning designations are inconsistent therefore lot areas and massing standards are as proposed in the Hidden Grove Massing Standards.

Lot sizes have been designed to achieve the density required by the General Plan designations which, when adopted, were found to have promoted the general welfare.

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	A. Either the flag lot is required by topographic conditions, or there is no alternative design for the development of the interior portions of excessively deep parcels; and
	B. The flag lot will not be detrimental to public health, safety or welfare;
	C. The narrow extension of a flag lot shall be a minimum twenty feet width, and maximum length two hundred feet building setback lines, minimum width, length, and area shall be measured without the narrow portion.
36.250	Lots- access to two parallel street prohibited
	Lots proposed for single-family and two-family uses shall not have access to two parallel streets.
36.260	Lots adjoining Town limits
	No lot shall be divided by a own or county boundary line.
36.270	Property remnants
	Remnants of property which do not conform to lot requirements or are not required for a public or private utility or other public use or approved access purpose shall not be created by or left in a subdivision.
36.280	Lot drainage
	All lots proposed to be graded shall be graded to provide adequate, positive drainage to the fronting sheet. Provision shall be made for proper erosion control, including the prevention of sedimentation or damage to off-site property. No more than one lot shall drain onto another before being intercepted by a drainage system within an easement. Nongraded lots shall be designed so that no more than one lot may drain onto another before being intercepted by a natural or graded drainage swale in an easement.
36.290	Open space ownership and maintenace
	All areas within a subdivision designated or planned as open space or for use for park or recreation purposes shall be either:
	A. Designated as a separate parcel or parcels and dedicated to the town for park and recreation purposes;
	B. Designated as a separate parcel or parcels and maintained as common open space within an approved planned development, condominium or community apartment project;
	C. Contained within the various lots of the subdivision and maintained by the owners of such lots with open space easements.
36.300	Storm drains
	Storm drains shall be designed in conformance with Placer County storm water management manual, latest revision date adopted by Placer County water conservation and flood control district and the drainage section within the Loomis land development manual.
36.310	Private streets in planned developments, condominiums or community apartment projects

no - interpretation of this provision is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

no - interpretation of this provision is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

Because the flag lot is designed in conformance with the standards set forth in section (C.), it would not be detrimental to the health, safety, or welfare.

Flag lots within the project conform to this standard.

all lots access only one street

The project is not on the edge of the Town limits; no lot is divided by a county line.

The project does not propose creating any remnant parcels.

The peoject has been designed to provide adequate, positive drainage. Please see attached grading and drainage plan.

The project will create separate parcels for open space and park areas which will be dedicated to the Town as a condition of the final map.

compliance with A above; compliance with this provision not required

compliance with A above; compliance with this provision not required

Storm drainage has been designed in conformance with the Placer County Storm Water Management Manual and the Loomis land development manual.

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	Where access to lots or structures within a planned development, condominium or community apartment project is to be provided by a system of private streets, the improvement, width, design and configuration of such street system shall be the same as public streets.
36.320	Protection of natural resources
	The configuration of lots and the design of improvements required by this chapter shall to the extent reasonable under the circumstance preserve indigenous natural resources such as, but not limited to, native trees, shrubs, wildlife and their habitat.
36.330	Floodplain management

A. The design of all subdivisions shall provide adequate drainage to reduce exposure to flood damage and shall in all respects conform to the requirements of Chapter 9, Article XXVI, Floodplain Management Regulations and the National Flood Insurance Program Regulations set forth in Subchapter B of Title 44 of the Code of Federal Regulations Parts 59 and 60.

B. All final subdivision improvement plans will provide the elevation of the proposed building site. If the site is filled above the base flood, the final pad elevation shall be certified by a qualified registered professional engineer or surveyor and provided to the town floodplain management administrator.

C. All subdivision proposals shall be consistent with the need to minimize flood damage to existing and proposed properties.

D. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

The project does not contain private streets.

no - interpretation of this provision is subject to personal or subjective judgment because it requires interpretation of "to the extent reasonable under the circumstances" which is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

The project has been configured in a manner to preserve trees and other resources to the extent possible while also achieving densities required by the general plan and zoning code.

As illustrated by the grading and drainage plan, the project has been designed to provide adequate drainage to reduce exposure to flood damage as well as to improve water quality through the use of a comprehensive system of water quality basins.

Project to be conditioned on complying with this provision prior to approval of final improvement plans

compliance with above satisfies this provision

All utilities located outside of flood areas

Hidden Grove
Zoning Code Checklist
 17-Dec-21

Type: Subdivision
 Location: As shown on tentative map submittal
 Applicant: toneBridge Properties, LLC (common ownership with Hidden Grove Development Co., LLC)
 Agent: Mike Isle
 Action: approve tentative map

- ✓ Compliance
- X Required
- NA Not Applicable

ZONING CODE RESIDENTIAL DISTRICTS 13.24.		Objective?	Applicable to this project?	Alternatives A-1, B-1, and C-1 Compliance Description	Alternatives A-2, B-2, and C-2 Compliance Description (if different)
13.24.030	Table 2-2 identifies the uses of land allowed by this title in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 13.22.030.		Applicable as modified by SB330	Please see SB330 Land Use Worksheet.	
13.24.040	Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-3, and 2-4 in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this title.		Applicable as modified by SB330	Please see SB330 Land Use Worksheet.	
13.24.050	The maximum allowable density, minimum parcel size requirements for new subdivisions, and maximum site coverage requirements for parcels in the RS and RM zoning districts are established by Table 2-5. The application of these requirements to property within the town is shown on the zoning map (Chapter 13.20) by means of a numerical suffix being appended to the RS and RM zoning map symbols. Each applicable suffix is shown in the "Zoning District and Suffix" column of Table 2-5.		Applicable as modified by SB330	Please see SB330 Land Use Worksheet.	
13.24.060	Subdivisions, other development and new land uses within the RE zoning district located immediately northwest of the intersection of Rocklin and Barton Roads shall comply with the following standards, as applicable.		no		
A	Coordinated Planning. The planning of proposed subdivision and development in this residential estate designation is encouraged to be coordinated among the different property ownerships.		no		
B	Minimum Lot Area. Proposed subdivisions shall be designed to provide parcels with a minimum of 4.6 acres along the Barton and Rocklin Road frontages, and a minimum of 2.3 acres when located away from Barton and Rocklin Roads.		no		
C	Setbacks. To the extent feasible, building sites should be set back from Rocklin Road and Barton Road to retain native vegetation and terrain features, and preserve the present appearance as a rural road corridor.		no		
D	Access. Access to new parcels shall be provided by new roads from Barton Road and Rocklin Road, with no individual driveway access to Rocklin Road.		no		
13.24.070	Development within the RS zoning district on the site immediately south of the H. Clark Powers School on the west side of Humphrey Road shall comply with the following standards, consistent with Specific Area Policy 6, Section G of the Land Use and Community Development Element of the General Plan.		no		
A	The allowable density of two to six dwelling units per acre shall be distributed on the site with lower density on the edges of the parcel.		no		
B	An application proposing subdivision of the property shall demonstrate special attention to potential flooding and drainage issues, and any proposed project shall be designed to create no greater volume of storm water runoff to downstream properties after development		no		
13.24.080	Clustered Residential Development		no		

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A	Purpose and Intent. This section provides for the subdivision of properties within large-lot residential zoning districts, whereby individual homesite parcels are clustered within carefully selected areas of the original parcel to be subdivided.	no
	1. As provided by the general plan, clustered residential development is intended for use under very limited circumstances, where specific site characteristics of access, scenic rural character, slopes, soil stability, environmental resources, infrastructure or other similar factors are sufficiently sensitive or constraining to warrant a different approach to subdivision than provided by the normal minimum parcel size requirements of the applicable zoning district.	no
	2. In these cases, the town may allow development to be clustered in restricted areas of the site, on parcels smaller than normally allowed by the applicable zoning district, in return for permanently maintaining the more sensitive areas in an undeveloped state, and provided that the total residential density does not exceed that allowed by the applicable zoning district and the general plan.	no
	3. It is the intent of the town that the approval and construction of a clustered residential development shall not be used as justification for a subsequent amendment to the general plan designation or zoning of the overall site or any individual parcel.	no
B	Where Allowed. Clustered residential development in compliance with this section shall be allowed only within the RA, RE, and RR zoning districts	no
C	Permit Requirement. Clustered residential development shall require use permit approval in addition to tentative and final map approval. Use permit approval shall include conditions specifying a phasing schedule for the recordation of a final map and, where applicable, the installation of required improvements, and a date for the expiration of town approvals in the event the subdivision and development is not completed within the specified schedule.	no
D	Maximum Density and Number of Parcels. The maximum number of individual building sites allowed in a clustered residential development shall not exceed the number of parcels allowed through application of the minimum lot area requirements established for the applicable zoning district by this chapter. Net lot area (see definition of "lot area") shall be used to determine the number of allowable parcels.	no
E	Parcel Area and Open Area Requirements. The minimum area required of a parcel to be subdivided to qualify for clustered residential development, and the minimum area of parcels created through cluster division shall comply with the requirements of Table 2-6.	no
F	Design Standards.	no
1	Open Space Parcel Required. A clustered residential development shall include at least one open space parcel, which shall not be developed with structures other than agricultural accessory buildings. The open space parcel may be used for any of the following, if specifically authorized by the use permit approval for the clustered development: crop production, orchards, or grazing; habitat or other nature preserves, water storage or recharge; scenic areas; or other similar open space use.	no
2	Guarantee of Open Space. The required open space parcel shall be maintained as open space in perpetuity. The permanent open space shall be guaranteed by an open space easement, or dedication of fee or partial fee title to a public or quasi-public agency (e.g., the town, a land trust, etc.).	no
3	Site Design.	no
	a. Site disturbance shall be minimized by clustering, locating roads along contours, and building site selection.	no
	b. Access to off-site roads shall be limited, with clustered parcels having access from interior roads wherever feasible.	no
	c. Development shall be designed to be consistent with the character of the immediate surrounding areas as determined by the applicable zoning district.	no
	d. Building site parcels shall be clustered and located within the parcel to be subdivided to minimize the visibility of proposed residential units and other structures from public roads and abutting parcels.	no
	e. The clustered parcels and the overall development shall at no time be gated to limit public access to the roads within the site.	no
G	Required Findings. The approval of a use permit to allow a clustered residential development shall require that the review authority first make all of the following findings, in addition to those otherwise required for use permit approval by Section 13.62.050.	no

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1	The proposed project will be more compatible with existing and future land uses adjacent to the site and in the vicinity than a conventional subdivision of the site;	no	
2	The proposed project will more effectively and appropriately mitigate environmental impacts, including the avoidance and preservation of environmentally sensitive areas on the site than a conventional subdivision of the site; and	no	
3	The proposed project will more effectively and appropriately maintain the rural character of Loomis in terms of the visibility of proposed structures and site improvements from public roads and adjacent parcels than a conventional subdivision of the site.	no	
ZONING CODE COMMERCIAL DISTRICTS 13.26.			
13.26.010	This chapter lists the land uses that may be allowed within the commercial zoning districts established by Section 13.20.020, determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.		the standards set forth in this Section 13.26 are only applicable to the Town Center Commercial portion of this project because that is the only portion where the commercial zoning is consistent with the general plan designation; compliance, accordingly, need only be shown with respect to the town center commercial lot and to the extent required for a tentative map application (see SB330 Land Use Worksheet; Cal. Gov't Code 65589.5(j)(4))
13.26.030	Table 2-6 identifies the uses of land allowed by this title in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 13.22.030.		Uses proposed for the Town Center Commercial parcel (which will be defined pursuant to a separate application after the subdivision is approved) will be subject to the use limitations set forth in the zoning code.
13.26.040	Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-7 and 2-8, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this title.		Please see the Massing Standards showing compliance requirements
13.26.050	Proposed subdivisions, other development and new land uses within the CO zoning district at the southwest corner of I-80 and King Road shall comply with the following standards, consistent with Specific Area Policy 2, Section G of the Land Use and Community Development Element of the general plan.		No - see SB330 Land Use Worksheet explaining commercial zoning standards are not applied where the General Plan has designated property for residential (Cal. Gov't Code 65589.5(j)(4))
A	Riparian Corridor Protection. The riparian corridors extending through this area shall be protected in compliance with Chapter 13.54, and consistent with the policies in the conservation of resources chapter of the general plan.		Compliance with 13.54 shown below; compliance with Conservation of Resources chapter shown on the General Plan portion of this matrix.
B	Site Planning. Proposed development shall be planned to provide: 1. A gradual transition of intensity between development adjacent to I-80 and neighboring residential areas, to minimize the potential for land use conflicts with residential uses, and problems for residents; and 2. Adequate access and circulation between Horseshoe Bar Road and King Road.	no - interpretation of this policy statement is subject to personal or subjective judgment because "gradual transition of intensity" and "adequate access" are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))	No - see SB330 Land Use Worksheet explaining commercial zoning standards are not applied where the General Plan has designated property for residential (Cal. Gov't Code 65589.5(j)(4)) Residential density proposed by the project is that required by the General Plan. The site plan allows for a connection between Horseshoe Bar and King roads by dedicating land to the Town for Boyington Road.

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C	Residential Uses. Residential uses shall be developed with shared driveways to minimize access points on the new extension of Boyington Road, where determined by the review authority to be feasible. (See the Circulation Element of the general plan regarding the Boyington Road extension.)		No - see SB330 Land Use Worksheet explaining commercial zoning standards are not applied where the General Plan has designated property for residential (Cal. Gov't Code 65589.5(j)(4))
13.26.060	Proposed subdivisions, other development and new land uses within the CG zoning district shall comply with the following standards, as applicable.		Applicable only to the Town Center Commercial portion of the project which is zoned CG and where residential land uses are not proposed (see SB330 Land Use Worksheet; Cal. Gov't Code 65589.5(j)(4)).
A	CG District North of the Raley's Center. Proposed development shall comply with the following standards, consistent with Specific Area Policy 2, Section G of the Land Use and Community Development Element of the general plan.		
1	Riparian Corridor Protection. The riparian corridors extending through this area shall be protected in compliance with Chapter 13.54, and consistent with the policies in the conservation of resources chapter of the general plan.		compliance with 13.54 shown below; compliance with Conservation of Resources chapter shown on the General Plan portion of this matrix.
2	Site Planning. Proposed development shall be planned to provide: a. A gradual transition of intensity between development adjacent to I-80 and existing commercial, and the neighboring residential areas, to minimize the potential for land use conflicts with residential uses, and problems for residents; and b. Adequate access and circulation between Horseshoe Bar Road and King Road.	no - interpretation of this policy statement is subject to personal or subjective judgment because "gradual transition of intensity" and "adequate access" are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))	Applicable only to the Town Center Commercial portion of the project. All land uses in the CG zoning district north of Raley's are those allowed by the General Plan. All alternatives allow for connection between Horseshoe Bar and King roads as explained in the project description.
3	Land Use Mix. As determined by the review authority to be appropriate, site development should include a mixture of land uses consisting of three tiers: general commercial and/or office uses should be located adjacent to the Raley's center; low profile office structures should be placed in a second tier after the commercial uses; and medium- to medium-high density residential should be located adjacent to the existing residential areas to the north of this site.	no - interpretation of this policy statement is subject to personal or subjective judgment because it is entirely left to be "determined by the review authority to be appropriate," and the remainder of the code section does not contain references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))	Applicable only to the Town Center Commercial portion of the project. The project implements land uses allowed by the General Plan which are in conformance with the subjective description contained in this code provision. See SB330 Land Use Worksheet.
B	CG District on Taylor Road Northeast of Sierra College Boulevard.		
1	Applicability. The requirements of this subsection apply to the site identified as special land use policy area 4 on the general plan land use diagram, as consistent with Specific Area Policy 4, Section G of the Land Use and Community Development Element of the general plan.		no - different area no - different area
2	Site Planning. The site shall be developed with commercial uses along the Taylor Road frontage, with office uses or multifamily residential behind the commercial, to buffer the adjacent single-family residential uses from the noise, glare, and activities associated with commercial uses.		no - different area
13.26.070	Proposed subdivisions, other development and new land uses within the CT zoning district shall comply with the following requirements, consistent with Specific Area Policy 5, Section G of the Land Use and Community Development Element of the general plan.		no - zone does not apply

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A	Allowable Land Uses and Permit Requirements.	no - zone does not apply
1	Master Development Plan Required for Initial Site Development. The initial development of a parcel within the CT zoning district after the effective date of rezoning to the CT district shall require that the property owner first obtain town approval of a Master Development Plan in compliance with Section 13.62.070.	no - zone does not apply
2	Master Development Plan Contents. As submitted by the applicant and approved by the town, the master development plan shall specify the following.	no - zone does not apply
a	Allowed Land Uses, Densities and Building Intensities. The land uses proposed and/or authorized as part of a master development plan may include any listed as "P," "MUP," "UP," and/or "S," within the CT zoning district in Section 13.26.030, Table 2-6.	no - zone does not apply
b	A detailed overall site plan that complies with the design standards in subsection (B), and shows: all proposed land uses, structures, landscape areas, conservation areas for natural features; buffers; provisions for site access, internal and external circulation and parking; and all other details of site design.	no - zone does not apply
c	Provisions for internal access to adjoining properties by means of proposed public and/or private roads or drives other than Horseshoe Bar and Brace Roads.	no - zone does not apply
d	Architectural and other building design requirements and guidelines, to clearly define the appearance of approved structures;	no - zone does not apply
e	Standards and guidelines for proposed signs, consistent with the requirements of Chapter 13.38.	no - zone does not apply
f	Plans showing the approximate location and layout of proposed infrastructure and utilities, including any proposed or required extensions of existing lines for water, sewer, etc.	no - zone does not apply
g	Project and parcel phasing, to the extent that phasing is known by the property owner, or owners in the case of multiple properties participating in a project proposal.	no - zone does not apply
h	Any other information, requirements, and/or conditions of approval determined by the review authority to be appropriate.	no - zone does not apply
B	Design Standards. Each master development plan and any subsequent proposals for replacement land uses or redevelopment after initial site development shall incorporate site planning and building design measures to accomplish all of the following, as required by the general plan.	no - zone does not apply
B.1	Create an identity, appearance, and mix of land uses that provide for the integrated development of all parcels and that will be attractive to both travelers and town residents. The arrangement of uses on the overall site should be allowed to emphasize the creation of a destination or significant stopover for travelers, provide enhanced shopping and entertainment opportunities for town residents, and tie into the historic downtown area to support the economic viability of the downtown.	no - zone does not apply
2	Provide traveler-oriented commercial uses that are accessed primarily by automobiles and concentrated near the Horseshoe Bar Road interchange. Uses on the site shall then transition to more locally-oriented commercial and office uses, laid out to provide a pedestrian orientation.	no - zone does not apply
3	Provide primary access to commercial development from Horseshoe Bar Road, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Road and shall be set back and/or buffered from Brace Road to maintain the rural residential character of the roadway corridor.	no - zone does not apply
4	Provide a design and appearance that will reinforce the rural character of Loomis by: integrating existing natural features, including significant trees and rock outcrops; building design that emphasizes low-profile structures, local native materials, and the local historic architectural vernacular, and site development incorporating appropriate vegetation, preferably native, that can act as a buffer and screen, as well as add to the ambiance of the development.	no - zone does not apply
5	Provide for the long-term protection, preservation, and sustainability of the Secret Ravine riparian corridor, and its aquatic and terrestrial habitats.	no - zone does not apply
6	Provide for adequate and appropriate access between separately owned parcels within the CT zoning district as determined by the review authority to be necessary to avoid unnecessary access points to public roads, traffic congestion and hazards on public roads.	no - zone does not apply
ZONING CODE INDUSTRIAL AND PUBLIC DISTRICT STANDARDS 13.28		

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13.28.030	Table 2-9 identifies the uses of land allowed by this title in the industrial and public zoning districts, and the land use permit required to establish each use, in compliance with Section 13.22.030.	no - project does not contain these zoning districts and it is not proposing rezoning to any of these districts
13.28.040	Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-10 and 2-11, in addition to any other applicable requirements of this chapter, and the development standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this title.	no - project does not contain these zoning districts and it is not proposing rezoning to any of these districts
13.28.050	The property within the BP zoning district located north of the railroad and east of Sierra College Boulevard shall be developed as a business park, in compliance with the following standards, consistent with Specific Area Policy 1, Section G of the Land Use and Community Development Element of the general plan.	no - zone does not apply
	A. Access. Business park development shall require access from Sierra College Boulevard, with no access to the site through the residentially-designated areas to the north and west.	no - zone does not apply
	B. Site Planning. The site shall be planned to provide a self-contained, campus-like character (i.e., buildings of similar or compatible architecture with shared circulation and parking, with substantial setbacks from streets and other property boundaries) with extensive landscaping throughout.	no - zone does not apply
	C. Residential Buffer. Proposed development shall be separated from the north and west property lines by a buffer of dense landscaping at least fifty feet in width. Development adjacent to the buffer shall be limited to low-profile, one-story structures. Parking areas shall be separated from the buffer by buildings. No outdoor storage or business activity areas shall be allowed, except for outdoor sitting, eating and recreation areas for employees.	no - zone does not apply
13.28.060	Unless different hours of operation are allowed by use permit, a land use within the ILT zoning district may engage in its primary business activity only between the hours of seven a.m. and seven p.m., Monday through Friday; and eight a.m. and five p.m. on Saturday. A land use within the ILT zoning district shall not operate on Sunday unless authorized by use permit.	no - zone does not apply
ZONING CODE PLANNED DEVELOPMENT 13.29.010		
A	The planned development (PD) zone provides the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning, site and subdivision ordinances, while at the same time protecting the public health, safety and welfare and property values. Various land uses may be combined in a planned development zone including combinations of residential, commercial, office, industrial, utility, institutional, educational, cultural, recreational and other uses, provided the combination of uses results in a balanced and stable environment. The town expects each project within a PD district to be of obvious and significantly higher quality than would be achieved through conventional design practices and standards.	no - PD not proposed
B	The specific purposes of the planned development zone are to: 1. Promote and encourage cluster development on large sites to avoid sensitive areas of property 2. Encourage creative and innovative design on large sites by allowing flexibility in development standards. 3. Encourage the preservation of open space. 4. Accommodate various types of large scale, complex and phased developments; and 5. Establish a procedure for the development of large tracts of land in order to reduce or eliminate the rigidity, delays, and conflicts that would result from application of zoning standards designed primarily for small lots.	no - PD not proposed
C	The PD district shall be of sufficient size that its construction, marketing, and operation is feasible as a complete unit independent of any subsequent unit. Generally, development of less than 10 acres are deemed not suitable for the purpose and findings of this section.	no - PD not proposed
ZONING CODE PLANNED DEVELOPMENT 13.29.030		

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A	The PD district shall specify all use types, pursuant to Chapter 13.22.030, which are permitted within the district. In amending this title to apply the PD zoning district, the town council may permit any use within the PD district that is compatible with the purposes of this title, the neighborhood and general vicinity of the proposed project, and consistent with the general plan and any applicable specific plan.	no - PD not proposed
B	Approval of the PD district is accomplished in 2 steps: First, approval of the preliminary development plan by the Town Council upon recommendation of the planning commission, and second, approval of a specific development plan either simultaneously with the preliminary development plan or in a subsequent phase.	no - PD not proposed
ZONING CODE PLANNED DEVELOPMENT 13.29.040 (Findings)		
	In establishing a PD district, the planning commission and the town council shall make the following findings:	no - PD not proposed
1	The project is consistent with the general plan and any applicable specific plan;	no - PD not proposed
2	The project complies with all applicable provisions of this zoning code other than those modified by the PD ordinance;	no - PD not proposed
3	The approved modifications to the development standards of this zoning code are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and mitigation of any identified environmental impacts;	no - PD not proposed
4	The project complies with all applicable provisions of the town's design guidelines;	no - PD not proposed
5	The project can be adequately, and reasonably served by public facilities, services, and utilities;	no - PD not proposed
6	The location, size, planning concepts, design features, and operating characteristics of the 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	no - PD not proposed
7	The site is adequate for the project in terms of size, shape, topography, and circumstances; and	no - PD not proposed
8	The establishment, maintenance, or operation of the proposed uses would not, under the circumstances of the particular case, 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.	no - PD not proposed
ZONING CODE PLANNED DEVELOPMENT 13.29.050 (Preliminary Development Plan)		
	The purpose of the preliminary development plan is to show the overall development scheme for the affected area and to indicate the sequence in which individual portions of the area will be developed. The developer shall submit to the town a preliminary development plan which shows the overall development scheme and indicates the sequence in which individual portions of the area will be developed. Such plan shall include:	no - PD not proposed
1	Maps or drawings which may be schematic in form	no - PD not proposed
2	All interior property lines	no - PD not proposed
3	Land use, existing and proposed	no - PD not proposed
4	Location and size of existing streets and location of the proposed circulation system	no - PD not proposed
5	Name(s) of the owner, developer and consultant	no - PD not proposed
6	Public uses, including schools, parks, recreational areas and other open space, and method of maintaining public open space;	no - PD not proposed
7	The use and general description of each different type of structure or building	no - PD not proposed
8	Written explanation of the nature of the proposed development and any deviations from regulations otherwise applicable to the property	no - PD not proposed
9	Generalized topography and proposed changes;	no - PD not proposed
10	Utilities, existing and proposed, serving the area;	no - PD not proposed
11	Vegetation and proposed changes; and	no - PD not proposed
12	Proposed sequence and schedule, or phasing, of development.	no - PD not proposed
ZONING CODE PLANNED DEVELOPMENT 13.29.060		

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	The proposed preliminary development plan shall be presented to the planning commission as a proposed rezoning of the property to the PD zone. The planning commission shall follow the same procedures as in any rezoning, and shall have full authority to alter or modify the preliminary development plan. The planning commission may approve a specific development plan concurrent with the preliminary development plan as per Section 13.29.080 and Section 13.29.090 subject that both plans are approved by the town council.	no - PD not proposed
	ZONING CODE PLANNED DEVELOPMENT 13.29.070	
	The preliminary development plan shall be considered by the town council following the same procedures as any rezoning. The town council may alter or modify the proposed preliminary development plan. If the rezoning is approved, the preliminary development plan becomes the development restrictions for the PD district covered by the plan and thereafter shall be designated the "preliminary development plan." The preliminary development plan, as approved, shall consist of a map, together with relevant text materials, showing: 1. All land uses; 2. Intensity of land use as measured by units per acre, area coverage or other acceptable description 3. Major circulation; and 4. A division of the area to be developed into smaller areas, called "phases," and the sequences of their development, inless the entire plan is to be carried out simultaneously.	no - PD not proposed
	The town council may approve a specific development plan concurrent with the preliminary development plan subject to both Section 13.29.080 and Section 13.29.090	no - PD not proposed
	ZONING CODE PLANNED DEVELOPMENT 13.29.080 (Specific Development Plan Required for Entitlements)	
	A specific development plan shall be presented to the planning commission with an application for development and/or prior to approval and recordation of the final map as defined by the Subdivision Map Act. A specific development plan shall consist of a map and necessary textual materials showing:	no - PD not proposed
1	The boundaries of the specific development plan;	no - PD not proposed
2	The size and location of all public utility easements;	no - PD not proposed
3	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;	no - PD not proposed
4	The typical location of individual residential structures and the location of multifamily, business commercial and other structures;	no - PD not proposed
5	The number of units per gross acre;	no - PD not proposed
6	The general landscaping features;	no - PD not proposed
7	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;	no - PD not proposed
8	The location of any public facilities, including, but not limited to, fire stations, school sites, utility substations or other facilities;	no - PD not proposed
9	The location of parking areas;	no - PD not proposed
10	The location and screening of refuse disposal areas;	no - PD not proposed
11	Major points of vehicular access to and from multifamily, business and commercial structures;	no - PD not proposed
12	The location and size of all fencing or screening;	no - PD not proposed
13	A designation of the use of all open space, whether publicly or privately owned, and the person or group responsible for its maintenance;	no - PD not proposed
14	The location and size of any proposed signs, exclusive of traffic-control and street signs;	no - PD not proposed
15	Contour lines at intervals designated by the town engineer; and	no - PD not proposed
16	Such other and further information as the planning department or the planning commission may deem necessary.	no - PD not proposed
	ZONING CODE PLANNED DEVELOPMENT 13.29.100 (Subdivision Maps)	
A	A tentative subdivision map may be processed simultaneously with a request for a preliminary plan or after the approval thereof.	no - PD not proposed
B	Prior to approval of the final map as defined by the Subdivision Map Act, a specific development plan shall be approved by the planning commission.	no - PD not proposed
C	The preliminary development plan, a specific development plan, and a tentative subdivision map may be approved concurrently, subject to approval by both the planning commission and town council.	no - PD not proposed

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ZONING CODE 13.30 General Property Development and Use Standards	
13.30.030	Fences and Walls
13.30.045	Entry structures and adjoining walls
	A. Purpose. The purpose of this section is to assure that entries to subdivisions and to private residences are suitable, appropriately scaled and unobtrusive.
	B. Applicable Zones. Entries, pillars and adjoining walls are only allowed in the RA, RE and RR zoning districts or on lots of forty thousand square feet or more.
	C. Entry Structure. An entry structure, one per parcel forty thousand square feet in size and above, shall not exceed eight feet in height declining to a maximum of six feet at the edges nor exceed thirty feet in angled wing wall length on each side measured from the gate or entry opening to a maximum depth of twenty-five feet (unless the director approves additional length to allow for vehicular waiting area). Any lighting shall be obscured, preferably located on faces of the columns (lights are included in the total height measurement, and may not exceed eighteen inches in height); and not directed onto neighboring properties or interfering with drivers visibility. If a gate is located at the entry way, its location shall not cause any vehicle waiting for the gate to open to physically obstruct any public road or private road used by the public.
13.30.050	Height limits and exceptions
	E. Height Limit at Street Corners. Development proposed adjacent to any public or private street or alley intersection in other than the CC (Central Commercial) zoning district shall be designed to provide a traffic safety visibility area for pedestrian and traffic safety. See Figure 3-3. 1. Measurement of Visibility Area. A traffic safety visibility area is a triangle measured as follows, and may include private property and/or public right-of-way. The visibility area shall be defined by measuring thirty-five feet from the intersection of the extension of the front and street side curb lines (or the right-of-way lines where there is no curb) and connecting the lines across the property. 2. Height Limit. No structure, sign or landscape element shall exceed thirty-six inches in height within the traffic safety visibility area, unless approved by the public works director, except for trees with their canopy trimmed to a minimum of eight feet above grade. (Ord. 205 § 1 (Exh. A), 2003)
13.30.060	Mechanical Equipment Placement
13.30.070	Noise Standards
13.30.080	Outdoor lighting
13.30.090	Performance Standards
	A. Purpose. This section provides performance standards that are designed to minimize various potential operational impacts of land uses and development within the town, and promote compatibility with adjoining areas and land uses.

Incorporated into the Hidden Grove Massing Standards

acknowledged

not applicable to project's zones

not applicable - project's parcels are less than 40,000 sf

compliance required for individual building permits except as provided below

Approval of all building permits within the project will be subject to the objective and applicable standards contained in this provision. The project's Massing Standards set forth height limits consistent with this section.

No - application of this code section requires larger lot sizes than the project's proposed lots which are designed to achieve the General Plan's density requirements. Thus, this zoning code section is inconsistent with the density allowed by the General Plan and cannot be applied to this project (see Cal. Gov't Code section 65589.5(j)). In fact, the Village project was approved without requiring compliance with this zoning code section because this provision is inconsistent with the General Plan's density requirements.

The project's Massing Standards shows visibility areas that are consistent with the densities required by the General Plan.

compliance required for individual building permits

Approval of all building permits within the project will be subject to the objective standards contained in this provision project wil comply with identified requirements as necessary

compliance required for individual building permits

Approval of all building permits within the project will be subject to the objective standards contained in this provision

acknowledged

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	<p>B. Applicability. The provisions of this section apply to all new and existing land uses, including permanent and temporary uses in all zoning districts, unless an exemption is specifically provided. Uses existing on the effective date of this section shall not be altered or modified thereafter to conflict with these standards.</p>
	<p>C. Air Emissions. No visible dust, gasses, or smoke shall be emitted, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.</p>
	<p>D. Combustibles and Explosives. The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code, and California Code of Regulations Title 19.</p>
	<p>E. Dust. Activities that may generate dust emissions (e.g., construction, grading, commercial gardening and similar operations) shall be conducted to limit the emissions beyond the site boundary to the maximum extent feasible. Appropriate methods of dust management shall include the following, subject to approval by the public works director.</p>
	<p>1. Scheduling. Grading shall be designed and grading activities shall be scheduled to ensure that repeat grading will not be required, and that completion of the dust-generating activity (e.g., construction, paving or planting) will occur as soon as possible.</p>
	<p>2. Operations During High Winds. Clearing, earth-moving, excavation operations or grading activities shall cease when the wind speed exceeds twenty-five miles per hour averaged over one hour.</p>

acknowledged

no - interpretation of this is subject to personal or subjective judgment because "as necessary" allows a decision on how to apply this code section without requiring conformance to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

project will comply with appropriate air quality mitigation measures typically imposed on residential subdivision projects

construction activities to comply with this provision if any combustible or explosive materials are required.

Final improvement plans to contain standard dust control measures in compliance with mitigation measures typically imposed on construction activities

no - interpretation of this is subject to personal or subjective judgment because "extent feasible" and "subject to approval by the public works director" allows a decision on how to apply this code section without requiring conformance to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

Final improvement plans to contain standard dust control measures in compliance with mitigation measures typically imposed on construction activities

no - interpretation of this is subject to personal or subjective judgment because "as soon as possible" allows a decision on how to apply this code section without requiring conformance to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

Final improvement plans to contain standard dust control measures in compliance with mitigation measures typically imposed on construction activities

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	<p>3. Limiting the Area of Disturbance. The area disturbed by clearing, demolition, earth-moving, excavation operations or grading shall be minimized at all times.</p>	<p>no - interpretation of this is subject to personal or subjective judgment because "minimized at all times" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))</p>	<p>Final improvement plans to require compliance with this provision, though all areas proposed for development shall be graded</p>
	<p>4. Dust Control. Fugitive dust emissions shall be controlled by regular watering, paving or other treatment of permanent on-site roads and construction roads, the covering of trucks carrying loads with dust content, and/or other dust-preventive measures (e.g., hydroseeding, etc.).</p>		<p>Final improvement plans to contain standard dust control measures in compliance with mitigation measures typically imposed on construction activities</p>
	<p>5. Revegetation. Graded areas shall be revegetated as soon as possible to minimize dust and erosion. Disturbed areas of the construction site that are to remain inactive longer than three months shall be seeded and watered until grass cover is grown and maintained; and</p>		<p>Final improvement plans to require compliance with an approved SWPPP</p>
	<p>6. Fencing. Appropriate fences or walls shall be constructed to contain dust within the site as required by the public works director.</p>	<p>no - interpretation of this policy statement is subject to personal or subjective judgment because "appropriate fences" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))</p>	<p>Final improvement plans to contain standard dust control measures in compliance with mitigation measures typically imposed on construction activities</p>
	<p>F. Ground Vibration. No ground vibration shall be generated that is perceptible without instruments by a reasonable person at the property lines of the site, except for vibrations from temporary construction or demolition activities, and motor vehicle operations.</p>	<p>no - interpretation of this is subject to personal or subjective judgment because "without instruments by a reasonable person" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))</p>	<p>Ground vibration will only occur during construction activities; proposed residential and commercial land uses will not cause any ground vibration.</p>
	<p>G. Light and Glare. Light or glare from mechanical or chemical processes, or from reflective materials used or stored on a site, shall be shielded or modified to prevent emission of light or glare beyond the property line. Outdoor lighting shall comply with the requirements of Section 13.30.080.</p>	<p>compliance required for individual building permits</p>	<p>Approval of all building permits within the project will be subject to the objective standards contained in this provision</p>
	<p>H. Liquid Waste. No liquid shall be discharged into a public or private body of water, sewage system, watercourse or into the ground, except in compliance with applicable regulations of the Regional Water Quality Control Board.</p>		<p>Final improvement plans to require compliance with an approved SWPPP</p>
	<p>I. Noise. The town's noise standards are in Section 13.30.070.</p>	<p>acknowledged</p>	

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	J. Odor. No obnoxious odor or fumes shall be emitted that are perceptible without instruments by a reasonable person at the property line of the site.	no - interpretation of this is subject to personal or subjective judgment because "without instruments by a reasonable person" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))	no odor-causing uses are proposed
	K. Radioactivity, Electrical Disturbance or Electromagnetic Interference. None of the following shall be emitted:		no such uses are proposed
	1. Radioactivity, in a manner that does not comply with all applicable state and federal regulations; or		no such uses are proposed
	2. Electrical disturbance or electromagnetic interference that interferes with normal radio or television reception, or with the function of other electronic equipment beyond the property line of the site; or that does not comply with all applicable Federal Communications Commission (FCC) and other applicable state and federal regulations.		no such uses are proposed
13.30.100	Screening		Appropriate screening will be identified during the the preparation of site plans for the TC Property
13.30.110	Setback regulations and exceptions		Please see Massing Standards
13.30.120	Solid waste/recyclable materials storage		Future commercial and multifamily proposals will be required to comply with the objective standards contained in this provision.
13.30.130	Undergrounding of utilities	Yes	All utilities within the subdivision to be installed underground
ZONING CODE 13.34 Landscaping Standards			
13.34.030	Landscape and irrigation plans	Landscape plans are not required for tentative map submittals based on the application submittal requirements chart provided to the applicant by the Town.	Landscape and irrigation plans to be submitted along with the project's improvement plans for the TC and Multi-Family properties
13.34.040	Landscape location requirements		future landscape and irrigation plans to comply with objective standards contained in this section
13.34.050	Landscape standards		future landscape and irrigation plans to comply with objective standards contained in this section
13.34.060	Maintenance of landscape areas		

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	<p>B. Maintenance Agreement. Prior to final building inspection or the issuance of a certificate of occupancy, and prior to the recordation of a final subdivision map where applicable, the applicant shall enter into a landscape maintenance agreement with the town to guarantee proper maintenance in compliance with subsection A. The form and content of the agreement shall be approved by the town attorney and the director.</p>	<p>no - interpretation of this is subject to personal or subjective judgment because qualifying the requirement with "The form and content of the agreement shall be approved by the town attorney and the director" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))</p>	<p>Recordation of the project's final map will be conditioned on compliance with this provision.</p>
ZONING CODE 13.36 Parking and Loading Standards			
13.36.030	General parking regulations		<p>All parking spaces provided will be permanent.</p> <p>Parking regulations are reduced for the multifamily property in these alternatives. The reduction is shown on the project description.</p>
13.36.040	Number of parking spaces required	See below:	
	single family units require 2 covered spaces, plus 1 additional space for each bedroom over 3.		<p>Each building permit for homes within the project will be required to comply with this provision; all lots are deigned to allow driveways and garages to satisfy this requirement (see Lot Dimensions Worksheet)</p>
	Multifamily requires 2 covered spaces per unit, plus 1 additional space for each bedroom over 3, plus guest parking at a ratio of 1 uncovered space per each 3 units.	not for the tentative map - multifamily parking will be proposed in separate application in the future and parking reductions will be provided pursuant to State Density Bonus Law	<p>Multifamily development proposal will be required to comply with applicable, objective parking requirements. Note</p> <p>Parking regulations are reduced for the multifamily property in these alternatives. The reduction is shown on the project description.</p>
	Commercial	not for the tentative map - commercial parking requirements are use-specific and will be proposed in separate application in the future	Commercial development proposal will be required to comply with applicable parking requirements
13.36.050	Disabled/handicapped parking requirements	not for the tentative map - commercial and multifamily parking will be proposed in separate applications in the future	Commercial and multifamily development proposals will be required to comply with applicable parking requirements
13.36.060	Bicycle parking	not for the tentative map - commercial and multifamily parking will be proposed in separate applications in the future	Commercial and multifamily development proposals will be required to comply with applicable parking requirements
13.36.070	Motorcycle parking	not for the tentative map - commercial and multifamily parking will be proposed in separate applications in the future	Commercial and multifamily development proposals will be required to comply with applicable parking requirements
13.36.080	Reduction of parking requirements	Parking reduction will be provided for affordable multi-family project	Parking reduction will be provided for multi-family project

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13.36.090	Parking design and development standards
13.36.100	Driveways and site access
	<p>1. Multifamily and Nonresidential Projects. A multifamily or nonresidential project on a parcel of two acres or less shall be limited to a maximum of two driveways, unless the director and town engineer determine that more than two driveways are required to accommodate the traffic for the project. Whenever a property has access to more than one street, access shall be generally limited to the lowest volume street where the impact of a new access will be minimized.</p>
	<p>2. Single-Family Dwellings and Duplexes. A single-family dwelling or duplex shall be allowed one driveway. A circular driveway may be allowed on a parcel with seventy feet or more of street frontage. A parcel within the RA, RE, or RR zoning districts with a frontage of two hundred feet or more may have two separate driveways, provided that they are separated by a minimum of one hundred feet, or lesser distance as approved by the town engineer based on consideration of site topography and traffic safety.</p>
	<p>B. Distance from Street Corners. Each driveway shall be located a minimum of one hundred fifty feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street. For parcels with frontages less than one hundred fifty feet, the minimum distance shall be one hundred feet unless a lesser distance is approved by the town engineer.</p>

not for the tentative map - commercial and multifamily parking will be proposed in separate applications in the future

Commercial and multifamily development proposals will be required to comply with applicable parking requirements

See below:

Access for the TC parcel will be determined following the approval of the tentative map application

no - interpretation of this is subject to personal or subjective judgment because by allowing alternative designs to be "approved by the town engineer based on consideration of site topography and safety" allows a decision on how to apply this code section without requiring conformance to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)). In fact, such discretion was previously exercised with respect to this code section when The Village project was approved.

all lots are designed to allow driveways and garages to required by this provision (see Lot Dimensions Worksheet)

no - interpretation of this is subject to personal or subjective judgment because by stating "unless a lesser distance is approved by the town engineer," renders application of this code lacking a requirement to conform to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)). In fact, such discretion allowed by this provision was exercised with respect to the Village project's approval.

No - application of this code section requires larger lot sizes than the project's proposed lots which are designed to achieve the General Plan's density requirements. Thus, this zoning code section is inconsistent with the density allowed by the General Plan and cannot be applied to this project (see Cal. Gov't Code section 65589.5(j))

The project's Massing Standards shows distances from street corners that are consistent with the densities required by the General Plan.

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	<p>1. Single-family and Duplex Residential Development. Driveways shall be separated by at least six feet, unless a shared, single driveway is approved by the director. The six-foot separation does not include the transition or wing sections on each side of the driveway; and</p>
	<p>2. Multifamily and Nonresidential Development. Where two or more driveways serve the same or adjacent multifamily or nonresidential development, the centerline of the driveways shall be separated by a minimum of fifty feet. Exceptions to this standard shall be subject to the approval of the town engineer.</p>
	<p>1. Single-Family Dwellings. Each single-family dwelling shall be provided a driveway with a minimum length of twenty feet from the back of the sidewalk, or the edge of the right-of-way where there is no sidewalk.</p>
	<p>2. Nonresidential Uses. A driveway for a nonresidential use shall have a minimum paved width of thirteen feet for a one-way driveway and twenty-six feet for a two-way driveway. The maximum driveway width shall be thirty feet, exclusive of the area provided for a median divider.</p>
	<p>E. Clearance from Obstruction. The nearest edge of a driveway curb cut shall be at least three feet from the nearest property line, the centerline of a fire hydrant, utility pole, traffic signal, light standards, or other similar facilities. Street trees shall be a minimum of ten feet from the driveway access, measured at the trunk. Driveways shall have an overhead clearance of fourteen feet in height except within a parking structure which may be reduced to seven feet, six inches.</p>
	<p>F. Traffic Safety Visibility Area. Structures or landscaping over thirty inches in height shall not be allowed within a traffic safety visibility area. See Section 13.30.050(E).</p>
	<p>G. Surfacing. Within the commercial, industrial, RS, RM, and RH zones, driveways shall be paved and permanently maintained with asphalt, concrete, or paving units. Within other zoning districts, the director may authorize the use of other all-weather surfacing, where the director determines that a surface other than asphalt or concrete is consistent with the driveways of similar properties in the vicinity, and that the alternate surface will not impair accessibility for emergency vehicles. A driveway with a slope of fifteen percent or more shall be paved with asphalt or concrete in all cases.</p>
13.36.110	<p>Loading space requirements</p>
ZONING CODE 13.38 Signs	
13.38.030	<p>Sign permit requirements</p>
13.38.040	<p>Prohibited signs</p>

each building permit for homes within the project will be required to comply with this provision; all lots are deigned to allow driveways and garages to satisfy this requirement (see Lot Dimensions Worksheet)

final location of driveways to be determined at the time of an application for commercial and multifamily uses

each building permit for homes within the project will be required to comply with this provision; all lots are deigned to allow driveways and garages to satisfy this requirement (see Lot Dimensions Worksheet)

final dimensions of driveways to be determined at the time of an application for commercial and multifamily uses

Approval of final improvement plans to be conditioned on compliance with this provision

Please see response to 13.30.050(E)

See Lot Dimensions Worksheet showing the traffic safety visibility area on corner lots. applications for building permits in the subdivision must show compliance with this provision

not for the tentative map - commercial and multifamily parking will be proposed in separate applications after approval of subdivision

Commercial and multifamily development proposals will be required to comply with applicable loading space requirements

not for tentative map - commercial use will be proposed in a separate application in the future

Commercial development proposal will be required to comply with this section.

not for tentative map - commercial use will be proposed in a separate application in the future

Commercial development proposal will be required to comply with this section.

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13.38.050	General requirements for all signs	not for tentative map - commercial use will be proposed in a separate application in the future	Commercial development proposal will be required to comply with this section.
13.38.060	Zoning district sign standards	not for tentative map - commercial use will be proposed in a separate application in the future	Commercial development proposal will be required to comply with this section.
13.38.070	Standards for specific types of signs	not for tentative map - commercial use will be proposed in a separate application in the future	Commercial development proposal will be required to comply with this section.
ZONING CODE 13.42 Standards for Specific Land Uses			
Please check this section again once a commercial use is proposed as there are specific standards for different use types.			
13.42.250	Residential uses - Multifamily housing. New or remodeled multifamily projects shall comply with the standards of this section.	see below"	
A	A multifamily project allowed by Division 2 within the RS zoning district may be approved only on a corner parcel of at least ten thousand square feet.	no multifamily proposed within a RS zone	
B	Accessory structures and uses (e.g., car washing areas, bicycle storage, garages, laundry rooms, recreation facilities, etc.) shall have an architectural style, materials and colors similar to the dwelling units.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
C	In a multifamily project of three or more units, at least fifty percent of the façade of each building adjacent to a public street shall be occupied by habitable space. Each façade adjacent to a street shall have at least one entry into an individual dwelling unit.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
D	No more than forty-five percent of the front yard setback area shall be paved for walkways, driveways, and/or other hardcover pavement.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
E	A garage for a multifamily unit shall comply with the following requirements, in addition to the applicable parking requirements of Chapter 13.36.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
1	A garage for a multifamily dwelling shall be set back from the front property line at least ten feet further than the facade of the dwelling, to reduce visual impact from the street.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
2	When a maintenance easement is granted by the owner of the adjacent parcel to the approval of the director, a garage may be built to the side property line on that side, but shall be located at least eight feet from the other side property line. Otherwise, a garage shall be set back a minimum of five feet from side property lines.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
3	A garage shall be set back a minimum of five feet from the rear property line.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.

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4	The front facade of any garage shall not exceed a width of twenty-five feet. Tandem parking is permitted.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
5	No garage door for a multifamily unit shall face directly onto a street.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
F	Each multifamily residential project except duplexes shall provide permanently maintained outdoor open space for each dwelling unit (private space), and for all residents (common space), in addition to required setback areas.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
1	Private and common open space shall be provided as required by Table 4-3.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
2	Required open space areas shall be designed and located as follows. 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.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
a	Required open space areas shall be easily accessible, continuous, usable site elements. Private open space shall be at the same level as, and immediately accessible from within the unit.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
b	Private open space areas shall have a minimum dimension of ten feet, and a configuration that would accommodate a rectangle of at least one hundred square feet. Common open space areas shall have a minimum dimension of twenty feet.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
3	Required common open space shall be controlled and permanently maintained by the owner of the property or by a homeowners' association. Provisions for control and maintenance shall be included in any property covenants of a common interest development.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
G	Outdoor lighting shall be installed and maintained along all vehicular access ways and major walkways, in compliance with Section 13.30.080. The lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties. Lighting of at least one foot candle shall also be installed and maintained within all covered and enclosed parking areas and shall be screened to minimize glare onto public sidewalks. All proposed lighting shall be shown on the required landscape plan.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.
H	A minimum of one hundred cubic feet of lockable storage area shall be provided for each dwelling outside of the unit, with a minimum dimension of thirty inches.	not applicable to tentative map - future multifamily application will show compliance	Multifamily development proposal will be required to show compliance with the objective standards in this section.

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I	Exterior television antennas other than satellite dishes less than thirty-nine inches in diameter are not allowed, except for a single common, central antenna, with underground cable service to all dwelling units. This restriction shall be included in any property covenants of a common interest development.
J	Where one or more windows are proposed ten feet or less from a side lot line, or ten feet from another residential structure on the same site, design review shall ensure, to the extent feasible, that the windows are located and/or screened to provide privacy for residents of both structures.
13.42.265	Residential Uses - Second Stories This section establishes when and under what circumstances second stories will be allowed on residential structures.
A	The purpose of this section is to provide for the orderly development of properties while protecting the reasonable privacy, current neighborhood pattern, and peaceful use of existing and future residents.
B	New two-story residential units (not within a new subdivision being initially developed) and second story additions may only be permitted as follows:
1	No standard window within the second story (a window with less than sixty-two inches of clearance from the floor), ledge, balcony, deck, door, sliding glass door or similar structure shall be:
a	Located within seventy-five feet of a property line adjacent to an existing neighbor's "yard area of major use;" or
b	If within seventy-five feet, have an angle of view onto an existing neighbor's "yard area(s) of major use" of more than thirty degrees
C	No two-story structure or addition shall be allowed within a new subdivision on any parcel less than forty thousand square feet on the exterior of the subdivision unless adjacent to a street or similar proscribed area (i.e., wide easement) that provides a distance of privacy.
D	New two-story residential units (excluding second units but not carriage homes) and second story additions require individual design review with public review and approval as follows:
1	An application for individual design review shall be made to the department, including an individual review checklist in accordance with the Second Story Construction Guidelines, and accompanied by the plans for the project.
2	Notice of pending application and proposed decision shall be given by mail to adjacent property owners (properties sharing a common boundary with the subject property, the property or properties located directly across the street, and the next properties located diagonally across the street from the subject property), stating that the application is available for review and comment for ten days following the date on the notice.
3	The proposed decision shall become final ten calendar days after it is mailed unless a written request for a hearing is filed with the director by the applicant or by the owner or occupier of an adjacent property within that time (these time limits may be extended by written request of the applicant).
4	If a request for a hearing on a project is received, the director may set it for hearing, or defer action and refer the request to the commission, so that the commission may instead make the decision.
	If ADUs or carriage houses are proposed - please see Section 13.42.270
ZONING CODE 13.54.120 Tree Conservation	

not applicable to tentative map - future multifamily application will show compliance

Multifamily development proposal will be required to show compliance with the objective standards in this section.

not applicable to tentative map - future multifamily application will show compliance

Multifamily development proposal will be required to show compliance with the objective standards in this section.

only section C is applicable to the circumstances of this project

no

no

no

no

no

no - interpretation of this is subject to personal or subjective judgment because "or similar proscribed area... that provides a distance of privacy" allows a decision on how to apply this code section without requiring conformance to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).

Several perimeter lots in Unit B and D fall under this requirement and will be developed as one-story units.

no

no

no

no

no

no

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	An application for a development project shall be accompanied by a tree plan, prepared by a certified arborist, containing the following information:		The application has included documents related to this code section even though they are not required by the Town's application form for subdivision applications.	Please see Tree Mitigation Plan Exhibit	These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120
A	Contour map showing the extent of grading within any part of the CRZ, plus existing and proposed grades and the location, size, species and condition of all existing trees which are located upon the property proposed for development.			Please see Tree Mitigation Plan Exhibit	These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120
B	Identification of those trees which the applicant proposes to preserve and those trees which are proposed to be removed and the reason for such removal, including identification of all on-site protected trees.			Please see Tree Mitigation Plan Exhibit	These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120
C	A description of measures to be followed to insure survival of protected trees during construction.			Please see arborist study recommendations	These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120
D	A program for the preservation of protected trees and other trees not proposed for removal during and after completion of the project, which shall include the following: 1. Each tree or group of trees to be preserved shall be enclosed with a fence prior to any grading, movement of heavy equipment, approval of improvement plans or the issuance of any permits and such fence shall be removed following construction, but prior to installation of landscaping material; 2. Fencing shall be located at the CRZ of the tree or trees and shall be a minimum of four feet in height; 3. Signs shall be posted on all sides of fences surrounding each tree stating that each tree is to be preserved; 4. Any and all exposed roots shall be covered with a protective material during construction.			Will be incorporated into conditions of approval for the project	These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120
E	A program for the replacement of any protected trees proposed to be removed.	The external benchmarks and criterion for this standard are those set forth in the municipal code relating to tree mitigation requirements (see 13.54.090). Accordingly, compliance with the objective portions of those provisions results in compliance with this provision.		The Project will mitigate for protected trees that are removed by a combination of on-site plantings and payment of in-lieu fees as allowed by section 13.54.090 of the Municipal Code. Please see Tree Mitigation Plan for details. The final mitigation requirement will be determined at the time a tree permit is issued.	These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120
F	All of the tree preservation measures required by the conditions of a discretionary project approval (the arborist's report and the tree permit, as applicable) shall be completed and certified by staff or the developer's arborist prior to issuance of a certificate of occupancy.		yes - compliance required for improvement plans	Final improvement plans to require arborist certification of completion of tree preservation measures imposed as conditions on the project.	These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120
G	The property owner will be required to submit a utility and/or irrigation trenching-pathway plan on the site plan:		yes - compliance required for improvement plans when utilities are finally designed. Preliminary engineering is required for the tentative map submittal.	Final improvement plans to require utility and/or irrigation trenching-pathway plan in compliance with this section.	These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120

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	<p>1. The trenching pathway plan shall depict all of the following: easements, storm drains, sewers, water mains, area drains, and irrigation and underground utilities. Except in lot sale subdivisions, the trenching-pathway plan must show all lateral lines serving buildings. The plan must also include an accurate plotting of the CRZ of each protected tree within fifty feet of the soil disturbance activity.</p>	<p>yes - compliance required for improvement plans when utilities are finally designed. Preliminary engineering is required for the tentative map submittal.</p>	<p>Final improvement plans to require utility and/or irrigation trenching-pathway plan in compliance with this section.</p>	<p>These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120</p>
	<p>2. The trenching pathway plan must be developed to avoid going into the CRZ of any protected tree on its path from the street to the building.</p>	<p>yes - compliance required for improvement plans when utilities are finally designed. Preliminary engineering is required for the tentative map submittal.</p>	<p>Final improvement plans to require utility and/or irrigation trenching-pathway plan in compliance with this section.</p>	<p>These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120</p>
	<p>3. If the encroachment into the CRZ is unavoidable, a certified arborist must assess the impact to determine the type of preservation device required. Boring under the root system of a protected tree may be required. Encroachments and mitigation measures must be addressed in a Supplemental Arborist Report. If no preservation device is implemented, mitigation shall be required for that protected tree.</p>	<p>yes - compliance required for improvement plans when utilities are finally designed. Preliminary engineering is required for the tentative map submittal.</p>	<p>Final improvement plans to require utility and/or irrigation trenching-pathway plan in compliance with this section.</p>	<p>These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120</p>
	<p>4. In order to minimize or avoid injury to the root system, trenching within the CRZ of a protected tree, when permitted, may only be conducted with hand tools, air spades, or other acceptable measures. Acceptable measures and said work shall be determined by and conducted under the supervision of a certified arborist. Boring machinery, boring pits, and spoils shall be set outside of the CRZ fencing.</p>	<p>yes - compliance required for improvement plans when utilities are finally designed. Preliminary engineering is required for the tentative map submittal.</p>	<p>Final improvement plans to require utility and/or irrigation trenching-pathway plan in compliance with this section.</p>	<p>These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120</p>
	<p>5. Utility corridors shall be under or adjacent to driveways where feasible, if needed for tree protection.</p>	<p>yes - compliance required for improvement plans when utilities are finally designed. Preliminary engineering is required for the tentative map submittal.</p>	<p>Final improvement plans to require utility and/or irrigation trenching-pathway plan in compliance with this section.</p>	<p>These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120</p>
<p>H</p>	<p>Tree permits for development projects will be granted for trees impacted by the construction of streets, utility installation, grading and other infrastructure improvements. A tree permit shall only be issued in conjunction with a grading or building permit.</p>	<p>Acknowledged</p>	<p>Tree permit is required before commencing grading activities.</p>	<p>These alternatives request a concession from the tree mitigation requirement imposed by zoning code section 13.54.120</p>
<p>ZONING CODE 13.56.040 Waterway and Riparian Habitat Protection</p>				
<p>13.56.030</p>	<p>The provisions of this chapter apply to proposed development, other than public works or infrastructure, on any site adjacent to or crossed by a watercourse that is shown as a blue line on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle map. The project land use permit application shall include a site-specific streambed analysis prepared by a hydrologist, civil engineer, or other qualified professional approved by the town to identify the precise boundary/top of bank of the waterway. The director may waive this requirement if it is determined that the project, because of its size, location, or design will not have a significant impact on the waterway, or that sufficient information already exists and further analysis is not necessary. A required streambed analysis shall include all information and materials required by the department.</p>	<p>notably, this section does not apply to public works or infrastructure which would include any proposed public roadway crossing the creek.</p>	<p>Delineation provided with the project application.</p>	
<p>A</p>	<p>Waterway Setback Requirement. Proposed structures shall be set back a distance of 2.5 times the height of the stream bank plus thirty feet, or thirty feet outward from the stream bank, whichever distance is greater, as measured from the toe of the stream bank outward. Additional setbacks may be required to preserve existing vegetation or other significant environmental resources along any waterway. Setbacks adjacent to creekside paths or open spaces shall be measured from the outside boundary of the path or open space.</p>	<p>The sentence beginning with "additional setbacks" is not - interpretation of that sentence is subject to personal or subjective judgment because it is permissive and does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))</p>	<p>stream and setbacks are designated for permanent open space</p>	

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B	<p>Use of Required Setback. Paths or trails may be located within a creekside setback; however, no structure, road, parking access, parking spaces, paved areas, or swimming pool shall be constructed within a creek or creekside setback area.</p>
C	<p>Alteration of Natural Features. No grading or filling, planting of exotic/non-native or non-riparian plant species, or removal of native vegetation shall occur within a creek or creekside setback area, except where authorized for flood control purposes by the proper permits issued by the California State Department of Fish and Game, all other applicable state and federal agencies having authority over the creek.</p>
D	<p>Design of Drainage Improvements. Where drainage improvements are required, they shall be placed in the least visible locations and naturalized through the use of river rock, earthtone concrete, and landscaping with native plant materials.</p>
E	<p>Use of Permeable Surfaces. The proposed development should incorporate permeable surfaces (for example, wood decks, sand-joined bricks, and stone walkways) where feasible, to minimize off-site flows and facilitate the absorption of water into the ground.</p>
F	<p>Creek Bank Stabilization. Development or land use changes that increase impervious surfaces or sedimentation may result in channel erosion. This may require measures to stabilize creek banks.</p> <ol style="list-style-type: none"> 1. Creek rehabilitation is the preferred method of stabilization, with the objective of maintaining the natural character of the creek and riparian area. Rehabilitation may include enlarging the channel at points of obstruction, clearing obstructions at points of constriction, limiting uses in areas of excessive erosion, and restoring riparian vegetation. 2. Concrete channels and other mechanical stabilization measures shall not be allowed unless no other alternative exists. 3. If bank stabilization requires other than rehabilitation or vegetative methods, hand-placed stone or rock rip-rap are the preferred methods.
G	<p>Physical and Visual Access.</p>

No - interpretation of this provision is subject to personal or subjective judgment because "least visible locations" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

No - interpretation of this provision is subject to personal or subjective judgment because it is permissive and does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

Residential lots or other listed facilities are not located within the setback area.

No listed activities are proposed except for as required to complete public infrastructure (which is exempt from this chapter - Municipal Code 13.56.030)

Water Quality basins have been incorporated into the project design and are intended to blend into the surroundings of the Plan Area.

The project proposes utilizing drains and pipes to convey stormwater into drainage infrastructure in conformance with the Placer Stormwater Manual (Municipal Code section 14.36.300). If additional mitigation is identified as being necessary in accordance with CEQA, the project will comply with such appropriate mitigation measures.

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	<p>1. Public access and visibility to creeks should be provided through the use of single-loaded frontage roads adjacent to creeks, but outside of the creek setback. Structures or lots that back-up to creeks or creek frontage roads are discouraged.</p>
	<p>2. The provision of multipurpose creekside trails and public open space is encouraged. Open space areas should include planting for riparian enhancement with native shrubs and trees, paths and trails, lighting, benches, play and exercise equipment, and trash receptacles outside of the riparian habitat area, where appropriate.</p>
	<p>3. Where streets are not used, frequent access to creekside trails and public open space should be provided at least every three hundred feet, and may occur at the end of cul-de-sacs.</p>
<p>ZONING CODE 13.58 Wetland Protection and Restoration</p>	
<p>13.58.020</p>	<p>The standards of this chapter apply to all lands within the town that support wetlands as identified through site- and project-specific environmental documents (i.e., in compliance with CEQA or NEPA), and/or delineated by the U.S. Army Corps of Engineers (Corps) under provisions of the Clean Water Act. The delineation of wetlands is subject to the procedures specified in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands." The standards of this chapter do not apply to treatment wetlands or drainage ways considered "other waters" under the Clean Water Act.</p>
<p>13.58.030</p>	<p>A. A project proposed on a site with wetland resources shall comply with all applicable requirements of the U.S. Army Corps of Engineers, including but not limited to the preparation and filing with the Corps of any required Wetlands Management Plan.</p>
	<p>B. The delineation of wetland resources in compliance with federal requirements shall occur prior to the filing of a land use, building, or grading permit application with the town. The wetlands delineation shall be used by the town in the environmental review of the proposed project in compliance with CEQA.</p>

No - interpretation of this provision is subject to personal or subjective judgment because it is permissive and does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

No - interpretation of this provision is subject to personal or subjective judgment because it is permissive and does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

No - interpretation of this provision is subject to personal or subjective judgment because it is permissive and does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))

Chapter is applicable; compliance with subsections shown below

The project will be required to comply with all Army Corps requirements prior to disturbing any wetlands located on the site. The project anticipates minimizing wetland impacts related to the proposed extension of Library Drive

Delineation provided

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	<p>C. The town supports, and the review authority shall require “no net loss” for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall occur to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.</p>
13.58.040	<p>The town shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve “no net loss” through any combination of the following, in order of desirability.</p>
	<p>A. Avoidance of riparian habitat.</p>
	<p>B. Where avoidance is not feasible, minimization of impacts on the resource.</p>
	<p>C. Compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas. The area for mitigation banking is encouraged to be located within the town.</p>

The desirability portion is not objective because it inherently requires a value judgment to be made (see Cal. Gov't Code section 65589.5(h)(8)).

no - "not feasible, minimization of impacts" is not a reference to a uniform benchmark or criterion (see Cal. Gov't Code section 65589.5(h)(8)).

no - interpretation of this is subject to personal or subjective judgment because by generally requiring "compensation" without specificity as to the amount or required nature of such compensation renders application of this code lacking a requirement to conform to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).

The project will be required to mitigate for wetland loss at the ratios required by the listed agencies. Mitigation shall be required prior to any wetland impacts.

Riparian habitat is preserved as part of the open space parcels in Lots B and C
The project has avoided and minimized impacts though the preservation of open space and associated habitat in parcels B and C. Additionally, Library Drive has been designed to be as narrow as possible while still conforming to the Town's roadway standards, thus minimizing its impact to resources.

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D. Any permitted development, grading, fill, excavation, or shading within a wetland shall provide for the mitigation of wetland loss at a replacement ratio of from 1:1 to 4:1, as determined by the review authority based on the biotic value of the wetland established by the required environmental analysis, and shall ensure that there is no net loss of wetland functions and values. The review authority may allow a replacement ratio of less than 4:1 as an incentive, where replacement wetlands are proposed to be located within or in close proximity to the town.

no - interpretation of this is subject to personal or subjective judgment because by stating "based on the biotic value of the wetland" and then allowing replacement at less than a 4:1 ratio when "in close proximity to the town" renders application of this code lacking a requirement to conform to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).

E. Off-site mitigation of impacted wetlands may be considered where on-site mitigation is not possible. Off-site mitigation should be within the town, as close to the project site as possible, and provide for continuous wildlife corridors connecting habitat areas.

no - interpretation of this is subject to personal or subjective judgment because "may be considered" and "should be within the town" are provisions that require judgments without reference to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).

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Hidden Grove General Plan Consistency Checklist					
		17-Dec-21			
Type:	Subdivision				
Location:	As shown on tentative map submittal				
Applicant:	StoneBridge Properties, LLC (common ownership with Hidden				
Agent:	Mike Isle				
Action:	approve tentative map				
√	Compliance				
X	Required				
NA	Not Applicable				
GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Alternatives A-1, B-1, and C-1 Compliance Description	Alternatives A-2, B-2, and C-2 Compliance Description (if different)
Land Use D.1	Loomis shall allow property owners the "right-to-farm" their parcels through the protection and operation of agricultural land uses		no - this is not an agricultural land use	This project is not located near other agricultural land uses and therefore does not impact any property owners' "right-to-farm."	
D.2	Equestrian activities shall be protected by considering the effect that future density and design of residential development has in enhancing or inhibiting these activities.	no - interpretation of this policy statement is subject to personal or subjective judgment and there is no reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))	No - The project implements the densities called for by the existing general plan land use designations; there is no "future" density because the proposed density is currently allowed.		
D.3	Loomis shall use zoning designations to protect properties used for agricultural operations from encroachment by urban development.		no - this applies to creation and use of zoning designations, not the implementation of a project in accordance with current designations		
D.4	Loomis shall provide for the use of the Williamson Act agricultural preserve program to allow land owners the property tax advantages of a long-term commitment to agricultural use.		no - this is a policy statement explaining that the Town shall allow for use of the Williamson Act; it is not relevant to implementation of current general plan designations.		

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
Land Use E.1	Loomis shall maintain a balance between residential building density and the capacity of the circulation system, schools, fire and police services, and other public service facilities.	no - interpretation of this policy statement is subject to personal or subjective judgment because "maintain a balance between residential building density and the capacity of..." is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))		The project will implement the land uses shown on the general plan (see Land Use Worksheet)	
E.2	New residential development shall be required to bear the full financial burden for new public service capital improvements required to serve the residents of the development, through impact fees, environmental mitigation fees, and other appropriate measures		This section can require dedications of property from a private developer to the extent allowed by law.	The project will pay fees enforceable under the Fee Mitigation Act and SB330 (see Cal. Gov't Code 655899.5(o)). The project will also comply with mitigation measures identified in the final EIR consistent with the limitations imposed by the United States Constitution and other legal constraints.	
E.3	New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhood	no - interpretation of this policy statement is subject to personal or subjective judgment because "undue demand on..." is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))		The project will pay fees enforceable under the Fee Mitigation Act and SB330 (see Cal. Gov't Code 655899.5(o)). The project will also comply with mitigation measures identified in the final EIR consistent with the limitations imposed by the United States Constitution and other legal constraints.	
E.4	Loomis shall encourage the revitalization and rehabilitation of deteriorating residential areas throughout the Town	no - interpretation of this policy statement is subject to personal or subjective judgment because "encourage" is a permissive statement and there is no reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))		The project will enhance property adjacent to Loomis' core with new homes, in effect creating more attractive neighborhoods.	
E.5	Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to insure their permanent attractiveness.	no - interpretation of this policy statement is subject to personal or subjective judgment because "emphasize character, quality, livability..." is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)). This policy is objective to the extent it requires provision of necessary services (presumably sewer, water, electricity, drainage, and roads) to homes within the project and in the manner required by the more specific provisions of the Town's municipal code.		The project will provide all utilities, roads, and other services as specifically required by provisions of the Town's municipal code. Additionally, the Massing Standards provide attractive conceptual architecture designs for the homes.	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
E.6	The Town may approve the clustering of development, with no increase in net density, on sites where clustering is feasible, and necessary to protect sensitive natural features (such as creeks, native trees, rock outcrops) and avoid potentially hazardous areas (such as steep slopes, flood zones, and unstable soils). The Zoning Ordinance shall provide a Planned Development (PD) procedure that may be used in these cases. The option of clustering is offered by the Town as a means of preserving environmental and scenic resources, and shall not be used as a method for achieving the maximum density allowed by the General Plan. The priority for rural residential subdivision design must be the preservation of environmental resources and rural character.		no - This is a policy statement explaining what the Town may do with respect to clustering and how it may provide for a PD zone. It does not impose any requirement on a development application.		
E.7	When subdivision is proposed within an existing residential neighborhood, and the General Plan and/or Zoning Ordinance allow new parcels smaller than those existing around the parcel(s) to be divided, the proposed parcels should be increased in size consistent with the nearby residential lots fronting upon the same street.	no - interpretation of this policy statement is subject to personal or subjective judgment because "should" is a permissive term which results in the policy lacking a reference to any binding external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		On Laird Street, the project's lot sizes reflect the current, required general plan densities and are similar in nature to the diverse mixture of existing properties along Laird Street west and east of the Webb Street intersection. Existing residential parcels along Laird Street range from 35' to approximately 75' wide. Hidden Grove homesites which on Laird Street are anywhere from 47' to 62' wide - all of which are consistent with existing lots on Laird.	
E.8	Town approval of parcels proposed in any new subdivision will be based on all appropriate environmental and compatibility factors, and all applicable Town policies and regulations. Therefore, the maximum densities provided by the General Plan and the minimum parcel sizes of the Zoning Ordinance may be decreased (in the case of density) or increased (in the case of parcel size) through the subdivision review and approval process as determined by the Town to be necessary. The Town does not guarantee that any individual project will be able to achieve the maximum densities as designated in the General Plan, or the minimum parcel sizes provided by the Zoning Ordinance.	no - interpretation of this policy statement is subject to personal or subjective judgment by allowing the Town to impose different density standards "as determined... to be necessary." Also, there is no reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	SB330 requires that the densities set forth in the Town's General Plan be allowed, and accordingly this policy has been preempted by state law. Accordingly, it is not applicable.	The project complies with all objective town regulations as set forth in this matrix.	
E.8(2)	Loomis shall promote the full utilization of land already committed to urban development before utilities and public services are extended to areas without existing urban infrastructure	no - interpretation of this policy statement is subject to personal or subjective judgment by use of the word "promote." There is no reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))	No - this is a policy statement applicable to redesignating land not already designated for urban development. The project site is already designated for residential in the General Plan, and this project is consistent with that designation.		
E.9	Outside of the core area, Loomis shall promote a rural residential environment consisting primarily of single family homes	no - interpretation of this policy statement is subject to personal or subjective judgment by use of the word "promote." There is no reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))	No - the project site is already designated for residential densities consistent with the proposed project.		

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
E.10	Loomis shall encourage the provision of adequate housing opportunities for people on fixed or limited incomes, with emphasis on senior citizen housing.	no - interpretation of this policy statement is subject to personal or subjective judgment by use of the words "encourage" and "adequate." There is no reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))		The project will increase housing opportunities by increasing the housing stock in Loomis.	
E.11	Multi-family residential areas shall be designed to be compatible with nearby single family residential neighborhoods in terms of height and massing, and overall design. Multi-family residential development shall not be permitted on arterials serving as entryways to the Town unless substantial setbacks and landscaping are provided	no - interpretation of this policy statement is subject to personal or subjective judgment because "compatible," "serving as entryways to the Town," and "substantial setbacks" are not references to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))		Multifamily residential is not being located on an arterial.	
E.12	Proposed development shall be planned and designed to preserve and enhance significant natural features (e.g. creeks, wetlands, native trees, rock outcrops, wildlife habitat), and retain the existing topography, to the greatest extent practical.	no - interpretation of this policy statement is subject to personal or subjective judgment because "significant natural features" and "to the greatest extent practical" are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))		The project complies with all objective provisions of the municipal pertaining to natural features.	
E.13	Loomis shall evaluate all new residential subdivisions and other significant development proposals for consistency with the Town's design standards, with the objectives of maintaining a small, neighborly, rural community, reflective of the Town's heritage. Proposed projects that are inconsistent with the Town's design guidelines shall be denied, or be revised to be consistent.	no - interpretation of this policy statement is subject to personal or subjective judgment because "objectives of maintaining a small, neighborly, rural community, reflective of the Town's heritage" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)) To the degree this is an objective standard, it is a statement requiring compliance with the Town's other standards.	Applicable to the degree it is an objective standard.	The project complies with all objective standards contained within the municipal code provisions	
E.14	Loomis shall encourage the retention and enhancement of natural vegetation along major roadways in new developments as a tool for mitigating noise impacts and providing scenic open spaces	no - interpretation of this policy statement is subject to personal or subjective judgment because "encourage the retention and enhancement" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))		The project complies with all objective provisions of the municipal code pertaining to natural vegetation and features.	
E.15	New residential development near the freeway shall consider alternative noise mitigation measures and avoid the construction of artificial freeway sound walls	no - requiring "consideration" of alternative mitigation measures is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)); moreover, it does not require compliance with any particular development standard.			
E.16	Loomis shall prohibit the development of gated residential communities			No gates are proposed.	
E.17	Loomis will monitor the rate and type of residential development within the Town in relation to commercial and industrial revenue-producing development, and may enact measures to ensure balance between residential and non-residential development so that excessive residential growth does not adversely affect Town finances.	no - interpretation of this policy statement is subject to personal or subjective judgment because "balancing residential and non-residential development" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))	No - this is a policy statement pertaining to ongoing monitoring and enactment of new measures by the Town; it does not apply to reviewing a development application.		
E.18	All new development in Loomis shall conform to the land use map, land use categories and development intensities set forth in this General Plan			Please see Land Use Worksheet showing the land uses allowed in each area of the property and the land uses proposed by the Project	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)												
Second units	<p>Second residential units may be approved through the process required by the Zoning Ordinance, subject to the following standards.</p> <p>a. Minimum site area. Outside of the Downtown area identified in Figure 3-3 (page 42) second units may be placed only on parcels of 20,000 square feet or larger. Within the Downtown, second units may be allowed as provided by the Zoning Ordinance.</p> <p>b. Floor area limitations. Second units shall not exceed the following maximum floor area requirements, except as provided by (1) and (2) after the table.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">SITE AREA</td> <td style="width: 30%;">MAXIMUM FLOOR AREA</td> <td style="width: 40%;"></td> </tr> <tr> <td>20,000 SF TO 40,000 SF</td> <td>640 SF</td> <td></td> </tr> <tr> <td>40,001 TO 9.2 ACRES</td> <td>1200 SF</td> <td></td> </tr> <tr> <td>9.2 ACRES OR LARGER</td> <td>NO MAXIMUM</td> <td></td> </tr> </table> <p>(1) A parcel that qualifies for a second unit and is of sufficient size to be subdivided in compliance with the applicable land use category may have a second unit with no floor area limitation, provided that both units are located to meet the setback requirements that would apply to primary dwellings on the future parcels:</p> <p>(2) A site that would qualify for a second unit, with an existing dwelling of 1,400 square feet or less (not including a garage) as of the effective date of this General Plan, may be developed with one additional dwelling, with no restriction on the floor area of the new unit.</p>	SITE AREA	MAXIMUM FLOOR AREA		20,000 SF TO 40,000 SF	640 SF		40,001 TO 9.2 ACRES	1200 SF		9.2 ACRES OR LARGER	NO MAXIMUM			no - secondary units are not proposed		
SITE AREA	MAXIMUM FLOOR AREA																
20,000 SF TO 40,000 SF	640 SF																
40,001 TO 9.2 ACRES	1200 SF																
9.2 ACRES OR LARGER	NO MAXIMUM																
F.1	Loomis shall retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future Town needs, where appropriate. Community development opportunities shall also be considered in terms of community need for increased sales tax revenues, and to balance with residential developments.	no - interpretation of this policy statement is subject to personal or subjective judgment because "meet future town needs, where appropriate" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8))	no - this project implements existing designations set forth in the General Plan														
F.2	Downtown Loomis shall be developed and maintained as a focal point for personal shopping and services within the community, through continued implementation of the policies and regulations originally developed in the <i>Town Center Master Plan</i> , which are now in various portions of this General Plan and the Zoning Ordinance		No - this project is not within downtown Loomis and it implements existing designations set forth in the General Plan														
F.3	Loomis shall promote the redevelopment of the railroad right-of-way areas to celebrate and enhance the heritage of the Town		no - this project does not involve railroad right of ways														
F.4	Commercial development shall be subject to design criteria which visually integrate commercial development into the architectural heritage of the Town. Projects found inconsistent with Loomis' distinct character shall be denied or revised	no - interpretation of this policy statement is subject to personal or subjective judgment because "visually integrate" and "projects found inconsistent with Loomis' distinct character" are not a references to a external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)) To the degree this is an objective standard, it is a statement requiring the commercial development comply with the Town's other standards.		The project complies with all objective provisions of the municipal code which contain design requirements. Additionally it should be noted that the massing standards which accompany the Hidden Grove project integrate commercial design criteria into the project.													
F.5	New commercial development shall preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping		no - natural features do not exist on the commercial site														
F.6	Loomis shall require landscaping throughout -off-street parking lots to mitigate the adverse visual impact of large paved areas and provide shading to assist in energy conservation within adjacent buildings.		No - off-street parking lots are not proposed by this application; subsequent applications for the commercial and multifamily sites will incorporate off-street parking as proposed therein.	The subdivision is designed so that all lots can develop in compliance with all objective provisions of the municipal code pertaining to off-street parking.													

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
F.7	Circulation patterns within and around new commercial development shall be designed to avoid diverting traffic through existing residential neighborhoods, where feasible	no - interpretation of this policy statement is subject to personal or subjective judgment because "avoid diverting traffic" and "where feasible" are not a references to a external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project's commercial site is located near Horseshoe Bar Road, as already designated by the General Plan, to promote easy access to a main thoroughfare without the need to drive through a neighborhood.	
F.8	New industrial development shall be allowed only if impacts associated with noise, odor and visual intrusion into surrounding uses can be mitigated to acceptable levels.		no - industrial uses are not proposed		
F.9	Loomis shall not allow new industrial uses that will adversely impact either the environment or surrounding land uses		no - industrial uses are not proposed		
F.10	Commercial land uses shall be discouraged away from the Town's core area, except when property is demonstrably unsuitable for residential use because of proximity to noise sources, such as major arterials or railroad lines.	no - interpretation of this policy statement is subject to personal or subjective judgment because "shall be discouraged away from the Town's core area" is not a reference to a external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	no - the project is implementing existing general plan designations.		
G.1	Business Park designation along the railroad, northeast of Sierra College Boulevard and Taylor Road. This site shall be developed as a business park, subject to the following policies: a. Business park development shall require access from Sierra College Boulevard, with no access to the site through the residentially-designated areas to the north and west. b. The site shall be planned to provide a self-contained, campus-like character. (i.e., buildings of similar or compatible architecture with shared circulation and parking, with substantial setbacks from streets and other property boundaries) with extensive landscaping throughout. c. Proposed development shall be separated from the north and		no - this policy applies to a different location than the Project		
G.2	General Commercial and Office/Professional designations north of the Raley's Center, and at I-80 and King Road. The planning of proposed development on these currently vacant properties should be carefully coordinated and integrated to ensure adequate access and circulation between Horseshoe Bar Road and King Road. Proposed development shall comply with the following standards. a. The riparian corridors extending through this area shall be protected consistent with the policies in the Conservation of Resources chapter of this General Plan. b. Proposed development shall be planned to provide a gradual transition of intensity between development adjacent to I-80 and existing commercial, and the neighboring residential areas, to minimize the potential for land use conflicts with residential uses, and problems for residents. The west General Commercial site should be developed with a mixture of land uses consisting of three tiers: general commercial and/or office uses should be located adjacent to the Raley's center; low profile office structures should be placed in a second tier after the commercial uses; and medium-to medium-high density residential should be located adjacent to the existing residential areas to the north of this site. Any residential uses on the Office/Professional site (the parcel at I-80 and King Road) should be developed with shared driveways to minimize access points on the new extension of Boyington Road. (See the Circulation Element regarding the Boyington Road extension (page 81), and Figure 4-3 (page 85). The location/alignment of this extension will be determined at the time subdivision or other development of the presently vacant properties is proposed.)	The portion of this policy dealing with the Conservation of resources chapter is objective to the degree that chapter is also objective. Components of this policy dealing with "a gradual transition of intensity... to minimize conflicts with residential uses," "should be developed with a mixture of land uses," and incorporating the term "should" are not objective because interpretation of those statement is subject to personal or subjective judgment because they do not contain references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		Please see Conservation of Resources portions of this matrix demonstrating compliance with that referenced portion of this policy. The land uses proposed are consistent with the current general plan designations, and there remains significant buffer between the project and existing commercial to allow for transitions when those properties develop. No residential driveways are proposed on Boyington. Alternatives A-1 and A-2 propose dedicating right of way for Boyington Road at a location substantially similar to that shown as the "preferred" location in the circulation element. The other four alternatives propose a roadway connection between King and Horseshoe Bar that achieves the connectivity goals of the General Plan.	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
G.3	<p>Residential Estate designation northwest of Rocklin and Barton Roads. The planning of proposed subdivision and development in this Residential Estate designation is encouraged to be coordinated among the different property ownerships. Proposed subdivisions shall be designed to provide parcels with a minimum of 4.6 acres along the Barton and Rocklin Road frontages, and a minimum of 2.3 acres when located away from Barton and Rocklin Roads. To the extent feasible, building sites should be setback from Rocklin Road and Barton Road to retain native vegetation and terrain features, and preserve the present appearance as a rural road corridor. Access to new parcels is to be provided by new roads from Barton Road and Rocklin Road, with no individual driveway access to Rocklin Road.</p>		no - this policy applies to a different location than the Project		
G.4	<p>General Commercial Designation on Taylor Road northeast of Sierra College Boulevard. These parcels should be developed with commercial uses along the Taylor Road frontage, with office uses or multi-family residential behind the commercial, to buffer the adjacent single-family residential uses from the noise, glare, and activities associated with commercial uses.</p>		no - this policy applies to a different location than the Project		
G.5	<p>Commercial Development south of Interstate 80. The area on the land use diagram designated Tourist/Destination Commercial along the southerly side of Interstate 80 presents the community with significant opportunities in terms of potential revenue-producing commercial development. It also presents significant concerns relative to the sensitive environmental resources of Secret Ravine, the Town's image along I-80, and potential impacts on adjacent residential areas.</p> <p>Property owners seeking to develop within this designation shall obtain Town approval of a conditional use permit, development agreement, development and design standards, or some combination thereof, as determined by the Town Council depending upon the size, type, and complexity of the proposed development. The following issues shall be addressed: details of proposed land uses, densities and building intensities, site planning and other general development standards, design guidelines, site access, internal and external circulation, infrastructure and utilities, and project and parcel phasing, to the extent that phasing is known by the property owner, or owners in the case of multiple properties participating in a project proposal. The Town's goals for the Tourist/Destination Commercial land use designation are for proposed development to:</p> <p>a. Create an identity, appearance, and mix of land uses that provide for the integrated development of all parcels and that will be attractive to both travelers and Town residents. The arrangement of uses on the overall site should be allowed to emphasize the creation of a destination or significant stopover for travelers, provide</p>		no - this policy applies to a different location than the Project		

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
		c. Provide primary access to commercial development from Horseshoe Bar Road, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Road and shall be set back and/or buffered from Brace Road to maintain the rural residential character of the roadway corridor. d. Provide a design and appearance that will reinforce the rural character of Loomis by: integrating existing natural features, including significant trees and rock outcrops; · building design that emphasizes low-profile structures, local native materials, and the local historic architectural vernacular, and site development incorporating appropriate vegetation, preferably native, that can act as a buffer and screen, as well as add to the ambiance of the development. e. Provide for the long-term protection, preservation, and sustainability of the Secret Ravine riparian corridor, and its aquatic and terrestrial habitats.		no - this policy applies to a different location than the Project	
G.6		Residential Medium-Density site on the west side of Humphrey Road immediately south of the H Clark Powers School. The allowable density of two to six dwelling units per acre shall be distributed on the site with lower density on the edges of the parcel. An application for the proposed subdivision of the property shall demonstrate special attention to potential flooding and drainage issues, and any proposed project shall be designed to create no greater volume of storm water runoff to downstream properties after development.		no - this policy applies to a different location than the Project	
H		The boundaries of proposed land use designations should be coincident with existing property boundaries, to the extent possible. One possible exception may be when the frontage of a large lot along a major arterial would be inappropriate for residential uses, while much of the remainder could be suited for residential use.		no - interpretation of this policy statement is subject to personal or subjective judgment because "should be coincident... to the extent possible" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	Not applicable to this project because it does not propose changes to land use designations
Design 1		The design of development should respect the key natural resources and existing quality development on each site, including ecological systems, vegetative communities, major trees, water courses, land forms, archaeological resources, and historically and ·architecturally important structures. Proposed project designs should indemnify and conserve special areas of high ecological sensitivity throughout the Town. Examples of resources to preserve include riparian corridors, wetlands, and oak woodlands		no - interpretation of this policy statement is subject to personal or subjective judgment because "should respect the key natural resources" and "should indemnify and conserve special areas" are not a references to external and uniform benchmarks or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)). To the degree there are corresponding objective standards for conservation of natural resources, they are contained in the municipal code.	This policy is applicable to the degree the corresponding standards in the municipal code are objective. The project complies with all objective provisions of the municipal code pertaining to natural resources.
Design 2		Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to insure their permanent attractiveness		no - interpretation of this policy statement is subject to personal or subjective judgment because "emphasize character, quality, livability" is not a reference to a external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)). To the degree this standard is objective, providing necessary services and facilities (such as utilities) can be required.	Massing Standards are included which set forth the project's design features. The project will feature attractive homes that will be proposed through building permits in the future. Homes will be in an attractive neighborhood that provides all necessary utilities and services as shown on the tentative map included with this submittal.

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
Design 3	Each development project should be designed to be consistent with the unique local context of Loomis. a. Design projects that fit their context in terms of building form, siting and massing. b. Design projects to be consistent with a site's natural features and surroundings.	no - interpretation of this policy statement is subject to personal or subjective judgment because "consistent with the unique character of Loomis," "fit their context," and "consistent with a site's natural features and surroundings" are not a references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project complies with all objective provisions of the municipal code pertaining to building standards and natural features.	
Design 4	Design each project at a human scale consistent with surrounding natural and built features. a. Project design should give special attention to scale in all parts of a project, including grading, massing, site design and building detailing. b. Project design should follow the rules of good proportion, where the mass of the building is balanced, and the parts relate well to one another.	no - interpretation of this policy statement is subject to personal or subjective judgment because "human scale," "rules of good proportion," and "relate well to one another" are not a references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
Design 5	Design projects to minimize the need to use automobiles for transportation. a. Emphasize pedestrian and bicycle circulation in all projects. b. Give individual attention to each mode of transportation with potential to serve a project and the Town, including pedestrian, bicycle, transit, rail, and automobile. c. Plan for trail systems, where appropriate to connect areas of development with natural and recreational resources.	no - interpretation of this policy statement is subject to personal or subjective judgment because "minimize the need to use automobiles," "emphasizing pedestrian and bicycle circulation," "give individual attention to each mode of transportation" and "plan for trail systems, where appropriate" are not a references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project complies with all objective provisions of the municipal code and the circulation element pertaining to pedestrian and bike facilities.	
Design 6	Encourage an active, varied, and concentrated urban life within commercial areas. a. Create and maintain pedestrian oriented centers of development within commercial areas that contain mixtures of retail, other employment, and other uses. b. Create clustered and mixed use projects within the Downtown Core centers that combine residential, retail, office and other uses.	no - interpretation of this policy statement is subject to personal or subjective judgment because "encourage an active, varied, and concentrated urban live within commercial areas" and the remainder of the text are not a references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project implements the existing general plan land use designations and will involve the mix of residential and commercial uses called for in the current general plan.	
Design 7	Respect and preserve natural resources within rural areas. a. Design buildings to blend into the landscape. b. Emphasize native vegetation and natural forms in site design and project landscaping	no - interpretation of this policy statement is subject to personal or subjective judgment because "respect and preserve natural resources" and the remainder of the text are not a references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	No - this project is infill, not a rural area.	The project complies with all objective provisions of the municipal code and the circulation element pertaining to natural resources.	
Design 8	Commercial development shall be subject to design criteria which visually integrate commercial development into the architectural heritage of the Town. Projects found inconsistent with Loomis' distinct character shall be denied or revised.	no - interpretation of this policy statement is subject to personal or subjective judgment because "visually integrate commercial development into the architectural heritage of the Town" and "Loomis' distinct character" are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		Any commercial building within the Project will be subject to a separate application at a future date	
Design 9	New lighting (including lighted signage) that is part of residential, commercial, industrial or recreational development shall be oriented away from sensitive uses, and shielded to the extent possible to minimize spillover light and glare. Lighting plans shall be required for all proposed commercial and industrial development prior to issuance of building permits.	no - interpretation of this policy statement is subject to personal or subjective judgment because "shielded to the extent possible" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		All building permits within the Project will be required to comply with the objective provisions within the municipal code pertaining to lighting.	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
Parks 4	New residential developments shall provide for the recreational open space needs of their residents	no - interpretation of this policy statement is subject to personal or subjective judgment because "recreational open space needs" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		Please see compliance with provisions of the municipal code implementing this policy.	
Parks 5	Loomis shall encourage the compatible recreational use of riparian and stream corridors, where feasible.	no - interpretation of this policy statement is subject to personal or subjective judgment because "encourage the compatible recreational use... where feasible" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project has preserved the existing stream corridor and associated riparian features for open space and recreation	
Parks 7	Open space areas within proposed developments shall be designed as part of an integrated Town-wide network , in conjunction with bicycle, pedestrian and equestrian trails	no - interpretation of this policy statement is subject to personal or subjective judgment because "Town-wide network" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project has preserved the existing stream corridor and associated riparian features for open space and recreation	
Circulation	Level of Service Policy: In order to minimize congestion, maintain Level of Service C on all roads and intersections within the Town of Loomis. Level of Service D may be allowed in conjunction with development approved within the Town as an exception to this standard, at the intersections of King and Taylor, Horseshoe Bar Road and Taylor, Horseshoe Bar Road and I-80, Sierra College and Brace Road, and Webb and Taylor, when: 1. The deficiency is substantially caused by "through" traffic, which neither begins nor ends in Loomis, and is primarily generated by non-residents; or 2. The deficiency will be temporary (less than three years), and a fully-funded plan is in place to provide the improvements needed to remedy the substandard condition.			The town has established three traffic fees which, as explained in resolution 20-18 adopting such fees, are designed to "assure the continuance of current levels of service over time... the fees... will be used exclusively to pay for increased services over time, necessitated as a direct result of increased population and traffic from residential..." Hence, payment of traffic impact fees, by design, will result in compliance with this policy because the funds generated from such fees will be used to fund the project's fair share of traffic improvements determined by the Town to be necessary to cause levels of service to be within the stated objective.	These alternatives request a concession that this level of service policy not apply.
	Roadway Improvement Policy: Roadway improvements within the Town of Loomis shall conform to the roadway classification system and improvement standards specified in the current version of the Town of Loomis Design & Improvement Standards after their adoption.			These alternatives utilize Loomis' required street sections. Please see other portions of this matrix showing compliance with municipal code provisions.	These alternatives request alternatives from roadway standards as specified elsewhere in this matrix.
	Policy on Character of Roadway Improvements: The design of Downtown roadway and streetscape improvements will continue to maintain the "small town downtown" character.		no - the project is not proposing changes to downtown streetscape		
	Exception to Standards Policy: In infill areas, where existing rights of way may not conform to the roadway standards set forth in the General Plan, but where improvements are necessary, reasonable deviations from roadway standards may be allowed by the Town Engineer.			This is an infill project. In certain instances, the final project design may necessitate exceptions to roadway standards. A final accounting of exceptions will be developed during the preparation of improvement plans	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
	Safe and Efficient Roadways Guiding Policy: Promote a safe and efficient roadway system for the movement of both people and goods, motorized and non-motorized	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project has been designed to provide a safe and efficient roadway system that moves multiple modes of travel at safe speeds through the provision of adequately sized	
	Circulation System Enhancements Guiding Policy: Maintain projected level of service where possible, and ensure that future development and the circulation system are in balance. Improve the circulation system as necessary , in accordance with spacing/access standards, to support multi-modal means of transportation of all users and goods.	no - interpretation of this policy statement is subject to personal or subjective judgment because "where possible," "in balance" and "as necessary" are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
	Policy on Reducing Vehicle Miles Traveled: Through layout of land uses, improved alternate modes, and provision of more direct routes, strive to reduce the total vehicle miles traveled.	no - interpretation of this policy statement is subject to personal or subjective judgment because "strive to reduce total vehicle miles traveled" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		If determined to be necessary by the CEQA consultant, a traffic analysis will be prepared that assesses the project's impact on VMT.	
	Roundabouts Policy: Roundabouts may be used in place of signalized intersections on any roadway facility or intersection type. Roundabouts are particularly encouraged at the intersection of two collector streets.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
	Complete Streets Policy: Maintain and update street standards that provide for the design, construction, and maintenance of "Complete Streets". Complete Streets enable safe, comfortable, and attractive access for all users: motorists, transit riders, pedestrians, and bicyclists of all ages and abilities, in a form that is compatible with and complementary to adjacent land uses, and promotes connectivity between uses and areas.	no - interpretation of this policy statement is subject to personal or subjective judgment because "safe, comfortable, and attractive access... that promotes connectivity" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	no - this policy applies to the Town's goal of maintaining and updating street standards, not the actual implementation of those standards for with project.		
Bicycle & Pedestrian	1. The Town shall promote bicycle travel, as appropriate, and shall pursue all available sources of funding for the development and improvement of bicycle facilities.		no - this project is not connected to the Town's pursuit of bike funding		

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GENERAL PLAN CONSISTENCY	Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)	
	2. Bicycle facilities shall be provided in compliance with the 2010 Bicycle Transportation Plan and the 2010 Trails Master Plan or subsequent amended versions of such documents, as well as on other appropriate routes at the discretion of the Town Council		This provision is objective to the extent the referenced documents and standards are also objective. With respect to the Bikeway Master Plan (which is dated as of 2010), that document is a subjective guideline in its entirety, and accordingly cannot be interpreted in a way that creates objective standards. As stated at the outset to that plan: "A Guideline - Not a Rigid Standard or Legal Ordinance ... It should be noted that this plan is a Master Plan document, that, like a general plan document, provides guidance for the Town as the ability to build new bike facilities become available." Such a generic guidance document which repeatedly recites "should" and "proposed" when describing potential improvements inherently involves personal or subject judgment in its interpretation. Similarly, the Trails Master Plan is to be used "to define a vision for a trail system" and to provide "the beginning for an ongoing opportunity to establish policies and standards that can be adopted into other Town land use and zoning documents that establish legal standards that control the development of future projects, both public and private." The Trails Master Plan, by its own statement of purpose, is a policy document meant to influence the town's legal standards. Thus, the Town has had since 2010 to update its municipal code to include objective, legal standards based on the Trails Master Plan. Those objective standards within the municipal code, not the policy-guiding Master Plan, are the binding, objective standards. (see Cal. Gov't Code section 65589.5(h)(8)).		The proposed project provides adequate roadway sections which allow Class III bicycle lanes. In addition the Boyington Road Reservation provides adequate right of way for a vehicular roadway as well as a Class I Trail if desired by the Town of Loomis. The project also complies with all objective standards, including those pertaining to bicycle facilities.
	3. Bicycle and pedestrian connections shall be continuous and convenient to the nearest neighborhood center, school, or park.		The portion of this policy stating "convenient to the nearest neighborhood center, school, or park" is subject to personal or subjective judgment because it is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project's bike and pedestrian facilities connect to existing facilities that surround the project to provide continuity. Those existing facilities connect to neighborhoods, schools and parks within the Town.
	4. Orient development to encourage pedestrian and transit accessibility. Strategies include locating buildings and primary entrances adjacent to public streets, and providing clear and direct pedestrian paths across parking areas and intersections.		no - interpretation of this policy statement is subject to personal or subjective judgment because "encourage" is indicative of a generic goal and is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		Intersections within the project have been designed so that pedestrians can clearly follow a safe crossing path. Buildings within the project will be subject to subsequent permit applications, though the subdivision is designed to allow their orientation to public streets.
	5. Provide pedestrian facilities that are accessible to persons with disabilities, compliant with Americans with Disabilities Act (ADA) 2010 standards for Accessible Design, and ensure roadway improvement projects address accessibility and use universal design concepts.				The project has been designed to include sidewalks which are ADA compliant
	6. Ensure that planting plans for street trees take into consideration shade and comfort for pedestrians and bicyclists.		no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		Compliance is achieved by complying with the municipal code provisions that implement this policy goal: Street trees will be provided as required by municipal code section 14.34.030 (1 for every 30 feet)

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GENERAL PLAN CONSISTENCY	Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
	<p>7. Use the Town of Loomis 2010 Trails Master Plan and the 2010 Bikeway Master Plan to identify, schedule, and implement pedestrian and bicycle facility improvements.</p>	<p>This provision is objective to the extent the referenced documents and standards are also objective. With respect to the Bikeway Master Plan (which is dated as of 2010), that document is a subjective guideline in its entirety, and accordingly cannot be interpreted in a way that creates objective standards. As stated at the outset to that plan: "A Guideline - Not a Rigid Standard or Legal Ordinance ... It should be noted that this plan is a Master Plan document, that, like a general plan document, provides guidance for the Town as the ability to build new bike facilities become available." Such a generic guidance document which repeatedly recites "should" and "proposed" when describing potential improvements inherently involves personal or subject judgment in its interpretation. Similarly, the Trails Master Plan is to be used "to define a vision for a trail system" and to provide "the beginning for an ongoing opportunity to establish policies and standards that can be adopted into other Town land use and zoning documents that establish legal standards that control the development of future projects, both public and private." The Trails Master Plan, by its own statement of purpose, is a policy document meant to influence the town's legal standards. Thus, the Town has had since 2010 to update its municipal code to include objective, legal standards based on the Trails Master Plan. Those objective standards within the municipal code, not the policy-guiding Master Plan, are the binding, objective standards. (see Cal. Gov't Code section 65589.5(h)(8)).</p>	<p>This policy requires the Town to take action and use its discretion to further the purposes set forth in the referenced masterplans; it is not a policy applicable to development projects.</p>	
Transit	<p>1. The Town will promote and support a safe, efficient, and coordinated public transit system that meets residents' needs, reduces congestion, improves the environment, and helps provide a viable non-automotive means of transportation in and through the Town of Loomis.</p>	<p>no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).</p>		
Neighborhood Environment	<p>1. The Town shall create and maintain a street system which protects residential neighborhoods from unnecessary levels of traffic, while providing for logical traffic circulation.</p>	<p>no - interpretation of this policy statement is subject to personal or subjective judgment because "unnecessary levels of traffic" and "logical traffic circulation" are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).</p>	<p>Project will comply with objective parking requirements and street design standards set forth in the municipal code</p> <p>The project's roads are designed to facilitate traffic flows into and out of the subdivision in an efficient manner through connections to Horseshoe Bar Road and King Road. These logical connections contribute to the Town's street system that has been designed to effectively move traffic. Moreover, the project will pay applicable impact fees that have been adopted to implement improvements designed to mitigate traffic impacts.</p>	<p>As stated above, these alternatives request a concession from the Town's level of service policy.</p>

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
	2. The Town shall design streets and approve development in such a manner as to prevent and eliminate high traffic flows and parking problems within residential neighborhoods.	no - interpretation of this policy statement is subject to personal or subjective judgment because "high traffic flows" and "parking problems" are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	Project will comply with objective parking requirements and street design standards set forth in the municipal code.	The project's roads are designed to facilitate traffic flows into and out of the subdivision in an efficient manner through connections to Horseshoe Bar Road and King Road. These logical connections contribute to the Town's street system that has been designed to effectively move traffic. Moreover, the project will pay applicable impact fees that have been adopted to implement improvements designed to mitigate traffic impacts.	
	3. The Town shall promote the development of a circulation system that preserves the historic nature and character of neighborhoods and districts, and reinforces neighborhood identity and integrity.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
	4. New local streets shall be designed to promote the interconnection of residential neighborhoods while simultaneously discouraging through-traffic within residential neighborhoods.	no - interpretation of this policy statement is subject to personal or subjective judgment because "promote the interconnection" and "discourage through-traffic" are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		Roads within the Project connect to existing roadways surrounding the project. No through-traffic opportunities are provided by alternatives A-1 and A-2. For the other four alternatives, the connection between King and Horseshoe Bar has been designed to be a safe road that provides adequate connectivity between King and Horseshoe Bar roads.	
	5. The Town of Loomis shall establish and maintain a procedure through which local residents can receive assistance in managing and reducing traffic flows through their residential neighborhoods. Such assistance could be technical, the provision of equipment (such as signs) and the labor needed to install such equipment, or the provision of enhanced police traffic enforcement in neighborhoods. The Town could also participate in modifying the existing street system to reduce or eliminate through traffic intrusion into residential neighborhoods. Such modifications could include installation of speed humps, traffic diverters, traffic circles, or a variety of other techniques. Based on the identified need and available financing, priorities will be established and an appropriate level of resources (including staff time, equipment, and physical improvements) will be committed by the Town.		Town internal procedure - not applicable to review of this project		
	6. If recommended by the Town Engineer after review, and if determined to be feasible, the Town should pursue the construction of a pedestrian bridge over Sierra College Boulevard to address safety impacts. The precise location of the crossing would be determined after further review.		not applicable to this project		

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
Roadway Funding	2. The Town shall require proposed new development projects to analyze their contribution to increased vehicle, pedestrian, and bicycle traffic and to implement the roadway improvements necessary to address their impact.			As previously stated, the project's fair share for improvements is payment of the impact fees that have been adopted by the Town, and the project will pay all impact fees that were in effect at the time of its preliminary application (Ca. Gov. Code 65589.5(o)). The project will also comply with mitigation measures identified in the final EIR consistent with the limitations imposed by the United States Constitution and other legal constraints.	
	3. The Town shall assess fees on new development sufficient to cover the fair share portion of development's cumulative impacts on the local and regional transportation system. The cost of all on-site roadways within new development projects is the responsibility of the developer.			Impact fees in effect at the time preliminary application was filed will be paid by the project (Ca. Gov. Code 65589.5(o)). Any on-site roadways that are part of a fee program (i.e. connection between King and Horseshoe Bar) shall be funded by such fee program and may not be constructed by Developer.	
	4. Prior to acceptance of new local streets by the Town, provisions shall be made for the ongoing maintenance of those facilities. Such provisions could include the establishment of a maintenance district covering the specific roadways identified, or assumption of all maintenance responsibilities by the pertinent homeowners association or other approved organization.	no - interpretation of this policy statement is subject to personal or subjective judgment because existing programs are in place and the policy does not specify how to identify roadways which must be maintained, and hence does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	Existing Town roadway maintenance programs are in place that are funded through various revenue sources (i.e. taxes). Such programs would be in place to fund the project's roadway maintenance.		
Roadway Maintenance	1. The Town shall assure that the transportation system continues to provide safe, efficient, and convenient access to its residents.	no - interpretation of this policy statement is subject to personal or subjective judgment because "safe, efficient, and convenient access" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project includes an efficient roadway system that encourages slow traffic speeds within the neighborhood so that residents can use streets and sidewalks safely for transportation.	
Housing	A.4 The Town shall give development projects that include a lower income residential component the highest priority for permit processing.		This is a policy binding on the Town, not a design standard applicable to this project. Town should expedite this project if it includes lower income housing		These alternatives include affordable housing and are entitled to high priority for permit processing.
	A.5 The Town shall promote the mixed use policies of the <i>General Plan</i> and encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.			The Town Center Commercial parcel is permitted to provide a mixture of uses	
	A.8 The Town should continue to collect the Low Income Fee on all developments over five units in size and shall disperse funds collected towards furthering Housing Element goals.			the project will pay all fees applicable at the time the preliminary application was submitted as required by the Housing Accountability Act (Cal. Gov't Code 65589.5(o).)	

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GENERAL PLAN CONSISTENCY	Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
A.10 Housing for low-income households that is part of a market-rate project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.			No affordable housing is included.	Affordable housing is logically located on the high density site because it is impractical to disperse the units throughout the project due to the nature by which affordable housing projects are funded. That is, tax credits must be obtained to finance the affordable housing units, and it is not practical for those units to be in separate, dispersed buildings in the pursuit of tax credits.
A.11 The Town shall encourage low-income housing units in density bonus projects to be available at the same time as the market-rate units.	no - interpretation of this policy statement is subject to personal or subjective judgment because "encourage" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The Town has already designated the high density housing portion of the project for multifamily development. This project implements that general plan designation.	Development of the affordable housing units will occur when those units can be financed.
A.12The Town will encourage the development of multi-family dwellings in locations where adequate facilities are available, such as the Town Center, and where such development would be consistent with neighborhood character.	no - interpretation of this policy statement is subject to personal or subjective judgment because "encourage" and "consistent with neighborhood character" are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		Multifamily dwellings will be located in the area of the project that the Town has already designated for multifamily uses in conformance with this policy.	
A.13 The Town will allow dwellings to be rehabilitated that do not meet current lot size, setback, yard requirement, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health or safety.		not applicable - no nonconforming uses		
A.14 The Town will continue to encourage the appropriate development of second residential units to expand the housing supply and unit mix.		no secondary units are proposed		
A.15 The Town of Loomis will explore and encourage innovative housing alternatives such as well-designed manufactured units or sweat equity units as a means to diversify the housing stock and affordability.		generic policy statement not applicable to this project		
B.1 The Town will continue to encourage residential development of high architectural and physical quality, compatible with neighboring land uses.	no - interpretation of this policy statement is subject to personal or subjective judgment because "encourage" and "high architectural and physical quality..." are not references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		All buildings within the project will comply with the Town's objective standards.	
C.3 The Town shall discourage the conversion of mobile home parks to other types of housing except where the conversion results in the replacement of such affordable housing or the living conditions within the mobile home park are such that an alternative land use will better serve the community or the residents.		no - project does not involve mobile home park		
D.1 The Town shall encourage the development of housing for seniors, including congregate care facilities.		no - senior housing is not proposed.		
D.3The Town will reduce the parking requirements for special needs housing if a proponent can demonstrate a reduced parking need and not affect public health and safety.		no - special needs housing not proposed		

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
	D.4 The Town shall encourage housing development that meets the special needs of disabled persons, including developmentally disabled individuals, and ensure that all new multiple family developments comply with the handicapped provisions of the California Building Code and Americans with Disabilities Act (ADA).			All buildings within the project will comply with applicable provisions of the ADA.	
	F.1 All new dwelling units shall be required to meet current state requirements for energy efficiency . The retrofitting of existing units shall be encouraged.			All buildings within the project will comply with applicable provisions of Title 24 and other provisions requiring energy efficiency.	
	F.2 New land use patterns should encourage energy efficiency, to the extent feasible.	no - interpretation of this policy statement is subject to personal or subjective judgment because "encourage energy efficiency to the extent feasible" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The land use configuration is designed to achieve allowable densities in a highly efficient manner by configuring roads and homes logically, and accordingly results in an appropriate use of the property. All buildings within the project will comply with applicable provisions of Title 24 and other provisions requiring energy efficiency.	
	F29. The Town will continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access , to the extent practical, and encourage the use of trees for shading and cooling.	no - interpretation of this policy statement is subject to personal or subjective judgment because the terms "extent practical" and "encourage the use" allow discretion and are not a references to external and uniform benchmarks or criteria available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project complies with all provisions of the Town's subdivision code which implements the Subdivision Map Act.	
	F30. The Town will encourage developers to be innovative in designing energy efficient homes and improve the energy efficiency of new construction.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		All buildings within the project will comply with applicable provisions of Title 24 and other provisions requiring energy efficiency.	
	F33. The Town will encourage water-efficient landscaping, xeriscaping, and/or energy efficient irrigation systems in residential developments. Additionally, the Town will have material available to residents regarding the PCWA's Water-Wise House Call Program.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The subdivision's landscape plans will be designed in accordance with the Town's objective standards. All buildings within the project will comply with applicable provisions of Title 24 and other provisions requiring energy efficiency.	
Public Services	2. Non-residential and higher density residential development shall not be expanded into areas lacking public services infrastructure until existing vacant land with these services within the Town limits is utilized, or proposed development ensures the extension of necessary infrastructure through actual construction or payment of fees.			This project is an infill opportunity that will develop vacant land already surrounded by infrastructure and designated by the General Plan for the proposed uses.	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
		4. Proposed development shall be connected to public water supply and sewage disposal systems as follows: a. Any dwelling unit proposed within 300 feet of existing community water supply or sewage disposal service shall be connected to that service prior to occupancy, except where the Town Manager determines that connection is infeasible because of elevation difference or insufficient line capacity. The 300-foot distance shall be measured from the property line of the subject parcel that is nearest to the existing water supply or sewage disposal service. b. All development proposed in nonresidential land use designations shall be connected to the community water supply and sewage disposal systems prior to occupancy. c. Residential subdivisions proposing parcels of 2.2 acres or less shall be connected to the community water supply and sewage disposal systems prior to occupancy.		All buildings within the project will connect to public water and sanitary sewer systems.	
		7. If in the future adequate landfill space cannot be found to meet the Town's needs, no new development shall be approved until such time as adequate landfill space is identified.	no - interpretation of this policy statement is subject to personal or subjective judgment because "adequate landfill space" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		
		8. New construction and reconstruction/restoration shall consider energy conservation in the selection of building materials, building orientation, and landscaping.	no - interpretation of this policy statement is subject to personal or subjective judgment because "shall consider" a permissive statement and not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	All buildings within the project will comply with applicable provisions of Title 24 and other provisions requiring energy efficiency.	
Finance		1. New development shall be required to contribute toward the maintenance of existing levels of public services and facilities--through fees, dedications, or other appropriate means.	This policy can only require compliance with existing, established fee and/or dedication programs. Interpretation of the "other appropriate means" portion of this policy statement is subject to personal or subjective judgment because "other appropriate means" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	The town has established several fees which, as explained in resolution 20-18 adopting such fees, are designed to "assure the continuance of current levels of service over time... the fees... will be used exclusively to pay for increased services over time, necessitated as a direct result of increased population and traffic from residential..." Hence, payment of impact fees, by design, will result in compliance with this policy because the funds generated from such fees will be used to fund the project's fair share of traffic improvements determined by the Town to be necessary to cause levels of service to be within the stated objective.	
		2. A fiscal impact analysis shall be required for proposed General Plan amendments.		No - a general plan amendment is not proposed	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
	4. Loomis shall support the development of new commercial and industrial activities to increase the Town's discretionary revenues (which provides funds for capital projects and improved municipal services), provided that the new land uses are consistent with the Town's distinct, rural character.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		New commercial uses will be developable within the Project consistent with the existing general plan designations	
Conservation of Resources	1.a. Site preparation and development activities shall incorporate effective measures to minimize dust emissions and the emissions of pollutants by motorized construction equipment and vehicles.			See compliance with the zoning code beginning with section 13.30 which implements this policy.	
	1.b. During the review of development plans, the Town should require that project proponents conduct their own air quality analysis to determine air quality impacts and potential mitigation measures.			Air quality analysis will be performed in conjunction with CEQA review.	
	1.d. Recognizing that trees and other vegetation can provide a biological means of reducing air contaminants, existing trees should be retained and incorporated into project design wherever feasible. The additional planting of a large number of trees along roadways and in parking areas shall be encouraged.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project will preserve existing trees that are not in conflict with the proposed land uses and will plant street trees as required by the municipal code.	
	1.e The Town shall require carbon monoxide modeling for development projects that, in- combination with regionally cumulative traffic increases, would result in a total of 800 or more trips at an affected intersection or cause the level of service to drop to D or lower at the intersection.			The EIR preparer, in consultation with the Town, shall determine the scope of this effort	
	1.g The Town shall encourage that large residential projects be phased or timed to be coordinated with development that provides primary wage-earner jobs.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
	1.h If an initial air quality screening indicates that emissions of any pollutant could exceed 10 pounds per day, the Town shall require such development projects to submit an air quality analysis to Placer County APCD for review. Based on the analysis, the Town may require appropriate mitigation measures consistent with the latest version of the AQAP or other regional thresholds of significance adopted for the air basin.			Air quality analysis will be performed in conjunction with CEQA review.	
	1.i. New development shall pay its fair share of the cost to provide alternative transportation systems, including bikeways, pedestrian paths, and bus stop facilities.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not provide any definition of the "alternative transportation systems" which would be funded through a fair share calculation, and thus does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		The project will pay all fees applicable at the time the preliminary application was submitted as required by the Housing Accountability Act (Cal. Gov't Code 65589.5(o).) The project will also comply with conditions of approval consistent with the limitations imposed by the United States Constitution and other legal constraints.	
	1.j The Town shall require that new developments dedicate land sufficient for park-and-ride lots, when the location is appropriate for such facilities.	no - interpretation of this policy statement is subject to personal or subjective judgment because, with respect to locations for such facilities, it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
		<p>2. Biotic resources evaluation. Prior to approval of discretionary development permits involving parcels near significant ecological resource areas, the Town shall require, as part of the environmental review process, a biotic resources evaluation by a qualified biologist. The biologist shall follow accepted protocols for surveys (if needed) and subsequent procedures that may be necessary to complete the evaluation. "Significant Ecological Areas" shall include, but not be limited to:</p> <ul style="list-style-type: none"> •Wetland areas; •Stream environment zones; •Suitable habitat for rare, threatened or endangered species, and species of concern; 		The project's EIR will evaluate biological resources and any impacts the project will have on such resources. The EIR will recommend mitigation measures to address any impacts to biological resources.	
		<p>3. Grading. The Town shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian areas;</p> <p>a. Prior to approval of discretionary development permits involving parcels near significant ecological resource areas, project applicants shall demonstrate that upland grading activities will not contribute to the direct cumulative degradation of stream quality.</p> <p>b. The Town will limit development on slopes with a gradient in excess of 30 percent or in areas of sensitive or highly utilized habitat, through appropriate zoning standards and individual development project review</p>		Construction of the project will be required to comply with an approved SWPPP which will assure that streams and waterways will not be degraded. The project is not designed to have any slopes in excess of 30%	
		<p>4.Hazardous materials. The Town shall require that industrial and commercial uses that store or use hazardous materials provide a buffer zone sufficient to protect public safety, including the safety of nearby wildlife.</p>		No commercial land uses that store hazardous materials are proposed at this time. Future commercial building/use applications will be subject to review at the time of their application.	
		<p>5. Native tree protection. Individual heritage trees and significant stands of heritage trees shall be preserved. Healthy heritage trees shall be removed or significantly trimmed only when necessary because of safety concerns, conflicts with utility lines and other infrastructure, the need for thinning to maintain a healthy stand of trees, or where there is no feasible alternative to removal. Proposed development shall be designed, constructed, and maintained to preserve individual heritage trees and significant stands of heritage trees, and provide for the protection of root zones and the continuing health of the trees. When trees are removed, they shall be replaced in sufficient numbers to maintain the volume of the Town's overall tree canopy over a 20-year period. Tree removal within stream corridors is also subject to the above policy on stream corridor protection.</p>	<p>This policy is objective to the degree that the provisions of the municipal code pertaining to tree preservation and mitigation are also objective.</p>	<p>The Town's tree ordinance implements this policy statement (municipal code 13.54.120). Please see the portions of this matrix addressing compliance with that section of the municipal code.</p>	<p>These alternatives request a concession that the town's tree ordinance not apply. Please see the portion of this matrix addressing section 13.54.120.</p>

Town of Loomis
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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
	<p>6. Stream corridor protection. The streams of Loomis are among the most significant and valuable of the Town's natural resources. Development adjacent to streams shall be designed, constructed, and maintained to avoid adverse impacts on riparian vegetation, stream bank stability, and stream water quality to the maximum extent feasible. These policies shall apply to all watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps applicable to the Town. See also the policies for wetland protection below.</p>	<p>This policy is objective to the degree that the provisions of the municipal code pertaining to stream corridor protection, which implement this policy, are also objective.</p>		<p>The Town's municipal code sections 13.54.140 and 13.58 implement this policy - please see the portions of this matrix addressing compliance with those code sections. The existing watercourse shown on the latest 2018 USGS Map has been avoided by proposed development except for the roadway extension of Library Drive.</p>	
	<p>a. Proposed structures and grading shall be set back the greater of: 100 feet from the outermost extent of riparian vegetation as defined in the Zoning Ordinance, or outside of the 100-year flood plain. Lesser setbacks may be approved where site-specific studies of biology and hydrology, prepared by qualified professionals approved by the Town, demonstrate that a lesser setback will provide equal protection for stream resources. Development shall be set back from ephemeral or intermittent streams a minimum of 50 feet, to the extent of riparian vegetation, or to the 100-year floodplain, whichever is greatest.</p>	<p>"riparian vegetation" is not defined in the zoning code, and is therefore not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official. (see Cal. Gov't Code section 65589.5(h)(8).) Accordingly, that portion of this policy is not an objective standard, and the project will comply with the objective portion dealing with the 100-year floodplain.</p>	<p>Only the portion dealing with the 100-year floodplain.</p>	<p>All lots (and building pads) within the project are located outside of the 100-year floodplain.</p>	
	<p>b. Land uses and development within the setback areas required by this policy shall be limited to: the grazing of livestock at half or less of the animal densities allowed by the Zoning Ordinance; open wire fencing to confine livestock; bridges; public utilities and infrastructure; and other uses allowed by the applicable zoning district as permitted or conditional uses, with conditional use permit approval.</p>			<p>The project complies with this requirement</p>	
	<p>c. The following activities are prohibited within stream corridor setbacks: filling or dumping; the disposal of agricultural wastes; channelization or dams; the use of pesticides that may be carried into stream waters; grading, or the removal of natural vegetation within the required setback area, except with grading permit approval. This is not intended to prevent the reasonable maintenance of natural vegetation to improve plant health and habitat value.</p>			<p>The project will only remove vegetation within the setback area in conformance with a grading permit issued at a future date. No other listed activities are proposed to occur within the setback area.</p>	
	<p>d. The Town shall require that development projects proposing to encroach into a creek corridor or creek/wetland setback to do one or more of the following, in descending order of desirability:</p> <ul style="list-style-type: none"> •Avoid the disturbance of riparian vegetation; •Replace riparian vegetation (on-site, in-kind); •Restore another section of creek (in-kind); and/or •Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program). 			<p>Proposed development and associated improvements avoid the existing creek and wetlands with the exception of the extension of Library Drive. The project will mitigate impacts as required by applicable mitigation measures.</p>	
	<p>e. The Town shall require that newly-created parcels include adequate space outside of wetland and riparian setback areas to ensure that property owners will not place improvements within areas that require protection.</p>			<p>All parcels are outside of wetland and riparian setback areas.</p>	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
	f. Proposed development shall include surface water drainage facilities that are designed; constructed, and maintained to ensure that the increased runoff caused by development does not contribute to the erosion of stream banks, or introduce pollutants into watercourses.			Drainage facilities are designed in conformance with Placer County Manual as required by section 14.36.300 of the municipal code which is more specific and implements this General Plan policy.	
	g. The Town shall encourage the use of natural stormwater drainage systems to preserve and enhance existing natural features. The Town shall promote flood control efforts that maintain natural conditions within riparian areas.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
	h. Where creek or wetland protection is required or proposed, the Town shall require public and private development to: •Preserve creek corridors and setbacks through easements or dedications. Parcel lines or easements shall be located to optimize resource protection; •Designate easement or dedication areas as open space; •Protect creek corridors and their habitat value by: 1) providing adequate setbacks; 2) maintaining creek corridors in their natural state; 3) employing restoration techniques, where necessary and appropriate; 4) using riparian vegetation within creek corridors; 5) prohibit the planting of invasive, non-native plants within creek setbacks; and 6) avoiding tree removal within creek corridors. •Use techniques that ensure development will not cause or worsen natural hazards near creeks, and will include erosion and sediment control practices such as: 1) turbidity screens (to minimize erosion and siltation); and 2) temporary vegetation sufficient to stabilize disturbed areas.			The existing creek and associated floodplain and wetland has been protected through the creation of separate parcels (Lots B&C) on all project alternatives. Creation of those lots is in conformance with existing General Plan designations which were previously designed to achieve this policy.	
	7. Water quality. The Town will contribute toward the maintenance of high quality in the local surface and groundwater resources through the following, and other feasible measures. a. Proposed development shall incorporate measures to minimize soil erosion, and stream and drainage way sedimentation during construction, and over the life of each project. c. Proposed development shall be designed, constructed, and maintained to prevent the discharge of untreated effluent into local streams to the maximum extent feasible, including the introduction of contaminants such as pesticides, fertilizers, and petroleum products and other contaminants carried by urban runoff.			During construction, the project will comply with an approved SWPPP that will prevent impacts to water quality during construction. With respect to the development's discharge into streams, drainage facilities are designed in conformance with Placer County Manual as required by section 14.36.300 of the municipal code which is more specific and implements this General Plan policy.	
	8.a. The environmental review of development on sites with wetlands shall include a wetlands delineation, and the formulation of appropriate mitigation measures. The Town shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.			Wetland delineation has been provided. The Project's EIR will propose appropriate mitigation measures for any impacts to wetlands.	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
	8.b. The Town shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) Avoidance of riparian habitat; (2) Where avoidance is not feasible, minimization of impacts on the resource; (3) Compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas, that are encouraged to be located within the Town; or (4) Replacement of a degraded or destroyed wetland at a ratio of from 1:1 to 4:1, based on the biotic value of the wetland, as determined by the required environmental analysis. The review authority may reduce the replacement ratio as an incentive, where replacement wetlands are proposed to be located within or in close proximity to the Town.			Any wetland impacts associated with the projects extension of Library Drive will be mitigated appropriately.	
	8.c. The Town will require project-by-project review of sites where vernal pools exist, to assess threatened and endangered pool plant species and identify appropriate mitigation measures.		No - The wetland delineation prepared for the prior project as part of the Certified EIR found that there were no vernal pool resources on-site.		
	8.d. The Town will require the preservation of native riparian and wetland areas as open space to the maximum extent feasible, using fee title or conservation easement acquisition, land conservancy participation, and/or other measures as appropriate.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
Cultural	1. Loomis shall encourage the reuse and revitalization of historic buildings. Whenever possible, flexibility in development standards allowed by the Historic Building Code shall be offered to developers working with historic properties.	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
	2. The demolition of buildings deemed by the Town to be historically or aesthetically valuable shall be prohibited in cases where alternatives for reuse are found to be feasible.	no - interpretation of this policy statement is subject to personal or subjective judgment because, with respect to the determination of historic buildings, it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		Existing structures will be demolished (they were previously approved for demolition).	
	5. As part of the environmental review process, the Town shall review all development proposals for their potential to disturb cultural resources. In areas where cultural resources are known to occur, give special consideration to development of facilities that enhance the operation, enjoyment, and maintenance of these areas.			CEQA review will contain appropriate analysis on the project's impacts to cultural resources.	
Health and Safety	1. Loomis shall enforce building codes and other Town ordinances having an effect upon fire hazards and fire protection. The Town shall maintain adequate street widths and turning radii to accommodate fire protection equipment. New development shall ensure adequate water pressure and volume for fire fighting.	This policy is only objective to the degree the referenced codes and ordinances are also objective.		The project complies with all applicable, objective provisions of the Town's municipal code as explained throughout this matrix.	
	2. Engineering analysis of new development proposals shall be required in areas with possible soil instability, flooding, earthquake faults, or other hazards, and prohibit development in high danger areas.			The proposed project avoids development in any areas of soil instability, flooding, earthquake faults or other hazards.	

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GENERAL PLAN CONSISTENCY	Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
4. No new structures or additions to existing structures shall be permitted in areas identified by the federal Flood Insurance Rate Maps (FIRMs) or the Town Engineer as being subject to inundation in a 100-year or more frequent flood event. Exceptions may be granted for public facilities and utilities. New development shall also be prohibited in the future 100-year flood zone, based on buildout conditions as determined by FEMA and FIRM maps. Development will be required to adhere to Placer County Flood Control District policies and the Dry Creek Watershed Control Plan.			All lots are designed to be located outside of the identified areas following a LOMR which re-maps the flood area within the project.	
5. New development near stream channels shall be designed so that reduced stream capacity, stream bank erosion, or adverse impacts on habitat values are avoided.	no - interpretation of this policy statement is subject to personal or subjective judgment because, with respect to reducing or avoiding the referenced impacts, it does not contain a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)). Specific standards pertaining to streams and habitat are contained within the municipal code.		The project complies with all applicable, objective provisions of the Town's municipal code which pertain to streams and riparian habitat. Those provisions of the municipal code are the standards which implement this policy.	
6. Further channelization and/or banking of creeks or streams within the planning area shall be discouraged, unless no other alternative is available to minimize flood risk. Setbacks from flood sources shall be the preferred method of avoiding impacts.	no - interpretation of this policy statement is subject to personal or subjective judgment because it only discourages an activity and therefore does not create a binding standard based on a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)). Specific standards pertaining to streams and habitat are contained within the municipal code.		The project does not propose channelization or banking of the stream that runs through the project site. Setbacks, as required by the municipal code, from aquatic resources are utilized and detailed in this matrix.	
7. Site-specific recommendations of the Town's Drainage Master Plan, upon completion, shall be applied to individual development projects as appropriate.	no - interpretation of this policy statement is subject to personal or subjective judgment because it aims to provide "recommendations... as appropriate" which is a permissive statement lacking a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)). Specific standards pertaining to streams and habitat are contained within the municipal code.			
9. Loomis shall encourage compliance with State requirements for unreinforced masonry buildings and seismic safety.		no - this project does not deal with any existing unreinforced buildings		
12. Application materials for residential subdivisions proposed within or near oak woodlands shall include Wildland fire protection plans showing how vegetation clearance will be maintained around structures while preserving oak trees.			A fire protection plan will be prepared prior to recordation of a final map.	
13. Town policies concerning the use, storage and transportation of hazardous materials, and regarding underground or above ground storage tanks, should reflect the Placer County Environmental Health Division and the State Regional Water Quality Control Board policies and requirements.		No - this pertains to policies that the Town is required to adopt		

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
	14. As individual developments are proposed, the Environmental Health specialist responsible for the project will review lists of hazardous materials provided by the applicant as part of the project description to determine consistency with the State Health and Safety Code. A site visit may be necessary to determine compatibility to surrounding areas. Whether the hazardous material impacts of a project are significant shall be decided on a case-by-case basis and depends on: •Individual or cumulative physical hazard of material or materials. •Amounts of materials onsite, either in use or storage. •Proximity of hazardous materials to populated areas and compatibility of materials with neighboring facilities. •Federal, State, and local laws, and ordinances, governing storage and use of hazardous materials. •Potential for spill or release.		This subdivision project does not propose the use or storage of hazardous materials.		
	15. The storage, handling and disposal of potentially hazardous waste must be in conformance with the requirements set forth in California Administrative Code, Title 22, Division 4, Ch. 30, and California Health and Safety Code, Division 20, Chapter 6.5.			All construction activities will occur in conformance with applicable state and federal regulations.	
Noise	1. New commercial and industrial development in the Town shall be sited and designed to minimize the potential for harmful or annoying noise to create conflict with existing land uses.			existing designations; siting has already been completed	
	2. Loomis shall encourage the mitigation of noise impacts in all new developments as necessary to maintain the quiet, rural ambiance of the Town.			The project complies with all objective provisions of the municipal code pertaining to noise.	
	3. An acoustical analysis shall be required for new residential structures located within the projected noise contour of 65 dBA Ldn, showing that the structures have been designed to limit intruding noise in interior rooms to an annual level of 45 dBA Ldn.			An acoustical analysis will be performed in connection with CEQA analysis.	
	4. Individual noise exposure analysis shall be required for proposed development projects as part of the environmental review process , to ensure that the Town's noise standards are met. The use of mitigation measures (noise buffers, sound insulation) may be required to reduce noise impacts to acceptable levels.			An acoustical analysis will be performed in connection with CEQA analysis. The project has proposed a sound wall along I-80 to reduce noise within homes.	
	5. Loomis shall discourage the construction of sound walls to mitigate noise impacts , unless it is the only feasible alternative. New sensitive noise receptors shall not be permitted if the only feasible mitigation for noise impacts is a sound wall.	no - interpretation of this policy statement is subject to personal or subjective judgment because it only discourages soundwalls without any substantiation of "feasible alternatives" or "sensitive noise receptors," and therefore does not create a binding standard based on a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
	6. Where noise mitigation is necessary, the following order of preference among options shall be considered : distance from the noise source; muffling of the noise source; design and orientation of the receptor; landscaped berms; landscaped berms in combination with walls.	no - interpretation of this policy statement is subject to personal or subjective judgment because it only provides for preferences and consideration of potential design features and therefore does not create a binding standard based on a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).		If the project's noise study identifies impacts, these potential mitigation measures will be evaluated along with others.	

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GENERAL PLAN CONSISTENCY		Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
		7. Use the land use/noise compatibility matrix shown on Figure 8-4 to determine the appropriateness of land uses relative to roadway noise.		No - Appropriateness of land uses was already assessed in connection to the Village project approval which designated the property for residential uses.	
		9. Provide for alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips.		no - interpretation of this policy statement is subject to personal or subjective judgment because "minimize the number of automobile trips" is not a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	The project provides sidewalks and pathways as identified on the tentative map which provide connectivity to the town's existing circulation facilities.
		15. Require that automobile and truck access to industrial and commercial properties adjacent to residential areas be located at the maximum practical distance from the residential area.			Access points to the project's commercial property is as far as possible from residential uses given the physical locations of existing general plan designations.
		16. Require that when no other feasible location for industrial or commercial use parking exists other than adjacent to residential uses, the parking shall be buffered from the residential uses by barriers.			Municipal Code section 13.30.100 implements this policy. Please see compliance with that provision.
		18. Require that the hours of truck deliveries to industrial and commercial properties adjacent to residential uses be limited to daytime hours unless there is no feasible alternative or there are overriding transportation benefits by scheduling deliveries at night.		No - This standard will be applicable to future application(s) for commercial uses; it is not applicable to a tentative map.	Future commercial use applications will be required to comply with this provision.
		19. Require that construction activities adjacent to residential units be limited as necessary to prevent adverse noise impacts.			The project's construction activities will comply with provisions of the municipal code pertaining to noises caused by construction activities.
		20. Future industrial or commercial development in areas determined to be near noise-sensitive land uses shall be subject to an acoustical analysis to determine the potential for stationary source noise impacts to neighboring land uses.		No - Appropriateness of land uses was already assessed in connection to the Village project approval which designated the property for residential uses.	An acoustical analysis will be performed in connection with CEQA analysis.
Implementation Measures		3. For new development within the generalized 65 dBA Ldn noise contour as shown in Figure 8-5 of this Element, project applicants shall fund site-specific noise studies to mitigate project impacts. The determination of whether a project site is within the 65 dBA Ldn contour is the responsibility of the Planning Department. The required noise analysis shall: a. Include field measurements by a qualified environmental scientist/acoustical engineer to determine a more precise location of existing and projected future noise levels (based on traffic projections included in the Circulation Element or as accepted by		No - Appropriateness of land uses was already assessed in connection to the Village project approval which designated the property for residential uses.	If needed, an acoustical analysis will be performed in connection with CEQA analysis.
		4. When development is subject to high noise levels requiring mitigation, the following measures shall be considered, and preference shall be given where feasible in the following order: a. Site layout, including setbacks, open space separation and shielding of noise sensitive uses with non-noise-sensitive uses. b. Acoustical treatment of buildings. c. Structural measures: construction of earthen berms and/or wood or concrete barriers.		no - interpretation of this policy statement is subject to personal or subjective judgment because it only provides for preferences and consideration of potential design features and therefore does not create a binding standard based on a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).	An acoustical analysis will be performed in connection with CEQA analysis. The project has proposed a sound wall along I-80 to reduce noise within homes.

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GENERAL PLAN CONSISTENCY	Objective?	Applicable to this project?	Compliance Description	Compliance Description (if different)
9. The Town shall review the street layout of proposed residential subdivisions with the objective of reducing traffic volumes and through trips as a means to reduce noise levels. The use of road dips, diagonal parking, one-way streets, and other traffic controls and traffic calming devices shall be considered to reduce vehicular travel and speed, provided that engineering and safety standards are met. If determined to be feasible, rubberized asphalt paving material may be required for new roads	no - interpretation of this policy statement is subject to personal or subjective judgment because it does not create a binding standard based on a reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official (see Cal. Gov't Code section 65589.5(h)(8)).			
11. The Town shall evaluate the noise impacts of vehicles on adjacent residential properties as a part of the development and environmental review process for all commercial and manufacturing uses. Where vehicles would have the potential to create noise exceeding 60 dBA Ldn at an adjacent noise sensitive use, the inclusion of noise mitigation techniques such as the use of sound wall or enclosure of delivery areas shall be required.		No - Appropriateness of land uses was already assessed in connection to the Village project approval which designated the property for residential uses.	An acoustical analysis will be performed in connection with CEQA analysis. The project has proposed a sound wall along I-80 to reduce noise within homes.	
17. Future industrial or commercial development in areas determined to be near noise-sensitive land uses, as shown in Figure 8-4, shall be subject to an acoustical analysis at the discretion of the Planning Director; to determine the potential for stationary source noise impacts to neighboring land uses	no - interpretation of this policy statement is subject to personal or subjective judgment because it is only required "at the discretion of the Planning Director" (see Cal. Gov't Code section 65589.5(h)(8)).		If needed, an acoustical analysis will be performed in connection with CEQA analysis.	
18. Where noise-sensitive land uses are proposed in areas exposed to existing or projected noise levels in excessive of the standards contained in Tables 8-3 and 8-4. The Town shall require an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the Planning Director, the requirement for an acoustical analysis may be waived if all of the following conditions are satisfied:		No - Appropriateness of land uses was already assessed in connection to the Village project approval which designated the property for residential uses.	If needed, an acoustical analysis will be performed in connection with CEQA analysis.	
a. The development is for less than five single-family dwellings or less than 10,000 square feet of total gross floor area for office buildings, churches, or meeting halls;				
b. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required if the noise source is a stationary noise source, or if there are multiple noise sources that could affect the project;				
c. The projected future noise exposure at the exterior of proposed buildings or outdoor activity areas does not exceed 65 dBA Ldn;				
d. The topography of the area is essentially flat; and				
e. Effective noise mitigation, as determined by the Planning Director, is incorporated into the project design. Such measures can include, but are not limited to, the use of building setbacks, building orientation, noise barriers. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.				

Town of Loomis
 Planning Application Compliance Form

Hidden Grove
CEQA Checklist (To be completed by Town of Loomis)

17-Dec-21

Type: Subdivision
 Location: As shown on tentative map submittal
 Applicant: neBridge Properties, LLC (common ownership with Hidden Grove Development Co., LLC)
 Agent: Mike Isle
 Action: approve tentative map

- ✓ Compliance
- X Required
- NA Not Applicable

	CEQA INITIAL STUDY REVIEW	Compliance	Required	Discussion
	Background		X	TBD
	Project Description		X	TBD
	Environmental Determination		X	TBD
	Aesthetics		X	TBD
	Agriculture and Forestry		X	TBD
	Air Quality		X	TBD
	Biological Resources		X	TBD
	Cultural and Tribal Resources		X	TBD
	Energy		X	TBD
	Geology and Soils		X	TBD
	Greenhouse Gas Emissions		X	TBD
	Hazards		X	TBD
	Hydrology and Water Quality		X	TBD
	Land Use		X	TBD
	Minerals		X	TBD

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Noise		X	TBD
Population and Housing		X	TBD
Public Services		X	TBD
Recreation		X	TBD
Traffic and Transportation		X	TBD
Utilities and Service Systems		X	TBD
Wildfire		X	TBD
Mandatory Findings of Significance		X	TBD

Town of Loomis
Planning Application Compliance Form

Hidden Grove
Specific Plan Application Checklist (N/A to Hidden Grove)

17-Dec-21

Type: Subdivision
 Location: As shown on tentative map submittal
 Applicant: OneBridge Properties, LLC (common ownership with Hidden Grove Development Co., LLC)
 Agent: Mike Isle
 Action: approve tentative map

√ Compliance
 X Required
 NA Not Applicable

SPECIFIC PLAN REQUIREMENTS (CA Government Code Title 17 Article 8)		Compliance	Required	Discussion
65451.a	A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:			
65451.a	(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.			
65451.a	(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.			
65451.a	(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.			
65451.a	(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).			
65451.b	The specific plan shall include a statement of the relationship of the specific plan to the general plan.			

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 Planning Application Compliance Form

SPECIFIC PLAN CONTENTS PER THE OFFICE OF PLANNING AND RESEARCH		Compliance	Required	Discussion
Cover	Title Page			
	Name of the Plan			
	Name of the proponent or public agency			
	Date of adoption			
	Credits, acknowledgements and participants			
	Table of Contents			
	List of Tables			
	List of Diagrams and Maps			
	Copy of Adopting Resolution/Ordinance			
Summary	Purpose Statement and Range of Issues			
	Location			
	Acreage			
	Summary of Preparation Process			
Introduction	Detailed Specific Plan Purposes			
	Development and Conservation Issues Addressed in the Plan			
	Project Location, including influencing jurisdictions			
	Written description			
	Regional location map			
	Vicinity map			
	Site location map			
	Planning area information and environmental description			
	Statement of whether the document is policy or regulatory by application			
	Statement of how the plans policies and/or regulations accomplish objectives of the plan			
	Relationship of the specific plan to the general plan			
	Relationship of the specific plan to neighboring plans			
A list of projects required by law to be consistent with the specific plan (e.g. rezoning, tentative subdivision maps and public works projects)				

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Land Use Planning and Regulatory Provisions	The land use plan - a statement of development policies (opportunities, issues, analysis of data) pertaining to the planned type, intensity, and location of land uses consisting of: 1) Objectives, 2) policies, 3) programs, and 4) plan proposals. This includes a diagram and written description of planned land uses and characteristics of each land use designation such as Development Standards and Standards for conservation, development, and utilization of natural resources.			
	Land Use Regulations			
	Statement of purpose or intent			
	Applicability (statement of applicability of the regulations to the planning area and designations on the specific plan land use plan diagram, and effective date of the regulations)			
	Statement of relationship between the specific plan regulations and the zoning, subdivision, and other local ordinances			
	Design Standards			
	Building design, massing, and height			
	Parking ratios/standards, location and orientation			
	Garage door size and type			
	Entrances, access, and onsite circulation			
	Transportation - development policies pertaining to the planned distribution, location, extent and intensity of public and private transportation consisting of			
	Objectives			
	Policies			
	Discussion of the relationship between the objectives, policies and how they are implemented through the individual plan proposals			
	Plan proposals (diagrams and written description of proposed transportation components, including improvements that support the planned land uses, and development standards for the primary components of public and private infrastructure such as street cross sections and material requirements).			
	Public Service Infrastructure (water, sewer, storm drainage) development policies pertaining to the planned distribution, location, extent and intensity of water, sewer, and storm drainage consisting of:			
	Objectives			
	Policies			

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Infrastructure Plan	Discussion of the relationship between the objectives, policies and how they are implemented through the individual plan proposals			
	Plan proposals (diagrams and written description of proposed improvements that support the planned land uses, and development standards for the primary components of public infrastructure).			
	Solid Waste Disposal - development policies pertaining to the planned distribution, location, extent and intensity			
	Objectives			
	Policies			
	Plan Proposals (description of the type and location of proposed solid waste disposal facilities and services to support the land uses)			
	Energy - development policies pertaining to the planned distribution, location, extent and intensity			
	Objectives			
	Policies			
	Plan Proposals (description of the type and location of proposed energy facilities, lines, easements, and services to support the land uses)			
Other essential facilities (schools, fire stations, street lighting, landscaping)				
Program of Implementation Measures	Description of the regulations and ordinances that will implement the specific plan			
	Capital Improvement program			
	Estimated cost of capital projects identified in the specific plan's infrastructure plan			
	The measures by which each capital project will be financed			
	Identification of parties responsible completing each proposed improvement			
	Financing measures necessary for implementation of each of the specific plan's proposals other than capital improvements			
	List and description of projects needing financing			
	Cost estimates			
	The measures by which each specific plan proposal will be financed			
	Identification of parties responsible for completing each proposal			
	Phasing plan for the specific plan proposal including capital improvements			
	Subsequent development entitlements			
Other programs				

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Relationship of the Specific Plans Environmental Document to Subsequent Discretionary Projects	Projects that will be exempt from additional environmental documentation based on the plan's EIR			
	Projects that will require additional environmental documentation			
Specific Plan Administration	Specific plan cost recovery fees authorized by CA Govt. Code Section 65456			
	Specific Plan amendment procedures			
	State requirements			
	Local requirements			
Enforcement	Specific Plan enforcement			
Appendices	Precise description of the specific plan area boundary			
	Summaries of key specific plan background data and information			
	Glossary of specific plan terms			

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Hidden Grove				
Housing Pre-Application Checklist (N/A Hidden Grove)				
17-Dec-21				
Type:	Subdivision	THIS SHOULD NOT BE BLANK FOR THIS		
Location:	As shown on tentative map submittal	ALL SPACES NEED TO BE FILLED OUT		
Applicant:	Bridge Properties, LLC (common ownership with Hidden Grove Development Co., LLC)	THIS IS THE PRE-APP CHECKLIST		
Agent:	Mike Isle			
Action:	approve tentative map			
√	Yes			
X	No			
NA	Not Applicable			
	<p>An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought. The purpose of the preliminary application is to collect specified site and project information in order to determine the zoning, design, subdivision, and fee requirements that will apply to the housing development project throughout the review and entitlement process. After submitting this Preliminary Application, an applicant has 180 days to submit a full application or the Preliminary Application will expire.</p>			
	Process			
	<p>Once a complete Preliminary Housing Development Application is submitted – along with the required Project Application, the zoning, design, subdivision, and fee requirements in effect as of that date will remain applicable to the project for the duration of the review and entitlement process, provided that all the following provisions are satisfied:</p>			

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	~The submitted Preliminary Housing Development Application contains accurate information. The Planning Department may require a revised Preliminary Housing Development Application if the original includes inaccurate information.			
	~A complete Project Application must be submitted and accepted by the Department within 180 days of submitting this Preliminary Housing Development Application.			
	~The project may not increase by more than 20 percent in the number of units or total square footage indicated in the Preliminary Housing Development Application, except as the project may be revised using the State Density Bonus.			
	~The project must commence construction within 30 months of site permit issuance.			
	Note that the following modifications may be required even when a Preliminary Housing Development Application is on file:			
	~Development impact fees, application fees, capacity and connection fees, or other charges may be annually adjusted based on a published cost index.			
	~Requirements necessary to avoid an adverse impact to public health or safety, or to avoid or lessen an impact under CEQA may be applied.			
	The Town of Loomis Fee Schedule is found on the following tab of this checklist			
	<i>Project Eligibility: SB 330 Expedited Permitting is available to all housing development projects that require discretionary review. Housing development includes residential projects, mixed-use projects with at least 2/3 of the square footage dedicated to residential units; and transitional housing projects. Within 180 days of submitting a complete preliminary application, the applicant shall submit an application for a Site Plan Review, Use Permit, Tentative Map, or any other required land use entitlement required for the project. SB 330 does not apply to projects that require rezoning or General Plan Amendments. If the Town determines that the application(s) is/are not complete, the applicant shall submit the specific information needed to complete the application within 90 days of receiving the Town's written incomplete notice. If the applicant does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect.</i>			

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Site Information		Yes	No	Discussion
PROJECT LOCATION:	The specific location, including parcel numbers, a legal description, and site address, if applicable.			
Street Address:				
Unit/Space No.:				
Assessor's Parcel Number(s):				
Legal Description (Lot, Block, Tract):				
	Legal Description Attached?			
EXISTING USES:	The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located			
Existing Uses Onsite:				
Proposed Alterations:				
SITE PLAN:	A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied, as well as public easements and site features, if applicable.			
	Is a site plan attached and does it show the following?			
	The entire property, including all property lines and lot dimensions			
	The location of all existing and proposed structures, including those to be removed			
	The distances between existing and proposed buildings and property lines			
	Existing and proposed easements with dimensions			
	Existing and proposed parking areas with dimensions			
	Existing and proposed trees or other natural features including creeks, streams, woodland, riparian vegetation, steep slopes, etc.			
	The location of existing and proposed fences or retaining walls			
	The location and dimensions of trash enclosures, if applicable			

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	The location of any signage, if applicable			
	The location and dimension of open space areas, if applicable			
	The type of construction, occupancy, and total building area for each building			
	The location and width of all pedestrian and vehicular routes to public and private streets			
	The location of fire hydrants with water flow and pressure information for the hydrant			
	Street and drive aisle dimensions			
ELEVATIONS:	Elevations showing design, color, material, and the massing and height of each building that is to be occupied.			
	Elevations and structural details attached?			
	Exterior building elevations and heights on all sides of the structure			
	Fences /walls			
	Trash /recycling enclosures			
	Location and type of all exterior lighting (photometric plan may be required)			
	Building materials and colors (colored elevations encouraged)			
PROPOSED USES:	Identify the proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance			
Describe:				
RESIDENTIAL DWELLING UNIT COUNT:	Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category, and the type of unit proposed and number of bedrooms per unit type and affordability. Types of units include single-family dwelling, multi-family dwelling (such as a duplex, townhouse, apartments) or ADU.			Type of Unit and Number of Bedrooms
Market Rate				
Managers Unit(s) – Market Rate				
Extremely Low Income				

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Very Low Income				
Low Income				
Moderate Income				
Total No. of Units				
Total No. of Affordable Units				
Total No. of Density Bonus Units				
Notes/Discussion:				
FLOOR AREA:	Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here)			
Residential Floor Area				
Residential Square Footage of Construction				
Commercial Floor Area				
Commercial Square Footage of Construction				
Total Floor Area				
Total Square Footage of Construction				
PARKING:	List the proposed number of parking spaces:			
Total Number:				

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ADA Accessible Spaces:				
AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS & PARKING REDUCTIONS:	Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915? If yes, please describe:			
Describe:				
SUBDIVISION:	Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, lot line adjustment, certificate of compliance, or a subdivision map? If yes, please describe:			
Describe:				
POLLUTANTS:	Are there any proposed point sources of air or water pollutants? If yes, please describe:			
Describe:				
EXISTING SITE CONDITIONS:	Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.			
Existing Occupied Residential Units:				
Existing Unoccupied Residential Units:				

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Total Existing Residential Units:				
Existing Occupied Residential Units to be Demolished:				
Existing Unoccupied Residential Units to be Demolished:				
Total Existing Residential Units to be Demolished:				
ADDITIONAL SITE CONDITIONS:	Indicate whether a portion of the property is located within any of the following. If yes, please describe:			If yes, please describe below:
1	A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?			
2	Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?			
3	A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?			
4	A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?			

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5	A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?			
6	A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?			
7	Does the project site contain historic and/or cultural resources?			
8	Does the project site contain any species of special concern?			
9	Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?			
10	Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.			
11	Does the project include any point sources of air or water pollution?			
Property Owner Affidavit				
	Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.			
	<p>Ownership Disclosure. If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.</p>			

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	<p>· Letter of Authorization (LOA). A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.</p>		
	<p>· Grant Deed. Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.</p>		
	<p>· Multiple Owners. If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.</p>		
1	I hereby certify that I am the owner of record of the herein previously described property which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto		
2	I hereby consent to the filing of this Preliminary Application on my property for processing by the Town of Loomis for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.		
3	Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Town of Loomis within 180 days of the date that the Preliminary Application is deemed complete.		
4	By my signature below, I certify that the foregoing statements are true and correct.		
Signature:			
Printed Name:			
Date:			

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Signature:				
Printed Name:				
Date:				

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Hidden Grove
Housing Pre-Application Checklist
 17-Dec-21

Type: Subdivision
 Location: As shown on tentative map submittal
 Applicant: StoneBridge Properties, LLC (common ownership with Hidden Grove Development Co., LLC)
 Agent: Mike Isle
 Action: approve tentative map

✓ Paid
 X Unpaid
 NA Not Applicable

Cash Code	Town Service	Fixed Fee	Time and Materials Fee Minimum Deposit	Payment Status	Amount Paid	Date of Payment
ANNEX	Annexations:		Estimated by Staff			
ANNEX	Preliminary annexation		\$1,097			
ANNEX	Annexation Application		\$1,097			
ANNEX	Annexation Rezoning/GPA		\$1,097			
ANNEX	Annexation Negative Declaration		\$1,097			
APPEL	Appeals	\$0	\$0			
COCMP	Certificate of Compliance	\$1,700				
UNALC	Consultants	Estimated by Staff; charged at cost plus 30%				
CONTI	Continuance - More than 6 weeks requested by appli	\$170				
	Conditional Use Permit:					
CUPMJ	Major	\$3,800				
CUPMN	Minor		\$1,383			

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Cash Code	Town Service	Fixed Fee	Time and Materials Fee Minimum Deposit	Payment Status	Amount Paid	Date of Payment
MISCP	Conceptual Public Review	\$669				
	Copies:					
COPY	Black	\$0.11/ page				
COPY	Color	Actual Cost				
COPY	Maps	Actual Cost				
UNALC	Deposits for Arborist, Landscape Architect, Architect	Estimated by Staff; charged at cost plus 30%				
	Design Review:					
DESMJ	Major		\$1,507			
DESMN	Minor/Permitted Use		\$1,009			
UNALC	Development Agreement		Estimated by Staff			
ENCRO	Encroachment Permit	\$198				
ENGIN	Engineering Plan Check		3% improvement cost			
ENGIN	Engineering Inspection		3% improvement cost			
MISCP	Environmental Review:					
UNALC	Information Assessment		\$1,031			
UNALC	Environmental Impact Report EIR		Estimated by Staff			
UNALC	NEPA EIS		Estimated by Staff			
UNALC	EIR/Study Notice of Preparation		Part of EIR			
UNALC	Negative Declaration/Mitigated Negative Declaration	\$2010.25 filing fees to County	\$839			
MISCP	CEQA Notice of Exemption	\$291				
MISCP	Exemption Verification	\$98				
MISCP	Extension of Time	\$390				
	General Plan Amendment:					
GPA	Text		\$2,731			
GPA	Map		\$2,731			

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Cash Code	Town Service	Fixed Fee	Time and Materials Fee Minimum Deposit	Payment Status	Amount Paid	Date of Payment
GPA	GPA/Rezone Combination		\$3,702			
GPA	General Plan Fee	\$998/acre				
LOTLI	Lot Line Adjustment		\$2,002			
UNALC	Master Development Plan		Estimated by Staff			
MLD	Minor Land Division:		\$2,495			
MLD	Parcel Map Check - with improvements		\$2939 + \$55/lot			
MLD	Parcel Map Check - without improvements	\$1,930	\$2325 + \$55/lot			
MLD	Amended Parcel Map Check (Technical Error)		\$1,222			
MLD	Parcel Map Check Cert. of Correction (Tech. Error)		\$1,097			
MLD	Amended Parcel Map Check Cert. of Correction		\$1,097			
MISCP	Mitigation Monitoring - Environmental Mitigations		Estimated by Staff			
MISCP	Modification to Approved Projects		\$883			
MISCP	Master Plan	\$268				
UNALC	Specific Plans		Estimated by Staff			
SUBDI	Subdivisions		\$9,639			
SUBDI	Subdivision Modification/Revision to Tentative Map		\$1,601			
SUBDI	Subdivision Final Map Check/Processing		\$2873 +\$27/lot			
SUBDI	Subdivision Amended Map Check/Cert. of Correction		\$1,771			
VARMJ	Variance- major	\$1,507				
VARMN	Variance - Minor	\$735				
	Zoning:					
ZONAM	Map Amendment		\$1,623			
ZONAM	Amendment		\$1,623			
ZONAM	Zoning Ordinance Interpretation	\$493				
ZONAM	Zoning Clearance (>1 hour)	\$50				

Time and materials charges include direct an indirect hourly rates for Town staff, and cost plys 30% for outside consultants.

Town staff may revise the required deposit an/or collect aditional deposits if the estimated cost will exceed the deposit noted in this schedule.