



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:	
DATE ROUTED:	
APPLICATION TYPE:	
LOCATION:	
APPLICANT:	
APPLICANT AGENT:	
REQUESTED ACTIONS:	

Project Team Information:

Applicant's Name:

Company/Firm: _____
 Address: _____
 Telephone: _____
 Email: _____

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

Property Owner of Record Same as Applicant: Different from Applicant

Name (if different from Applicant) _____

Address: _____
 Telephone: _____
 Email: _____

Agent/Representative Name:

Company/Firm: _____
 Address: _____
 Telephone: _____
 Email: _____

Town of Loomis
Planning Application Compliance Form

Tentative Map Checklist

Type: 0
 Location: 0
 Applicant: 0
 Agent: 0
 Action: 0

√ Compliance
 X Required
 NA Not Applicable

TENTATIVE MAP REQUIREMENTS 14.20.030		Compliance	Required	Discussion
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		Compliance	Required	Discussion
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			
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			

Town of Loomis
Planning Application Compliance Form

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		Compliance	Required	Discussion
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		Compliance	Required	Discussion
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			
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			
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			
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			
K	The location and width of proposed building setback lines			
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			
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			
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			
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			

Town of Loomis
Planning Application Compliance Form

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			
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			
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			
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			
Vesting Tentative Maps 14.32.050		Compliance	Required	Discussion
A	At the time a vesting tentative map is filed, it shall have printed conspicuously on its face the words: "Vesting Tentative Map."			
B	At the time a vesting tentative map is filed, the subdivider shall also supply the following information:			
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;			
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;			
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;			
B.4	For all nonresidential subdivisions:			
B.4.a	Specific information on the uses to which the proposed buildings will be put,			
B.4. b	The height, size and location of all buildings, building setbacks, number of stories, and driveway locations and parking layout,			
B.S.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,			
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.			

Town of Loomis
Planning Application Compliance Form

Subdivision Design Standards 14.36		Compliance	Required	Discussion
36.010	General Design Standards			
36.020	General Access Requirements			
36.030	Existing Streets and Unsubdivided Land			
36.040	Provisions for Resubdivisions			
36.050	Waiver of Access Rights			
36.060	Intersections			
36.070	Local streets			
36.080	Cul-de-sac Streets			
36.090	Street ROW width and improvement design			
36.100	Grades			
36.110	Curve Radii			
36.120	Street names			
36.130	Alleys			
36.140	Pedestrianways			
36.150	Equestrian, hiking, and biking trails and paths			
36.160	Utility easements other than inside the fornt property line			
36.170	Utility easements inside the fornt property line			
36.180	Other easements			
36.190	Easements for centralized mail			
36.200	Block size			
36.210	Block corners			
36.220	Lots - width and area for single and two-family uses			
36.230	Lot size compatible with nearby lots			
36.240	Flag Lots			
36.250	Lots- access to two parallel street prohibited			
36.260	Lots adjoining Town limits			
36.270	Property remnants			
36.280	Lot drainage			
36.290	Open space ownership and maintenace			
36.300	Storm drains			
36.310	Private streets in planned developments, condominiums or community apartment projects			
36.320	Protection of natural resources			
36.330	Floodplain management			

Town of Loomis
Planning Application Compliance Form

Zoning Code Checklist

Type: 0
 Location: 0
 Applicant: 0
 Agent: 0
 Action: 0

√ Compliance
 X Required
 NA Not Applicable

ZONING CODE RESIDENTIAL DISTRICTS 13.24.		Compliance	Required	Discussion
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.			
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.			
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.			
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.			
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.			
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.			
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.			
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.			
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.			
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.			
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			
13.24.080	Clustered Residential Development			
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.			

Town of Loomis
Planning Application Compliance Form

	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.			
	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.			
	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.			
B	Where Allowed. Clustered residential development in compliance with this section shall be allowed only within the RA, RE, and RR zoning districts			
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.			
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.			
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.			
F	Design Standards.			
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.			
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.).			
3	Site Design.			
	a. Site disturbance shall be minimized by clustering, locating roads along contours, and building site selection.			
	b. Access to off-site roads shall be limited, with clustered parcels having access from interior roads wherever feasible.			
	c. Development shall be designed to be consistent with the character of the immediate surrounding areas as determined by the applicable zoning district.			
	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.			
	e. The clustered parcels and the overall development shall at no time be gated to limit public access to the roads within the site.			
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.			
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;			
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			

Town of Loomis
Planning Application Compliance Form

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.			
ZONING CODE COMMERCIAL DISTRICTS 13.26.		Compliance	Required	Discussion
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.			
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.			
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.			
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.			
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.			
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.)			
13.26.060	Proposed subdivisions, other development and new land uses within the CG zoning district shall comply with the following standards, as applicable.			
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.			
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.			
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.			
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.			
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.			
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.			
A	Allowable Land Uses and Permit Requirements.			
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.			

Town of Loomis
Planning Application Compliance Form

2	Master Development Plan Contents. As submitted by the applicant and approved by the town, the master development plan shall specify the following.			
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.			
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.			
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.			
d	Architectural and other building design requirements and guidelines, to clearly define the appearance of approved structures;			
e	Standards and guidelines for proposed signs, consistent with the requirements of Chapter 13.38.			
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.			
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.			
h	Any other information, requirements, and/or conditions of approval determined by the review authority to be appropriate.			
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.			
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.			
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.			
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.			
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.			
5	Provide for the long-term protection, preservation, and sustainability of the Secret Ravine riparian corridor, and its aquatic and terrestrial habitats.			
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.			
	ZONING CODE INDUSTRIAL AND PUBLIC DISTRICT STANDARDS 13.28	Compliance	Required	Discussion
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.			
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.			
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.			
	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.			

Town of Loomis
Planning Application Compliance Form

	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.			
	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.			
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.			
	ZONING CODE PLANNED DEVELOPMENT 13.29.010	Compliance	Required	Discussion
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.			
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.			
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.			
	ZONING CODE PLANNED DEVELOPMENT 13.29.030	Compliance	Required	Discussion
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.			
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.			
	ZONING CODE PLANNED DEVELOPMENT 13.29.040 (Findings)	Compliance	Required	Discussion
	In establishing a PD district, the planning commission and the town council shall make the following findings:			
1	The project is consistent with the general plan and any applicable specific plan;			
2	The project complies with all applicable provisions of this zoning code other than those modified by the PD ordinance;			
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;			
4	The project complies with all applicable provisions of the town's design guidelines;			
5	The project can be adequately, and reasonably served by public facilities, services, and utilities;			

Town of Loomis
Planning Application Compliance Form

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			
7	The site is adequate for the project in terms of size, shape, topography, and circumstances; and			
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.			
ZONING CODE PLANNED DEVELOPMENT 13.29.050 (Preliminary Development Plan)		Compliance	Required	Discussion
	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:			
1	Maps or drawings which may be schematic in form			
2	All interior property lines			
3	Land use, existing and proposed			
4	Location and size of existing streets and location of the proposed circulation system			
5	Name(s) of the owner, developer and consultant			
6	Public uses, including schools, parks, recreational areas and other open space, and method of maintaining public open space;			
7	The use and general description of each different type of structure or building			
8	Written explanation of the nature of the proposed development and any deviations from regulations otherwise applicable to the property			
9	Generalized topography and proposed changes;			
10	Utilities, existing and proposed, serving the area;			
11	Vegetation and proposed changes; and			
12	Proposed sequence and schedule, or phasing, of development.			
ZONING CODE PLANNED DEVELOPMENT 13.29.060		Compliance	Required	Discussion
	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.			
ZONING CODE PLANNED DEVELOPMENT 13.29.070		Compliance	Required	Discussion
	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.			
	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			
ZONING CODE PLANNED DEVELOPMENT 13.29.080 (Specific Development Plan Required for Entitlements)		Compliance	Required	Discussion
	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:			
1	The boundaries of the specific development plan;			

Town of Loomis
Planning Application Compliance Form

2	The size and location of all public utility easements;			
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;			
4	The typical location of individual residential structures and the location of multifamily, business commercial and other structures;			
5	The number of units per gross acre;			
6	The general landscaping features;			
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;			
8	The location of any public facilities, including, but not limited to, fire stations, school sites, utility substations or other facilities;			
9	The location of parking areas;			
10	The location and screening of refuse disposal areas;			
11	Major points of vehicular access to and from multifamily, business and commercial structures;			
12	The location and size of all fencing or screening;			
13	A designation of the use of all open space, whether publicly or privately owned, and the person or group responsible for its maintenance;			
14	The location and size of any proposed signs, exclusive of traffic-control and street signs;			
15	Contour lines at intervals designated by the town engineer; and			
16	Such other and further information as the planning department or the planning commission may deem necessary.			
ZONING CODE PLANNED DEVELOPMENT 13.29.100 (Subdivision Maps)		Compliance	Required	Discussion
A	A tentative subdivision map may be processed simultaneously with a request for a preliminary plan or after the approval thereof.			
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.			
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.			
ZONING CODE 13.30 General Property Development and Use Standards		Compliance	Required	Discussion
13.30.030	Fences and Walls			
13.30.045	Entry structures and adjoining walls			
13.30.050	Height limits and exceptions			
13.30.060	Mechanical Equipment Placement			
13.30.070	Noise Standards			
13.30.080	Outdoor lighting			
13.30.090	Performance Standards			
13.30.100	Screening			
13.30.110	Setback regulations and exceptions			
13.30.120	Solid waste/recyclable materials storage			
13.30.130	Undergrounding of utilities			
ZONING CODE 13.34 Landscaping Standards		Compliance	Required	Discussion
13.34.030	Landscape and irrigation plans			
13.34.040	Landscape location requirements			
13.34.050	Landscape standards			
13.34.060	Maintenance of landscape areas			
ZONING CODE 13.36 Parking and Loading Standards		Compliance	Required	Discussion
13.36.030	General parking regulations			
13.36.040	Number of parking spaces required			
13.36.050	Disabled/handicapped parking requirements			
13.36.060	Bicycle parking			
13.36.070	Motorcycle parking			
13.36.080	Reduction of parking requirements			
13.36.090	Parking design and development standards			
13.36.100	Driveways and sit access			
13.36.110	Loading space requirements			
ZONING CODE 13.38 Signs		Compliance	Required	Discussion

Town of Loomis
Planning Application Compliance Form

13.38.030	Sign permit requirements			
13.38.040	Prohibited signs			
13.38.050	General requirements for all signs			
13.38.060	Zoning district sign standards			
13.38.070	Standards for specific types of signs			
	ZONING CODE 13.54.120 Tree Conservation	Compliance	Required	Discussion
	An application for a development project shall be accompanied by a tree plan, prepared by a certified arborist, containing the following information:			
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.			
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.			
C	A description of measures to be followed to insure survival of protected trees during construction.			
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.			
E	A program for the replacement of any protected trees proposed to be removed.			
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.			
G	The property owner will be required to submit a utility and/or irrigation trenching-pathway plan on the site plan: 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. 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. 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. 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. 5. Utility corridors shall be under or adjacent to driveways where feasible, if needed for tree protection.			
H	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.			
	ZONING CODE 13.56.040 Waterway and Riparian Habitat Protection	Compliance	Required	Discussion

Town of Loomis
Planning Application Compliance Form

	<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>			
A	<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>			
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> <ol style="list-style-type: none"> 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. 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. 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. 			
	ZONING CODE 13.58 Wetland Protection and Restoration	Compliance	Required	Discussion
13.58.020	<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>			

Town of Loomis
Planning Application Compliance Form

13.58.030	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.			
	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.			
	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.			
13.58.040	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.			
	A. Avoidance of riparian habitat.			
	B. Where avoidance is not feasible, minimization of impacts on the resource.			
	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.			
	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.			
	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.			

Town of Loomis
Planning Application Compliance Form

General Plan Consistency Checklist

Type: 0
 Location: 0
 Applicant: 0
 Agent: 0
 Action: 0

√ Compliance
 X Required
 NA Not Applicable

GENERAL PLAN CONSISTENCY		Compliance	Required	Discussion
Land Use D.1	Loomis shall allow property owners the "right-to-farm" their parcels through the protection and operation of agricultural land uses			
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.			
D.3	Loomis shall use zoning designations to protect properties used for agricultural operations from encroachment by urban development.			
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.			
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.			
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			
E.3	New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhood			
E.4	Loomis shall encourage the revitalization and rehabilitation of deteriorating residential areas throughout the Town			
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.			
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.			
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			
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.			
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			
E.9	Outside of the core area, Loomis shall promote a rural residential environment consisting primarily of single family homes			
E.10	Loomis shall encourage the provision of adequate housing opportunities for people on fixed or limited incomes, with emphasis on senior citizen housing.			

Town of Loomis
Planning Application Compliance Form

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											
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.											
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.											
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											
E.15	New residential development near the freeway shall consider alternative noise mitigation measures and avoid the construction of artificial freeway sound walls											
E.16	Loomis shall prohibit the development of gated residential communities											
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.											
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.											
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: 50%;">SITE AREA</td> <td style="width: 50%;">MAXIMUM FLOOR AREA</td> </tr> <tr> <td>20,000 SF TO 40,000 SF</td> <td>640 SF</td> </tr> <tr> <td>40,001 TO 9.2 ACRES</td> <td>1200 SF</td> </tr> <tr> <td>9.2 ACRES OR LARGER.</td> <td>NO MAXIMUM</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			
SITE AREA	MAXIMUM FLOOR AREA											
20,000 SF TO 40,000 SF	640 SF											
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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.											
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											
F.3	Loomis shall promote the redevelopment of the railroad right-of-way areas to celebrate and enhance the heritage of the Town											
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											
F.5	New commercial development shall preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping											
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.											

Town of Loomis
Planning Application Compliance Form

F.7	Circulation patterns within and around new commercial development shall be designed to avoid diverting traffic through existing residential neighborhoods, where feasible			
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.			
F.9	Loomis shall not allow new industrial uses that will adversely impact either the environment or surrounding land uses			
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.			
G.1	<p>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:</p> <p>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.</p> <p>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.</p> <p>c. Proposed development shall be separated from the north and west property lines by a buffer of dense landscaping at least 50 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.</p>			
G.2	<p>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.</p> <p>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.</p> <p>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.).</p>			
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>			
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>			

Town of Loomis
Planning Application Compliance Form

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 enhanced shopping and entertainment opportunities for Town residents, and tie into the historic downtown area to support the economic viability of the downtown.</p> <p>b. 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.</p>			
	<p>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.</p> <p>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.</p> <p>e. Provide for the long-term protection, preservation, and sustainability of the Secret Ravine riparian corridor, and its aquatic and terrestrial habitats.</p>			
G.6	<p>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.</p>			
H	<p>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.</p>			
Design 1	<p>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</p>			
Design 2	<p>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</p>			
Design 3	<p>Each development project should be designed to be consistent with the unique local context of Loomis.</p> <p>a. Design projects that fit their context in terms of building form, siting and massing.</p> <p>b. Design projects to be consistent with a site's natural features and surroundings.</p>			

Town of Loomis
Planning Application Compliance Form

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.			
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.			
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.			
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			
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.			
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.			
Parks 4	New residential developments shall provide for the recreational open space needs of their residents			
Parks 5	Loomis shall encourage the compatible recreational use of riparian and stream corridors, where feasible.			
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			
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.			
	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.			
	Policy on Character of Roadway Improvements: The design of Downtown roadway and streetscape improvements will continue to maintain the "small town downtown" character.			
	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.			
	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			
	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.			
	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.			

Town of Loomis
Planning Application Compliance Form

	<p>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.</p>			
	<p>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.</p>			
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.			
	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			
	3. Bicycle and pedestrian connections shall be continuous and convenient to the nearest neighborhood center, school, or park.			
	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.			
	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.			
	6. Ensure that planting plans for street trees take into consideration shade and comfort for pedestrians and bicyclists.			
	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.			
Transit	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.			
Neighborhood Environment	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.			
	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.			
	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.			
	4. New local streets shall be designed to promote the interconnection of residential neighborhoods while simultaneously discouraging through-traffic within residential neighborhoods.			
	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.			
	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.			

Town of Loomis
Planning Application Compliance Form

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.			
Roadway Maintenance	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.			
	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.			
	1. The Town shall assure that the transportation system continues to provide safe, efficient, and convenient access to its residents.			
Housing	A.4 The Town shall give development projects that include a lower income residential component the highest priority for permit processing.			
	A.5 The Town shall promote the mixed use polices of the <i>General Plan</i> and encourage "mixed-use" projects where housing is provided in conjunction with compatible non- residential 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.			
	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.			
	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.			
	A.12 The 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.			
	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.			
	A.14 The Town will continue to encourage the appropriate development of second residential units to expand the housing supply and unit mix.			
	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.			
	B.1 The Town will continue to encourage residential development of high architectural and physical quality, compatible with neighboring land uses.			
	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 of the mobile home park.			
	D.1 The Town shall encourage the development of housing for seniors, including congregate care facilities.			
	D.3 The 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.			
	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).			
	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.			
	F.2 New land use patterns should encourage energy efficiency, to the extent feasible.			

Town of Loomis
Planning Application Compliance Form

	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.			
	F30. The Town will encourage developers to be innovative in designing energy efficient homes and improve the energy efficiency of new construction.			
	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.			
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.			
	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.			
	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.			
	8. New construction and reconstruction/restoration shall consider energy conservation in the selection of building materials, building orientation, and landscaping.			
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.			
	2. A fiscal impact analysis shall be required for proposed General Plan amendments.			
	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.			
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.			
	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.			
	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.			
	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.			
	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.			
	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.			
	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.			
	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.			

Town of Loomis
Planning Application Compliance Form

	<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; •Large areas of non-fragmented habitat, including oak woodlands and riparian habitat; •Potential wildlife movement corridors; and •Important spawning areas for anadromous fish. 			
	<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>			
	<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>			
	<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>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>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>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>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>			

Town of Loomis
Planning Application Compliance Form

	<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>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>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.</p>			
	<p>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.</p>			
	<p>h. Where creek or wetland protection is required or proposed, the Town shall require public and private development to:</p> <ul style="list-style-type: none"> • Preserve creek corridors and setbacks through easements or dedication 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) maintain 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. 			
	<p>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.</p> <p>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.</p> <p>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.</p>			
	<p>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.</p>			
	<p>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.</p>			
	<p>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.</p>			
	<p>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.</p>			
Cultural	<p>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.</p>			

Town of Loomis
Planning Application Compliance Form

	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.			
	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.			
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.			
	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.			
	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.			
	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.			
	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.			
	7. Site-specific recommendations of the Town's Drainage Master Plan, upon completion, shall be applied to individual development projects as appropriate.			
	9. Loomis shall encourage compliance with State requirements for unreinforced masonry buildings and seismic safety.			
	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.			
	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.			
	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: <ul style="list-style-type: none"> •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. •Proximity of hazardous materials to receiving waters or other significant environmental resource. 			
	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.			
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.			
	2. Loomis shall encourage the mitigation of noise impacts in all new developments as necessary to maintain the quiet, rural ambiance of the Town.			
	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.			

Town of Loomis
Planning Application Compliance Form

	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.			
	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.			
Implementa- tion Measures	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.			
	7. Use the land use/noise compatibility matrix shown on Figure 8-4 to determine the appropriate ness of land uses relative to roadway noise.			
	9. Provide for alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips.			
	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.			
	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.			
	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.			
	19. Require that construction activities adjacent to residential units be limited as necessary to prevent adverse noise impacts.			
	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.			
	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 the Town); and b. Identify and commit to measures to mitigate noise impacts (by siting of structure outside of high noise levels, insulation, attenuation, walls or buffers, landscape, or other acceptable techniques) if within the 65 dBA contour			
	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.			
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				
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.				
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				
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:				

Town of Loomis
 Planning Application Compliance Form

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

CEQA Checklist

Type:
 Location:
 Applicant:
 Agent:
 Action:

- √ Compliance
- X Required
- NA Not Applicable

	CEQA INITIAL STUDY REVIEW	Compliance	Required	Discussion
	Background			
	Project Description			
	Environmental Determination			
	Aesthetics			
	Agriculture and Forestry			
	Air Quality			
	Biological Resources			
	Cultural and Tribal Resources			
	Energy			
	Geology and Soils			
	Greenhouse Gas Emissions			
	Hazards			
	Hydrology and Water Quality			
	Land Use			
	Minerals			
	Noise			
	Population and Housing			
	Public Services			
	Recreation			
	Traffic and Transportation			
	Utilities and Service Systems			
	Wildfire			
	Mandatory Findings of Significance			

Town of Loomis
Planning Application Compliance Form

Specific Plan Application Checklist

Type:
Location:
Applicant:
Agent:
Action:

√ 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.			
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			
Summary	Copy of Adopting Resolution/Ordinance			
	Purpose Statement and Range of Issues			
	Location			
	Acreage			
Introduction	Summary of Preparation Process			
	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				

Town of Loomis
Planning Application Compliance Form

	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)			
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			
Infrastructure Plan	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			
	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)				

Town of Loomis
Planning Application Compliance Form

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			
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			

Town of Loomis
Planning Application Compliance Form

0				
SB 330 Housing Pre-Application Checklist				
Type:	0			
Location:	0			
Applicant:	0			
Agent:	0			
Action:	0			
√	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>			
	<p>~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.</p>			
	<p>~A complete Project Application must be submitted and accepted by the Department within 180 days of submitting this Preliminary Housing Development Application.</p>			
	<p>~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.</p>			
	<p>~The project must commence construction within 30 months of site permit issuance.</p>			
	<p>Note that the following modifications may be required even when a Preliminary Housing Development Application is on file:</p>			
	<p>~Development impact fees, application fees, capacity and connection fees, or other charges may be annually adjusted based on a published cost index.</p>			
	<p>~Requirements necessary to avoid an adverse impact to public health or safety, or to avoid or lessen an impact under CEQA may be applied.</p>			
	<p>The Town of Loomis Fee Schedule is found on the following tab of this checklist</p>			

Town of Loomis
Planning Application Compliance Form

	<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>			
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			
	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			

Town of Loomis
Planning Application Compliance Form

	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				
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:				
ADA Accessible Spaces:				

Town of Loomis
Planning Application Compliance Form

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:				
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?			

Town of Loomis
Planning Application Compliance Form

	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?			
	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?			
5	Does the project site contain historic and/or cultural resources?			
6	Does the project site contain any species of special concern?			
7	Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?			
8	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.			
9	Does the project include any point sources of air or water pollution?			
10				
11				
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.			
	· 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.			
	· 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.			
	· 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.			
	· 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.			
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.			

Town of Loomis
Planning Application Compliance Form

Signature:				
Printed Name:				
Date:				
Signature:				
Printed Name:				
Date:				

Town of Loomis
Planning Application Compliance Form

Housing Pre-Application Checklist

Type:
Location:
Applicant:
Agent:
Action:

√ 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 applicant	\$170				
	Conditional Use Permit:					
CUPMJ	Major	\$3,800				
CUPMN	Minor		\$1,383			
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			

Town of Loomis
Planning Application Compliance Form

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			
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 additional deposits if the estimated cost will exceed the deposit noted in this schedule.