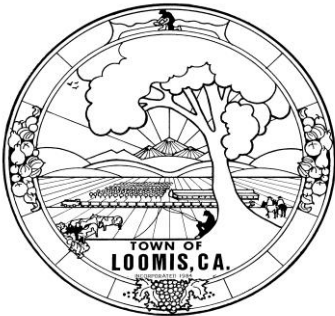


APPLICATION SUBMITTAL REQUIREMENTS

Required Information (see following pages for explanation)

* Potentially Required Ask Planner

SB 330 Compliance Form																											
ADU Supplemental Application Form																											
Planning Application Compliance Form																											
Fiscal Analysis																		*									
Copies of Approved Plans																											
Tree Mitigation and Protection Plan																						R					
Site Photographs/Renderings/Graphic																		*	*								
General Plan Amendment Text/Map																		*									
Zoning Amendments Text/Map																											
Reports/Studies																		*	*								
Color Material Sample Board																		*	*								
Signage Plans																		R	R								
Floor/Roof Plans																		*	*								
Building Elevations																		R	R								
Conceptual landscape plans																		R									
Phasing Plans																		*	*								
Conceptual Grading Plans																		*	*								
Map/Data of Surrounding Properties																		*	*								
Tentative Map																											
Site Plans																											
Legal Discription/Tytle Report																		R	R								
Public Noticing Properties 300'																		R*	R								
Environmental Review Application																		R*	*								
Filing Fees																		R	*								
Statement of Justification (Findings)																		R									
Supplemental Application																		R									
Application Form																		R									
																											
APPLICATION TYPES																											
Application Form	R		R	R		R*																R					
Certificate of Compliance	R	R		R	R		R	R																			
Conditional Use Permit	R		R	R	R	R*	R	R		*	*	*	*	*	*	*		*	*		*			*			
Design Review	R			R	*	R*		R		*	*	*	R	R	R	R	*	*				*					
Development Agreement	R		*	R	R	R*	R																				
Extensions			R	R																			R				
General Plan Amendment/Map Text	R		R	R	R	R*	*		*									*			R		*		R	R	
Hardship Mobile Home	R		R	R	*	*	R	R						R				*									
Limited Term Permits	R		R	R	*	*	R	R						R				*									
Lot Line Adjustment	R	R		R	R	R	R		R	*																	
Minor Land Division	R			R	R	R	R		R	R	R							*				*					
Planned Development	R		R	R	R	R	R	R	R	R	R	R	R	*	*	*	*					*		*	R		
Sign Review	R			R	*	*										R	R				*						
Second Residential Unit	R		R	R	R	*	*	R						R				*								R	
Subdivision	R			R	R	R	R		R	*	R	R						*							R		
Subdivision-SB330	R			R	R	R	R		R	*	R	R						*							R		*
Variance	R			R	R	R	R							R				*				*					
Zoning Text Amendment	R		R	R	R	R	R	*		*	*		*	*				*				*			R		
Zoning Map Amendment	R		R	R	R	R	*	*		*	*							*	R		*	*		R	R		



TOWN OF LOOMIS

Planning Department

GENERAL DESCRIPTION AND EXPLANATION OF PROCESSING OF VARIOUS PLANNING APPLICATIONS

The Town of Loomis has many land use application types. Each application is intended to accomplish specific objectives necessary to implement the goals and policies of the General Plan and Zoning Ordinance. A proposed project may require one or more of these approvals. The following is a brief explanation of each application type and the process for obtaining approval. This is an attempt to provide basic information on the applications and the approval process. Applicants are encouraged to consult the Town's Planning Department staff at (916)652-1840 or in person (between 8 a.m. and 5 p.m.) for complete information regarding the respective applications and the approval process.

Staff recommends project predevelopment meetings with the Planning and Engineering Department. After staff consultation, a complete planning application, appropriate fees, and required submittal documents/maps must be submitted a minimum of 6 weeks prior to the next Planning Commission meeting. The Planning Commission regularly meets on the fourth Tuesday of the month.

APPEALS: All actions by Town staff or Planning Commission may be appealed within 10 days of the action. The appeal must be 1) in letter form, explaining what action is appealed and why the action is appealed, 2) filed with the Town Clerk within the 10 day appeal period, and 3) submitted with the appropriate fee.

CERTIFICATE OF COMPLIANCE: A Certificate of Compliance is required when a determination is needed by any person owning real property or a vendee of that person pursuant to a contract of sale of the real property, determining whether the real property complies with the provisions of the Subdivision Map Act, Section 66499.35, and local regulations. The Planning Director and Town Engineer review the title reports and pertinent documents submitted pertaining to the subject property for compliance with the Subdivision Map Act. If in compliance then a Certificate of Compliance is approved and recorded at the Placer County Records Office.

CONDITIONAL USE PERMIT: A Conditional Use Permit is required when a proposed land use is listed as "conditionally permitted" by the Zoning Ordinance or a new building, greater than 500 sq. ft. addition, lapse in use without required parking for over one year, revision to a building's recent use requiring additional parking, or is proposed to be placed on a commercial or industrial site. Generally, use permits are required for uses that, due to some special characteristic or activity, would not be appropriate without specific conditions being applied. The Conditional Use Permit allows the Town to evaluate the impacts of a proposed use on the surrounding neighborhood or the Town and to impose appropriate conditions or site improvements to eliminate or minimize said impacts. Where adverse impacts cannot be minimized to acceptable levels, the Town may deny the Conditional Use Permit. A Conditional Use Permit requires a public hearing and approval by either the Planning Department staff or the Planning Commission.

DESIGN REVIEW APPROVAL: Design Review approval is required on all building permits to be issued in the Commercial or Industrial zoning districts. The review by the Planning Commission may look at building arrangement, setbacks, walls and fences, building exterior appearance (color/materials), off-street parking, grading, drainage, traffic and circulation, landscaping, lighting and/or signs to insure compatibility and enhancement of the aesthetic appearance of buildings and sites within the town. Building permit applications for the subject projects may only be submitted after design review approval and will only be approved by the Town staff in conformance with the design review approval. Any revisions to the plans at the building permit stage may require additional public hearing review by the Planning Commission. Staff recommends that Design Review Applications be made by design professionals with very detailed information for the most efficient use of everyone's time. The Town is currently working on Design Guidelines to better assist applicants with their design processes. Until the guidelines are complete, the Planning Director may request additional fees for outside architectural assistance in reviewing application plans. Additionally, an applicant may request that initial guidance be provided to his professional design consultant through a meeting with staff, the Town's architectural consultant, the applicant and his consultant.

EXTENSIONS: Most application approvals last for only one or two years (as stated in the actual approvals). Prior to this expiration date, if the applicant has been unable to complete the conditions, he/she can request an extension from the Planning Commission. If the original approval required a public hearing, then a new public hearing will be required for the consideration of the extension. In order to submit for an extension, the applicant must submit a letter requesting the extension, stating the reasons why the extension is needed, and submitting the appropriate fees for the extension.

GENERAL PLAN AMENDMENT: The General Plan is a document and map which establishes goals, objectives, and policies to guide the physical development of the Town. All development within the Town must be consistent with the General Plan. State law limits the number of times the Town may amend the General Plan, so General Plan Amendments (GPA) are not processed at regular intervals. When a GPA is processed, a public hearing by the Planning Commission is required. The Planning Commission forwards a recommendation to the Town Council. The Town Council also holds a public hearing, and then decides whether to approve or deny the Amendment.

In order to approve a GPA, the Town Council must determine that the amendment is in the public interest. Issues such as land use compatibility, traffic, and other environment considerations are balanced with the benefits to the town in determining if the Amendment is in the public interest. The Town does not generally encourage General Plan Amendments other than through the General Plan Update process.

HARDSHIP MOBILE HOME: Allows mobile homes on single family residential lots for use in close care and supervision of a handicapped person occupying either the principal dwelling or the accessory dwelling. A letter from a doctor diagnosing the medical need is required. The application is reviewed by the Planning Director and will require approval from the South Placer Municipal Utility District, for sewer service, Placer County Water Agency for public water, and/or Placer County Health Department if the property is serviced by septic and/or well. The permit shall be extended annually by the Planning Director, provided continued compliance to Ordinance No. 159, with a maximum approval period of five (5) years. Any extension request which exceeds five years, must receive conditional use permit approval by the Planning Commission.

LOT LINE ADJUSTMENT: A lot line adjustment is a process by which it is possible to sell property to an adjoining owner, or to reconfigure parcels under one ownership, without recording a parcel map. State law defines the Lot Line Adjustment as follows: A lot line adjustment between two or more existing parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created, provided the lot line adjustment is approved by the local agency. Of the new lots created, neither one can become more non-conforming with respect to the town's zoning requirements than it was prior to the adjustment. The Planning Director and Town Engineer hold a public hearing on the proposed lot line adjustment and determine whether the lot line can be adjusted. If they approve the application, the Engineer checks the new lot descriptions, a resolution is adopted and the applicant's Title Company completes the recording of the transaction.

MINOR LAND DIVISION: By this process, one or more contiguous pieces of property are divided into four or fewer parcels for sale, lease or financing. A tentative map for the subdivision, usually done by a licensed engineer or licensed land surveyor, is reviewed by the Planning Commission at a public hearing. If approved, Minor Land Divisions are subject to conditions which must be met to the satisfaction of the Town Engineer prior to recording the parcel map. An applicant has two years in which to complete these conditions but prior to expiration may request an extension period or periods not exceeding a total of five years from the Planning Commission.

REZONING: A rezoning is required to change the zoning classification of a specific parcel. This involves an amendment to the Town's Zoning Map. Any rezoning must be consistent with the General Plan, all of its written goals and the General Plan Land Use and Circulation Elements. It requires a public hearing by the Planning Commission. The Planning Commission forwards a recommendation to the Town Council. The Town Council also holds a public hearing and then decides whether to approve or deny the amendment.

SECOND RESIDENTIAL UNIT: The supplemental ADU application must be included with submittal packet. Second Residential Units are subject to: 1) approval from Placer County Environmental Health Department if the property is serviced by septic and/or well, 2) approval from South Placer Municipal Utility District and/or Placer County Water Agency if the property is serviced by sewer and/or public water. 3) payment of required development fees.

SIGN REVIEW: Most new signs and face changes to signs need sign permit approval. In some areas of Town, interior lighting of signs is not allowed. Most commercial allowable signage is based on the length of the building facing the street on which it will be located, generally one (1) sq. ft. of signage for one (1) lineal foot of building frontage length.

SUBDIVISION AND SB330 APPROVAL: By this process, one or more contiguous pieces of property are divided into five or more parcels for sale, lease or financing. A tentative map for the subdivision, done by a licensed engineer or licensed land surveyor, is reviewed by the Planning Commission at a public hearing. If approved, Subdivisions are subject to conditions which must be met to the satisfaction of the Town Engineer prior to being placed on a Council agenda for approval of the Tract Map. An applicant has two years in which to complete these conditions but prior to expiration may request an extension period or periods not exceeding a total of five years from the Planning Commission.

VARIANCE: A variance is required to allow a project to deviate from the development regulations (excluding permitted and conditionally permitted uses) of the Zoning Ordinance. A variance may be granted only if it is determined that there are special (physical) conditions; such as location, topography, size or shape peculiar to the subject property which are not the making of the property owner or the applicant. The applicant must demonstrate that strict enforcement of the code will result in unnecessary and undue hardship, and that approval of the variance will not grant him/her a special privilege that other owners of similar property do not enjoy.

ZONING ORDINANCE TEXT AND MAP AMENDMENTS: The Zoning Ordinance establishes detailed regulations for the physical development in the Town. The Town has been divided into various land use districts (such as residential, industrial and commercial), each with specific regulations. The Zoning Ordinance specifies the land use regulations such as permitted and conditionally permitted land uses, allowable density, maximum height, and building setbacks within each district.

A Zoning Ordinance amendment involves a revision the Town's written zoning standards, and requires a public hearing by the Planning Commission. Any zoning text revision must be consistent with the elements of the General Plan, and all of its written goals and policies. A Zoning Map Amendment is a change in the land use designation on the Zoning Map for a specific parcel(s). The Planning Commission holds a public hearing reviewing the amendment. If approved, the Planning Commission forwards a recommendation of approval to the Town Council. The Town Council also holds a public hearing, and then decides whether to approve or deny the amendment.

For more information on the Planning application process, please visit the [Town of Loomis Planning Page](#).

**TOWN OF LOOMIS
PLANNING DEPARTMENT**

**SUBMITTAL REQUIREMENTS
FOR DEVELOPMENT APPLICATIONS**

The following checked items are the minimum information that should be shown on the applicable exhibits submitted for consideration. Please initial and date each page indicating the information has been read and is included, and submit this checklist with your application. Mark the line N/A if the item is not applicable. **All exhibits larger than 8 ½" by 11" must be individually folded prior to submittal.**

☐ **Statement of Justification**

A Statement of Justification describes the purpose and objective(s) of a project and the community benefits anticipated from project implementation. The Town Zoning Ordinance and State law set specific guidelines (called findings) that must be met in order to grant or approve applications received. The Statement of Justification is used to provide information on the application that will assist the Planning Commission in making the required findings and conditions. Please submit this Statement on a separate sheet of paper with your application.

☐ **Filing Fees**

Filing fees are required by the Town of Loomis with all applications and are designed to compensate for the costs to the Town associated with reviewing and processing these applications. Fees are required at the time of application filing.

☐ **Environmental Review Application**

The applicant is required to provide project information in an Environmental Review Application. The information, provided on this form, is used to determine if implementation of the proposed project will result in any potential environmental impacts. Generally, the more accurate and complete this information is, the more efficient the environmental processing can be completed by the Town. This impact determination is required under the California Environmental Quality Act (CEQA) for most actions by the Planning Commission and Town.

☐ **Public Noticing of Properties Within 300'**

Public noticing for most planning projects is required. This noticing consists of direct mailing to the owners of properties within 300' of the property lines of the parcel(s) on which the project is located. The mailing includes information such as the name of the applicant, a description of the project, a copy of the proposed plan and the municipal action requested by the applicant. The purpose of the noticing is to inform the public of the project proposed in their vicinity and to provide the public with an opportunity to comment on the project prior to any action by the Town. **The applicant provides two sets of mailing labels**, a list and corresponding map of all property owners within a 300 foot radius of the subject property, for public noticing by the Town of Loomis Planning Department. The applicant can determine this list and labels himself or often a realtor, engineer or Title Company will provide the list and labels. **(Please include assessor's parcel number, owner's name and address on each label. Also include Planning Commission Clerk, Town of Loomis, 6140 Horseshoe Bar Road Ste. K, Loomis, CA 95650 and labels for applicant, owner, and engineer on the mailing list.)** A free-standing 4' x 3' sign will be posted by the Town on the subject site 10 days prior to the meeting to advertise the proposed project. The property owner agrees to its installation when signing the application.

Initial: _____

Date: _____

☐ **Legal Description/Title Report**

Certain projects will require a legal description and ownership information regarding the project property. In these instances, the applicant will be required to submit deeds and/or recent title reports.

☐ **Site Plan**

(fifteen (15) **folded**, full size copies; one (1) 8.5x11" reproducible, scaleable copy)

Site plans are required for projects involving planned developments, conditional use permits, design review, etc. These plans should not exceed a size of 24" x 36" and shall be fully dimensioned and drawn to a useable scale (1"=50' or larger, 1/8"=1'). The plans show the size and location of the following:

- ☐ Property lines, including on-site and immediately off-site (includes those across street).
- ☐ All existing and proposed public right-of-way improvements with typical street section. (Include sidewalks, curbs, gutters, driveways, street names and paving widths on-site and on all immediately adjacent properties).
- ☐ Proposed and existing structures (include those to be relocated or removed, and those within 50' of site).
- ☐ Square footage of structures and area of parcels or pads (gross and net).
- ☐ Natural features (heritage trees to stay and be removed, rock outcroppings, ditches, etc.).
- ☐ Internal circulation patterns and parking (with walkways, driveways, loading areas, joint driveways if appropriate, numbered and dimensioned parking spaces) including calculations for parking requirements.
- ☐ Dimensions (i.e. property lines, driveways, between structures, etc.).
- ☐ Location, size and materials of any walls and fences.
- ☐ Location, size and height of any pole lights, signs, street lights, flag poles, description of exterior lighting.
- ☐ Scale (no smaller than 1"=50'), north arrow, date and vicinity map.
- ☐ Location of all existing and proposed easements (i.e. open space, floodplain, scenic, proposed abandonments, etc.).
- ☐ Landscaped areas (all planted areas and areas to be planted, screening for ground-mounted equipment).
- ☐ Location, dimensions and height of outdoor storage areas, trash enclosures (Auburn Placer Disposal to approve location and size), and mechanical service areas
- ☐ Location of existing and proposed utilities (sewer, septic, wells, water mains, fire hydrants, culverts, power and telephone lines, power boxes) on site and within 50' of the site boundary.
- ☐ Site Plan Summary Table with the following information:
 - Owner
 - Developer
 - Engineer/Architect
 - Service Providers
 - Existing and proposed land use designation and zoning
 - Assessor's Parcel Number, Property Address
 - Land Area (gross/net)
 - Site Coverage
 - Building Area per building and total for all non-residential building
 - Site Coverage
 - Gross Density (for residential properties)
 - Number of unit types, square footage by unit type, number of bedrooms, number of stories and number of units per building
 - Parking, covered and uncovered (The general parking lot design shall be consistent with the Town of Loomis Improvement

Initial: _____

Date: _____

Standards, including size, dimensions, driveway widths and landscaping
Landscape area (square footage and percentage of net acreage aft dedication of right-of-way)

- ☐ One full-sized site plan shall be colored

Tentative Map

(fifteen (15) **folded**, full size copies; one (1) 8 ½" x 11" or 11" x 17" reproducible copy)

A registered civil engineer or licensed land surveyor shall prepare the Tentative Map. The map should not exceed a size of 36" x 48" and shall be fully dimensioned and drawn to a useable scale (1"=50' or 1"=100' for larger projects). The Tentative Map will contain the following

- ☐ North arrow, scale and date
- ☐ Benchmarks
- ☐ Proposed and existing property lines, dimensions
- ☐ Existing and proposed street improvements (including width, grade, names, typical sections, curve radius and dedications of proposed streets and edge(s) of existing pavement)
- ☐ Existing and proposed building outlines and retaining walls, both on-site and within 100' of property
- ☐ Locations and names of abutting subdivisions
- ☐ Contours and spot elevations extending to 100' outside of property lines, topographical features within 200'
- ☐ Proposed common areas and areas to be dedicated to public open space
- ☐ Location of existing structures, leachfields, wells or other existing site improvements
- ☐ Location, size and purpose of all easements
- ☐ Location, size and purpose of all utilities (sewers, drains, water mains, fire hydrants)
- ☐ Lot dimensions, lot numbers and the gross and net square footage or acreage of these lots
- ☐ Lot sizes (square footage and/or acreage)
- ☐ Building setback lines
- ☐ Location and description of any heritage trees within 20' of development (numbered per arborist report) or rock outcroppings on the property within 25' of proposed grading or development of the site
- ☐ Areas within 100-year floodplain/500-year floodplain
- ☐ Location, width and direction of water courses
- ☐ Location and extent of wetlands
- ☐ All cut and fill areas
- ☐ Phases depicted by areas (if proposed, see Phasing below)
- ☐ Vicinity map and surrounding land uses
- ☐ Tentative Map Summary Table with the following information:
 - Minimum lot size, maximum lot size and average lot size for the project
 - Subdivision title
 - List of agencies and utilities providing services
 - Names of owner and developer, with addresses, fax and telephone numbers
 - Engineer or surveyor's name, address, telephone and fax number
 - Acreage of subdivision and total number of lots
- ☐ One full-sized site plan shall be colored showing buildable areas in green, cut areas in red and fill areas in blue and heritage trees to be removed with X's.

Initial:_____

Date:_____

☐ **Contextual Map/Contextual Map Data**

A contextual map is intended to show the relationship of the proposed project to the surrounding buildings and site features. This map can be prepared by showing the proposed site plan on a topographic map or on aerial photography. The contextual map should include the following:

- ☐ Vicinity map (indicating the project site in relationship to major streets and freeway)
- ☐ Location of the site and relationship of the proposed project to existing and surrounding land uses, noting all significant structures, landscaping and topography
- ☐ All buildings and streets within a 100' to 300' radius, including median islands and breaks
- ☐ Footprints of adjacent structures
- ☐ Adjacent access and circulation
- ☐ Contour elevations, slope banks, ridge lines, natural drainage courses, rock outcrops and heritage trees over 6" diameter
- ☐ Surrounding public improvements including pavement width, medians, curb cuts and sidewalks
- ☐ Driveways, parking and loading areas
- ☐ Proposed and existing open space and/or wetlands

☐ **Conceptual Grading and Drainage Plans**

(Fifteen (15) **folded**, full size copies and one (1) 8.5" x 11" or 8.5" x 14" reproducible copy)

A professionally prepared conceptual grading plan will be required for projects requiring use permits and/or design review. This plan shall show the following:

- ☐ Existing features (natural ground (contours), bodies of water, wetland and riparian areas, heritage trees, structures, drainage courses, streets, pavement edges, trails, utilities, slopes, etc.) both on the site and within approximately 50' of the project site.
- ☐ Proposed grading (finished contours), including structures, streets, utilities, curbs, retaining walls, gutters, pavement, swales, trails, etc.
- ☐ Spot elevations immediately off-site
- ☐ Existing or proposed drainage facilities including detention basins
- ☐ Patterned or shading of cut and fill areas (cut in red, fill in blue)
- ☐ Typical street gradients in percentages
- ☐ 100 and 500 year flood plains
- ☐ Location, elevation and size of proposed building pads
- ☐ Cross-sections
- ☐ Area of site to be graded, heights and slopes of cut and fills, estimated grading quantities in cubic yards
- ☐ North arrow and scale

☐ **Phasing Plans**

(fifteen (15) **folded** full size and one (1) 8.5" x 11" reproducible copies)

A phasing plan is required if a project will be developed in stages, or by units, over a period of time. This plan will describe the scope of development proposed at each phase, the timing of this development and the improvements that will be installed at each of these phases.

Initial: _____
Date: _____

- ☐ **Building Elevations** (fifteen (15) full size and one (1) 8.5 x 11" scaleable copies) These elevations consist of architectural drawings that are prepared at minimum scales of 1/8" to 1 foot and include the following:
- ☐ Elevations of all sides of the building(s) with dimensions; details of materials, dimensions used in design treatment of windows, eaves and any special design elements; landscaping shall not be included in elevation views; if adjacent buildings, should depict compatibility with neighboring structures and terrain.
 - ☐ Typical building section(s) showing wall, eave and roof height and roof mounted equipment (a roof plan may be required to show such equipment).
 - ☐ All materials and colors called out on at least one building elevation (including walls, windows, sills, roof, doors, etc.)
 - ☐ Conceptual signage with dimensions and material specifications, sign program if applicable
 - ☐ If the exterior of an existing building is to be changed, show both the existing and proposed elevations
 - ☐ Lighting specifications (pole height, fixture type, shielding, and proposed wattage)
 - ☐ Scale, architect's name, address, phone and fax numbers
 - ☐ Material sample and colors board
 - ☐ One set of building elevations colored to the proposed color scheme for the project
- ☐ **Floor/Roof Plans** (fifteen (15) full size and one (1) 8.5 x 11" scaleable copies) The floor/roof plans will show the following:
- ☐ Form and configuration of floor with dimensions, square footage and intended uses
 - ☐ Form and configuration of roof
 - ☐ Direction and slope of roof pitch/drainage
 - ☐ Outline of footprint below
 - ☐ Potential location of rooftop mechanical equipment, elevator penthouses and ducts for kitchen exhausts and other HVAC equipment
 - ☐ Scale; design professional's name, address, phone and fax numbers
- ☐ **Conceptual Landscape Plans** (fifteen (15) full size and one (1) 8.5 x 11" scaleable copies) A conceptual landscape plan prepared by a design professional showing all existing and proposed improvements as shown on the Site Plan (excluding dimensions such as setbacks and street widths) as well as the following:
- ☐ Location of proposed plantings (minimum 15' from front property line required on commercial/industrial projects with landscaping required to pavement)
 - ☐ Planting schedule showing size and location, botanical and common names (minimum 5-gallon shrubs, 15-gallon trees)
 - ☐ Building footprint and roof outlines, including eave overhang
 - ☐ Private walkways, walls and courtyards
 - ☐ Berms and/or mounding areas, turf and ground cover areas, shrub locations, accent and street trees, slope planting materials, retaining walls, private yard areas, landscape lighting, and other elements to show the conceptual landscape plan
 - ☐ Calculations for parking lot shading (50% of parking area within 15 years) and percentage of lawn areas
 - ☐ Fencing, materials and location
 - ☐ Indicate preserved heritage trees (6" oaks and 19" other, numbered per arborist report) and tree preservation techniques implemented
 - ☐ Size, type and location of irrigation system (low flow)
 - ☐ Existing and finished topography, including any retaining walls, heritage tree locations spotted
 - ☐ Scale; landscape architect's name, address, phone and fax numbers

Initial: _____

Date: _____

☐ **Building Material Sample**

A building material sample and color board will be submitted and shall be mounted on a flat board (or heavy paper, if applicable) no larger than 8" x 14" in size.

☐ **Tree Mitigation Plan**

Tree mitigation plans are required for projects proposing to remove heritage trees (oaks 6" in diameter and most other trees 19" and over in diameter). These plans will require the following:

- ☐ Location (with size, labeling corresponding to arborist report) of all heritage trees within 25' of proposed grading and/or development of site
- ☐ Arborist report (trees to be numbered consecutively in report and on plan) with proposed mitigations (If less than 1" native per 1" removed, please explain why)
- ☐ Spot elevations at tree bases on conceptual grading plan
- ☐ Arborist's name, address, phone and fax numbers on location plan

☐ **Site Photographs/Renderings/Graphics**

Site photographs renderings and/or graphics may be requested in conjunction with project applications. Town staff will determine the format and size of these submissions. Materials presented to Town staff or the Planning Commission will become the property of the Town as part of the application.

☐ **Signage Plans**

Signage plans are required for projects proposing the installations of signs. These plans are subject to design review and will require the following:

- ☐ Location, size and height of sign(s) on dimensioned site plan or building, as appropriate
- ☐ Size of sign face(s), in square footage; size and style of lettering
- ☐ Composition of sign(s), construction materials and color
- ☐ Material sample and color board
- ☐ Sign lighting, direct or indirect
- ☐ Scale; design professional's name, address, phone and fax numbers

☐ **Disabled Access Requirements for Site Plans**

- ☐ At least one accessible route within the boundary of the site shall be provided from public transportation stops, public streets, or sidewalks (Title 24, Section 3103A(l)2)
- ☐ The accessible route of travel shall be the most practical direct route between the accessible entrance to the site and accessible building entrance and accessible site facilities (Title 24 Section 3106 A(a))
- ☐ The accessible route of travel shall be provided to all entrances and exterior ground floor exists along normal paths of travel (Title 24 Section 3106A(a))
- ☐ When more than one building or facility is located on a site, the accessible route of travel shall be provided between buildings and accessible facilities (Title 24 Section 3106A(a))
- ☐ The accessible route of travel shall be at least 48 inches wide and have a cross slope no greater than ¼ inch per foot (1 inch vertical per 50 inches horizontal) (Title 24 Sections 3107A(b)4 and 3305(b)1.1')
- ☐ The accessible route of travel shall be provided in such a way that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own (Title 24 Section 3107 A (b) 3)
- ☐ Accessible parking area requirements:
 - Accommodate required number of handicap spaces
 - One-quarter inch per foot slope in any direction, maximum
 - Reasonable distance to entrance
 - Equally dispersed throughout project for multiple buildings
- ☐ Improvement plans shall clearly delineate all accessible routes and accessible parking areas and include sufficient grade call outs to assure compliance with required slopes.

Initial: _____

Date: _____

☐ **Reports/Studies** (A minimum of three copies required)

Based on the completed environmental review and/or knowledge of existing potential constraints, additional reports or studies may be required of a project. Prepared by qualified individuals or firms, these reports/studies could include the following:

- ☐ Arborist's Report (including proposed mitigations)
- ☐ Biological Assessment
- ☐ Environmental Assessment (Phase I)
- ☐ Environmental Health Report (septic systems, wells, hazardous materials)
- ☐ Noise Analysis (including proposed mitigations)
- ☐ Special Status Species Assessment
- ☐ Soils report and geologic report prepared in accordance with the Alquist-Priolo Geologic Act.
- ☐ Traffic Analysis (including proposed mitigations)
- ☐ Wetlands Delineation (approved by U.S. Army Corps of Engineers, including proposed mitigations)
- ☐ Fiscal Analysis
- ☐ Other site specific studies

☐ **General Plan Amendment Text**

If a General Plan amendment is requested, the applicant will submit the specific text of the proposed amendment and attach applicable maps. A Statement of Justification and specifics of the actual project are necessary to complete the environmental review. The Planning Commission and Town Council will be specifically looking for the benefits to the Town from the proposed change, since amending the General Plan is not encouraged other than through the Town's General Plan Update process.

☐ **Zoning Amendment Text/Maps**

If a zoning amendment is requested, the applicant will submit the specific text of the proposed amendment and attach applicable maps. A Statement of Justification and specifics of the actual project (such as a Site Plan) are necessary to complete the environmental review.

Initial: _____
Date: _____



TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number _____

Application Fee(s) _____

Receipt # _____ Date _____

Date Received _____

Paid \$ _____

PLANNING DEPARTMENT

Planning Application

1. **Project Title:** _____

2. **Street Address/ Location:** _____

3. **APN(s):** _____ **Acreage:** _____

Zoning: _____ **General Plan Designation:** _____

Current Site Use: _____

Surrounding Land Use(s): _____

4. **Property Owner:** _____

Address: _____

City State Zip

Telephone: _____ **email:** _____

5. **Project Applicant:** _____

Address: _____

City State Zip

Telephone: _____ **email:** _____

6. **Project Engineer/Architect:** _____

Address: _____

City State Zip

Telephone: _____ **email:** _____

7. **What actions, approvals or permits by the Town of Loomis does the proposed project require?**

- | | |
|--|--|
| ☐ Appeal | ☐ Miscellaneous Permit |
| ☐ Certificate of Compliance | ☐ Planned Development |
| ☐ Conditional Use Permit | ☐ Second Unit Permit |
| ☐ Design Review | ☐ Sign Review |
| ☐ Development Agreement | ☐ Tentative Review |
| ☐ Environmental Review | ☐ Minor Land Division |
| ☐ General Plan Amendment | ☐ Subdivision |
| ☐ Hardship Mobile Home Permit | ☐ Variance |
| ☐ Lot Line Adjustment | ☐ Zoning Amendment (Rezone) |
| ☐ Other _____ | |

8. **Does the proposed project need approval by other governmental agencies?**

☐ Yes ☐ No if yes, which agencies? _____

9. **Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)**

Electricity _____ Natural Gas _____

Fire Protection _____ Water/Well _____

Sewer/Septic _____ Telephone _____

High School _____ Elem. School _____
Other _____

10. **The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated _____ and find:** Regulatory identification number _____

Date of list _____ No problems identified _____

Type of problem _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated _____ Applicant _____

11. **Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose , size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)**

12. **Owner Authorization:**

I hereby authorize _____, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)

Printed Name(s)

Date

Date

13. **Applicant and/or Owner Hold Harmless:**

Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)

Printed Name(s)

Date

Date

14. **Applicant and/or Owner Acknowledgment:**

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant

Printed Name(s)

Date

TOWN OF LOOMIS

PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) _____
2. What is the general land use category for the project? _____
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? _____
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [] No []
If yes, show on the site plan and describe. _____

5. Is adjacent property in common ownership? Yes [] No [] If yes, Assessor's Parcel Number (s) and acreage(s). _____
6. Describe previous land use(s) of the site over the last 10 years. _____

7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [] No []
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? _____
2. Will the project displace or require the relocation of any residential units? Yes [] No [] If yes, the number. _____
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) _____

4. Will the project create or destroy job opportunities? Create [] Destroy [] Describe _____

5. Will the proposed project displace any currently productive use? Yes [] No [] If yes, describe. _____

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes [] No [] If yes, describe. _____

2. Will grading on the site be required? Yes ☐ No ☐ If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). _____

 Estimate the grading area/quantities. _____acres _____cubic yards
3. Will site excavation and fill quantities balance? Yes ☐ No ☐ If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____

4. Are retaining walls proposed? Yes ☐ No ☐ If yes, describe location(s), type(s), height(s), etc. _____

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion.

6. Will blasting be required during project construction? Yes ☐ No ☐ If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes ☐ No ☐ If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes ☐ No ☐ If yes, name/describe the body of water and show on the site plan. _____

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes ☐ No ☐ If yes, describe. _____

3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes ☐ No ☐ If yes, describe. _____

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. _____

5. What area/percentage of the project site is presently covered by impervious surface? _____
 What will be the area/percentage of impervious surface coverage after development? _____
6. Will any runoff from the project site enter any off-site body of water? Yes ☐ No ☐ If yes, identify the destination of the runoff. _____

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes ☐ No ☐ If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [] No [] If yes, describe.

9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [] No []
If yes, describe. _____

10. Are there any areas of the project site that are subject to flooding or inundation? Yes [] No [] If yes,
describe. _____
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [] No [] If yes,
describe. _____

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [] No [] If yes, describe. _____

2. Describe the following emissions sources related to project development:

Construction emissions - Extent and duration of site grading activities: _____

Stationary source emissions - Are woodstoves proposed in residential projects? Yes [] No []

Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [] No [] If yes, describe (may require the results from specific air quality studies).

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [] No [] If yes, describe. _____

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?

6. Will vegetation be cleared from the project? Yes [] No [] If yes, describe the method of disposal.

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes [] No [] If yes, what is the name of the roadway?

If no, what is the name and distance of the nearest roadway? _____
2. Will new entrances onto local roadways be constructed. Yes [] No []
If yes, describe. _____

3. Would any non-automobile traffic result from the development of the project? Yes [] No [] If yes, describe. _____

4. If applicable, what road standards are proposed within the project? _____

(Show typical street sections(s) on the site plan.)
5. Will a new entrance(s) onto local roadways be constructed? Yes [] No []
If yes, show location(s) on site plan.
6. Describe any frontage improvements to the local roadway(s). _____

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). _____

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes [] No [] If yes, describe. _____

9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [] No []
If yes, describe. _____

10. Will the project require provisions for parking? Yes [] No [] If yes, describe the number, size, location and access of the parking facilities proposed. _____

11. Will there be company vehicles associated with the project? Yes [] No [] If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above).

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. _____

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes ☐ No ☐ If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. _____

3. Briefly describe wildlife typically found in the area. _____

4. Describe changes to site habitat(s) resulting from development of the project. _____

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes ☐ No ☐ If yes, describe. _____

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes ☐ No ☐ If yes, describe. _____

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes ☐ No ☐ If yes, describe. _____

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes ☐ No ☐ If yes, describe (type, acreage, etc.). _____

9. If yes, will project development affect these wetland areas? Yes ☐ No ☐ If yes, describe. _____

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes ☐ No ☐

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials?
Yes [] No []

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [] No []

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes [] No [] If yes, describe. _____

2. Describe the noise that will be generated by this project, both during construction and following project development. _____

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). _____

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). _____

3. Describe the fire hazard and fire protection needs created as a result of project development. _____

4. Describe the on-site fire protection facilities proposed with this project. _____

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? _____
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. _____

7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No []
If yes, describe. _____

8. Estimate the number of persons on-site (residents or employees/visitors) _____

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). _____

2. Describe the security protection that will be provided on the site, if any. _____

3. Describe the location, visibility and lighting of vehicle and equipment storage areas. _____

WATER

1. Is the project within a public domestic water system district or service area? Yes [] No [] If yes, describe the district/area. _____
2. Can the district serve the project? Yes [] No []
3. What will be the water source(s) for the project? _____

4. What is the estimated usage and peak usage of the project? _____gpd/_____gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [] No [] If yes, describe the method(s) and quantities (gpd). _____

2. Is the project located within a sewer district? Yes [] No [] If yes, describe. _____

If yes, can the district serve the project? Yes [] No []

Is there sewer service in the area? Yes [] No [] If yes, what is the distance to the nearest collector line? _____

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? _____gpd _____
4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [] If yes, describe any special treatment processes that may be necessary for these wastes. _____

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [] No []

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) _____

2. Describe the disposal method of this waste material. _____

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. _____

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? _____
What is the name of this facility? _____
2. Are any park or recreation facilities proposed as part of the project? Yes [] No [] If yes, describe. _____

SCHOOLS

1. What are the nearest elementary and high schools to the project? _____

What are the distances to these schools from the project? _____

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. _____

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [] No []
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. _____

3. Describe the signage and/or lighting proposed by the project. _____

4. Is landscaping proposed? Yes [] No [] If yes, describe. _____

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [] No [] If yes, describe. _____

2. What is the nearest archaeological, historical or paleontological site? _____

What is the name of this site? _____



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 RecordSame 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			

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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.			

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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 front property line			
36.170	Utility easements inside the front 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 maintenance			
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			

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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.			

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	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			

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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.			

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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.			

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	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;			

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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;			

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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

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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

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	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.			
A	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.			
B	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.			
C	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.			
D	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.			
E	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.			
F	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. 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	Physical and Visual Access.			
	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	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.			

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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.			

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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.			

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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	Second residential units may be approved through the process required by the Zoning Ordinance, subject to the following standards. 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. 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. <table><tr><td>SITE AREA</td><td>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> (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: (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.	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											
40,001 TO 9.2 ACRES	1200 SF											
9.2 ACRES OR LARGER	NO MAXIMUM											
F.1	Loomis shall retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future Town needs, where appropriate. Community development opportunities shall also be considered in terms of community need for increased sales tax revenues, and to balance with residential developments.											
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.											

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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	Business Park designation along the railroad, northeast of Sierra College Boulevard and Taylor Road. This site shall be developed as a business park, subject to the following policies: a. Business park development shall require access from Sierra College Boulevard, with no access to the site through the residentially-designated areas to the north and west. b. The site shall be planned to provide a self-contained, campus-like character. (i.e., buildings of similar or compatible architecture with shared circulation and parking, with substantial setbacks from streets and other property boundaries) with extensive landscaping throughout. c. Proposed development shall be separated from the north and 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.			
G.2	General Commercial and Office/Professional designations north of the Raley's Center, and at I-80 and King Road. The planning of proposed development on these currently vacant properties should be carefully coordinated and integrated to ensure adequate access and circulation between Horseshoe Bar Road and King Road. Proposed development shall comply with the following standards. a. The riparian corridors extending through this area shall be protected consistent with the policies in the Conservation of Resources chapter of this General Plan. b. Proposed development shall be planned to provide a gradual transition of intensity between development adjacent to I-80 and existing commercial, and the neighboring residential areas, to minimize the potential for land use conflicts with residential uses, and problems for residents. The west General Commercial site should be developed with a mixture of land uses consisting of three tiers: general commercial and/or office uses should be located adjacent to the Raley's center; low profile office structures should be placed in a second tier after the commercial uses; and medium- to medium-high density residential should be located adjacent to the existing residential areas to the north of this site. Any residential uses on the Office/Professional site (the parcel at I-80 and King Road) should be developed with shared driveways to minimize access points on the new extension of Boyington Road. (See the Circulation Element regarding the Boyington Road extension (page 81), and Figure 4-3 (page 85). The location/alignment of this extension will be determined at the time subdivision or other development of the presently vacant properties is proposed.).			
G.3	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.			
G.4	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.			

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G.5	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. 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: 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. 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.			
	c. Provide primary access to commercial development from Horseshoe Bar Road, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Road and shall be set back and/or buffered from Brace Road to maintain the rural residential character of the roadway corridor. d. Provide a design and appearance that will reinforce the rural character of Loomis by: integrating existing natural features, including significant trees and rock outcrops; building design that emphasizes low-profile structures, local native materials, and the local historic architectural vernacular, and site development incorporating appropriate vegetation, preferably native, that can act as a buffer and screen, as well as add to the ambiance of the development. e. Provide for the long-term protection, preservation, and sustainability of the Secret Ravine riparian corridor, and its aquatic and terrestrial habitats.			
G.6	Residential Medium-Density site on the west side of Humphrey Road immediately south of the H Clark Powers School. The allowable density of two to six dwelling units per acre shall be distributed on the site with lower density on the edges of the parcel. An application for the proposed subdivision of the property shall demonstrate special attention to potential flooding and drainage issues, and any proposed project shall be designed to create no greater volume of storm water runoff to downstream properties after development.			
H	The boundaries of proposed land use designations should be coincident with existing property boundaries, to the extent possible. One possible exception may be when the frontage of a large lot along a major arterial would be inappropriate for residential uses, while much of the remainder could be suited for residential use.			
Design 1	The design of development should respect the key natural resources and existing quality development on each site, including ecological systems, vegetative communities, major trees, water courses, land forms, archaeological resources, and historically and architecturally important structures. Proposed project designs should indemnify and conserve special areas of high ecological sensitivity throughout the Town. Examples of resources to preserve include riparian corridors, wetlands, and oak woodlands			
Design 2	Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to insure their permanent attractiveness			
Design 3	Each development project should be designed to be consistent with the unique local context of Loomis. a. Design projects that fit their context in terms of building form, siting and massing. b. Design projects to be consistent with a site's natural features and surroundings.			

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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.			

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Bicycle & Pedestrian	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.			
	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.			
	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.			
Transit	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.			
	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.			

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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 policies 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.			

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	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.			

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	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: •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.			
	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; 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. 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			
	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.			
	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.			
	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.			
	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.			
	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.			
	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.			

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	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: • 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).			
	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.			
	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.			
	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.			
	h. Where creek or wetland protection is required or proposed, the Town shall require public and private development to: • Preserve creek corridors and setbacks through easements or 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) maintainin 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 wi 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.			
	7. Water quality. The Town will contribute toward the maintenance of high quality in the local surface and groundwater resources through the following, and other feasible measures. a. Proposed development shall incorporate measures to minimize soil erosion, and stream and drainage way sedimentation during construction, and over the life of each project. c. Proposed development shall be designed, constructed, and maintained to prevent the discharge of untreated effluent into local streams to the maximum extent feasible, including the introduction of contaminants such as pesticides, fertilizers, and petroleum products and other contaminants carried by urban runoff.			
	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.			
	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.			
	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.			
	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.			
Cultural	1. Loomis shall encourage the reuse and revitalization of historic buildings. Whenever possible, flexibility in development standards allowed by the Historic Building Code shall be offered to developers working with historic properties.			

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	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: •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.			

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	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 appropriateness 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 excess 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:			

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	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.			

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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			

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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			
	Copy of Adopting Resolution/Ordinance			
Summary	Purpose Statement and Range of Issues			
	Location			
	Acreage			
	Summary of Preparation Process			
Introduction	Detailed Specific Plan Purposes			
	Development and Conservation Issues Addressed in the Plan			
	Project Location, including influencing jurisdictions			
	Written description			
	Regional location map			
	Vicinity map			
	Site location map			
	Planning area information and environmental description			

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	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)			

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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 descriptoin 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 descripton of the specific plan area boundary			
	Summaries of key specific plan background data and information			
	Glossary of specific plan terms			

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0				
SB 330 Housing Pre-Application Checklist				
Type:	0			
Location:	0			
Applicant:	0			
Agent:	0			
Action:	0			
✓	Yes			
X	No			
NA	Not Applicable			
	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.			
	Process			
	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:			
	~The submitted Preliminary Housing Development Application contains accurate information. The Planning Department may require a revised Preliminary Housing Development Application if the original includes inaccurate information.			
	~A complete Project Application must be submitted and accepted by the Department within 180 days of submitting this Preliminary Housing Development Application.			
	~The project may not increase by more than 20 percent in the number of units or total square footage indicated in the Preliminary Housing Development Application, except as the project may be revised using the State Density Bonus.			
	~The project must commence construction within 30 months of site permit issuance.			
	Note that the following modifications may be required even when a Preliminary Housing Development Application is on file:			
	~Development impact fees, application fees, capacity and connection fees, or other charges may be annually adjusted based on a published cost index.			
	~Requirements necessary to avoid an adverse impact to public health or safety, or to avoid or lessen an impact under CEQA may be applied.			
	The Town of Loomis Fee Schedule is found on the following tab of this checklist			

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	<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
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	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?			

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

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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			

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UNALC	NEPA EIS		Estimated by Staff			
UNALC	EIR/Study Notice of Preparation		Part of EIR			
		\$2010.25 filing fees to County	\$839			
UNALC	Negative Declaration/Mitigated Negative Declaration					
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			
			Time and Materials Fee Minimum Deposit	Payment Status	Amount Paid	Date of Payment
Cash Code	Town Service	Fixed Fee				
GPA	GPA/Rezone Combination		\$3,702			
GPA	General Plan Fee	\$998/acre				
LOTLI	Lot Line Adjustment		\$2,002			
UNALC	Master Development Plan		Estimated by Staff			
MLD	Minor Land Division:		\$2,495			
MLD	Parcel Map Check - with improvements		\$2939 + \$55/lot			
MLD	Parcel Map Check - without improvements	\$1,930	\$2325 + \$55/lot			
MLD	Amended Parcel Map Check (Technical Error)		\$1,222			
MLD	Parcel Map Check Cert. of Correction (Tech. Error)		\$1,097			
MLD	Amended Parcel Map Check Cert. of Correction		\$1,097			
MISCP	Mitigation Monitoring - Environmental Mitigations		Estimated by Staff			
MISCP	Modification to Approved Projects		\$883			
MISCP	Master Plan	\$268				
UNALC	Specific Plans		Estimated by Staff			
SUBDI	Subdivisions		\$9,639			
SUBDI	Subdivision Modification/Revision to Tentative Map		\$1,601			
SUBDI	Subdivision Final Map Check/Processing		\$2873 + \$27/lot			
SUBDI	Subdivision Amended Map Check/Cert. of Correction		\$1,771			
VARMJ	Variance- major	\$1,507				
VARMN	Variance - Minor	\$735				
	Zoning:					
ZONAM	Map Amendment		\$1,623			
ZONAM	Amendment		\$1,623			
ZONAM	Zoning Ordinance Interpretation	\$493				
ZONAM	Zoning Clearance (>1 hour)	\$50				

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

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



TOWN OF LOOMIS Planning Department

Loomis Town Hall
3665 Taylor Rd. Loomis, CA 95650
PO Box 1330 Loomis, CA 95650
(916)652-1840 FAX (916)652-1847
WEBSITE: www.loomis.ca.gov

RESIDENTIAL PROJECT PREAPPLICATION INSTRUCTIONS

The Town of Loomis Planning Department accepts applications over the counter. Submit a [Planning Application](#) with the required [Supplemental Application Materials](#) in person to the Planning Department.

All supplemental application materials are required to be submitted concurrently with your application. All application materials shall be delivered on a portable storage device, such as a flash drive or CD.

The following is a checklist of application materials required to submit a Residential Project Preapplication application to the Planning Department.

- ☐ Completed Universal Application: Select the [Residential Project Preapplication](#) under section 1 of the application form.

This application is required for housing development projects proposing two or more units and shall be used for the purpose of satisfying the requirements of a "preliminary application". An applicant for a housing development project shall be deemed to have submitted a preliminary application upon providing all of the information detailed in the checklist instructions to the Planning Department including payment of the permit processing fee. [Fee Schedule](#)

- ☐ Completed [Residential Project Preapplication Checklist Form](#).

RESIDENTIAL PROJECT PREAPPLICATION BACKGROUND INFORMATION

Applicants, please note the following:

- Submittal of a Residential Project Preapplication is voluntary and is not a required application for any residential project. A Residential Project Preapplication may be submitted for any project wishing to achieve vesting status in accordance with Senate Bill 330.

Senate Bill 330

On October 9, 2019, Governor Newsom signed into law the Housing Crisis Act of 2019, also known as Senate Bill 330 (SB 330), which amended state law pertaining to residential development projects as defined in paragraph (2) of subdivision (h) of California Government Code Section 65589.5. SB 330 creates new state laws regarding the production, preservation and planning for housing. It amends the State Housing Accountability Act, Permit Streamlining Act and Planning and Zoning Law all under Title 7 of the California Government Code. The bill is in effect as of January 1, 2020 and becomes inoperative January 1, 2025.

A housing development project shall be deemed to have submitted a preliminary application upon providing a completed Residential Project Preapplication Checklist Form, all supplemental preapplication materials listed therein, and the application filing fee. Provision of this information does not preclude the Town from requesting additional information or studies at the time of application submittal for a development project that are necessary to complete a CEQA analysis.

A housing development project shall be deemed to have submitted a preliminary application upon providing a completed [Residential Project Preapplication Checklist Form](#), all supplemental preapplication materials listed therein, and the application filing fee. Provision of this information does not preclude the Town from requesting additional information or studies at the time of application submittal for a development project that are necessary to complete a CEQA analysis.

A project that meets any of the criteria of California Government Code Section 65589.5(h)(2)(8) is subject to the provisions of SB 330 where those provisions refer to a housing development project, in accordance with the following:

1. The project is residential only and creates two or more new residential units on a project site.
2. The project is a mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the square footage of the project designated for residential use, including dwelling units and any uses accessory to the residential units.
3. The project is transitional housing or supportive housing.

The intent of SB 330 is to improve certainty in the development process and to prevent certain zoning actions that would reduce the availability of housing. SB 330 does the following:

1. Creates a new vesting process for zoning and land use ordinances, policies, and standards in place at the time that a preapplication is submitted;
2. Requires that the historic status or designation of any site for housing development project be determined at the time an application for a discretionary action is deemed complete;
3. Prohibits imposition of non-objective design review standards;
4. Clarifies the Permit Streamlining Act regarding the review of development applications for completeness;
5. Shortens required permit review timeframes and limits the number of public hearings for housing projects that meet objective zoning standards;
6. Prohibits legislative actions by a local agency that reduce total zoned capacity for housing;
7. Clarifies the circumstances under which housing development projects may have their density reduced under the Housing Accountability Act; and
8. Prohibits approval of a housing development project that results in a net loss of housing units.

RESIDENTIAL PROJECT PREAPPLICATION PROCESSING

No later than 30 calendar days after submittal of a Residential Project Preapplication, the Town of Loomis will determine in writing whether the application is complete and transmit the determination to the applicant. If the application is determined to be incomplete, Town staff will provide the applicant with a detailed list of checklist of items that were not completed. Upon receipt of any re-submittal of the application, a new 30-day period shall begin, during which Town staff will determine the completeness of the application. If the application is determined not to be complete, Town staff will specify those parts of the application that are incomplete and will indicate the manner in which they can be made complete, including a detailed listing of information needed to complete the application.

Within 180 calendar days after submitting a complete preliminary application to the Town of Loomis and receipt of a written determination that all checklist items were accepted and deemed complete, the development proponent shall have 180-days to submit an application and achieve SB 330 vesting status.



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TOWN OF LOOMIS Planning Department

RESIDENTIAL PROJECT PREAPPLICATION CHECKLIST FORM (HOUSING CRISIS ACT OF 2019 – SENATE BILL 330)

PURPOSE

This form serves as the preliminary application form for housing development projects seeking vesting rights pursuant to Senate Bill 330 (SB 330), the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes residential units and/or a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes or transitional or supportive housing (as defined in Government Code Section 65589.5, paragraph (2) of subdivision (h)), 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.

Following submittal of this Preliminary Application Form, the Town of Loomis will respond in writing to advise the project proponent of the 180-day vesting period to submit a full application.

Applicants - Please note the following:

- The provisions of SB 330 do not alter or amend the provisions under which a local agency analyses a project application to determine compliance with the California Environmental Quality Act (CEQA).
- After submittal of all required information, if the project proponent revises the project to change the number of residential units or square footage of construction by 20 percent or more, excluding any increase resulting from Density Bonus Law, the project proponent must resubmit the required information so that it reflects the revisions.
- Following submittal of this Preliminary Application Form with all supplemental application materials and the application filing fee, the Town of Loomis staff will respond in writing within 30-days to identify the 180-day vesting period expiration date for a submittal of a complete project application.

SITE INFORMATION

1. PROJECT LOCATION - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address _____ Unit/Space Number _____

Legal Description (Lot, Block, Tract)

Attached? YES ☐ NO ☐

Assessor Parcel Number(s) _____

2. **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.

3. **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. Attached? YES ☐ NO ☐

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied. Attached? YES ☐ NO ☐

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

a. RESIDENTIAL DWELLING UNIT COUNT:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
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	

Other notes on units:

6. **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	Nonresidential	Total
Floor Area (Zoning)			
Square Footage of Construction			

7. **PARKING** - The proposed number of parking spaces:

--

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915? YES ☐ NO ☐

If "YES," please describe:

--

9. **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, or a condominium map? YES ☐ NO ☐

If "YES," please describe:

--

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants? YES ☐ NO ☐

If "YES," please describe:

--

11. **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.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing			
To Be Demolished			

12. **ADDITIONAL SITE CONDITIONS** –

a. Is any portion of the property is located within any of the following:

- i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178? YES ☐ NO ☐
- ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)? YES ☐ NO ☐
- iii. 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? YES ☐ NO ☐
- iv. 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? YES ☐ NO ☐
- v. 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? YES ☐ NO ☐
- vi. 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? YES ☐ NO ☐

If "YES" to any, please describe:

- b. Does the project site contain historic and/or cultural resources? YES ☐ NO ☐

If "YES," please describe:

- c. Does the project site contain any species of special concern? YES ☐ NO ☐

If "YES," please describe:

- d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way? YES ☐ NO ☐

If "YES," please describe:

- e. 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. YES ☐ NO ☐

If "YES," please describe and depict in attached site map:

13. **PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

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 _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Agent/Representative Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Primary Contact for Project: ☐ Owner ☐ Applicant ☐ Agent/Representative ☐ Other

Senate Bill No. 330
CHAPTER 654

An act to amend Section 65589.5 of, to amend, repeal, and add Sections 65940, 65943, and 65950 of, to add and repeal Sections 65905.5, 65913.10, and 65941.1 of, and to add and repeal Chapter 12 (commencing with Section 66300) of Division 1 of Title 7 of, the Government Code, relating to housing.

[Approved by Governor October 09, 2019. Filed with Secretary of State October 09, 2019.]

LEGISLATIVE COUNSEL'S DIGEST

SB 330, Skinner. Housing Crisis Act of 2019.

(1) The Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. The act specifies that one way to satisfy that requirement is to make findings that the housing development project or emergency shelter is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete. The act requires a local agency that proposes to disapprove a housing development project that complies with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete, or to approve it on the condition that it be developed at a lower density, to base its decision upon written findings supported by substantial evidence on the record that specified conditions exist, and places the burden of proof on the local agency to that effect. The act requires a court to impose a fine on a local agency under certain circumstances and requires that the fine be at least \$10,000 per housing unit in the housing development project on the date the application was deemed complete. This bill, until January 1, 2025, would specify that an application is deemed complete for these purposes if a preliminary application was submitted, as described below.

Existing law authorizes the applicant, a person who would be eligible to apply for residency in the development or emergency shelter, or a housing organization to bring an action to enforce the Housing Accountability Act. If, in that action, a court finds that a local agency failed to satisfy the requirement to make the specified findings described above, existing law requires the court to issue an order or judgment compelling compliance with the act within 60 days, as specified.

This bill, until January 1, 2025, would additionally require a court to issue the order or judgment previously described if the local agency required or attempted to require certain housing development projects to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

Existing law authorizes a local agency to require a housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need, as specified.

This bill, until January 1, 2025, would, notwithstanding those provisions or any other law and with certain exceptions, require that a housing development project only be subject to the ordinances, policies, and standards adopted and in effect when a preliminary application is submitted, except as specified.

(2) The Planning and Zoning Law, except as provided, requires that a public hearing be held on an application for a variance from the requirements of a zoning ordinance, an application for a conditional use permit or equivalent development permit, a proposed revocation or modification of a variance or use permit or equivalent development permit, or an appeal from the action taken on any of those applications. That law requires that notice of a public hearing be provided in accordance with specified procedures.

This bill, until January 1, 2025, would prohibit a city or county from conducting more than 5 hearings, as defined, held pursuant to these provisions, or any other law, ordinance, or regulation requiring a public hearing, if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, as defined. The bill would require the city or county to consider and either approve or disapprove the housing development project at any of the 5 hearings consistent with the applicable timelines under the Permit Streamlining Act.

(3) The Permit Streamlining Act, which is part of the Planning and Zoning Law, requires each state agency and each local agency to compile one or more lists that specify in detail the information that will be required from any applicant for a development project. That law requires the state or local agency to make copies of this information available to all applicants for development projects and to any persons who request the information.

The bill, until January 1, 2025, for purposes of any state or local law, ordinance, or regulation that requires a city or county to determine whether the site of a proposed housing development project is a historic site, would require the city or county to make that determination, which would remain valid for the pendency of the housing development, at the time the application is deemed complete, except as provided. The bill, until January 1, 2025, would also require that each local agency make copies of any above-described list with respect to information required from an applicant for a housing development project available both (A) in writing to those persons to whom the agency is required to make information available and (B) publicly available on the internet website of the local agency.

The Permit Streamlining Act requires public agencies to approve or disapprove of a development project within certain timeframes, as specified. The act requires a public agency, upon its determination that an application for a development project is incomplete, to include a list and a thorough description of the specific information needed to complete the application. Existing law authorizes the applicant to submit the additional material to the public agency, requires the public agency to determine whether the submission of the application together with the submitted materials is complete within 30 days of receipt, and provides for an appeal process from the public agency's determination. Existing law requires a final written determination by the agency on the appeal no later than 60 days after receipt of the applicant's written appeal.

This bill, until January 1, 2025, would provide that a housing development project, as defined, shall be deemed to have submitted a preliminary application upon providing specified information about the proposed project to the city or county from which approval for the project is being sought. The bill would require each local agency to compile a checklist and application form that applicants for housing development projects may use for that purpose and would require the Department of Housing and Community Development to adopt a standardized form for applicants seeking approval from a local agency that has not developed its own application form. After the submittal of a preliminary application, the bill would provide that a housing development project would not be deemed to have submitted a preliminary application under these provisions if the development proponent revises the project such that the number of residential units or square footage of construction changes by 20% or more until the development proponent resubmits the information required by the bill so that it reflects the revisions. The bill would require a development proponent to submit an application for a development project that includes all information necessary for the agency to review the application under the Permit Streamlining Act within 180 days of submitting the preliminary application.

The bill, until January 1, 2025, would require the lead agency, as defined, if the application is determined to be incomplete, to provide the applicant with an exhaustive list of items that were not complete, as specified.

The Permit Streamlining Act generally requires that a public agency that is the lead agency for a development project approve or disapprove a project within 120 days from the date of certification by the lead agency of an environmental impact report prepared for certain development projects, but reduces this time period to 90 days from the certification of an environmental impact report for development projects meeting certain additional conditions relating to affordability. Existing law defines “development project” for these purposes to mean a use consisting of either residential units only or mixed-use developments consisting of residential and nonresidential uses that satisfy certain other requirements.

This bill, until January 1, 2025, would reduce the time period in which a lead agency under these provisions is required to approve or disapprove a project from 120 days to 90 days, for a development project generally described above, and from 90 days to 60 days, for a development project that meets the above-described affordability conditions. The bill would recast the definition of “development project” for these purposes to mean a housing development project, as defined in the Housing Accountability Act.

(4) The Planning and Zoning Law, among other things, requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city and of any land outside its boundaries that relates to its planning. That law authorizes the legislative body, if it deems it to be in the public interest, to amend all or part of an adopted general plan, as provided. That law also authorizes the legislative body of any county or city, pursuant to specified procedures, to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes.

This bill, until January 1, 2025, with respect to land where housing is an allowable use, except as specified, would prohibit a county or city, including the electorate exercising its local initiative or referendum power, in which specified conditions exist, determined by the Department of Housing and Community Development as provided, from enacting a development policy, standard, or condition, as defined, that would have the effect of (A) changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018; (B) imposing or enforcing a moratorium on housing development within all or a portion of the jurisdiction of the county or city, except as provided; (C) imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards, as defined; or (D) establishing or implementing certain limits on the number of permits issued by, or the population of, the county or city, unless the limit was approved prior to January 1, 2005, in a predominantly agricultural county, as defined. The bill would, notwithstanding these prohibitions, allow a city or county to prohibit the commercial use of land zoned for residential use consistent with the authority of the city or county conferred by other law. The bill would state that these prohibitions would apply to any zoning ordinance adopted or amended on or after the effective date of these provisions, and that any development policy, standard, or condition on or after that date that does not comply would be deemed void.

This bill would also require a project that requires the demolition of housing to comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants, as provided. The bill would provide that these provisions do not supersede any provision of a locally adopted ordinance that places greater restrictions on the demolition of residential dwelling units or that requires greater relocation assistance to displaced households. The bill would require a county or city subject to these provisions to include information necessary to determine compliance with these provisions in the list or lists that specify the information that will be required from any applicant for a development project under the Permit Streamlining Act. The bill would state that these prohibitions would prevail over any conflicting provision of the Planning and Zoning Law or other law regulating housing development in this state, except as specifically provided. The bill would also require that any exception to these provisions, including an exception for the health and safety of occupants of a housing development project, be construed narrowly.

(5) This bill would include findings that the changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

(6) By imposing various new requirements and duties on local planning officials with respect to housing development, and by changing the scope of a crime under the State Housing Law, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that with regard to certain mandates no reimbursement is required by this act for a specified reason.

With regard to any other mandates, this bill would provide that, if the Commission on State Mandates determines that the bill contains costs so mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

(7) This bill would provide that its provisions are severable.

Digest Key

Vote: MAJORITY Appropriation: NO Fiscal Committee: YES Local Program: YES

Bill Text

The people of the State of California do enact as follows:

SECTION 1.

This act shall be known, and may be cited, as the Housing Crisis Act of 2019.

SEC. 2.

(a) The Legislature finds and declares the following:

(1) California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita.

(2) Consequently, existing housing in this state, especially in its largest cities, has become very expensive. Seven of the 10 most expensive real estate markets in the United States are in California. In San Francisco, the median home price is \$1.6 million.

(3) California is also experiencing rapid year-over-year rent growth with three cities in the state having had overall rent growth of 10 percent or more year-over-year, and of the 50 United States cities with the highest United States rents, 33 are cities in California.

(4) California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years.

(5) The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.

(6) The housing crisis harms families across California and has resulted in all of the following:

(A) Increased poverty and homelessness, especially first-time homelessness.

(B) Forced lower income residents into crowded and unsafe housing in urban areas.

(C) Forced families into lower cost new housing in greenfields at the urban-rural interface with longer commute times and a higher exposure to fire hazard.

(D) Forced public employees, health care providers, teachers, and others, including critical safety personnel, into more affordable housing farther from the communities they serve, which will exacerbate future disaster response challenges in high-cost, high-congestion areas and increase risk to life.

(E) Driven families out of the state or into communities away from good schools and services, making the ZIP Code where one grew up the largest determinate of later access to opportunities and social mobility, disrupting family life, and increasing health problems due to long commutes that may exceed three hours per day.

(7) The housing crisis has been exacerbated by the additional loss of units due to wildfires in 2017 and 2018, which impacts all regions of the state. The Carr Fire in 2017 alone burned over 1,000 homes, and over 50,000 people have been displaced by the Camp Fire and the Woolsey Fire in 2018. This temporary

and permanent displacement has placed additional demand on the housing market and has resulted in fewer housing units available for rent by low-income individuals.

(8) Individuals who lose their housing due to fire or the sale of the property cannot find affordable homes or rental units and are pushed into cars and tents.

(9) Costs for construction of new housing continue to increase. According to the Turner Center for Housing Innovation at the University of California, Berkeley, the cost of building a 100-unit affordable housing project in the state was almost \$425,000 per unit in 2016, up from \$265,000 per unit in 2000.

(10) Lengthy permitting processes and approval times, fees and costs for parking, and other requirements further exacerbate cost of residential construction.

(11) The housing crisis is severely impacting the state's economy as follows:

(A) Employers face increasing difficulty in securing and retaining a workforce.

(B) Schools, universities, nonprofits, and governments have difficulty attracting and retaining teachers, students, and employees, and our schools and critical services are suffering.

(C) According to analysts at McKinsey and Company, the housing crisis is costing California \$140 billion a year in lost economic output.

(12) The housing crisis also harms the environment by doing both of the following:

(A) Increasing pressure to develop the state's farmlands, open space, and rural interface areas to build affordable housing, and increasing fire hazards that generate massive greenhouse gas emissions.

(B) Increasing greenhouse gas emissions from longer commutes to affordable homes far from growing job centers.

(13) Homes, lots, and structures near good jobs, schools, and transportation remain underutilized throughout the state and could be rapidly remodeled or developed to add affordable homes without subsidy where they are needed with state assistance.

(14) Reusing existing infrastructure and developed properties, and building more smaller homes with good access to schools, parks, and services, will provide the most immediate help with the lowest greenhouse gas footprint to state residents.

(b) In light of the foregoing, the Legislature hereby declares a statewide housing emergency, to be in effect until January 1, 2025.

(c) It is the intent of the Legislature, in enacting the Housing Crisis Act of 2019, to do both of the following:

(1) Suspend certain restrictions on the development of new housing during the period of the statewide emergency described in subdivisions (a) and (b).

(2) Work with local governments to expedite the permitting of housing in regions suffering the worst housing shortages and highest rates of displacement.

SEC. 3.

Section 65589.5 of the Government Code is amended to read:

65589.5.

(a) (1) The Legislature finds and declares all of the following:

(A) The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.

(B) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the

approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.

(C) Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(D) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects.

(2) In enacting the amendments made to this section by the act adding this paragraph, the Legislature further finds and declares the following:

(A) California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

(B) While the causes of this crisis are multiple and complex, the absence of meaningful and effective policy reforms to significantly enhance the approval and supply of housing affordable to Californians of all income levels is a key factor.

(C) The crisis has grown so acute in California that supply, demand, and affordability fundamentals are characterized in the negative: underserved demands, constrained supply, and protracted unaffordability.

(D) According to reports and data, California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.

(E) California's overall homeownership rate is at its lowest level since the 1940s. The state ranks 49th out of the 50 states in homeownership rates as well as in the supply of housing per capita. Only one-half of California's households are able to afford the cost of housing in their local regions.

(F) Lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians.

(G) The majority of California renters, more than 3,000,000 households, pay more than 30 percent of their income toward rent and nearly one-third, more than 1,500,000 households, pay more than 50 percent of their income toward rent.

(H) When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

(I) An additional consequence of the state's cumulative housing shortage is a significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences.

(J) California's housing picture has reached a crisis of historic proportions despite the fact that, for decades, the Legislature has enacted numerous statutes intended to significantly increase the approval, development, and affordability of housing for all income levels, including this section.

(K) The Legislature's intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters. That intent has not been fulfilled.

(L) It is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

(3) It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) and paragraph (1) of subdivision (j), arise infrequently.

(b) It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) A local agency shall not disapprove a housing development project, including farmworker housing as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially

infeasible. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

(3) The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.

(4) The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) The housing development project or emergency shelter is inconsistent with both the jurisdiction’s zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article. For purposes of this section, a change to the zoning ordinance or general plan land use designation subsequent to the date the application was deemed complete shall not constitute a valid basis to disapprove or condition approval of the housing development project or emergency shelter.

(A) This paragraph cannot be utilized to disapprove or conditionally approve a housing development project if the housing development project is proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction’s housing element, and consistent with the density specified in the housing element, even though it is inconsistent with both the jurisdiction’s zoning ordinance and general plan land use designation.

(B) If the local agency has failed to identify in the inventory of land in its housing element sites that can be developed for housing within the planning period and are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels pursuant to Section 65584, then this paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed for a site designated in any element of the general plan for residential uses or designated in any element of the general plan for commercial uses if residential uses are permitted or conditionally permitted within commercial designations. In any action in court, the burden of proof shall be on the local agency to show that its housing element does identify adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the local agency’s share of the regional housing need for the very low, low-, and moderate-income categories.

(C) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden

of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the congestion management program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) (1) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from requiring the housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need pursuant to Section 65584. However, the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development.

(2) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from requiring an emergency shelter project to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with paragraph (4) of subdivision (a) of Section 65583 and appropriate to, and consistent with, meeting the jurisdiction's need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. However, the development standards, conditions, and policies shall be applied by the local agency to facilitate and accommodate the development of the emergency shelter project.

(3) Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the housing development project or emergency shelter.

(4) For purposes of this section, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.

(g) This section shall be applicable to charter cities because the Legislature finds that the lack of housing, including emergency shelter, is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.

(C) Transitional housing or supportive housing.

(3) "Housing for very low, low-, or moderate-income households" means that either (A) at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, or (B) 100 percent of the units shall be sold or rented to persons

and families of moderate income as defined in Section 50093 of the Health and Safety Code, or persons and families of middle income, as defined in Section 65008 of this code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate-income eligibility limits are based.

(4) "Area median income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for very low or low-income households in accordance with the provisions of this subdivision for 30 years.

(5) Notwithstanding any other law, until January 1, 2025, "deemed complete" means that the applicant has submitted a preliminary application pursuant to Section 65941.1.

(6) "Disapprove the housing development project" includes any instance in which a local agency does either of the following:

(A) Votes on a proposed housing development project application and the application is disapproved, including any required land use approvals or entitlements necessary for the issuance of a building permit.

(B) Fails to comply with the time periods specified in subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(7) "Lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing.

(8) Until January 1, 2025, "objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

(9) Notwithstanding any other law, until January 1, 2025, "determined to be complete" means that the applicant has submitted a complete application pursuant to Section 65943.

(i) If any city, county, or city and county denies approval or imposes conditions, including design changes, lower density, or a reduction of the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the housing development project's application is deemed complete, that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, and the denial of the development or the imposition of conditions on the development is the subject of a court action which challenges the denial or the imposition of conditions, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision (d), and that the findings are supported by a preponderance of the evidence in the record, and with the requirements of subdivision (o).

(j) (1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its

decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(2) (A) If the local agency considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision as specified in this subdivision, it shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.

(B) If the local agency fails to provide the required documentation pursuant to subparagraph (A), the housing development project shall be deemed consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

(3) For purposes of this section, the receipt of a density bonus pursuant to Section 65915 shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

(k) (1) (A) (i) The applicant, a person who would be eligible to apply for residency in the development or emergency shelter, or a housing organization may bring an action to enforce this section. If, in any action brought to enforce this section, a court finds that any of the following are met, the court shall issue an order pursuant to clause (ii):

(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing,

without making the findings required by this section or without making findings supported by a preponderance of the evidence.

(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section or without making findings supported by a preponderance of the evidence.

(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (o), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

(ib) This subclause shall become inoperative on January 1, 2025.

(ii) If the court finds that one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, except under extraordinary circumstances in which the court finds that awarding fees would not further the purposes of this section.

(B) (i) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within 60 days issued pursuant to subparagraph (A), the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Fund, if Senate Bill 2 of the 2017–18 Regular Session is enacted, or otherwise in the Housing Rehabilitation Loan Fund. The fine shall be in a minimum amount of ten thousand dollars (\$10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Fund, if Senate Bill 2 of the 2017–18 Regular Session is enacted, or otherwise in the Housing Rehabilitation Loan Fund, for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(ii) If any money derived from a fine imposed pursuant to this subparagraph is deposited in the Housing Rehabilitation Loan Fund, then, notwithstanding Section 50661 of the Health and Safety Code, that money shall be available only upon appropriation by the Legislature.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(l) If the court finds that the local agency (1) acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section and (2) failed to carry out the court's order or judgment within 60 days as described in subdivision (k), the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. For purposes of this section, "bad faith" includes, but is not limited to, an action that is frivolous or otherwise entirely without merit.

(m) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years following the date that the project received final approval. For purposes of this subparagraph, "final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(i) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(ii) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) This subdivision shall become inoperative on January 1, 2025.

(p) This section shall be known, and may be cited, as the Housing Accountability Act.

SEC. 4.

Section 65905.5 is added to the Government Code, to read:

65905.5.

(a) Notwithstanding any other law, if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, after the application is deemed complete, a city, county, or city and county shall not conduct more than five hearings pursuant to Section 65905, or any other law, ordinance, or regulation requiring a public hearing in connection with the approval of that housing development project. If the city, county, or city and county continues a hearing subject to this section to another date, the continued hearing shall count as one of the five hearings allowed under this section. The city, county, or city and county shall consider and either approve or disapprove the application at any of the five hearings allowed under this section consistent with the applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

(b) For purposes of this section:

(1) "Deemed complete" means that the application has met all of the requirements specified in the relevant list compiled pursuant to Section 65940 that was available at the time when the application was submitted.

(2) "Hearing" includes any public hearing, workshop, or similar meeting conducted by the city or county with respect to the housing development project, whether by the legislative body of the city or county, the planning agency established pursuant to Section 65100, or any other agency, department, board, commission, or any other designated hearing officer or body of the city or county, or any committee or subcommittee thereof. "Hearing" does not include a hearing to review a legislative approval required for a proposed housing development project, including, but not limited to, a general plan amendment, a specific plan adoption or amendment, or a zoning amendment, or any hearing arising from a timely appeal of the approval or disapproval of a legislative approval.

(3) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(c) (1) For purposes of this section, a housing development project shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard,

requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant, or in conformity.

(2) A proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria, but the zoning for the project site is inconsistent with the general plan. If the local agency complies with the written documentation requirements of paragraph (2) of subdivision (j) of Section 65589.5, the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning that is consistent with the general plan; however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

(d) Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code.

(e) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 5.

Section 65913.10 is added to the Government Code, to read:

65913.10.

(a) For purposes of any state or local law, ordinance, or regulation that requires the city or county to determine whether the site of a proposed housing development project is a historic site, the city or county shall make that determination at the time the application for the housing development project is deemed complete. A determination as to whether a parcel of property is a historic site shall remain valid during the pendency of the housing development project for which the application was made unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

(b) For purposes of this section:

(1) "Deemed complete" means that the application has met all of the requirements specified in the relevant list compiled pursuant to Section 65940 that was available at the time when the application was submitted.

(2) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(c) (1) Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).

(d) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 6.

Section 65940 of the Government Code is amended to read:

65940.

(a) (1) Each public agency shall compile one or more lists that shall specify in detail the information that will be required from any applicant for a development project. Each public agency shall revise the list of

information required from an applicant to include a certification of compliance with Section 65962.5, and the statement of application required by Section 65943. Copies of the information, including the statement of application required by Section 65943, shall be made available to all applicants for development projects and to any person who requests the information.

(2) An affected city or affected county, as defined in Section 66300, shall include the information necessary to determine compliance with the requirements of subdivision (d) of Section 66300 in the list compiled pursuant to paragraph (1).

(b) The list of information required from any applicant shall include, where applicable, identification of whether the proposed project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined in Section 65944.

(c) (1) A public agency that is not beneath a low-level flight path or not within special use airspace and does not contain a military installation is not required to change its list of information required from applicants to comply with subdivision (b).

(2) A public agency that is entirely urbanized, as defined in subdivision (e) of Section 65944, with the exception of a jurisdiction that contains a military installation, is not required to change its list of information required from applicants to comply with subdivision (b).

(d) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 7.

Section 65940 is added to the Government Code, to read:

65940.

(a) Each public agency shall compile one or more lists that shall specify in detail the information that will be required from any applicant for a development project. Each public agency shall revise the list of information required from an applicant to include a certification of compliance with Section 65962.5, and the statement of application required by Section 65943. Copies of the information, including the statement of application required by Section 65943, shall be made available to all applicants for development projects and to any person who requests the information.

(b) The list of information required from any applicant shall include, where applicable, identification of whether the proposed project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined in Section 65944.

(c) (1) A public agency that is not beneath a low-level flight path or not within special use airspace and does not contain a military installation is not required to change its list of information required from applicants to comply with subdivision (b).

(2) A public agency that is entirely urbanized, as defined in subdivision (e) of Section 65944, with the exception of a jurisdiction that contains a military installation, is not required to change its list of information required from applicants to comply with subdivision (b).

(d) This section shall become operative on January 1, 2025.

SEC. 8.

Section 65941.1 is added to the Government Code, to read:

65941.1.

(a) An applicant for a housing development project, as defined in paragraph (2) of subdivision (h) of Section 65589.5, shall be deemed to have submitted a preliminary application upon providing all of the following information about the proposed project to the city, county, or city and county from which approval for the project is being sought and upon payment of the permit processing fee:

(1) The specific location, including parcel numbers, a legal description, and site address, if applicable.

(2) The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

(3) A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.

(4) The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

(5) The proposed number of parking spaces.

(6) Any proposed point sources of air or water pollutants.

(7) Any species of special concern known to occur on the property.

(8) Whether a portion of the property is located within any of the following:

(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.

(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(C) 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.

(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.

(E) 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.

(F) 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.

(9) Any historic or cultural resources known to exist on the property.

(10) The number of proposed below market rate units and their affordability levels.

(11) The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.

(12) Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.

(13) The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

(14) For a housing development project proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

(A) Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

(B) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

(C) A tsunami run-up zone.

(D) Use of the site for public access to or along the coast.

(15) The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.

(16) A site map showing 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 and 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.

(17) The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

(b) (1) Each local agency shall compile a checklist and application form that applicants for housing development projects may use for the purpose of satisfying the requirements for submittal of a preliminary application.

(2) The Department of Housing and Community Development shall adopt a standardized form that applicants for housing development projects may use for the purpose of satisfying the requirements for submittal of a preliminary application if a local agency has not developed its own application form pursuant to paragraph (1). Adoption of the standardized form shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(3) A checklist or form shall not require or request any information beyond that expressly identified in subdivision (a).

(c) After submittal of all of the information required by subdivision (a), if the development proponent revises the project such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the housing development project shall not be deemed to have submitted a preliminary application that satisfies this section until the development proponent resubmits the information required by subdivision (a) so that it reflects the revisions. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(d) (1) Within 180 calendar days after submitting a preliminary application with all of the information required by subdivision (a) to a city, county, or city and county, the development proponent shall submit an application for a development project that includes all of the information required to process the development application consistent with Sections 65940, 65941, and 65941.5.

(2) If the public agency determines that the application for the development project is not complete pursuant to Section 65943, the development proponent shall submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. If the development proponent does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect.

(3) This section shall not require an affirmative determination by a city, county, or city and county regarding the completeness of a preliminary application or a development application for purposes of compliance with this section.

(e) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 9.

Section 65943 of the Government Code is amended to read:

65943.

(a) Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the application is determined to be incomplete, the lead agency shall provide the applicant with an exhaustive list of items that were not complete. That list shall be limited to those items actually required on the lead agency's submittal requirement checklist. In any subsequent review of the application determined to be incomplete, the local agency shall not request the applicant to provide any new information that was not stated in the initial list of items that were not complete. If the written determination is not made within 30 days after receipt of the application, and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the public agency shall determine the completeness of the application. If the application is determined not to be complete, the agency's determination shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the public agency in response to the list and description.

(b) Not later than 30 calendar days after receipt of the submitted materials described in subdivision (a), the public agency shall determine in writing whether the application as supplemented or amended by the submitted materials is complete and shall immediately transmit that determination to the applicant. In making this determination, the public agency is limited to determining whether the application as supplemented or amended includes the information required by the list and a thorough description of the specific information needed to complete the application required by subdivision (a). If the written determination is not made within that 30-day period, the application together with the submitted materials shall be deemed complete for purposes of this chapter.

(c) If the application together with the submitted materials are determined not to be complete pursuant to subdivision (b), the public agency shall provide a process for the applicant to appeal that decision in writing to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency. A city or county shall provide that the right of appeal is to the governing body or, at their option, the planning commission, or both.

There shall be a final written determination by the agency on the appeal not later than 60 calendar days after receipt of the applicant's written appeal. The fact that an appeal is permitted to both the planning commission and to the governing body does not extend the 60-day period. Notwithstanding a decision pursuant to subdivision (b) that the application and submitted materials are not complete, if the final written determination on the appeal is not made within that 60-day period, the application with the submitted materials shall be deemed complete for the purposes of this chapter.

(d) Nothing in this section precludes an applicant and a public agency from mutually agreeing to an extension of any time limit provided by this section.

(e) A public agency may charge applicants a fee not to exceed the amount reasonably necessary to provide the service required by this section. If a fee is charged pursuant to this section, the fee shall be collected as part of the application fee charged for the development permit.

(f) Each city and each county shall make copies of any list compiled pursuant to Section 65940 with respect to information required from an applicant for a housing development project, as that term is defined in paragraph (2) of subdivision (h) of Section 65589.5, available both (1) in writing to those persons to whom the agency is required to make information available under subdivision (a) of that section, and (2) publicly available on the internet website of the city or county.

(g) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 10.

Section 65943 is added to the Government Code, to read:

65943.

(a) Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the written determination is not made within 30 days after receipt of the application, and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the public agency shall determine the completeness of the application. If the application is determined not to be complete, the agency's determination shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the public agency in response to the list and description.

(b) Not later than 30 calendar days after receipt of the submitted materials, the public agency shall determine in writing whether they are complete and shall immediately transmit that determination to the applicant. If the written determination is not made within that 30-day period, the application together with the submitted materials shall be deemed complete for purposes of this chapter.

(c) If the application together with the submitted materials are determined not to be complete pursuant to subdivision (b), the public agency shall provide a process for the applicant to appeal that decision in writing to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency. A city or county shall provide that the right of appeal is to the governing body or, at their option, the planning commission, or both.

There shall be a final written determination by the agency on the appeal not later than 60 calendar days after receipt of the applicant's written appeal. The fact that an appeal is permitted to both the planning commission and to the governing body does not extend the 60-day period. Notwithstanding a decision pursuant to subdivision (b) that the application and submitted materials are not complete, if the final written determination on the appeal is not made within that 60-day period, the application with the submitted materials shall be deemed complete for the purposes of this chapter.

(d) Nothing in this section precludes an applicant and a public agency from mutually agreeing to an extension of any time limit provided by this section.

(e) A public agency may charge applicants a fee not to exceed the amount reasonably necessary to provide the service required by this section. If a fee is charged pursuant to this section, the fee shall be collected as part of the application fee charged for the development permit.

(f) This section shall become operative on January 1, 2025.

SEC. 11.

Section 65950 of the Government Code is amended to read:

65950.

(a) A public agency that is the lead agency for a development project shall approve or disapprove the project within whichever of the following periods is applicable:

(1) One hundred eighty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for the development project.

(2) Ninety days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c).

(3) Sixty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c) and all of the following conditions are met:

(A) At least 49 percent of the units in the development project are affordable to very low or low-income households, as defined by Sections 50105 and 50079.5 of the Health and Safety Code, respectively.

Rents for the lower income units shall be set at an affordable rent, as that term is defined in Section 50053 of the Health and Safety Code, for at least 30 years. Owner-occupied units shall be available at an affordable housing cost, as that term is defined in Section 50052.5 of the Health and Safety Code.

(B) Prior to the application being deemed complete for the development project pursuant to Article 3 (commencing with Section 65940), the lead agency received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, tax credits, bond authority, or other financial assistance from a public agency or federal agency, and the notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, the requirement that one of the approvals of the development project by the lead agency is a prerequisite to the application for or approval of the application for financial assistance, and that the financial assistance is necessary for the project to be affordable as required pursuant to subparagraph (A).

(C) There is confirmation that the application has been made to the public agency or federal agency prior to certification of the environmental impact report.

(4) Sixty days from the date of adoption by the lead agency of the negative declaration, if a negative declaration is completed and adopted for the development project.

(5) Sixty days from the determination by the lead agency that the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if the project is exempt from that act.

(b) This section does not preclude a project applicant and a public agency from mutually agreeing in writing to an extension of any time limit provided by this section pursuant to Section 65957.

(c) For purposes of paragraphs (2) and (3) of subdivision (a) and Section 65952, "development project" means a housing development project, as that term is defined in paragraph (2) of subdivision (h) of Section 65589.5.

(d) For purposes of this section, "lead agency" and "negative declaration" have the same meaning as defined in Sections 21067 and 21064 of the Public Resources Code, respectively.

(e) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 12.

Section 65950 is added to the Government Code, to read:

65950.

(a) A public agency that is the lead agency for a development project shall approve or disapprove the project within whichever of the following periods is applicable:

(1) One hundred eighty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for the development project.

(2) One hundred twenty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c).

(3) Ninety days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c) and all of the following conditions are met:

(A) At least 49 percent of the units in the development project are affordable to very low or low-income households, as defined by Sections 50105 and 50079.5 of the Health and Safety Code, respectively.

Rents for the lower income units shall be set at an affordable rent, as that term is defined in Section 50053 of the Health and Safety Code, for at least 30 years. Owner-occupied units shall be available at an affordable housing cost, as that term is defined in Section 50052.5 of the Health and Safety Code.

(B) Prior to the application being deemed complete for the development project pursuant to Article 3 (commencing with Section 65940), the lead agency received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, tax credits, bond authority, or other financial assistance from a public agency or federal agency, and the notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, the requirement that one of the approvals of the development project by the lead agency is a prerequisite to the application for or approval of the application for financial assistance, and that the financial assistance is necessary for the project to be affordable as required pursuant to subparagraph (A).

(C) There is confirmation that the application has been made to the public agency or federal agency prior to certification of the environmental impact report.

(4) Sixty days from the date of adoption by the lead agency of the negative declaration, if a negative declaration is completed and adopted for the development project.

(5) Sixty days from the determination by the lead agency that the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if the project is exempt from that act.

(b) This section does not preclude a project applicant and a public agency from mutually agreeing in writing to an extension of any time limit provided by this section pursuant to Section 65957.

(c) For purposes of paragraphs (2) and (3) of subdivision (a) and Section 65952, "development project" means a use consisting of either of the following:

(1) Residential units only.

(2) Mixed-use developments consisting of residential and nonresidential uses in which the nonresidential uses are less than 50 percent of the total square footage of the development and are limited to neighborhood commercial uses and to the first floor of buildings that are two or more stories.

As used in this paragraph, “neighborhood commercial” means small-scale general or specialty stores that furnish goods and services primarily to residents of the neighborhood.

(d) For purposes of this section, “lead agency” and “negative declaration” have the same meaning as defined in Sections 21067 and 21064 of the Public Resources Code, respectively.

(e) This section shall become operative on January 1, 2025.

SEC. 13.

Chapter 12 (commencing with Section 66300) is added to Division 1 of Title 7 of the Government Code, to read:

CHAPTER 12. Housing Crisis Act of 2019

66300.

(a) As used in this section:

(1) (A) Except as otherwise provided in subparagraph (B), “affected city” means a city, including a charter city, that the Department of Housing and Community Development determines, pursuant to subdivision (e), is in an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) Notwithstanding subparagraph (A), “affected city” does not include any city that has a population of 5,000 or less and is not located within an urbanized area, as designated by the United States Census Bureau.

(2) “Affected county” means a census designated place, based on the 2013-2017 American Community Survey 5-year Estimates, that is wholly located within the boundaries of an urbanized area, as designated by the United States Census Bureau.

(3) Notwithstanding any other law, “affected county” and “affected city” includes the electorate of an affected county or city exercising its local initiative or referendum power, whether that power is derived from the California Constitution, statute, or the charter or ordinances of the affected county or city.

(4) “Department” means the Department of Housing and Community Development.

(5) “Development policy, standard, or condition” means any of the following:

(A) A provision of, or amendment to, a general plan.

(B) A provision of, or amendment to, a specific plan.

(C) A provision of, or amendment to, a zoning ordinance.

(D) A subdivision standard or criterion.

(6) “Housing development project” has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(7) “Objective design standard” means a design standard that involve no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or

affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, "less intensive use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

(B) (i) Imposing a moratorium or similar restriction or limitation on housing development, including mixed-use development, within all or a portion of the jurisdiction of the affected county or city, other than to specifically protect against an imminent threat to the health and safety of persons residing in, or within the immediate vicinity of, the area subject to the moratorium or for projects specifically identified as existing restricted affordable housing.

(ii) The affected county or affected city, as applicable, shall not enforce a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the department. The department shall approve a zoning ordinance submitted to it pursuant to this subparagraph only if it determines that the zoning ordinance satisfies the requirements of this subparagraph. If the department denies approval of a zoning ordinance imposing a moratorium or similar restriction or limitation on housing development as inconsistent with this subparagraph, that ordinance shall be deemed void.

(C) Imposing or enforcing design standards established on or after January 1, 2020, that are not objective design standards.

(D) Except as provided in subparagraph (E), establishing or implementing any provision that:

(i) Limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the affected county or affected city, as applicable.

(ii) Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.

(iii) Limits the population of the affected county or affected city, as applicable.

(E) Notwithstanding subparagraph (D), an affected county or affected city may enforce a limit on the number of approvals or permits or a cap on the number of housing units that can be approved or constructed if the provision of law imposing the limit was approved by voters prior to January 1, 2005, and the affected county or affected city is located in a predominantly agricultural county. For the purposes of this subparagraph, "predominantly agricultural county" means a county that meets both of the following, as determined by the most recent California Farmland Conversion Report produced by the Department of Conservation:

(i) Has more than 550,000 acres of agricultural land.

(ii) At least one-half of the county area is agricultural land.

(2) Any development policy, standard, or condition enacted on or after the effective date of this section that does not comply with this section shall be deemed void.

(c) Notwithstanding subdivisions (b) and (f), an affected county or affected city may enact a development policy, standard, or condition to prohibit the commercial use of land that is designated for residential use, including, but not limited to, short-term occupancy of a residence, consistent with the authority conferred on the county or city by other law.

(d) Notwithstanding any other provision of this section, both of the following shall apply:

(1) An affected city or an affected county shall not approve a housing development project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished.

(2) An affected city or an affected county shall not approve a housing development project that will require the demolition of occupied or vacant protected units, unless all of the following apply:

(A) (i) The project will replace all existing or demolished protected units.

(ii) Any protected units replaced pursuant to this subparagraph shall be considered in determining whether the housing development project satisfies the requirements of Section 65915 or a locally adopted requirement that requires, as a condition of the development of residential rental units, that the project provide a certain percentage of residential rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households, as specified in Sections 50079.5, 50093, 50105, and 50106 of the Health and Safety Code.

(iii) Notwithstanding clause (i), in the case of a protected unit that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power, and that is or was occupied by persons or families above lower income, the affected city or affected county may do either of the following:

(I) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years.

(II) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit is replaced. Unless otherwise required by the affected city or affected county's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(B) The housing development project will include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years.

(C) Any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice, subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1.

(D) The developer agrees to provide both of the following to the occupants of any protected units:

(i) Relocation benefits to the occupants of those affordable residential rental units, subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1.

(ii) A right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent, as defined in Section 50053 of the Health and Safety Code, or an affordable housing cost, as defined in 50052.5.

(E) For purposes of this paragraph:

(i) "Equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.

(ii) "Protected units" means any of the following:

(I) Residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past five years.

(II) Residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years.

(III) Residential dwelling units that are or were occupied by lower or very low income households within the past five years.

(IV) Residential dwelling units that were withdrawn from rent or lease in accordance with Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 within the past 10 years.

(iii) "Replace" shall have the same meaning as provided in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65915.

(3) This subdivision shall not supersede any objective provision of a locally adopted ordinance that places restrictions on the demolition of residential dwelling units or the subdivision of residential rental units that are more protective of lower income households, requires the provision of a greater number of units affordable to lower income households, or that requires greater relocation assistance to displaced households.

(4) This subdivision shall only apply to a housing development project that submits a complete application pursuant to Section 65943 on or after January 1, 2020.

(e) The Department of Housing and Community Development shall determine those cities and counties in this state that are affected cities and affected counties, in accordance with subdivision (a) by June 30, 2020. The department may update the list of affected cities and affected counties once on or after January 1, 2021, to account for changes in urbanized areas or urban clusters due to new data obtained from the 2020 census. The department's determination shall remain valid until January 1, 2025.

(f) (1) Except as provided in paragraphs (3) and (4) and subdivisions (h) and (i), this section shall prevail over any conflicting provision of this title or other law regulating housing development in this state to the extent that this section more fully advances the intent specified in paragraph (2).

(2) It is the intent of the Legislature that this section be broadly construed so as to maximize the development of housing within this state. Any exception to the requirements of this section, including an exception for the health and safety of occupants of a housing development project, shall be construed narrowly.

(3) This section shall not be construed as prohibiting the adoption or amendment of a development policy, standard, or condition in a manner that:

(A) Allows greater density.

(B) Facilitates the development of housing.

(C) Reduces the costs to a housing development project.

(D) Imposes or implements mitigation measures as necessary to comply with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(4) This section shall not apply to a housing development project located within a very high fire hazard severity zone. For purposes of this paragraph, "very high fire hazard severity zone" has the same meaning as provided in Section 51177.

(g) This section shall not be construed to void a height limit, urban growth boundary, or urban limit established by the electorate of an affected county or an affected city, provided that the height limit, urban growth boundary, or urban limit complies with subparagraph (A) of paragraph (1) of subdivision (b).

(h) (1) Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). For a

housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).

(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.

(2) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use on a site that is a mobilehome park, as defined in Section 18214 of the Health and Safety Code, as of the effective date of this section, and the no net loss requirement in paragraph (1) shall not apply.

(j) Notwithstanding subdivisions (b) and (f), this section does not prohibit an affected city or an affected county from enacting a development policy, standard, or condition that is intended to preserve or facilitate the production of housing for lower income households, as defined in Section 50079.5 of the Health and Safety Code, or housing types that traditionally serve lower income households, including mobilehome parks, single-room occupancy units, or units subject to any form of rent or price control through a public entity's valid exercise of its police power.

66301.

This chapter shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 14.

The Legislature finds and declares that the provision of adequate housing, in light of the severe shortage of housing at all income levels in this state, is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, the provisions of this act apply to all cities, including charter cities.

SEC. 15.

No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution for certain costs that may be incurred by a local agency or school district because, in that regard, this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

However, if the Commission on State Mandates determines that this act contains other costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

SEC. 16.

The provisions of this act are severable. If any provision of this act or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

