

July 2021 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR

SCH No. 2000012026

FOR THE

2021–2029 HOUSING ELEMENT UPDATE

Town of Loomis

Prepared for:

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1. Addendum to the Adopted General Plan EIR

1.1 BACKGROUND

The proposed 2021–2029 Housing Element (proposed project) will replace the existing 2013–2021 Housing Element and serve as the Town of Loomis' (Town's) guiding policy document that meets future needs of housing for all the Town's economic levels. The Housing Element is one of six elements of the Town's General Plan.

The General Plan is the foundation development policy document of the Town of Loomis. It defines the framework by which the physical, economic, and human resources of the Town are to be managed and used over time. The General Plan acts to clarify and articulate the intentions of the Town with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan informs these citizens of the goals, objectives, policies, and standards for development of the Town and the responsibilities of all sectors in meeting these. While the General Plan Environmental Impact Report (EIR) did not specifically address the Housing Element, the policies in the General Plan address all physical impacts resulting from development in Loomis.

As a policy document, the Housing Element does not result in physical changes to the environment but encourages the provision of affordable housing within the housing development projected within the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed project would change the existing land use pattern, as established by the General Plan and evaluated in the General Plan EIR. All future construction within Loomis must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the Town's proposed 2021–2029 Housing Element update. This addendum to the Town of Loomis' General Plan EIR, certified in July 2001 (State Clearinghouse Number 2000012026), demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration.

1.2 GENERAL PLAN EIR

The General Plan EIR addresses potentially significant impacts related to aesthetics, air quality, biological resources, cultural resources, geologic processes, hazardous materials, hydrology, land use, public services, transportation and circulation, and utilities. The mitigation measures from the General Plan EIR reduce significant impacts to a less than significant level for the following environmental topic areas: aesthetics, cultural resources, geologic processes, hazardous materials, hydrology, land use, public services, transportation and circulation, and utilities.

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The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts to the following environmental topics.

- Air quality
 - Based on the key issues identified, the following are considered potentially significant land use impacts by the community:
 - Potential urbanization of the community from growth pressures;
 - Potential for proposed commercial development to appear generic;
 - Degradation of public viewsheds;
 - Potential urban design concerns for the downtown area and new commercial development;
 - Concerns over gateway treatments at the edge of the community.
 - Impacts associated with individual development projects, and their contribution to decreased air quality.
- Biological resources
 - Future development within the town would occur near streams, creeks, and within other areas that would adversely impact biological resources. Specifically, the following mechanisms for causing impacts are anticipated to possibly occur when individual developments are implemented:
 - Removing oak trees.
 - Filling wetlands.
 - Creating barriers to wildlife movement or migration.
 - Destroying or disturbing active raptor bird nests.
 - Individual projects, as they are developed, could result in significant unavoidable impacts, which would be identified through the regulatory processes set forth, in part through the General Plan update. Increased cumulative development throughout the region would also contribute to significant unavoidable impacts to biological resources.
- Hazardous materials (transportation)
 - Based on the identified goals of the General Plan update, the following are considered potentially significant impacts by the community:
 - The exposure of lives or property to hazardous materials from various land uses, including industry that uses hazardous materials; and

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- Exposure to lives or property to risks associated with the transport of such materials.
- There is little the Town can do to avoid impacts from hazardous materials that are transported through the community. Consequently, impacts from the regional transport of hazardous materials source are considered significant and unavoidable. Potential risks associated with specific facilities involving the use of hazardous materials that are proposed in the community in the future would be subject to separate environmental review.
- Hydrology (water supply)
 - Based on the key issue identified, the following are considered potentially significant water resource and flooding-related impacts by the community:
 - Exposure of lives and property to flood hazard; and
 - The potential for unreliable water quality or quantity to diminish the health and safety of the community.
 - Provided that anticipated facilities expansions are completed, impacts related to water supply would be reduced to a less than significant level. Otherwise, impacts are potentially significant and unavoidable.
- Noise (cumulative noise levels on major roadways)
 - Based on the key issue identified, the following are considered potentially significant noise impacts:
 - Noise levels for land uses that exceed the compatibility matrix;
 - The potential for industrial noise events to effect nearby residential land uses; and
 - The potential for nuisance noise to affect nearby land uses.
 - It is likely that noise increases associated with cumulative development would cause significant and unavoidable impacts, which cannot be fully mitigated to a less than significant level.
- Transportation and circulation (cumulative roadway congestion on selected roadways)
 - Based on the key issues identified, the following are considered potentially significant transportation and circulation impacts:
 - The potential for substandard roadway and intersection operations following proposed roadway modifications at General Plan buildout;
 - Increased roadway safety impacts from increased traffic, particularly in residential areas;
 - The provision of alternative modes of transportation to serve the community; and

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- The provision of adequate funding to implement the needed physical roadway improvements.
- Although the proposed General Plan update does not include a standard for roadway operations, it may be concluded that the above-listed roadways would operate at experience substantial congestion, based on their volume-capacity ratios shown in Table CIRC-6 of the General Plan EIR. It is expected that traffic impacts along these roadways would remain significant and unavoidable, even with proposed improvements.

1.3 PROJECT SUMMARY

CEQA requires the Town to evaluate the environmental impacts associated with changes to the environment. In this instance, most of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2021–2029 Housing Element. Table 1-1 includes the changes in goals or policies between the existing 2013–2021 Housing Element and the proposed 2021–2029 Housing Element. Modifications to the existing policies are identified in the text following Table 1-1.

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Table 1-1 Summary of Program Changes Between Existing Housing Element and 2021–2029 Housing Element

Programs	Implementation Status	Continue/Modify/Delete
<p>PROGRAM 1. As part of any overall General Plan update, the Town will review land use patterns, existing densities, the location of job centers and the availability of services to identify areas where public services can support higher density residential development. The Town will also track opportunity sites for higher density residential development.</p>	<p>The Town reviews land use patterns, existing densities, location of job centers, and availability of services on a project-by-project basis and when a vacant parcel changes owner. In the case where a vacant parcel is purchased by a new owner, the Town works with the new owner to review opportunities for development, including higher-density residential. The Town tracks sites identified for higher-density residential and works with owners to reduce barriers to development. In 2020, the development process began for the Taylor Road Mixed-Use project with work beginning on-site improvements necessary to include 35 residential units on a mixed-use site.</p>	<p>Continue as Program 1.</p>
<p>PROGRAM 2. Within the Town Center, the Town will continue to pursue strategies for providing adequate water, sewer services, and drainage facilities for the areas designated for residential development. This includes working with the appropriate agencies and pursuing funding for infrastructure, such as the Infill Infrastructure Grant Program (HCD).</p>	<p>Water, sewer, and drainage facilities have been upgraded in the Town by the associated agencies, including SPMUD and PCWA. The Town has worked with these agencies to ensure the upgrades provide sufficient capacity to accommodate new residential development.</p>	<p>Modify to address State Law and continue as Program 2.</p>
<p>PROGRAM 3. The Town will continue to implement the expedited permit assistance program for residential projects including pre-application meetings, flexibility in lot size as allowed under the Zoning Ordinance and streamlining the approval process of affordable residential units.</p>	<p>The Town provides interested applicants with a form that outlines all requirements to be eligible for expedited permit processing and provides assistance completing the form on a project-by-project basis. The Town also allows flexibility with density if a residential development requests to build at below the minimum density but meets all other zoning requirements. No projects have requested developing at densities below the minimum.</p>	<p>Modify and continue as Program 3.</p>
<p>PROGRAM 4. The Town will continue to work with the County to assist with the production of affordable housing, through regional land banking, financing pools, and other mechanisms, such as housing trust funds. For example, HCD sponsors the Local Housing Trust Fund Program (LHTF) to help finance housing trust funds dedicated to the creation and preservation of affordable housing. In order to encourage extremely low-income housing, the Town will prioritize funding for projects that include extremely low-income units. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.</p>	<p>Most projects pursued in the Town are privately funded and no developers requested assistance identifying or applying for additional funding during the previous planning period. Additionally, there has been no developer interest in developing housing affordable to extremely low-income households in Loomis.</p> <p>In 2020, the Town began construction of a handout with information on affordable housing production and other materials to be posted on the Town’s website in early 2021. The purpose of this information is to improve accessibility of development standards and incentives for interested parties.</p>	<p>Modify, combine with Program 15, and continue as Program 4.</p>
<p>PROGRAM 5. The Town will continue to implement the following incentive programs for the construction of affordable housing:</p> <ol style="list-style-type: none"> Allow second residential units "by right" in all residential zones (except RH). Allow mobile homes and manufactured housing in all residential zoning districts. Allow "hardship mobile homes" in residential zones. Allow density bonuses for the construction of units for low and very low-income residents and for senior housing projects. Consider "cluster developments" in order to reduce site improvement costs, allow more efficient use of developable lands, and conserve open space. <p>The Town will review these programs to determine effectiveness, and revise, as necessary, to encourage construction of affordable housing.</p>	<p>The Town allows second residential units in the RA, RE, RR, RS, and RM zoning districts and mobile and manufactured homes in all residential zoning districts (Chapter 13.24.040). Between 2016 and 2020, the Town permitted eight second residential units. No new mobile or manufactured homes were proposed. The Town provides density bonuses for residential development in which at least 20 percent of the total units are for lower-income households, 10 percent of the total units are for very low-income households, 50 percent of the total units are for seniors, or if 20 percent of total units in a condominium project are for moderate-income households (Chapter 13.32.020). The Town allows clustered residential development in the RA, RE, and RR zoning districts with a use permit (Chapter 13.24.080). No density bonuses were requested, or clustered residential development proposed in the previous planning period.</p>	<p>Modify to comply with new State Law and continue as Program 5.</p>

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Programs	Implementation Status	Continue/Modify/Delete
<p>PROGRAM 6. The Town will seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) Funds, BEGIN Program (down payment assistance for first-time homebuyers), Self Help Housing (CalHome Program), HOME funding, collecting the Low-Income Density Bonus Fee, and pursuing other financing resources, as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet extremely low, very low, and low-income needs. This will be accomplished by working with appropriate non-profit organizations, such as Mercy Housing, to identify funding opportunities. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.</p>	<p>In 2020, the Town began creation of a handout and other materials that include information supporting and encouraging affordable development. These materials are expected to be completed and made available on the Town's website in early 2021. There was no developer interest in constructing affordable housing in Loomis in the previous planning period.</p> <p>The Town has not pursued CDBG funding because the Town's median income is too high and therefore the Town does not qualify. The program will be revised to include proactive efforts in hopes of making this program more successful.</p>	<p>Continue as Program 8.</p>
<p>PROGRAM 7. The Town will identify financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low- and moderate-income housing.</p>	<p>Due to limited staffing, the Town has not identified financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and requested that these institutions develop specific programs for providing financing for low- and moderate- income housing and does not plan to carry this program forward. The Town will work to incentivize affordable housing with other programs.</p>	<p>Delete.</p>
<p>PROGRAM 8. The Town will research an inclusionary housing ordinance. This ordinance will identify acceptable methods to provide affordable housing such as: a) construction of housing on- site, b) construction of housing off-site, c) dedication of land for housing, and d) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:</p> <ul style="list-style-type: none"> • Limiting the application of the ordinance to developments exceeding a certain size. • Percentage of housing units required to be set aside as affordable. • Design and building requirements. • Timing of affordable unit construction. • Determination of a fee in lieu of developing affordable units. • Developer incentives, such as fee deferrals and waivers. • Administration of affordability control. <p>If an inclusionary housing ordinance is adopted, an evaluation of its effects on the cost and supply of housing will be conducted. If constraints are identified, the inclusionary housing ordinance will be written to minimize the constraints and increase the chances of housing development at multiple income levels.</p>	<p>The Town proposed an inclusionary housing ordinance in 2010, but the ordinance was not approved by Town Council. The Town will continue to gage interested in this opportunity.</p>	<p>Combine with Program 14 and Program 18 and continue as Program 9.</p>
<p>PROGRAM 9. The Town will partner with the development community to facilitate residential development in the commercial and multi-family zones to diversify the housing stock. Specifically, the Town will:</p> <ul style="list-style-type: none"> • Contact potential affordable housing developers such as the Affordable Housing Development Corporation (AHDC). • Identify specific sites for multi-family development at 20 units per acre (see also Program 10). 	<p>The Town works with property owners and developers to provide information to facilitate residential development in non-residential zones. Regulatory concessions and incentives to encourage construction of affordable housing are determined on a project-by-project basis, but may include tradeoffs for roadway improvements, density bonuses, and parking reductions. Additionally, the Town adopted Ordinances 255 and 256 in 2014 to create the RH-20 Overlay to allow at least 20 units per acre on approximately 7 acres of land. The approval of the Village at Loomis multifamily project was overturned by a</p>	<p>Modify and continue as Program 10.</p>

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Programs	Implementation Status	Continue/Modify/Delete
<ul style="list-style-type: none"> Identify funding opportunities and assist in preparing applications for funds (see also Programs 6 and 7). Work with housing sponsors to help with scores for readiness and neighborhood revitalization. Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing (see also Program 5). 	<p>special election in 2019; no other multifamily projects were proposed during the planning period.</p>	
<p>PROGRAM 10. In order to meet State law requirements (Government Code Sections 65583(c)(1) (A) and 65583(c)(1) (B)) to address the RHNA, the Town shall amend the General Plan and the Zoning Ordinance to provide adequate sites for a minimum of 129 very low and low- income units (see Table 21) at a minimum of 20 dwelling units per acre "by right" (without conditional use permit or other discretionary action) at the "Village at Loomis" properties or another suitable site(s). At least half (50%) of these sites shall be zoned for residential uses only. The Town of Loomis recognizes that parcels greater than one acre in size are best suited for facilitation the development of affordable housing. The Town will work with the property owner to subdivide property into appropriately sized sites. The Town will evaluate existing development standards and create new standards, as necessary, to help achieve higher densities on these sites.</p>	<p>In 2014, the Town adopted Ordinances 255 and 256 to amend the Zoning Code to include the RH-20 Overlay on approximately 7 acres of land, allowing 20–25 units per acre to accommodate 129 very low- and low-income units.</p> <p>The 2020 General Plan update will include a land use designation that addresses this density.</p>	<p>Completed. Delete.</p>
<p>PROGRAM 11. Under limited circumstances, State law allows local governments to count existing units toward meeting their regional housing need. Under the alternative sites analysis, a local government may take credit for existing units that will be: (1) substantially rehabilitated, (2) converted from non-affordable to affordable (multifamily rental housing of 4 or more units), or (3) preserved at affordable housing costs to low or very low-income households. As new projects, code enforcement actions, and other opportunities arise, the Town will investigate ways to meet their housing needs through rehabilitation and preservation of existing units.</p>	<p>As part of the 2020 General Plan update, the Town is investigating methods of rehabilitation and preservation of existing units. The results of this will be used to determine the need for a rehabilitation program.</p>	<p>Delete. Continued through Programs 17 and 18.</p>
<p>PROGRAM 12. The Town will amend Section 13.32.070 (Density Bonus Agreement) of the Zoning Ordinance to comply with changes in the State Density Bonus law (Government Code Section 65915).</p>	<p>The Town provides density bonuses for residential development in which at least 20 percent of the total units are for lower-income households, 10 percent of the total units are for very low-income households, 50 percent of the total units are for seniors, or if 20 percent of total units in a condominium project are for moderate-income households (Chapter 13.32.020). As part of the 2020 General Plan update, the Town has reviewed the existing density bonus and will amend as necessary to meet new State law requirements.</p>	<p>Combine with Program 28 and continue as Program 6.</p>
<p>PROGRAM 13. The Town will provide incentives for smaller, more affordable secondary dwelling units. Such incentives can include reduced fees, permit streamlining, smaller lot size requirements for second units, and standardized building plans.</p>	<p>The Town reduces impact fees by 50 percent to incentivize construction of accessory dwelling units.</p>	<p>Modify to include all special-needs groups, combine with Program 17 and Program 23, and continue as Program 13.</p>

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Programs	Implementation Status	Continue/Modify/Delete
<p>PROGRAM 14. The Town shall consider an affordable housing linkage fee on nonresidential development to support the development of affordable housing. This ordinance will consider alternatives to paying the fee such as construction of housing on-site, construction of housing off-site, and/or dedication of land for housing.</p>	<p>Due to limited staffing, the Town has not considered an affordable housing linkage fee (and alternatives) on nonresidential development to support the development of affordable housing but is still interested in doing so.</p>	<p>Combine with Program 8 and Program 18 and continue as Program 9.</p>
<p>PROGRAM 15. The Town will examine alternatives to establish a local housing trust fund from a combination of public and private resources.</p>	<p>Due to limited staffing, the Town has not examined alternatives to establish a local housing trust fund from a combination of public and private resources but is still interested in establishing a local housing trust fund.</p>	<p>Modify, combine with Program 4, and continue as Program 4.</p>
<p>PROGRAM 16. The Town shall amend the Development Code to include the definition of "Extremely Low-Income" as defined by Section 50093 of the California Health and Safety Code.</p>	<p>The Town amended Chapter 13.80.020 of the Town's Zoning Ordinance to include the definition of "extremely low-income," as defined by Section 50106 of the California Health and Safety Code.</p>	<p>Delete. The Town completed this program.</p>
<p>PROGRAM 17. In order to encourage housing for extremely low, very low-, and low-income households, the Town shall allow single-room occupancy units (SROs) in the RH (High Density Residential), RM-3.5 (Medium Density Residential), RM-5 (Medium Density Residential), and CG (General Commercial) zoning districts with a conditional use permit. Standards and procedures shall be developed to encourage and facilitate development of SROs. Parking needs will be analyzed during development of the standards and procedures.</p>	<p>The Town allows single-room occupancy units in compliance with State law and will update the Zoning Ordinance to reflect current Town practices as part of the 2021–2029 Housing Element.</p>	<p>Modify to include all special-needs groups, combine with Program 13 and Program 23 and continue as Program 13.</p>
<p>PROGRAM 18. The Town shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The Town may use the Local Housing Trust Fund Program (LHTF) to subsidize the service and mitigation fees for housing affordable to extremely low-income households. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.</p>	<p>In 2020, the Town began creation of a handout and other materials that include information on fee waivers for affordable development. These materials are expected to be completed and made available on the Town's website in early 2021.</p> <p>Due to limited staffing, the Town has not yet created a Local Housing Trust Fund Program but is still interested in establishing one.</p>	<p>Combine with Program 8 and Program 14 and continue as Program 9.</p>
<p>PROGRAM 19. The Town will coordinate with service providers, Placer County Water Agency and South Placer Municipal Utility District, in order to ensure availability and adequate capacity to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. In addition, the Town will provide a copy of the Housing Element and any future amendments to water and sewer providers immediately after adoption.</p>	<p>The Town works with applicants and service providers to ensure availability of infrastructure, or requirements for upgrades or expansion, as part of a pre-application process prior to formal submittal. The Town prioritizes affordable housing development projects during this process; however, none were proposed during the prior planning period. The Town provided a copy of the previous Housing Element to PCWA and SPMUD in 2014 immediately after adoption.</p>	<p>Continue as Program 14.</p>
<p>PROGRAM 20. The Town will consider adopting reasonable design guidelines that are responsive to changing markets and desired amenities and allow for a range of well-designed housing choices compatible with smart growth principles. Promotion and facilitation of affordable multifamily housing will be a primary focus of the guidelines. Standards should be predictable and have no adverse impact on the cost or supply of housing. These guidelines will expand on the standards set forth in Zoning Ordinance Section 13.42.250 addressing multifamily residential housing.</p>	<p>Chapter 13.62.040 of the Town's Zoning Code provides design review guidelines to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, historic, and rural character of the community.</p>	<p>Continue as Program 16.</p>

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Programs	Implementation Status	Continue/Modify/Delete
<p>PROGRAM 21. The Town will seek appropriate funding through the CalHome Program and the Community Development Block Grant Program to provide housing rehabilitation loans and weatherization services for extremely low, very low, and low-income households.</p>	<p>Due to limited staffing, the Town did not apply for funding through the CalHome program and CDBG program to provide housing rehabilitation loans and weatherization services for extremely low-, very low-, and low-income households. The Town is still interested in this and will identify proactive steps for the program moving forward.</p>	<p>Modify and continue as Program 17.</p>
<p>PROGRAM 22. The Town will establish a code compliance mechanism that effectively utilizes funding resources, efficiently ensures safe homes, and avoids displacement. The Town can utilize the Franchise Tax Board's Substandard Housing Program, which allocated funds to local jurisdictions to strengthen code compliance operations.</p>	<p>Due to limited staffing, the Town has not established a code compliance mechanism that uses funding resources, efficiently ensures safe homes, and avoids displacement but rather address code enforcement issues on a reactive basis.</p>	<p>Continue as Program 18.</p>
<p>PROGRAM 23. The Town will continue to implement incentive programs for senior housing, including the density bonus ordinance.</p>	<p>The Town provides density bonuses for residential development in which at least 50 percent of the total units are for seniors (Chapter 13.32.020). To ensure affordability of the project, senior projects and other residential projects for lower-income households are eligible for one of the following depending on the findings of the Town Council: a reduction in site development standards (e.g., site coverage, setbacks, reduced parcel size, and/or parking requirements) or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, approval of mixed-use zoning not otherwise allowed if nonresidential land uses will reduce the cost of the housing development, or other regulatory incentives or concessions proposed by the developer or the Town that will result in identifiable cost reductions (Chapter 13.32.030).</p>	<p>Modify to include all special-needs groups, combine with Program 13 and Program 17, and continue as Program 13.</p>
<p>PROGRAM 24. The Town will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.</p>	<p>In 2005, the Town adopted Ordinance 202 to amend Chapter 13.24.040 of the Town's Zoning Code to allow small group homes, or residential care facilities, with six or fewer residents in all residential zones subject to the same rules that apply to single-family dwellings.</p>	<p>Delete. The Town completed this program.</p>
<p>PROGRAM 25. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal design features include:</p> <ul style="list-style-type: none"> • Entrances to homes without steps. • Hallways and doors that comfortably accommodate strollers and wheelchairs. • Lever door handles and doors of the appropriate weight. • Electrical outlets that can be accessed without having to move furniture. • Rocker action light switches to aide people with a loss of finger dexterity. • Showers that can accommodate a wheelchair, and that have adjustable showerheads to accommodate people of different heights. • Kitchens with varying counter heights. <p>The Town will have brochures on universal design available at the Planning Department front counter. The Town will work with homebuilders to encourage the incorporation of universal design features in new construction and remodels in a way that does not increase housing costs.</p>	<p>The Town is in the process of creating brochures on universal design that will be available at the Planning Department front counter and information will be added to the website by summer 2021.</p> <p>The Town continues to work with homebuilders to ensure ADA compliance.</p>	<p>Modify, combine with Program 36, and continue as Program 20.</p>

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Programs	Implementation Status	Continue/Modify/Delete
<p>PROGRAM 26. The Town will continue to coordinate with Placer County and/or neighboring cities and continue to contribute funding when feasible toward emergency shelter programs for the area, including consideration of funding for programs developed through inter- jurisdictional cooperation.</p>	<p>Due to limited staffing, the Town has not coordinated with Placer County or neighboring cities and continues to contribute funding when feasible toward emergency shelter programs for the area but plans to be active in doing this during the 6th cycle planning period.</p>	<p>Modify, combine with Program 27, and continue as Program 21.</p>
<p>PROGRAM 27. SB 2 considerably strengthened the requirements on zoning for emergency shelters and transitional housing. Regardless of the need, all jurisdictions must have a zone in place to permit at least one year-round emergency shelter without a CUP or any discretionary permit requirements. The Town shall amend the Zoning Ordinance to permit emergency shelters without a conditional use permit (CUP) or other discretionary permits in the CC and CG zoning districts. Altogether, these zones have 27 vacant parcels, approximately 53.1 acres.</p> <p>The Zoning Ordinance can include locational and operational criteria for emergency shelters such as:</p> <ul style="list-style-type: none"> • Proximity of public transit, supportive services, and commercial services; • Hours of operation; • External lighting and noise; • Provision of security measures for the proper operation and management of a proposed facility; • Measures to avoid queues of individuals outside proposed facility; and • Compliance with county and State health and safety requirements for food, medical, and other supportive services provided onsite. <p>Such criteria should act to facilitate emergency shelters through clear and unambiguous guidelines for the application review process and the basis for approval.</p> <p>The Town will work with local service providers to ensure that the development standards and permitting process will not impede the approval and development of emergency shelters.</p>	<p>In 2014, the Town adopted Ordinance 255 to amend Chapter 13.26.040 of the Town's Zoning Code to permit emergency shelters by right, without a CUP or other discretionary permits, in the CC and CG zoning districts. Despite removing barriers to development, there has not been any interest by local service providers to develop an emergency shelter in Loomis.</p>	<p>Modify, combine with Program 26, and continue as Program 21.</p>
<p>PROGRAM 28. The Town shall amend the Zoning Ordinance to define transitional housing and supportive housing as a residential use, subject to the same standards that apply to other residential uses types in the same zoning district. The Town will work with local service providers to ensure that the development standards and permitting process will not impede the approval and development of transitional housing.</p>	<p>In 2014, the Town adopted Ordinance 255 to amend Chapter 13.26.040 of the Town's Zoning Code to allow transitional and supportive housing in all zones where residential uses are permitted and subject them only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<p>Modify to address new State Law, combine with Program 12, and continue as Program 6.</p>
<p>PROGRAM 29. 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.</p>	<p>The first subdivision application was submitted to the Town in 2020. The Town is currently in the process of working with the applicant to make sure that all necessary materials and information are included. The Town has informed the applicant of requirements of the Subdivision Map Act to orient housing for solar access and include other measures to promote shading and cooling.</p>	<p>Modify, combine with Program 30, Program 31, and Program 32, and continue as Program 22.</p>

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Programs	Implementation Status	Continue/Modify/Delete
PROGRAM 30. The Town will encourage developers to be innovative in designing energy efficient homes and improve the energy efficiency of new construction.	The Town enforces the 2019 California Building Code through which it requires developers to use energy-efficient designs for new housing and remodels or repairs.	Modify, combine with Program 29, Program 31, and Program 32, and continue as Program 22.
PROGRAM 31. The Town will continue to provide information on their website on weatherization programs funded by the State, PG&E, and others.	In 2020, the Town began an update of its website to include information on weatherization programs, affordable housing, and development incentives, among other topics. The materials are expected to be available in early 2021.	Modify, combine with Program 29, Program 30, and Program 32, and continue as Program 22.
PROGRAM 32. The Town will promote the installation and use of photovoltaic systems by promoting stub outs on all housing.	In 2020, the Town began an update of its website to include information on weatherization programs, promote use of photovoltaic systems, and development incentives, among other topics. The materials are expected to be available in early 2021. Additionally, the Town promotes these systems through the building permit process.	Modify, combine with Program 29, Program 30, and Program 31, and continue as Program 22.
PROGRAM 33. 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.	In 2003, the Town adopted Ordinance 205 to amend Chapter 13.34.050 of the Zoning Code to include landscape standards to minimize water and energy demand, create desirable microclimates, and achieve aesthetic objectives. The landscape standards require plant selection and grouping to reduce water demand and increase drought tolerance and water- and energy-efficient irrigation systems. Materials with information about PCWA's Water-Wise House Call Program are available to all residents at the front counter of Town Hall and will be made available online in early 2021 when the Town's website update is complete.	Modify to include new programs and continue as Program 23.
PROGRAM 34. The Town will continue to post Equal Opportunity Bulletins and other Fair Housing materials and posters in a variety of locations throughout the community, such as the Town Hall, Library, Post Office, and Chamber of Commerce. In addition, the Town will provide this information to all appropriate organizations and agencies working to provide low-income housing in the community, as well as post the information on the Town website.	In 2020, the Town began an update of its website to include information on fair housing and equal opportunity, affordable housing, and development incentives, among other topics. The materials are expected to be available in early 2021.	Modify to address State Law, combine with Program 35, and continue as Program 24.
PROGRAM 35. The Town will refer people experiencing discrimination in housing to Department of Fair Employment and Housing or Legal Services of Northern California for help.	The Town did not receive any discrimination complaints during the previous planning period. If a resident brings forward a fair housing complaint, the Town will refer them to the California Department of Fair Employment and Housing, HUD Office of Fair Housing and Equal Opportunity, and Legal Services of Northern California. Information on where to direct fair housing issues will be included in the Town's website update expected to be completed in early 2021.	Modify to address State Law, combine with Program 34, and continue as Program 24.
PROGRAM 36. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the Town will continue to implement its reasonable accommodation ordinance to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The Town will promote its reasonable accommodations procedures on its web site and with handouts at Town Hall.	In 2005, the Town adopted Ordinance 216 establishing Chapter 13.39, Reasonable Accommodation. The purpose of this ordinance was to provide people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing and provide a process for making requests for reasonable accommodation with respect to land use and zoning decisions and procedures regulating the siting, funding, development, and use of housing. Additional information on this process will be made available online through the Town's website update, expected to be completed in early 2021. The Town will review the ordinance to ensure compliance with State Law.	Modify, combine with Program 25, and continue as Program 20.

1. Addendum to the Adopted General Plan EIR

As shown in Table 1-1, the proposed 2021–2029 Housing Element consolidates many programs from the previous Housing Element to aid in implementation and eliminate redundancy. The following 26 amended programs are included in the proposed 2021–2029 Housing Element (Note: the following programs are modified using *italic underline* or ~~strikeout~~ to indicate changes to the amended programs):

- **PROGRAM 2.** ~~Within the Town Center, the Town will continue to pursue strategies for providing adequate water, sewer services, and drainage facilities for the areas designated for residential development. This includes working with the appropriate agencies and pursuing funding for infrastructure, such as the Infill Infrastructure Grant Program (HCD). Conduct a comprehensive review of the Town's Zoning Ordinance to ensure compliance with state and federal fair housing laws and analyze the effectiveness of the goals, policies, programs, and codes in furthering the development of housing for all Loomis residents.~~

- **PROGRAM 3.** The Town will continue to implement the expedited permit assistance program for residential projects ~~including~~ *which includes* pre-application meetings, ~~granting~~ flexibility in lot size as allowed under the Zoning Ordinance, and streamlining the approval process of affordable residential units. *The Town will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.*

Additionally, the Town will review and revise as necessary the design review standards to ensure they are objective and do not constrain the development of housing.

- **PROGRAM 5.** The Town will ~~continue to implement the following incentive programs for the construction of affordable housing~~ *remove barriers to housing for special needs groups by amending the Zoning Ordinance to address the following:*
 - a. ~~Allow second residential units "by right" in all residential zones (except RH).~~
 - b. ~~Allow mobile homes and manufactured housing in all residential zoning districts.~~
 - c. ~~Allow "hardship mobile homes" in residential zones.~~
 - d. ~~Allow density bonuses for the construction of units for low and very low income residents and for senior housing projects.~~
 - a. ***Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).*
 - b. ***Single-Room Occupancy Units:** To encourage housing mobility, allow single-room occupancy (SRO) units in the RH (High-Density Residential), RM-3.5 (Medium-Density Residential), RM-5 (Medium-Density Residential), and CG (General Commercial) zoning districts with a conditional use permit, in compliance with California Government Code Section 65583(c)(1).*

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- c. **Definition of Family:** *Add a definition of family that states “one or more persons living together in a dwelling unit.”*
 - d. **Residential Care Facilities:** *Remove site planning requirements for residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831 and to facilitate construction of residential care facilities in areas of concentrated special needs groups to reduce displacement risk. Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the Town’s definition of family.*
 - e. **Low-Barrier Navigation Centers.** *Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662.*
- **Program 402.** The Town will partner with the development community to facilitate residential development in the commercial and ~~multi-family~~ *multifamily* zones to diversify the housing stock, *increase mobility and access to resources, and provide more areas of higher-density residential uses.* Specifically, the Town will:
- a. Contact potential affordable housing developers, such as the Affordable Housing Development Corporation (AHDC).
 - ~~Identify specific sites for multi-family development at 20 units per acre (see also Program 40).~~
 - ~~Identify funding opportunities and assist in preparing applications for funds (see also Programs 6 and 7).~~
 - b. Work with housing sponsors to help with scores for readiness and neighborhood revitalization.
 - c. Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing (see also **Program 57**).
- **Program 217.** The Town will seek appropriate funding through the CalHome Program and the ~~Community Development Block Grant~~ *CDBG* Program to provide housing rehabilitation loans and weatherization services for ~~extremely low, very low, and low income households.~~ *all residents, with a targeted emphasis on promoting the availability of this funding in an area of concentrated poverty or overpayment.*
- **Program 3323.** The Town will ~~encourage~~ *continue to strive for water efficiency in residential development through the following actions:*
- a. ~~Encourage xeriscaping and 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.~~
 - b. *Make materials on PCWA’s Water-Wise House Call Program available to all residents on the Town website.*

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Program 4 and Program 15 were combined and amended as one program – **Program 4:**

- **Program 4.** The Town will continue to work with the County to assist with the production of affordable housing through regional land banking, financing pools, and other mechanisms. The Town will consider establishing a local housing trust fund similar to the Placer County Housing Trust either in coordination with the County, through a Town-led program, or through a combination of public and private resources. The Placer County Housing Trust is supported by developer fees that are used to help fund a variety of affordable housing projects and existing housing programs. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications and encouraging the use of this program for developments in areas with access to resources and opportunity.

Program 8, Program 14, and Program 18 were combined and amended as one program – **Program 9:**

- **Program 9.** The Town will recommend adoption of an inclusionary housing ordinance to Town Council. This ordinance will identify acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) payment of an in-lieu or affordable housing linkage fee. Development of this ordinance requires an analysis of the following variables:
 - a. Limiting the application of the ordinance to developments exceeding a certain size.
 - b. Percentage of housing units required to be set aside as affordable.
 - c. Feasibility of waiving 100 percent of application processing fees for developments in which 5 percent of units are affordable to extremely low-income households.
 - d. Design and building requirements.
 - e. Timing of affordable unit construction.
 - f. Determination of a fee in lieu of developing affordable units.
 - g. Developer incentives, such as fee deferrals and waivers.
 - h. Administration of affordability control.

Following adoption of an inclusionary housing ordinance, an evaluation of its effects on the cost and supply of housing will be conducted. If constraints are identified, the inclusionary housing ordinance will be written to minimize the constraints and increase the chances of housing development at multiple income levels.

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Program 12 and **Program 28** were combined and amended as one program – **Program 6**:

- **Program 6.** The Town will amend the Zoning Ordinance to address the following development standards:
 - a. **ADUs:** Create an ADU ordinance that complies with State Law and provides the Town with more local control.
 - b. **RH Height Limit:** Increase the RH height limit to allow for three stories, to ensure there are no constraints on development of multifamily units.
 - c. **Multifamily Parking Standards:** Reduce parking requirements for multifamily housing by removing additional parking space requirements for each bedroom over three and reducing guest parking spaces to one for every five units.
 - d. **Emergency Shelters:** Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii). Remove the use permit requirement for new construction of emergency shelters in the CC and CG zones.
 - e. **Density Bonus:** Comply with changes in California’s density bonus law (Government Code Section 65915, as revised) and promote the density bonus through informational brochures that will be displayed at the Town’s Planning Department.
 - f. **Supportive Housing:** Allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

Program 13, **Program 17**, and **Program 23** were combined and amended as one program – **Program 13**:

- **Program 13.** The Town will continue to implement incentive programs to promote the development of subsidized rental housing that is affordable to extremely low-, very low-, and low-income persons and that meets the needs of all special needs groups, including seniors, female-headed households, persons with physical and/or developmental disabilities, farmworkers, extremely low-income households, and the homeless. The Town will publicize financial and regulatory incentive opportunities to developers and other parties interested in the construction of subsidized rental housing for special needs groups through informational flyers available at Town Hall and by posting information on the Town website.

Program 25 and **Program 36** were combined and amended as one program – **Program 20**:

- **Program 20.** Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Pursuant to Government Code Section 65583(c)(3), the Town will encourage universal design in all development and will continue to implement its reasonable accommodation ordinance to provide people with disabilities reasonable

1. Addendum to the Adopted General Plan EIR

accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.

The Town will promote universal design and reasonable accommodation procedures on its website and through brochures available at Town Hall.

Program 26 and **Program 27** were combined and amended as one program – **Program 21:**

- **Program 21.** The Town will work with Placer County and/or neighboring cities, as well as participate in and support the efforts of the Placer Collaborative Network and Placer Consortium on Homelessness, to address homeless needs in the county. The Town will work with Placer County to identify funding resources to contribute to the cost of maintaining emergency shelter programs, including consideration of funding programs developed through inter-jurisdictional cooperation.

Additionally, the Town will continue to permit emergency shelters without a use permit or other discretionary permits in the CC and CG zoning districts. The Town will work with local service providers to ensure that the development standards and permitting process will not impede the approval and development of emergency shelters.

Program 29, Program 30, Program 31, and Program 32 were combined and amended as one program – **Program 22:**

- **Program 22.** The Town will continue to promote energy efficiency in existing housing and new development by:
 - a. Implementing the 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.
 - b. Encouraging developers to be innovative in designing energy efficient homes and improving the energy efficiency of new construction.
 - c. Providing information on their website on weatherization programs funded by the State of California, Pacific Gas and Electric Company (PG&E), and others.
 - d. Promoting the installation and use of photovoltaic systems by promoting stub outs on all housing.

Program 34 and **Program 35** were combined and amended as one program – **Program 24:**

- **Program 24.** To comply with Assembly Bill (AB) 686, the Town will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with

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Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law.

Specific actions include:

- Implement **Programs 17, 18, 19, and 20** to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g., **Programs 4, 12, and 13**) and facilitating affordable housing in high opportunity areas (e.g., **Programs 9, 10, and 16**).
- Post Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity bulletins and other fair housing materials and posters twice per year in a variety of locations throughout the community, such as the Town Hall, library, post office, and Chamber of Commerce, as well as post on the Town’s website.
- Provide fair housing materials to all appropriate organizations and agencies working to provide low-income housing in the community.
- Annually provide materials to property managers on the benefits of subsidized housing units. Encourage three landlords/property owners to register their units as a participating voucher property.
- By December 2021, provide information on the Town’s website about affordable homeownership and rental options in the Town and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Refer people experiencing discrimination in housing to the Department of Fair Employment and Housing or Legal Services of Northern California for help.
- Work with a nonprofit affordable housing developer, such as Mercy Housing, to develop the Heritage Park subdivision.
- Meet annually with transit agencies to assess the need for increased service between neighborhoods to improve residents’ access to employment and identify mechanisms to fund expansion. Encourage the addition of a transit stop south of Interstate (I-) 80 to meet the needs of special-needs groups in this area.
- Meet with service providers for special-needs groups by May 2022, and annually thereafter, to identify funding and other mechanisms to expand availability of services and housing for special-needs groups.

1. Addendum to the Adopted General Plan EIR

- By December 2021, complete the current community outreach efforts to educate the public on the variety of housing types that can be affordable and gather their input on preferences.
- Meet with developers by December 2021 to identify mechanisms to remove barriers to develop housing for special-needs groups and identify opportunity areas.
- Encourage and facilitate integration of housing affordable to lower-income units in the development of the sites identified to meet the lower-income RHNA.

The following five programs are new to the Town and are included in the proposed 2021–2029 Housing Element:

- **Program 7.** The Town will implement the following incentive programs to encourage the construction of housing that is affordable to extremely low-, very low-, and low-income persons:
 - a. Allow density bonuses for the construction of affordable units and senior housing, in compliance with Government Code Section 65915, as revised.
 - b. Provide financial assistance (when feasible), or in-kind technical assistance.
 - c. Provide expedited application and permit processing.
 - d. Assist in identifying and applying for funding and grant opportunities.
 - e. Consider “cluster developments” to reduce site improvement costs, allow more efficient use of developable lands, and conserve open space.
 - f. Offer additional incentives beyond the density bonus, such as parking reductions, as feasible.
- **Program 11.** To ensure the Town has sufficient capacity to meet the required Regional Housing Needs Allocation (RHNA), the Town will complete the following:
 - Apply the High-Density Overlay to 7 acres on the Villages at Loomis site (Site 8 in Table 23) to establish where the High-Density Overlay portion is located on the 28.68-acre site.
 - Identify and rezone at least 2.2 acres to accommodate a minimum of 35 units on site(s) listed in Table 23 or on other appropriate sites in the Town. Sites will be rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). The rezone will accommodate 100 percent of the shortfall during the planning period and will include the following components.
 - Permit owner-occupied and rental multifamily uses by right and do not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households.

1. Addendum to the Adopted General Plan EIR

- Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre for suburban and metropolitan jurisdictions.
- Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses.
- Ensure sites will be available for development during the planning period where water and sewer can be provided.
- Encourage integration of low-income units throughout the sites identified.
- Amend the General Plan Land Use Element to increase the allowable density in the Town's Town Center Commercial (TC) land use designation from 15 units per acre to 20 units per acre and will amend the Zoning Code to increase the allowable density in the Central Commercial (CC) zoning district from 15 units per acre to 20 units per acre.
- **Program 12.** To reduce displacement risk for low-income households by increasing the supply of affordable units, the Town will encourage the construction of ADUs through the following actions:
 - a. Develop and/or coordinate with Placer County to provide standardized building plans for ADUs to reduce permit costs.
 - b. Provide guidance and educational materials for building ADUs on the Town's website, including permitting procedures and construction resources. Additionally, the Town shall present homeowner associations with information about the community and neighborhood benefits of ADUs, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law, and ask homeowner associations to encourage such uses.
 - c. Distribute materials on the benefits of a second unit in areas of high opportunity to increase mobility for low-income households.
 - d. Develop and implement a monitoring program that will track ADU approvals and affordability. The Town will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The Town will evaluate ADU production and affordability two years into the planning period (2023), and if it is determined these units are not meeting the lower-income housing need, the Town shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).
- **Program 15.** In addition to implementing the State Density Bonus (**Program 6**), the Town will amend the Zoning Ordinance to allow a density of 20 dwelling units per acre for affordable housing projects targeted for special-needs groups, as identified in the Housing Element, in zones that allow for multifamily development.

1. Addendum to the Adopted General Plan EIR

- **Program 19.** The Town will work with the Alta California Regional Center to implement an outreach program that informs families within the Town about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the Town's website, and/or providing housing-related training for individuals/families through workshops.

1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1)–(3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would not result in any of the conditions outlined in CEQA Guidelines Sections 15162(a)(1)-(3) as the proposed changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the

1. Addendum to the Adopted General Plan EIR

2003 General Plan EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to address changes to the proposed project.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the Town of Loomis Planning Department, 3665 Taylor Road, Loomis, California 95650.

2. CEQA Analysis

2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use and community development; circulation; housing; public services, facilities, and finance; conservation of resources; and public health and safety. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

As previously described in Section 1.2, the General Plan EIR addresses significant impacts related to aesthetics, cultural resources, geologic processes, hazardous materials, hydrology, land use, public services, transportation and circulation, and utilities. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The five new programs are either informative or would result in no physical change to the environment. The programs were modified to comply with state law, combine programs with similar intent to aid in implementation, or eliminate programs where the Town has already completed the identified task.

Program 2 involves informational changes that include a reference to conducting a comprehensive review of the Town's Zoning Ordinance to comply with state and federal fair housing laws and efforts to analyze the effectiveness of goals, policies, programs, and codes to further the development of housing for all Loomis residents; it removes a reference to pursuing strategies for providing adequate water, sewer services, and drainage facilities for the areas designated for residential development. Program 3 involves informational changes that include a reference to establishing a written policy or procedure to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects and reviewing and revising the design review standards to ensure they are objective and do not constrain the development of housing. Program 5 involves informational changes that include a reference to removing barriers to housing for special-needs groups by amending the Zoning Ordinance to address employee housing, single-room occupancy units, definition of family, residential care facilities, and low-barrier navigation centers through a series of actions and removes a reference to implementing incentive programs for the construction of affordable housing.

Program 10 involves informational changes that include a reference to increasing mobility and access to resources and providing more areas of higher-density residential uses and removes a reference to identifying specific sites for multifamily development and funding opportunities, as well as assisting in the preparation of applications for funds. Program 21 involves informational changes that include a reference to seeking appropriate funding through the CalHome Program and CDBG Program to provide housing rehabilitation loans and weatherization services for all residents, with a targeted emphasis on promoting the availability of this funding in areas of concentrated poverty or overpayment and removes a reference to extremely low, very low, and low-income households. Program 33 involves informational changes that include a reference to striving for water efficiency in residential development through encouragement of xeriscaping and water-efficient landscaping and making materials on PCWA's Water-Wise House Call Program available to all residents on the Town website. These changes would not result in a physical environmental effect.

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The following programs were combined and amended as one program to aid in their implementation as they were similar in intent:

- Program 4 and Program 15
- Program 8, Program 14, and Program 18
- Program 12 and Program 28
- Program 13, Program 17, and Program 23
- Program 25 and Program 36
- Program 26 and Program 27
- Program 29, Program 30, Program 31, and Program 32
- Program 34 and Program 35

As such, these modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and eliminate redundancy. These changes would not result in a physical environmental effect.

The five new programs represent changes that allow the Town to implement incentive programs to encourage the construction of housing that is affordable to extremely low-, very low-, and low-income persons; apply the High-Density Overlay to 7 acres on the Villages at Loomis site, identify and rezone at least 2.2 acres to accommodate 100 percent of the shortfall during the planning period, and amend the General Plan Land Use Element to increase the allowable density in the Town's Town Center Commercial (TC) land use designation to 20 units per acre and amend the Zoning Code to increase the allowable density in the Central Commercial (CC) zoning district to 20 units per acre; encourage the construction of ADUs through a series of actions; amend the Zoning Ordinance to allow a density of 20 dwelling units per acre for affordable housing projects targeted for special-needs groups in zones that allow for multifamily development; and work with the Alta California Regional Center to implement an outreach program that informs families within the Town about housing and services available for persons with developmental disabilities.

Moreover, the Town maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations, such as dust control, stormwater runoff, and water quality prior to the issuance of any building permit. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees (Chapter 12.24 of the Municipal Code), which would address potential impacts to public services. The policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on designations in the Land Use Element. As the Town can meet its RHNA without changing any land use designation, the Land Use Element remains unchanged from the document evaluated in the General Plan EIR. The proposed Housing Element does not change the

2. CEQA Analysis

development pattern for the Town, as shown in the Land Use Element of the General Plan and the zoning map for the Town. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with that analyzed in the General Plan EIR. As the proposed Housing Element does not affect the land use pattern of the town, or result in any physical change to the environment, and as the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR.

All future development in Loomis would be required to comply with local regulations, including the General Plan, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address potential physical impacts resulting from development. Moreover, the Town's Zoning Ordinance contains a list of permitted uses for each respective zoning district. The General Plan EIR evaluated permitted uses and anticipated physical impacts associated with development and would therefore result in no new impact as part of development. As the proposed project does not change the permitted uses allowed by the Zoning Ordinance, there would be no new impact. Building regulations are applied as part of the building permit process and are independent of CEQA.

As the proposed 2021–2029 Housing Element does not change any land use designation or zone district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, as the proposed 2021–2029 Housing Element update is not exempt. Rather, the determination here is that the 2003 General Plan EIR evaluated the physical impacts likely to result from future development. As the proposed 2021–2029 Housing Element does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed 2021–2029 Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of land uses permitted by project sites' existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 allowing the preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

2. CEQA Analysis

The following identifies the standards set forth in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law relates to the proposed 2021–2029 Housing Element.

1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As shown in Table 1-1, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or elimination of programs where the Town has already completed the identified task. The proposed project would not result in the rezoning of land or approval of any development project. All development in Loomis must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

The proposed changes to the Zoning Ordinance identified in Table 1-1 represent modification of existing policy to either streamline development that is already allowed or make the code consistent with state law or implement new programs. As all the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, there would be no change in the physical impact associated with future development. Therefore, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

2. The project will have one or more significant effects not discussed in the previous EIR.

As shown in Table 1-1, the proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 26 amended programs and 5 new programs. As stated previously, these amended and new programs would not result in new significant environmental impacts.

3. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified significant impacts for aesthetics, cultural resources, geologic processes, hazardous materials, hydrology, land use, public services, transportation and circulation, and utilities. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. Because the proposed project does not include land use changes and the new and amended programs identified in Table 1-1 would not affect land use patterns in the town or result in physical changes to the environment, there are no new or more severe significant impacts associated with the proposed 2021–2029 Housing Element.

4. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

2. CEQA Analysis

The proposed project includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR to reduce physical environmental effects address significant impacts for aesthetics, cultural resources, geologic processes, hazardous materials, hydrology, land use, public services, transportation and circulation, and utilities. These policies in the General Plan EIR would also apply to the 2021–2029 Housing Element. The Town is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. As with the existing Housing Element evaluated in the General Plan EIR, the proposed Housing Element does not result in significant environmental impacts; therefore, there is no need for new mitigation measures.

- 5. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same significant impacts as the previously certified General Plan EIR and all associated policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply. As stated in the response to Standard 4, there are no new significant impacts resulting from adoption of the 2021–2029 Housing Element; therefore, there are no new mitigation measures or alternatives to the proposed project.

2. CEQA Analysis

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