

TAYLOR & WILEY

A PROFESSIONAL CORPORATION

ATTORNEYS

500 CAPITOL MALL, SUITE 1150
SACRAMENTO, CALIFORNIA 95814

TELEPHONE: (916) 929-5545

JOHN M. TAYLOR
JAMES B. WILEY
MATTHEW S. KEASLING
JESSE J. YANG
KATE A. WHEATLEY
MARISSA C. FUENTES

July 27, 2022

Mr. Anders Hauge
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Via E-mail

Re: Compliance Matrix

Dear Mr. Hauge:

Enclosed please find the following:

- The Land Use Worksheet (**Exhibit A**) which provides applies the Housing Accountability Act land use methodology to the Hidden Grove project;
- The revised consistency matrix (**Exhibit B**), which is provided to assist you in assessing (1) which Town of Loomis policies and standards are “objective” and applicable to the Hidden Grove project, (2) whether the standard is modified by the Density Bonus Law (i.e. by a waiver, concession, or prescribed parking ratio) and (3) whether the Hidden Grove project is consistent those identified applicable objective policies and standards. As the matrix indicates, StoneBridge has concluded that its proposal is, in fact, consistent with all applicable policies and standards (as modified by the Density Bonus Law), a conclusion which is under the Housing Accountability Act entitled to great deference. (See, (California Government Code Section 65589.5(f)(4).);
- A revised project description (**Exhibit C**), which has been altered to include the proposed affordable housing component along with the associated density bonus, incentives and concessions, waivers or reduction of development standards and prescribed parking ratios; and
- A revised project justification statement (**Exhibit D**).

In connection to the consistency matrix, we would like to share a critical observation about many of the Town’s general plan provisions. Specifically, many of those policies are stated in highly subjective terms which are intended to then be rendered more specific and objective by provisions in the Town Municipal Code or some other document. That being so, we have taken the position in preparing our matrix that consistency with many general plan policies is achieved by the project being consistent with the objective components of the Town’s corresponding code

Mr. Anders Hauge

July 27, 2022

Page 2

provisions. Our hope is that doing so will render unnecessary any dispute regarding whether certain general plan policies are or are not objective by instead placing the focus on the code provision(s) which implement the corresponding general plan policy.

Next we offer a brief comment on how the consistency matrix is organized and how to most efficiently work through it. The first column of the matrix assesses whether a particular policy or standard is even, based upon its subject matter, applicable to the Hidden Grove project. The next column determines whether an applicable policy or standard is or is not “objective” as that term is defined in the House Accountability Act. The third column indicates whether a policy or standard is rendered irrelevant or is modified on the basis that it is subject to a mandatory waiver, prescribed parking ratio or concession under the Density Bonus Law. The fourth and final column then assess whether the Hidden Grove project is or is not consistent with all applicable and objective, policies and standards, ultimately demonstrating that the Hidden Grove proposal conforms to all of the Town’s applicable and objective policies and standards. As you will see during your review this matrix, there are certain cases where the policy or standard has been determined not to be applicable or objective and is eliminated from further consideration. In many other cases where a policy or standard is not objective and therefore not enforceable, we have nonetheless indicated how the Applicant believes the Hidden Grove project is consistent with its subjective terms.

As we indicated to you at our most recent meeting, we are, with this letter, also extending the 60-day consistency determination time period so it commences with your receipt of this communication as opposed to the date when the Hidden Grove application was deemed complete.

Very truly yours,



John M. Taylor

Cc: Sean Rabé
Mary Beth Van Voorhis
Christy Consolini
Jeffrey Mitchell
Andreas Booher
Randy Sater
Mike Isle
Hillary Johnson
Grant Taylor
Jim Wiley