



## TOWN OF LOOMIS

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3665 Taylor Road, P.O. Box 1330, Loomis CA 95650

September 26, 2022

Stonebridge Properties, LLC.  
Attention: Randy Sater  
3500 American River Drive  
Sacramento, CA 95864

RE: APPLICATION #21-10 Received September 2, 2022 - CONSISTENCY REVIEW

Dear Mr. Sater:

The Town of Loomis ("Town") has reviewed the application materials submitted by StoneBridge Properties, LLC. on September 2, 2022 for the Hidden Grove project. Since this application was submitted as a project subject to SB 330 streamlining, the Town's review has been limited to determining whether the application is consistent as defined in Housing Accountability Act, Government Code Section 65589.5, under the Town's application requirements. The Town has determined the application is not consistent. The Town's consistency findings are set forth in detail in the attached Consistency Checklist Matrix (Attachment A).

The CEQA analysis for the Project has not yet been completed. We expect that this analysis will result in the identification of mitigation measures necessary to mitigate environmental impacts of the Project. The attachment provides an analysis of consistency and compliance with the General Plan, Municipal Code, and adopted Town Standards, noting those that are consistent, those that are inconsistent, and those that are SB 330 exempt, as well as the items for which a conclusion on consistency cannot be made until the EIR analysis is complete.

The Town acknowledges the constraints of SB 330 regarding compliance with subjective standards. The Town would appreciate an effort by Stonebridge to implement the subjective policies and implementation measures of the Town's General Plan and Code of Ordinances.

You have requested certain concessions and waivers under California Density Bonus Law (Cal. Gov't. C. 65915 et seq.) The parties have not yet agreed on the appropriate measures needed to ensure that construction of the proposed affordable housing, For that reason Attachment A identifies a number of General Plan, Municipal Code, and Town standards with which the proposed Project would be inconsistent if those concessions and waivers are not granted. The Town is committed to working with you to identify the actions necessary to ensure construction of the proposed affordable housing, If affirmation of the affordable housing component is not provided, however, the application will need to be revised and resubmitted for Town review to ensure the project achieves consistency with Town policies, plans, codes, and standards.

As shown in Attachment A, there are some areas of inconsistency unrelated to the requested waivers and concessions. The Town requests that the application submittal be revised to ensure consistency and compliance and resubmitted for review, along with any modifications related to the waivers and concessions should an affirmation of the affordable housing be abandoned.



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In providing you with this list of inconsistent items, the Town is not waiving its right to separately assess compliance with all applicable Town standards through the CEQA EIR process.

Should you have any questions regarding the Town's determination, please do not hesitate to get in touch. As always, the Town looks forward to working with StoneBridge Properties, LLC to complete this application process for the Hidden Grove project.

Sincerely,

Anders Hauge  
Town of Loomis  
Hidden Grove Project Manager

Cc: (e-mail only)

Sean Rabe, Town Manager  
Mary Beth VanVoorhis, Planning Director  
Christy Consolini, Hauge Brueck Associates  
Jeff Mitchell, Town Attorney  
Andreas Booher, Town Deputy Attorney

Attachments: Consistency Checklist Matrix

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**0**  
**General Plan Consistency Checklist for Hidden Grove**  
 27-Jul-22

Type:	0				
Location:	0				
Applicant:	0				
Agent:	0				
Action:	0				
√	Compliance				
X	Required				
NA	Not Applicable				
GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
Land Use D.1	Loomis shall allow property owners the "right-to-farm" their parcels through the protection and operation of agricultural land uses	Not Applicable to this Project	<b>No</b>	The Project is not located adjacent to farming operations and the project does not propose farming operations.	Not applicable to this Project.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
D.2	Equestrian activities shall be protected by considering the effect that future density and design of residential development has in enhancing or inhibiting these activities.	No	Yes	The Project site provides opportunities to enhance equestrian trails connecting King Road with Horseshoe Bar Road. The Bikeway Master Plan and General Plan Circulation Element identify a multi-use trail around Secret Ravine in the Open Space area which is not proposed.	"Equestrian activities shall be protected" is an objective standard.
D.3	Loomis shall use zoning designations to protect properties used for agricultural operations from encroachment by urban development.	Not Applicable to this Project	No	The Project is not located adjacent to farming operations and the project does not propose farming operations.	Not applicable to this Project.
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.	Not Applicable to this Project	No	The existing site is not within the Williamson Act agricultural preserve program and proposes urban uses.	Not applicable to this Project.
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.	TBD per EIR	Yes	The Project implements the General Plan Land Use Designations. The EIR will address the capacity of the circulation system, schools, fire, police and other public service facilities to serve the project.	The determination of consistency and compliance shall be determined based on the EIR and Mitigation Measures adopted and approved conditions.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
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	TBD per EIR	Yes	The EIR will address the capacity of the required services and systems. The adopted mitigation measures and conditions of approval will determine compliance.	The determination of consistency and compliance shall be determined based on the EIR and Mitigation Measures adopted and approved conditions.
E.3	New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhood	TBD per EIR SB 330 Exempt	Yes	The EIR will address the capacity of the required services and systems. The adopted mitigation measures and conditions of approval will determine compliance.	The determination of consistency and compliance shall be determined based on the EIR and Mitigation Measures adopted and approved conditions.
E.4	Loomis shall encourage the revitalization and rehabilitation of deteriorating residential areas throughout the Town	Yes SB 330 Exempt	No	The applicant is in the process of removing existing derelict buildings on the site. New residential buildings will be constructed, revitalizing this site.	Consistent and in compliance.
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.	Yes	No	Implementation of the Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles (June 2022).	Consistent and in compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
E.6	<p>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.</p>	Not Applicable to this Project	No	The Project does not utilize clustering of development.	Not applicable to this Project.
E.7 Unit A	<p>When subdivision is proposed within an existing residential neighborhood, and the General Plan and/or Zoning Ordinance allow new parcels smaller than those existing around the parcel(s) to be divided, the proposed parcels should be increased in size consistent with the nearby residential lots fronting upon the same street.</p>	Yes SB 330 Exempt	No	The Project is located adjacent to existing residential neighborhoods. The lots in Unit A comply.	Consistent and in compliance.
E.7 Units B and D	<p>When subdivision is proposed within an existing residential neighborhood, and the General Plan and/or Zoning Ordinance allow new parcels smaller than those existing around the parcel(s) to be divided, the proposed parcels should be increased in size consistent with the nearby residential lots fronting upon the same street.</p>	No SB 330 Exempt	No	The lots in Unit B and D are smaller than the existing lots. The Policy does not require larger lots with the use of the term "Should".	

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
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.	Yes	No	The Project complies with the General Plan Land Use Designations.	Consistent and in compliance.
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	Yes SB 330 Exempt	No	Utilities and services are located adjacent to the Project. Loomis promotes the full utilization land committed to urban development. The General Plan designates this site for new development and extension of services and utilities.	Consistent and in compliance.
E.9	Outside of the core area, Loomis shall promote a rural residential environment consisting primarily of single family homes.	Yes	No	The Project is adjacent to the core area. The Project is consistent with the General Plan Land Use Designations. The project is primarily single family homes with a small percentage commercial and high density residential multi-family homes.	Consistent and in compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
E.10	Loomis shall encourage the provision of adequate housing opportunities for people on fixed or limited incomes, with emphasis on senior citizen housing.	Yes SB 330 Exempt	No	This policy is not objective (encourage). The Project provides for market rate housing of various prices.	Consistent and in compliance.
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	Yes	No	The multi-family residential area will be compatible with the single family residential areas with implementation of the Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles (June 2022).	Consistent and in compliance.
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.	Yes	No	The Project is designed to preserve existing significant natural features on Lots B and C.	Consistent and in compliance.
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.	Yes	No	The Town does not have design standards. The Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles (June 2022) supports the objectives of maintaining a small, neighborly, rural community, reflective of the Town's heritage.	Consistent and in compliance.
E.14	Loomis shall encourage the retention and enhancement of natural vegetation along major roadways in new developments as a tool for mitigating noise impacts and providing scenic open spaces	No SB 330 Exempt	Yes	The Project does not provide for the retention and enhancement of natural vegetation along major roadways for mitigation.	



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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
E.15	New residential development near the freeway shall consider alternative noise mitigation measures and avoid the construction of artificial freeway sound walls	TBD per EIR	Yes	Noise mitigation has not been provided. The determination of what is required will be determined by the EIR and adopted mitigation.	To be determined based on the EIR and mitigation program.
E.16	Loomis shall prohibit the development of gated residential communities	Yes	No	The Project does not propose gated residential areas.	Consistent and in compliance.
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.	Yes	No	The Project is in compliance with the General Plan Land Use Diagram.	Consistent and in compliance.
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	Yes	No	The Project complies with the General Plan Land Use Designations.	Consistent and in compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding								
Second units	<p>Second residential units may be approved through the process required by the Zoning Ordinance, subject to the following standards.</p> <p>a. Minimum site area. Outside of the Downtown area identified in Figure 3-3 (page 42) second units may be placed only on parcels of 20,000 square feet or larger. Within the Downtown, second units may be allowed as provided by the Zoning Ordinance.</p> <p>b. Floor area limitations. Second units shall not exceed the following maximum floor area requirements, except as provided by (1) and (2) after the table.</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">SITE AREA</td> <td style="text-align: center;">MAXIMUM FLOOR AREA</td> </tr> <tr> <td style="text-align: center;">20,000 SF TO 40,000 SF</td> <td style="text-align: center;">640 SF</td> </tr> <tr> <td style="text-align: center;">40,001 TO 9.2 ACRES</td> <td style="text-align: center;">1200 SF</td> </tr> <tr> <td style="text-align: center;">9.2 ACRES OR LARGER.</td> <td style="text-align: center;">NO MAXIMUM</td> </tr> </table> <p>(1) A parcel that qualifies for a second unit and is of sufficient size to be subdivided in compliance with the applicable land use category may have a second unit with no floor area limitation, provided that both units are located to meet the setback requirements that would apply to primary dwellings on the future parcels:</p> <p>(2) A site that would qualify for a second unit, with an existing dwelling of 1,400 square feet or less (not including a garage) as of the effective date of this General Plan, may be developed with one additional dwelling, with no restriction on the floor area of the new unit.</p>	SITE AREA	MAXIMUM FLOOR AREA	20,000 SF TO 40,000 SF	640 SF	40,001 TO 9.2 ACRES	1200 SF	9.2 ACRES OR LARGER.	NO MAXIMUM	Not Applicable to this Project	No	<p>Second units are not proposed as part of the project.</p> <p>State law allows ADU's that may be constructed in the future.</p>	Not applicable to this Project.
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	<p>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.</p>	Yes	No	<p>The Project complies with the General Plan Land Use Designations, including retaining the existing designated commercial parcel.</p>	Consistent and in compliance.								

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
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	Yes	No	The project is within the original Town Center Master Plan area and is in compliance with the General Plan Land Use designations.	Consistent and in compliance.
F.3	Loomis shall promote the redevelopment of the railroad right-of-way areas to celebrate and enhance the heritage of the Town	Not Applicable to this Project	No	The project is not located near the railroad right-of-way.	Not applicable to this Project.
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	Yes	No	The Town does not have adopted design standards. The Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles (June 2022) includes criteria for integrating commercial development within the Project.	Consistent and in compliance.
F.5	New commercial development shall preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping	Not Applicable to this Project	No	The designated commercial area does not propose development at this time. When a commercial development is proposed the project landscaping will be evaluated.	Not applicable to this Project.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
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.	Not Applicable to this Project	No	The Project does not include off-street parking lots. At the time the commercial and High Density properties are developed they will be evaluated based on the current Town and Project guidelines.	Not applicable to this Project.
F.7	Circulation patterns within and around new commercial development shall be designed to avoid diverting traffic through existing residential neighborhoods, where feasible	Yes	No	The Project commercial traffic has access to Horseshoe Bar Road and Webb Street.	Consistent and in compliance.
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.	Not Applicable to this Project	No	The Project does not include industrial properties.	Not applicable to this Project.
F.9	Loomis shall not allow new industrial uses that will adversely impact either the environment or surrounding land uses	Not Applicable to this Project	No	The Project does not include industrial properties	Not applicable to this Project.
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.	Yes	No	The Project Commercial area is located on land designated commercial by the General Plan.	Consistent and in compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
G.1	<p>Business Park designation along the railroad, northeast of Sierra College Boulevard and Taylor Road. This site shall be developed as a business park, subject to the following policies:</p> <p>a. Business park development shall require access from Sierra College Boulevard, with no access to the site through the residentially-designated areas to the north and west.</p> <p>b. The site shall be planned to provide a self-contained, campus-like character. (i.e., buildings of similar or compatible architecture with shared circulation and parking, with substantial setbacks from streets and other property boundaries) with extensive landscaping throughout.</p> <p>c. Proposed development shall be separated from the north and west property lines by a buffer of dense landscaping at least 50 feet in width. Development adjacent to the buffer shall be limited to low-profile, one-story structures. Parking areas shall be separated from the buffer by buildings. No outdoor storage or business activity areas shall be allowed, except for outdoor sitting, eating and recreation areas for employees.</p>	Not Applicable to this Project	No	The Project is located outside of the Business Park designation.	Not applicable to this Project.
G.2	<p>General Commercial and Office/Professional designations north of the Raley's Center, and at I-80 and King Road. The planning of proposed development on these currently vacant properties should be carefully coordinated and integrated to ensure adequate access and circulation between Horseshoe Bar Road and King Road. Proposed development shall comply with the following standards.</p>	No SB 330 Exempt	Yes	"---ensure adequate access and circulation between Horseshoe Bar road and King Road." The Town interprets adequate access is the extension of Boynginton Road between Horseshoe Bar Road and King Road. This connection is not proposed to be built.	Not consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
G.2.a.	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.	No	No	The Town acknowledges the riparian corridors are not proposed for development except for one road, the Town does not see the commitment for protection of these resources.	Not consistent or compliant.
G2.b.1	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.	Yes	No	The Town finds the project consistent.	Consistent and in compliance.
G.2.b.2	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.	No SB 330 Exempt	Yes	The Town finds that this is not compliant or consistent given that Boyington Road is not proposed to be constructed and the residential uses do not connect to Boyington Road.	Not consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
G.3	<p>Residential Estate designation northwest of Rocklin and Barton Roads. The planning of proposed subdivision and development in this Residential Estate designation is encouraged to be coordinated among the different property ownerships. Proposed subdivisions shall be designed to provide parcels with a minimum of 4.6 acres along the Barton and Rocklin Road frontages, and a minimum of 2.3 acres when located away from Barton and Rocklin Roads. To the extent feasible, building sites should be setback from Rocklin Road and Barton Road to retain native vegetation and terrain features, and preserve the present appearance as a rural road corridor. Access to new parcels is to be provided by new roads from Barton Road and Rocklin Road, with no individual driveway access to Rocklin Road.</p>	Not Applicable to this Project	No	The Project is not located near rocklin and Barton Roads.	Not Applicable to this Project.
G.4	<p>General Commercial Designation on Taylor Road northeast of Sierra College Boulevard. These parcels should be developed with commercial uses along the Taylor Road frontage, with office uses or multi-family residential behind the commercial, to buffer the adjacent single-family residential uses from the noise, glare, and activities associated with commercial uses.</p>	Not Applicable to this Project	No	The Project is not within the area on Taylor Road northeast of Sierra College Boulevard.	Not applicable to this Project.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
G.5.	<p>Commercial Development south of Interstate 80. The area on the land use diagram designated Tourist/Destination Commercial along the southerly side of Interstate 80 presents the community with significant opportunities in terms of potential revenue-producing commercial development. It also presents significant concerns relative to the sensitive environmental resources of Secret Ravine, the Town's image along I-80, and potential impacts on adjacent residential areas.</p> <p>Property owners seeking to develop within this designation shall obtain Town approval of a conditional use permit, development agreement, development and design standards, or some combination thereof, as determined by the Town Council depending upon the size, type, and complexity of the proposed development. The following issues shall be addressed: details of proposed land uses, densities and building intensities, site planning and other general development standards, design guidelines, site access, internal and external circulation, infrastructure and utilities, and project and parcel phasing, to the extent that phasing is known by the property owner, or owners in the case of multiple properties participating in a project proposal. The Town's goals for the Tourist/Destination Commercial land use designation are for proposed development to:</p>	Not Applicable to this Project	No	The Project is north of Interstate 80.	Not applicable to this Project.
G.5.a & b	<p>a. Create an identity, appearance, and mix of land uses that provide for the integrated development of all parcels and that will be attractive to both travelers and Town residents. The arrangement of uses on the overall site should be allowed to emphasize the creation of a destination or significant stopover for travelers, provide enhanced shopping and entertainment opportunities for Town residents, and tie into the historic downtown area to support the economic viability of the downtown.</p> <p>b. Provide traveler-oriented commercial uses that are accessed primarily by automobiles and concentrated near the Horseshoe Bar Road interchange. Uses on the site shall then transition to more locally-oriented commercial and office uses, laid out to provide a pedestrian orientation.</p>	Not Applicable to this Project	No	The Project is north of Interstate 80.	Not applicable to this Project.



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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
G.5.c	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.	Not Applicable to this Project	No	The Project is north of Interstate 80.	Not applicable to this Project.
G.5.d & e	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.	Not Applicable to this Project	No	This Project is north of Interstate 80.	Not applicable to this Project.
G.6	Residential Medium-Density site on the west side of Humphrey Road immediately south of the H Clark Powers School. The allowable density of two to six dwelling units per acre shall be distributed on the site with lower density on the edges of the parcel. An application for the proposed subdivision of the property shall demonstrate special attention to potential flooding and drainage issues, and any proposed project shall be designed to create no greater volume of storm water runoff to downstream properties after development.	Not Applicable to this Project	No	This Project is not within the vicinity of Humphrey Road and H. Clark Powers School.	Not applicable to this Project.
H	The boundaries of proposed land use designations should be coincident with existing property boundaries, to the extent possible. One possible exception may be when the frontage of a large lot along a major arterial would be inappropriate for residential uses, while much of the remainder could be suited for residential use.	Yes SB 330 Exempt	No	The Project parcels are coincident with the land use designations.	Consistent and in compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
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	Yes SB 330 Exempt	No	This is a subjective standard and is not applied per SB 330. The Project respects the key natural resources, preserves the key wetland and riparian resources on lots B & C. Archaeological resources, historic resources are not located on the site.	The Town finds that this is a subjective criteria and not applicable. The Town acknowledges the key riparian/wetland resource is being preserved.
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	Yes	No	The Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles establishes the standards for the design of future development within the Project.	Consistent and in compliance.
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.	Yes	No	The Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles establishes the standards for the design of future development within the Project.	Consistent and in compliance.
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.	Yes SB 330 Exempt	No	The Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles establishes the standards for the design of future development within the Project.	Consistent and in compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
Design 5	<p>Design projects to minimize the need to use automobiles for transportation.</p> <p>a. Emphasize pedestrian and bicycle circulation in all projects.</p>	No	Yes	<p>The Project does not emphasize pedestrian and bicycle circulation as it does not propose the bike trails, lanes, and routes in the Bikeway Master Plan and Circulation Element within the project area (Library Dr to Day Ave, trails at Day and Sun Knoll, etc.), and sidewalks are not proposed on both sides of the streets to connect to Safe Routes to Schools (Day Ave).</p>	Not consistent or compliant.
	<p>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.</p>	No	Yes	<p>The Project does give attention to automobiles but needs greater attention to bicycle and pedestrian circulation. It does not propose the bike trails, lanes, and routes in the Bikeway Master Plan and Circulation Element within the project area, and sidewalks are not proposed on both sides of the streets to connect to Safe Routes to Schools (Day Ave).</p>	Not consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	c. Plan for trail systems, where appropriate to connect areas of development with natural and recreational resources.	No	Yes	The Project does not provide trails through the riparian area providing for the connection with natural and recreational resources. In addition to this multi-use trail, other trails in the Bikeway Master Plan and Circulation Element on the project site include bike routes at Day and Sun Knoll, and bike lanes on Library to Day Ave rather than only to the west of the Open Space.	Not consistent or compliant.
Design 6 a	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.	Yes SB 330 Exempt	No	The Project provides for commercial uses on Lot D. Specific uses are not proposed and will be evaluated in the future.	Lot D is designated for commercial uses that will be evaluated in the future. Consistent and in Compliance.
Design 6 b	b. Create clustered and mixed use projects within the Downtown Core centers that combine residential, retail, office and other uses.	Yes	No	Unit A Lot D would allow for mixed use. Specific uses are not proposed and will be evaluated in the future.	Lot D is designated for commercial uses that will be evaluated in the future. Consistent and in Compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
Design 7	Respect and preserve natural resources within rural areas. a.Design buildings to blend into the landscape. b.Emphasize native vegetation and natural forms in site design and project landscaping	No	Yes	The Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles establishes the standards for the design of future development within the Project. Project landscaping is not provided to review.	Not consistent or compliant.
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.	Yes	No	The Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles establishes the standards for the design of future development within the Project.	Consistent and in compliance.
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.	Yes	Yes	The Hidden Grove Proposed Phasing, Massing Standards & Architectural Styles establishes the standards for the design of future development within the Project. Lighting samples shown include non-shielded lighting, however.	Not fully consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
Parks 4	New residential developments shall provide for the recreational open space needs of their residents	Yes	No	Unit A provides over 11 acres of recreational open space on Lots B and C and approximately 2.7 acres of parks on Lots G, F, A, and E. Units B, C and D do not include recreational open space.	Consistent and compliant.
Parks 5	Loomis shall encourage the compatible recreational use of riparian and stream corridors, where feasible.	No SB 330 Exempt	Yes	The use of the term "encourage" is not objective and cannot be required. The Town finds Lots B and C provide open space but do not provide recreational uses. A multi-use trail is required per the Bikeway Master Plan and Circulation Element.	Not consistent or compliant.
Parks 7	Open space areas within proposed developments shall be designed as part of an integrated Town-wide network, in conjunction with bicycle, pedestrian and equestrian trails	No	Yes	The Town does not find that the Project is designed to integrate a Town-wide network of bicycle, pedestrian and equestrian trails per the Bikeway Master Plan.	Not consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
Circulation	<p>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 1-80, Sierra College and Brace Road, and Webb and Taylor, when:</p> <ol style="list-style-type: none"> <li>1. The deficiency is substantially caused by "through" traffic, which neither begins nor ends in Loomis, and is primarily generated by non-residents; or</li> <li>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.</li> </ol>	No	Yes	Taylor Road between Horseshoe Bar Road to King Road, operates at LOS F, to which the project will further exacerbate the LOS level. The Circulation Element identifies the development of the Boyington Road extension as the solution to reduce the severity of LOS on Taylor Road.	Not consistent or compliant.
	<p>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 &amp; Improvement Standards after their adoption.</p>	No	Yes	The Project roadways are not designed to Town standards for ROW, lane width, or sidewalks and modifications are requested. There is no affirmative commitment to affordable housing to support a concession.	Not consistent or compliant.
	<p>Policy on Character of Roadway Improvements: The design of Downtown roadway and streetscape improvements will continue to maintain the "small town downtown" character.</p>	Not Applicable to this Project	No	The Project is not within the Downtown.	Not applicable to this Project.
	<p>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.</p>	Not Applicable to this Project	No	The Project is an infill project but there are not existing rights of way that do not conform to Town standards.	Not applicable to this Project.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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	TBD per EIR SB 330 Exempt	Exempt	Roadway and circulation safety to be determined by EIR analysis and mitigation measures.	Exempt from subjective policy; if identified, implement mitigation measures to ensure roadway safety.
	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.	TBD per EIR SB 330 Exempt	Exempt	This policy is subjective. While not enforceable for an SB 330 project the Town will utilize the EIR to determine if the Project circulation system creates impacts.	Exempt from subjective policy; if identified, implement mitigation measures to ensure roadway systems reflect Bikeway Master Plan and Town Land Development Manual roadway
	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.	TBD per EIR SB 330 Exempt	Exempt	This policy is subjective. While not enforceable for an SB 330 project the Town will utilize the EIR to determine if the Project circulation system creates impacts.	Exempt from subjective policy; if identified, implement mitigation measures per the EIR.
	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.	TBD per EIR SB 330 Exempt	Exempt	This policy is subjective. While not enforceable for an SB 330 project the Town will utilize the EIR to determine if the Project circulation system creates impacts warranting signalization.	Exempt from subjective policy; if identified, implement mitigation measures to ensure intersection safety.



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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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.	Not applicable to this Project	No	This policy is subjective and directs the Town to maintain street standards. The Town street standards apply to the project.	Not applicable to this Project.
Bicycle & Pedestrian	1. The Town shall promote bicycle travel, as appropriate, and shall pursue all available sources of funding for the development and improvement of bicycle facilities.	Not applicable to this Project	No	This policy is subjective and directs the Town to promote bicycle facilities. This does not apply to this Project.	Not applicable to this Project.
	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	No	Yes	The 2010 Bikeway Master Plan includes Class I, II, and III bicycle lanes on Library, adjacent to Boyington connecting Horseshoe Bar Road with King Road, through the open space, and connecting with Sun Knoll and Day. The Project has a short section of Class II Bike lane on a portion of Library and does not include the Master Planned bikeways.	Not consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	3. Bicycle and pedestrian connections shall be continuous and convenient to the nearest neighborhood center, school, or park.	No	Yes	Pedestrian access (sidewalks) is provided on one side of the roadways. Bicycle lanes shown on the 2010 Bikeway Master Plan are not provided, except for a short section on Library Drive. The Project does not provide continuous and convenient access.	Not consistent or compliant.
	4. Orient development to encourage pedestrian and transit accessibility. Strategies include locating buildings and primary entrances adjacent to public streets, and providing clear and direct pedestrian paths across parking areas and intersections.	No	Yes	The 2010 Bikeway Master Plan includes Class I, II, and III bicycle lanes on Library, adjacent to Boyington connecting Horseshoe Bar Road with King Road, through the open space, and connecting with Sun Knoll and Day. The Project has a short section of Class II Bike lane on a portion of Library and does not include the Master Planned bikeways.	Not consistent or compliant.
	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.	No	Yes	The Project submittal does not provide details confirming that pedestrian facilities are accessible to persons with disabilities.	Not consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	6. Ensure that planting plans for street trees take into consideration shade and comfort for pedestrians and bicyclists.	No SB 330 Exempt	Yes	The Phasing, Massing, & Architectural Styles commits to compliance with Zoning Code Section 13.34 for Town Commercial and Unit E. Tree planting along roadways and sidewalks is not provided.	Not consistent or compliant.
	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.	No	Yes	The 2010 Bikeway Master Plan includes Class I, II, and III bicycle lanes on Library, adjacent to Boyington connecting Horseshoe Bar Road with King Road, through the open space, and connecting with Sun Knoll and Day. The Project has a short section of Class II Bike lane on a portion of Library and does not include the Master Planned bikeways.	Not consistent or compliant.
Transit	1. The Town will promote and support a safe, efficient, and coordinated public transit system that meets residents' needs, reduces congestion, improves the environment, and helps provide a viable non-automotive means of transportation in and through the Town of Loomis.	Not Applicable to this Project	No	This policy is subjective and directs the Town to promote transit. This does not apply to this Project.	Not applicable to this Project.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
Neighbor- hood 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.	No	Yes	The Project does not construct Boyington Road that the Circulation Element identifies as required for a street system that protects residential neighborhoods from unnecessary levels of traffic. Additional traffic is placed on Webb and Laird Streets rather than the Boyington extension.	Not consistent or compliant.
	2. The Town shall design streets and approve development in such a manner as to prevent and eliminate high traffic flows and parking problems within residential neighborhoods.	No	Yes	The Project does not construct Boyington Road that the Circulation Element identifies as required for a street system that protects residential neighborhoods from unnecessary levels of traffic.	Not consistent or compliant.
	3. The Town shall promote the development of a circulation system that preserves the historic nature and character of neighborhoods and districts, and reinforces neighborhood identity and integrity.	No SB 330 Exempt	No	The Project does not construct Boyington Road that the Circulation Element identifies as required for a street system that protects residential neighborhoods from unnecessary levels of traffic.	Not consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	4. New local streets shall be designed to promote the interconnection of residential neighborhoods while simultaneously discouraging through-traffic within residential neighborhoods.	No	Yes	An EVA, not a local street, connects with Day Ave. to discourage through traffic. The project does not link Unit D with Units A, B, & C. The layout does not allow for connection to the Boyington Road extension, increasing traffic through neighborhoods to reach that extension or other connectors.	Not consistent or compliant.
	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.	Not Applicable to this Project	No	This policy directs the Town to have procedures to manage and reduce traffic flow.	Not applicable to this Project.
	6. If recommended by the Town Engineer after review, and if determined to be feasible, the Town should pursue the construction of a pedestrian bridge over Sierra College Boulevard to address safety impacts. The precise location of the crossing would be determined after further review.	Not Applicable to this Project	No	The Project is not located near Sierra College Boulevard.	Not applicable to this Project.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
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.	To be determined by EIR analysis and mitigation measures.	Yes	To be determined by EIR analysis and mitigation measures. This policy requires developer to analyze these impacts.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	To be determined by EIR analysis and mitigation measures. This policy requires the developer to pay their fair share contribution and cover costs of on-site roadways.	To be determined by EIR analysis and mitigation measures.
	4. Prior to acceptance of new local streets by the Town, provisions shall be made for the ongoing maintenance of those facilities. Such provisions could include the establishment of a maintenance district covering the specific roadways identified, or assumption of all maintenance responsibilities by the pertinent homeowners association or other approved organization.	No	Yes	An agreement with the Town for ongoing maintenance is required.	Not consistent or compliant.
Roadway Maintenance	1. The Town shall assure that the transportation system continues to provide safe, efficient, and convenient access to its residents.	No	Yes	Without the construction of Boyington Road the transportation system does not provide safe, efficient, and convenient access to its residents. Sidewalks are not proposed on both sides of the roadway per roadway standards and no affirmative commitment to affordable housing has been given to support a concession.	Not consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
Housing	A.4 The Town shall give development projects that include a lower income residential component the highest priority for permit processing.	No	Yes	To date, the Project has not provided an affirmative commitment to lower income residential units.	Not consistent or compliant.
	A.5 The Town shall promote the mixed use polices of the <i>General Plan</i> and encourage "mixed-use" projects where housing is provided in conjunction with compatible non- residential uses.	Yes	No	By proposing a unit number, a mixed use development is proposed at Unit A lot D, although no details are provided.	Consistent and compliant.
	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.	Yes SB 330 Exempt	No	The fee is \$750.00 per developed lot collected at the building permit issuance.	Consistent and in compliance.
	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.	Not Applicable to this Project	No	The Project does not propose housing for low-income households that is part of a market-rate development.	Not applicable to this Project.
	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.	Not Applicable to this Project	No	The Project does not prorpore low-income housing units with Market rate units.	Not applicable to this Project.
	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.	Yes SB 330 Exempt	No	The Project Unit E complies with the General Plan Designation for multi-family dwellings.	Consistent and in compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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.	Yes SB 330 Exempt	No	The existing site includes dwellings that will be demolished. The Town is working with the applicant and private individual to move one of the homes to another site.	Consistent and in compliance.
	A.14 The Town will continue to encourage the appropriate development of second residential units to expand the housing supply and unit mix.	Not Applicable to this Project	No	The Project does not propose ADU units. Future owners of dwelling units may construct an ADU.	Not applicable to this Project.
	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.	Not Applicable to this Project	No	The Project does not propose to develop housing alternatives.	Not applicable to this Project.
	B.1 The Town will continue to encourage residential development of high architectural and physical quality, compatible with neighboring land uses.	Yes SB 330 Exempt	No	The Project is implementing the Hidden Grove Phasing, Massing Standards & Architectural Styles.	Consistent and in compliance.
	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.	Not Applicable to this Project	No	The Project does not include an existing mobile home park.	Not applicable to this Project.
	D.1The Town shall encourage the development of housing for seniors, including congregate care facilities.	Not Applicable to this Project	No	This is an obligation of the Town and not the Project.	Not applicable to this Project.
	D.3The Town will reduce the parking requirements for special needs housing if a proponent can demonstrate a reduced parking need and not affect public health and safety.	Not Applicable to this Project	No	The Project is not proposing special needs housing.	Not applicable to this Project.



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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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).	Yes SB 330 Exempt	No	The Building Code requires compliance with the ADA.	Consistent and in compliance.
	F.1 All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofiting of existing units shall be encouraged.	Yes	No	The Building Code requires compliance with energy requirements.	Consistent and in compliance.
	F.2 New land use patterns should encourage energy efficiency, to the extent feasible.	Not Applicable to this Project	No	The Project does not propose new land use patterns.	Not applicable to this Project.
	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.	Yes	No	The Building Code requires compliance with energy requirements.	Consistent and in compliance.
	F30. The Town will encourage developers to be innovative in designing energy efficient homes and improve the energy efficiency of new construction.	Not Applicable to this Project	No	The policy directs the Town to encourage energy efficient homes. The Project proposes compliance with Building Codes.	Not applicable to this Project.
	F33. The Town will encourage water-efficient landscaping, xeriscaping, and/or energy efficient irrigation systems in residential developments. Additionally, the Town will have material available to residents regarding the PCWA's Water-Wise House Call Program.	No SB 330 Exempt	Yes	The Project does not provide guidelines for landscaping.	Exempt
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.	Yes	No	The Project Lot E implements the General Plan Land Use Diagram and complies with this policy	Consistent and in compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	<p>4. Proposed development shall be connected to public water supply and sewage disposal systems as follows:</p> <p>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.</p> <p>b. All development proposed in nonresidential land use designations shall be connected to the community water supply and sewage disposal systems prior to occupancy.</p> <p>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.</p>	Yes	No	The Project connects to existing utilities.	Consistent and in compliance.
	<p>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.</p>	Yes	No	Adequate land fill capacity currently exists.	Consistent and in compliance.
	<p>8. New construction and reconstruction/restoration shall consider energy conservation in the selection of building materials, building orientation, and landscaping.</p>	Yes SB 330 Exempt	No	The Project will comply with Building Codes.	Consistent and in compliance.
Finance	<p>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.</p>	No	Yes	An agreement with the Town for ongoing maintenance is required.	Not consistent or compliant.
	<p>2. A fiscal impact analysis shall be required for proposed General Plan amendments.</p>	Not Applicable to this Project	No	The Project is not requesting a General Plan Amendment.	Not applicable to this Project.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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.	Not Applicable to this Project	No	The policy directs the Town to support new commercial and industrial activities.	Not applicable to this Project.
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.	To be determined by EIR analysis and mitigation measures.	Yes	The Project EIR will identify BMPs to be implemented during Project implementation.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	The Project EIR will evaluate Air Quality impacts and identify mitigation.	To be determined by EIR analysis and 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.	No SB 330 Exempt	No	The Project removes a number of trees. The Project does not provide a tree planing plan.	Not consistent or compliant.
	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.	Not applicable to this Project	No	The PAPCD no longer requires CO modeling.	Not applicable to this Project.
	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.	Not applicable to this Project	No	The policy the Town to encourage phased development. This is not a requirement for the Project.	Not applicable to this Project.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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.	To be determined by EIR analysis and mitigation measures.	Yes	The EIR will include an air quality analysis.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	The EIR traffic study will identify mitigation.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	The EIR Traffic analysis will provide appropriate mitigation.	To be determined by EIR analysis and mitigation measures.
	<p>2. Biotic resources evaluation. Prior to approval of discretionary development permits involving parcels near significant ecological resource areas, the Town shall require, as part of the environmental review process, a biotic resources evaluation by a qualified biologist. The biologist shall follow accepted protocols for surveys (if needed) and subsequent procedures that may be necessary to complete the evaluation. "Significant Ecological Areas" shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>•Wetland areas;</li> <li>•Stream environment zones;</li> <li>•Suitable habitat for rare, threatened or endangered species, and species of concern;</li> <li>•Large areas of non-fragmented habitat, including oak woodlands and riparian habitat; <ul style="list-style-type: none"> <li>•Potential wildlife movement corridors; and</li> <li>•Important spawning areas for anadromous fish.</li> </ul> </li> </ul>	To be determined by EIR analysis and mitigation measures.	Yes	The EIR will evaluate biotic resources and provide mitigation.	To be determined by EIR analysis and mitigation measures.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	<p>3. Grading. The Town shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian areas;</p> <p style="padding-left: 20px;">a. Prior to approval of discretionary development permits involving parcels near significant ecological resource areas, project applicants shall demonstrate that upland grading activities will not contribute to the direct cumulative degradation of stream quality.</p> <p style="padding-left: 20px;">b. The Town will limit development on slopes with a gradient in excess of 30 percent or in areas of sensitive or highly utilized habitat, through appropriate zoning standards and individual development project review</p>	TBD per EIR SB 330 Exempt	No	<p>The Project requires a grading permit which includes these provisions. The EIR will evaluate erosion and sedimentation impacts and provide mitigation.</p>	<p>Consistent and in compliance. To be determined by EIR analysis and mitigation measures through the SWPPP.</p>
	<p>4. Hazardous materials. The Town shall require that industrial and commercial uses that store or use hazardous materials provide a buffer zone sufficient to protect public safety, including the safety of nearby wildlife.</p>	Not Applicable to this Project	No	<p>The Project does not propose a commercial development. When a commercial development is proposed the Town will conduct a review of that proposal.</p>	<p>Not applicable to this Project.</p>
	<p>5. Native tree protection. Individual heritage trees and significant stands of heritage trees shall be preserved. Healthy heritage trees shall be removed or significantly trimmed only when necessary because of safety concerns, conflicts with utility lines and other infrastructure, the need for thinning to maintain a healthy stand of trees, or where there is no feasible alternative to removal. Proposed development shall be designed, constructed, and maintained to preserve individual heritage trees and significant stands of heritage trees, and provide for the protection of root zones and the continuing health of the trees. When trees are removed, they shall be replaced in sufficient numbers to maintain the volume of the Town's overall tree canopy over a 20-year period. Tree removal within stream corridors is also subject to the above policy on stream corridor protection.</p>	No	Yes	<p>The commitments to comply with tree ordinance and a tree planting plan are not provided, and neither is an assurance regarding affordable housing to justify a concession for tree mitigation.</p>	<p>Not consistent or compliant.</p>

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	<p>6. Stream corridor protection. The streams of Loomis are among the most significant and valuable of the Town's natural resources. Development adjacent to streams shall be designed, constructed, and maintained to avoid adverse impacts on riparian vegetation, stream bank stability, and stream water quality to the maximum extent feasible. These policies shall apply to all watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps applicable to the Town. See also the policies for wetland protection below.</p>	To be determined by EIR analysis and mitigation measures.	Yes	The EIR natural resource analysis will identify appropriate mitigation.	To be determined by EIR analysis and mitigation measures.
	<p>a. Proposed structures and grading shall be set back the greater of: 100 feet from the outermost extent of riparian vegetation as defined in the Zoning Ordinance, or outside of the 100-year flood plain. Lesser setbacks may be approved where site-specific studies of biology and hydrology, prepared by qualified professionals approved by the Town, demonstrate that a lesser setback will provide equal protection for stream resources. Development shall be set back from ephemeral or intermittent streams a minimum of 50 feet, to the extent of riparian vegetation, or to the 100-year floodplain, whichever is greatest.</p>	To be determined by EIR analysis and mitigation measures.	Yes	The EIR will update existing information and propose appropriate mitigation.	To be determined by EIR analysis and mitigation measures.
	<p>b. Land uses and development within the setback areas required by this policy shall be limited to: the grazing of livestock at half or less of the animal densities allowed by the Zoning Ordinance; open wire fencing to confine livestock; bridges; public utilities and infrastructure; and other uses allowed by the applicable zoning district as permitted or conditional uses, with conditional use permit approval.</p>	To be determined by EIR analysis and mitigation measures.	Yes	The EIR will update existing information and propose appropriate mitigation.	To be determined by EIR analysis and mitigation measures.
	<p>c. The following activities are prohibited within stream corridor setbacks: filling or dumping; the disposal of agricultural wastes; channelization or dams; the use of pesticides that may be carried into stream waters; grading, or the removal of natural vegetation within the required setback area, except with grading permit approval. This is not intended to prevent the reasonable maintenance of natural vegetation to improve plant health and habitat value.</p>	Yes	No	The Town will enforce these provisions during and after implementation of the Project.	Consistent and in compliance.

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Planning Application Compliance Form

GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	<p>d. The Town shall require that development projects proposing to encroach into a creek corridor or creek/wetland setback to do one or more of the following, in descending order of desirability:</p> <ul style="list-style-type: none"> <li>•Avoid the disturbance of riparian vegetation;</li> <li>•Replace riparian vegetation (on-site, in-kind);</li> <li>•Restore another section of creek (in-kind); and/or</li> <li>•Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).</li> </ul>	To be determined by EIR analysis and mitigation measures.	Yes	The EIR will evaluate the resources and provide the appropriate mitigation.	To be determined by EIR analysis and mitigation measures.
	<p>e. The Town shall require that newly-created parcels include adequate space outside of wetland and riparian setback areas to ensure that property owners will not place improvements within areas that require protection.</p>	Yes	No	The Project Tentative map complies with this policy.	Consistent and in compliance.
	<p>f. Proposed development shall include surface water drainage facilities that are designed; constructed, and maintained to ensure that the increased runoff caused by development does not contribute to the erosion of stream banks, or introduce pollutants into watercourses.</p>	No	No	The Project Tentative map complies with this policy. A drainage analysis has not been provided.	Not consistent or compliant.
	<p>g. The Town shall encourage the use of natural stormwater drainage systems to preserve and enhance existing natural features. The Town shall promote flood control efforts that maintain natural conditions within riparian areas.</p>	Yes SB 330 Exempt	No	The Project uses natural stormwater drainage systems in conjunction with engineered systems	Consistent and in compliance.

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Planning Application Compliance Form

GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	<p>h. Where creek or wetland protection is required or proposed, the Town shall require public and private development to:</p> <ul style="list-style-type: none"> <li>•Preserve creek corridors and setbacks through easements or dedications. Parcel lines or easements shall be located to optimize resource protection;</li> <li>•Designate easement or dedication areas as open space;</li> <li>•Protect creek corridors and their habitat value by: 1) providing adequate setbacks; 2) maintaining creek corridors in their natural state; 3) employing restoration techniques, where necessary and appropriate; 4) using riparian vegetation within creek corridors; 5) prohibit the planting of invasive, non-native plants within creek setbacks; and 6) avoiding tree removal within creek corridors.</li> <li>•Use techniques that ensure development will not cause or worsen natural hazards near creeks, and will include erosion and sediment control practices such as: 1) turbidity screens (to minimize erosion and siltation); and 2) temporary vegetation sufficient to stabilize disturbed areas.</li> </ul>	To be determined by EIR analysis and mitigation measures.	Yes	The EIR will evaluate the resources and provide the appropriate mitigation.	To be determined by EIR analysis and mitigation measures.
	<p>7. Water quality. The Town will contribute toward the maintenance of high quality in the local surface and groundwater resources through the following, and other feasible measures.</p> <p>a. Proposed development shall incorporate measures to minimize soil erosion, and stream and drainage way sedimentation during construction, and over the life of each project.</p> <p>c. Proposed development shall be designed, constructed, and maintained to prevent the discharge of untreated effluent into local streams to the maximum extent feasible, including the introduction of contaminants such as pesticides, fertilizers, and petroleum products and other contaminants carried by urban runoff.</p>	To be determined by EIR analysis and mitigation measures.	Yes	The EIR natural resource analysis will identify appropriate mitigation.	To be determined by EIR analysis and mitigation measures.



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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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.	To be determined by EIR analysis and mitigation measures.	Yes	The EIR natural resource analysis will identify appropriate mitigation.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	The EIR natural resource analysis will identify appropriate mitigation.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	The EIR natural resource analysis will identify appropriate mitigation.	To be determined by EIR analysis and 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.	No	Yes	The Project does not provide the approach to managing these areas.	Not consistent or compliant.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
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.	Not Applicable to this Project	No	The Project does not include Historic Buildings	Not Applicable to this Project
	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.	Yes	No	The buildings to be demolished are not historically or aesthetically valuable.	Consistent and in compliance.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	To be determined by EIR analysis and mitigation measures.	To be determined by EIR analysis and mitigation measures.
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.	Yes	No	The Town enforces its building codes.	Consistent and in compliance.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	To be determined by EIR analysis and mitigation measures.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	The Project proposes a road through the wetlands and also to alter the limits of the 100-year flood zone. This will be evaluated in the EIR with appropriate mitigation	To be determined by EIR analysis and mitigation measures.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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.	To be determined by EIR analysis and mitigation measures.	Yes	To be determined by EIR analysis and mitigation measures.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	Yes	To be determined by EIR analysis and mitigation measures.	To be determined by EIR analysis and mitigation measures.
	7. Site-specific recommendations of the Town's Drainage Master Plan, upon completion, shall be applied to individual development projects as appropriate.	Yes	No	The Drainage Master Plan does not identify the project area as an area of concern.	Consistent and in compliance.
	9. Loomis shall encourage compliance with State requirements for unreinforced masonry buildings and seismic safety.	Yes SB 330 Exempt	No	Project shall comply with State requirements for Building Codes.	Consistent and in compliance.
	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.	No	Yes	Wildland protection plan is not provided	Not consistent or compliant.
	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.	Yes	No	The Project shall comply with the local and State requirements	Consistent and in compliance.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	<p>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:</p> <ul style="list-style-type: none"> <li>•Individual or cumulative physical hazard of material or materials. <ul style="list-style-type: none"> <li>•Amounts of materials onsite, either in use or storage.</li> </ul> </li> <li>•Proximity of hazardous materials to populated areas and compatibility of materials with neighboring facilities.</li> <li>•Federal, State, and local laws, and ordinances, governing storage and use of hazardous materials. <ul style="list-style-type: none"> <li>•Potential for spill or release.</li> </ul> </li> <li>•Proximity of hazardous materials to receiving waters or other significant environmental resource.</li> </ul>	Not Applicable to this Project	No	Individual projects shall comply with local and state regulations to be determined at the time of building permit issuance.	Not Applicable to this Project
	<p>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.</p>	Not Applicable to this Project	No	Individual projects shall comply with local and state regulations to be determined at the time of building permit issuance.	Not Applicable to this Project
Noise	<p>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.</p>	Not Applicable to this Project	No	Individual projects shall comply with local and state regulations to be determined at the time of building permit issuance.	Not Applicable to this Project
	<p>2. Loomis shall encourage the mitigation of noise impacts in all new developments as necessary to maintain the quiet, rural ambiance of the Town.</p>	TBD per EIR SB 330 Exempt	Yes	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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.	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	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.	TBD per EIR SB 330 Exempt	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.  The Project proposes sound walls adjacent to the Boyington ROW and King Road. No details regarding the soundwall other than location are provided.	To be determined by EIR analysis and mitigation 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.	TBD per EIR SB 330 Exempt	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	7. Use the land use/noise compatibility matrix shown on Figure 8-4 to determine the appropriate ness of land uses relative to roadway noise.	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	9. Provide for alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips.	No	Yes	The Project proposes limited bicycle paths along Library drive, but not to the extent included in the Trail Master Plan, and the Project proposes sidewalk pedestrian trails but not trails connecting the Project units. No affirmative affordable housing commitment has been provided to address this as a concession.	Not consistent or compliant.
	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.	No	<b>Yes</b>	The Project proposes commercial access to Unit A lot D through and adjacent to residential uses at Street 2.	Not consistent or compliant.
	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.	Not Applicable to this Project	<b>No</b>	This policy will be evaluated at the time a development project is submitted.	Not Applicable to this Project
	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.	Not Applicable to this Project	<b>No</b>	This policy will be evaluated at the time a development project is submitted.	Not Applicable to this Project

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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	19. Require that construction activities adjacent to residential units be limited as necessary to prevent adverse noise impacts.	Yes	<b>No</b>	The Project is required to comply with the Towns Noise Ordinance.	Consistent and in compliance.
	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.	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
Implementa- tion Measures	<p>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:</p> <p style="margin-left: 40px;">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</p> <p style="margin-left: 40px;">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</p>	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	<p>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:</p> <p style="margin-left: 40px;">a. Site layout, including setbacks, open space separation and shielding of noise sensitive uses with non-noise-sensitive uses.</p> <p style="margin-left: 80px;">b. Acoustical treatment of buildings.</p> <p style="margin-left: 40px;">c. Structural measures: construction of earthen berms and/or wood or concrete barriers.</p>	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.



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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR circulation study will identify mitigation.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	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	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	18. Where noise-sensitive land uses are proposed in areas exposed to existing or projected noise levels in excessive of the standards contained in Tables 8-3 and 8-4. The Town shall require an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the Planning Director, the requirement for an acoustical analysis may be waived if all of the following conditions are satisfied:	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	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;	Not Applicable to this Project	No	Project proposes mor than 5 single-family dwellings	Not Applicable to this Project



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GENERAL PLAN CONSISTENCY		Compliance	Outstanding	Discussion	Town Finding
	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;	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	c. The projected future noise exposure at the exterior of proposed buildings or outdoor activity areas does not exceed 65 dBA Ldn;	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	d. The topography of the area is essentially flat; and	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.
	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.	To be determined by EIR analysis and mitigation measures.	<b>Yes</b>	The EIR noise study will identify mitigation. The Project is required to comply with the Noise Ordinance.	To be determined by EIR analysis and mitigation measures.



# 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/](http://www.loomis.ca.gov/2020-general-plan-update/)

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**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

<b>DATE RECEIVED:</b>	
<b>PROJECT NAME:</b>	Hidden Grove
<b>DATE ROUTED:</b>	7/27/2022
<b>APPLICATION TYPE:</b>	Subdivision TM under SB 330
<b>LOCATION:</b>	North of the Raleys shopping center, west of I-80
<b>APPLICANT:</b>	Stonebridge Properties LLC
<b>APPLICANT AGENT:</b>	Mike Isle
<b>REQUESTED ACTIONS:</b>	TM approval

**Project Team Information:**

Applicant's Name: Michael Isle

Company/Firm: Stonebridge Properties LLC

Address: 3500 American River Drive, Sacramento, Ca 95864

Telephone: 916-484-3011

Email: [misle@teichert.com](mailto:misle@teichert.com)

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) Randy Sater, Hidden Grove Development Co, LLC

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: [rsater@teichert.com](mailto:rsater@teichert.com)



**Town of Loomis  
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Agent/Representative Name: NA \_\_\_\_\_

Company/Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

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**Hidden Grove  
Tentative Map Checklist**

27-Jul-22

Type: Subdivision TM under SB 330  
 Location: North of the Raleys shopping center, west of I-80  
 Applicant: Stonebridge Properties LLC  
 Agent: Mike Isle  
 Action: TM approval

√ Compliance  
 X Required  
 NA Not Applicable

TENTATIVE MAP REQUIREMENTS 14.20.030		Compliance	Required	Discussion	Town Discussion
A.1	Street layouts indicating location and type	<input type="checkbox"/>		Provided	
A.2	Basic lot design and size	<input type="checkbox"/>		Provided	
A.3	Land Use	<input type="checkbox"/>		Provided	
A.4	Existing natural and/or manmade features on or adjacent to the site	<input type="checkbox"/>		Provided	
A.5	Existing or proposed topography on or adjacent to the site.	<input type="checkbox"/>		Provided	
TENTATIVE MAP REQUIREMENTS 14.20.040		Compliance	Required	Discussion	Town Discussion
A	A tentative map, consistent with the requirements of Sections 14.20.050 and 14.20.060	<input type="checkbox"/>			
B	A completed town application packet, including an environmental checklist;	<input type="checkbox"/>		Provided	
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	<input type="checkbox"/>		Provided	
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	SB 330 Exempt	SB 330 Exempt	No proposal to change the zoning to be consistent as SB 330 doesn't require applicant to do so.	
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	<input type="checkbox"/>		Geocon Preliminary Geotechnical Evaluation dated 4/9/21 and submitted with application	

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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	<input type="checkbox"/>		Geocon Preliminary Geotechnical Evaluation dated 4/9/21 and submitted with application	
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	<input type="checkbox"/>		Provided	
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	TBD per EIR analysis	No	Modifications on street ebows and cul-de-sacs shown on sheet 1	TBD through the EIR as the modification cannot be detrimental to public health and safety. The modification findings indicate that cost cannot be the only reason to allow the modification.
C6	All other data required as a prerequisite to approval of the tentative map, including plans, reports, fees or other requirement	√		Provided	
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,	NA		NA	
C8	A fiscal impact analysis showing probable costs and revenues associated with subdivision development that will result to the town for maintenance of improvements	√		DFA Fiscal Analysis Dec 2021. Net GF Revenue of \$111,039, but a Net Deficit of (\$97,137) to transportation fund.	
C9	A market study showing probable acceptance of project in the market place	<input type="checkbox"/>		12/14/21 Market Study	
D	A fee as prescribed by town council ordinance and appropriate resolutions, shall be required for consideration of all tentative map applications.	√		Reimbursement agreement established	
<b>TENTATIVE MAP REQUIREMENTS 14.20.050</b>		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	

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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	<input type="checkbox"/>		Provided	
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.	NA		NA	
	<b>TENTATIVE MAP REQUIREMENTS 14.20.060</b>	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	
A	Proposed subdivision name, if any	<input type="checkbox"/>		Hidden Grove	
B	Names, addresses and telephone numbers of the record owner and subdivider of the land	<input type="checkbox"/>		Provided	
C	Name, address and telephone number of the person, firm or organization that prepared the map, and the applicable registration or license number	<input type="checkbox"/>		Provided	
D	Date of preparation, north point and scale of the map. If based on a survey, the date of the survey	<input type="checkbox"/>		Provided	
E	Boundaries of the subdivision with sufficient information to locate the property	<input type="checkbox"/>		Provided	
F	Subdivision name of adjacent subdivisions, if any, and property lines sufficient to show their relationship to the proposed subdivision	<input type="checkbox"/>		Provided	
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	<input type="checkbox"/>		Provided	
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	<input type="checkbox"/>		Tree details in arborist report (5/16/22), wetlands shown	
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	<input type="checkbox"/>		No RR ROW, structure demolition identified	

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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	<input type="checkbox"/>		Structures to be demolished identified, nearby structures shown, existing roads shown	This will also be evaluated at the time a development project is submitted for the commercial and multi-family lots.
K	The location and width of proposed building setback lines	<input type="checkbox"/>		Provided on sheets 2-4	
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	<input type="checkbox"/>		Shown on grading and utility plans (connections to sewer, water and storm drainage). Cross sections on sheet 13.	
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			<b>X</b> Existing and proposed 100-year flood zone shown on maps; with many lots within the existing flood plain in Unit C, outside the proposed flood plain following grading. Flow lines shown.	TBD through the EIR as no drainage study, calculations, or discussion on why/how the flood zone limits will change. There is no data on basin capacities or flow rates. The project proposes fill/grading within the 100-year flood plain. All FEMA requirements shall meet, as generally fill in the 100-year floodplain requires a CLOMR-F. Provide additional details regarding how much fill is proposed and other information as to impacts to the downstream system, including at the following locations: Unit B, lot 2,3, 4 and 5 and including the fill shown within Lot B/ Open Space on the grading plan; Unit C, Lots 1, 2, 3, 15, 16, and 17 and including Water Quality Basin #3; Unit E.

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N	The locations, widths and names or designations of all existing or proposed streets, alleys, pedestrianways and other rights-of-way, 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		X	New streets are only numbered, except for Library Drive. No tie-in detail for King Road provided.	Provide actual street names, detail at King Road and detail for the access to lot 10 in Unit D.
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	<input type="checkbox"/>		Provided on sheets 2-4	
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	<input type="checkbox"/>		Park, open space, and commercial lots	
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	<input type="checkbox"/>		Shown on maps. In "Open Space Ownership and Maintenance Description" propose a public easement; private ownership and maintenance option or a public ownership and maintenance option.	
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		X	Modifications on street elbows and cul-de-sacs shown on sheet 1. Per 14.48 the TC may grant modification or deny - no requirement to approve. Findings are necessary. Purpose of the modification is not provided on the map.	Must have special site circumstances; cost cannot be sole reason; cannot be detrimental to health/safety/property; & is otherwise consistent with GP
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	√		Not on TM plan sheets, but in Phasing, massing, and architectural styles doc. - 3 phases generally from west to east	
Vesting Tentative Maps 14.32.050		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	
A	At the time a vesting tentative map is filed, it shall have printed conspicuously on its face the words: "Vesting Tentative Map."	NA		<b>Not proposed on map; therefore not applicable</b>	
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;				



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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.4.c	Architectural plans satisfactory for review by the planning director, including site plans, floor plans, exterior elevations and necessary structural calculations, energy calculations, and information necessary for building permit plan checks,				
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.				

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C	In the case of a vesting tentative map, the application shall be filed concurrently with any general plan or specific plan amendments, rezoning, PUD designations, special permits or other entitlements necessary to make the vesting tentative map comply with applicable plans and ordinances. Vesting tentative maps may not be approved with the condition that necessary entitlement(s) be subsequently approved.				
Subdivision Design Standards 14.36		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	
36.010	General Design Standards		X	<p>A. Requires improvements to be in compliance with the Land Development Manual (LDM) and Construction Standards. Proposed roads do not meet standards in the Construction Standards or LDM. Drop inlet spacing also does not meet LDM requirements. Actual street names required per LDM. Profile of culvert crossing shown on sheet 13.B. is subjective and to be addressed through the EIR. C. is consistent.</p>	<p>Streets must show centerline bearing and stationing. Comply with the minimum utility separations requirements. Once an intended purpose has been established for Lot D and Lot E, an entitlement level review will be required. Phase 1 Report needed to identify existing structures such as septic tanks or wells.</p>

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36.020	General Access Requirements		X	<p>No tie in for King Road is provided. TBD per the EIR. No affirmative commitment to affordable housing provided to currently support a concession.</p>	<p>As part of the entitlement/EIR, submit a traffic study that fully evaluates access to the site and provides a traffic index and R-Value for local streets, collector streets and major streets. Identify offsite improvements. Improvements on adjacent roadways will likely be required to support the project, especially Horseshoe Bar Road, King Street, Day Avenue, Laird Street and Webb Street. The extent of these requirements will be determined by the traffic study. The traffic Study should also include analysis of the future Boyington Road. Clearly identify where the emergency vehicle access roads are located.</p>
36.030	Existing Streets and Unsubdivided Land	<input type="checkbox"/>		<p>Consistent, although the separation of Unit D with a cul-de-sac can be arguably inconsistent with this</p>	<p>"Streets shall be laid out to conform to the alignment of existing streets in adjoining subdivisions and to the logical continuation of existing streets where the adjoining land is not subdivided."</p>
36.040	Provisions for Resubdivisions	<input type="checkbox"/>			

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36.050	Waiver of Access Rights		X	<p>The Boyington Road Reservation provides for this; however there should be a commitment to its development to ensure reservation adequacy.</p>	<p>"A. A frontage road, or through or side-on lots, or other types of limited access layout may be required where a subdivision adjoins or contains an existing or proposed freeway or major street. To accomplish the purpose of this section, waivers of vehicular and pedestrian access rights to the freeway or major street may be required."</p>
36.060	Intersections		X	<p>A. Complies except for the extension of Webb St. to Street 1 which does not maintain a right angle for 100 feet. An affirmative commitment to affordable housing is needed to justify waivers.</p>	<p>Town is concerned that Webb Street intersection is not 90 degrees when entering the site and recommend realigning the street to meet stanards. At minimum, further review is necessary, include in the traffic study for further analysis</p>
36.070	Local streets	□		Consistent	<p>The traffic study needs to identify local streets, collector streets and major streets including the traffic index and R-value. Traffic Index is needed to determine street classification and structural section</p>

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36.080	Cul-de-sac Streets	<input type="checkbox"/>		Consistent	<p>The sub design modifications show a reduction in right of way from 50' to 39' in part due to the sidewalk shown on only one side of the road. Recommend increasing the right of way to 44' to include sidewalk on both sides of the road. Recommend extending sidewalk around the exterior of the Street 12 cul-de-sac. The Street 12 cul-de-sac requires a cross section to fully evaluate how the traffic will flow. Verify that a fire truck can access the Street 12 cul-de-sac.</p>
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36.090	Street ROW width and improvement design		X	<p>Inconsistent as proposed streets do not conform to street standards in the Construction Standards or LDM. The extension of Webb is inconsistent with the extension described in the General Plan. Also the 2010 Bikeway Master Plan and GP Circulation Element include a Class II bike lane on Library Drive, and Class III bike routes extending from Sun Knoll and Day Ave onto and through the project site. The Library Drive extension does not show a bike lane to Street 8 (stops at park Lot E west of Secret Ravine instead) and the "extension" of Day narrows so that it is narrower than the standard, making its use as a bike route questionable. No affirmative commitment to affordable housing is made to confirm concessions and waivers regarding roads. PUE of 12.5 provided.</p>	<p>Curb and Gutters are 36", remove +/- from detail.</p>
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36.100	Grades		X	Flowline grades conform. Cross slopes on streets not shown on call outs. Modification on vertical curve length proposed (Sheet 1). No justification provided, but required by Code as the required findings do not allow the justification to be solely cost-based.	Include cross slopes on roadway sections. Slopes shall meet Town Standards. Retaining walls which shall be designed per Construction Standards Section 3-4 and Section 7 Grading Construction including details G-1 through G-7. Day Avenue section shows parking isle measured from the back of curb. Revise to show the parking measured from the face of curb. The parking aisle meets the Town required width of 9 feet. Grading sections shall include cross slope percentages. Identify if slope call outs are minimum or maximum.
36.110	Curve Radii		X	Consistent except for elbows/bulbs per the requested modification	Recommend increasing the interior radius of the modified elbow to 26', matching the City detail. Modified elbows shall have sidewalk on both sides of the right street. No affirmative commitment to affordable housing made to confirm concession or waiver
36.120	Street names		X	Street names are simply 1, 2, 3....12. Actual names need to be submitted. Street signs are not shown	Applicant indicates names to be provided for final map

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36.130	Alleys		X	If the long drive for lots 9 and 10 in Unit D is an alley, this needs to be addressed as a proposed modification, or an access easement included for lot 10 to use the flaglot driveway for lot 9.	
36.140	Pedestrianways	<input type="checkbox"/>	X	Sidewalks proposed only on one side of the road on most streets, with sidewalks on both sides for Library up to Street 10. With the school nearby, the EIR will determine if this is a safety issue and if there should be pedestrian connection to Sun Knoll to access the school path from Thornwood.	Requested waiver. No affirmation on affordable housing provided to confirm waiver. Recommend sidewalks on both sides of the street.
36.150	Equestrian, hiking, and biking trails and paths		X	A multi-use trail is required around Secret Ravine per the Bikeway/Trails Master Plan and GP Circulation Element. The trail is to cross the open space on both sides of Library Drive. The bike lane on Library should extend to Street 10. There should be bike routes to Day and Sun Knoll per the Trails MP and GP.	Show the trail and extend the bike lanes/routes per the Trails Master Plan and GP Circulation Element Maps
36.160	Utility easements other than inside the front property line	<input type="checkbox"/>		Easements in front setbacks	Show and clearly label all proposed and existing easements. Add note stating such if none exist.
36.170	Utility easements inside the front property line	<input type="checkbox"/>		Consistent	Show and clearly label all proposed and existing easements. Add note stating such if none exist.



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36.180	Other easements		X	Easements for WQ Basins and piping should be shown. It looks like an access easement between lots 9 and 10 in Unit D is needed to ensure access to Lot 10 - or else this is an alley.	Show and clearly label all proposed and existing easements. Add note stating such if none exist. There is a PCWA/PG&E easement that crosses a corner of Lot 97. Clarify and show on plans the utilities in this easement. Is it both a 20" PCWA water line and a PG&E main (not shown?) Generally, no structures are allowed in easements. Verify that proposed house/lot improvements will meet PG&E/PCWA requirements. Update project accordingly
36.190	Easements for centralized mail	<input type="checkbox"/>		Not proposed; however applicant indicates a central mail location will be determined as COA of the final map. TBD by PC	
36.200	Block size	<input type="checkbox"/>		Complies	Subjective. Two tiers provided and blocks are sufficiently sized
36.210	Block corners	<input type="checkbox"/>		Complies	

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36.220	Lots - width and area for single and two-family uses		X	RS-5 zoning requires lot width of 55 ft. min. but most lots have 47' width. The minimum width for any residential zone is 55'. Min. lot size of 5,000 SF (RS- or RM-5) not met by many lots in Unit C or A, but met for RM-3.5 (3,500 SF). The Massing standards should reflect what is provided. The minimum standards are lower than what is actually drawn and lower than any Town standard. While not required to meet zoning limits for Units A, C, D, and E, it is required for Unit B and the others should at least meet the minimums for any of residential zones.	Waiver requested for Unit B, but no affirmation of affordable housing provided to support a waiver.
36.230	Lot size compatible with nearby lots	☐		Subjective. Unit A lots 1-5 front Laird, which has existing lot frontages of approximately 60' compared to the proposed 47'. Two of the lots have homes to be removed. The difference in lot sizing is not substantial.	
36.240	Flag Lots		X	Proposed at Unit A, Lot 9 and Unit D lot 9, Unit B lots 6 and 50. All have a throat minimum of 20'. The access for Lots 9/10 in Unit D is awkward as this either requires an access easement or this is an alley as both lots would use this driveway.	Applicant indicates subjective, but should provide information to make these findings as there should be some reasoning provided. Understood they are proposed to meet allowed density, but access for Lot 10 Unit D caused by Flag lot 9 is a safety issue.
36.250	Lots- access to two parallel street prohibited	☐		Complies	

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36.260	Lots adjoining Town limits	<input type="checkbox"/>		NA	
36.270	Property remnants	<input type="checkbox"/>			
36.280	Lot drainage			X Drainage plan provided on map, but no calculations or study	Provide Hydrology Report with shed maps, drainage map, and calculations in compliance with Town/Placer County requirements. A stormwater modeling software shall be used to determine flows and size pipes. The report shall include all relevant items such as offsite run-on, and sizing of important drainage components such as detention ponds, culverts etc. Provide LID / Stormwater Quality Report with Stormwater Quality Control Plan in compliance with West Placer Stormwater Management Plan
36.290	Open space ownership and maintenace	<input type="checkbox"/>		Park and open space ownership and maintenance plan provided with option for 1) public easement - private ownership and maintenance or 2) public ownership - public maintenance submitted.	

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36.300	Storm drains		X	<p>The project appears to drain into existing wetland and/or creek areas. Please review and address in drainage study.</p> <p>Project responsible to obtain any permit required by outside agencies, such as CDFW, Army Corps etc. Address areas releasing untreated drainage off-site in the storm water report. See markups. Include the design criteria for the 5'x10 Box culvert on Library drive in the Storm Water Report to demonstrate adequate sizing. A 12" SD with CBs are shown on Library Rd adjacent to the large culvert. Show how this SD will connect to the rest of the SD system. Include the design criteria for various detention basins in the Storm Water Report to demonstrate adequate sizing. The WPSWMM shall include separate calculations as these appear to be intended to both treat and detain stormwater.</p>	<p>Hydrology Report with shed maps, drainage map, and calculations in compliance with Town/Placer County requirements. A stormwater modeling software shall be used to determine flows and size pipes. The report shall include all relevant items such as offsite run-on, and sizing of important drainage components such as detention ponds, culverts, ect. Include calculations to show the existing ditch north of interstate 80 has sufficient capacity to collect the outfall from the 36" storm drain serving Water Quality Basin #4. Provide a LID / Stormwater Quality Report with Stormwater Quality Control Plan in compliance with West Placer Stormwater Management Plan. Include all onsite stormwater management tools.</p>
36.310	Private streets in planned developments, condominiums or community apartment projects	<input type="checkbox"/>		None provided. Future design for multi-family component will be required to comply.	
36.320	Protection of natural resources	<input type="checkbox"/>		<p>Subjective. Areas of dense trees to remain as open space/parks. Tree removal inevitable, however the general layout attempts to minimize.</p>	

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36.330	Floodplain management		X	<p>TBD once drainage calculations are provided or through the EIR. Plans indicate the 100-year floodplain limits would be moved to allow for proposed lots currently within the flood zone. It is unclear what causes this change. No basin capacity or flow calculations provided to confirm adequacy</p>	<p>TBD with EIR. The project proposes fill/grading within the 100-year flood plain. All FEMA requirements shall meet, as generally fill in the 100-year floodplain requires a CLOMR-F. Provide additional details regarding how much fill is proposed and other information as to impacts to the downstream system, including at the following locations: Unit B, village 2, lot 2,3, 4 and 5 and including the fill shown within Lot B/ Open Space on the grading plan; Unit C, Village 3, Lots 1, 2, 3, 15, 16, and 17 and including Water Quality Basin #3; Unit E Village 5</p>
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**Hidden Grove**  
**Zoning Code Checklist**  
 27-Jul-22

Type: Subdivision TM under SB 330  
 Location: North of the Raleys shopping center, west of I-80  
 Applicant: Stonebridge Properties LLC  
 Agent: Mike Isle  
 Action: TM approval

√ Compliance  
 X Required  
 NA Not Applicable

ZONING CODE RESIDENTIAL DISTRICTS 13.24.		Compliance	Required	Discussion	Town 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.		X	Designation (RMH) and zone (RS-5) match in Unit B. Unit A and C have designation of RMH, but zone of CG and RS-5, respectively. Unit D has RM designation and CO zone. Unit E is designated RH and zoned CG. Unit B meets the requirements for RS-5, with the exception of setbacks. None of the Units meet setback requirements. If using the CO and CG setbacks, the side corner setbacks are not met.	Where designation and code match, this is quite relevant

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<p>13.24.040</p>	<p>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.</p>		<p>X</p>	<p>Not met. See above. Unit B is the only area of matching designation and zone (RS-5). Setbacks not met. The high density housing site should comply with RH zoning standards (10,000 SF min. lot, 40% coverage, 15' separation, 30'2 story height, parking should meet Town standards as there is no affordable or density bonus established with no development plans - those can be awarded once a plan is established). No landscaping plan provided</p>	<p>No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers</p>
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13.24.050	<p>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.</p>		X	<p>Not met. See above. Unit B is the only area of matching designation and zone (RS-5). Setbacks not met. Area requirement for Unit B is met, except lots 5 and 6 are less than 55' wide. Phasing, Massing, Arch doc indicates 35% coverage, which is consistent. Units A and C do not meet any zoning standard as all specifications exceed limits for RM-3.5, except for lot depth and front setback. Unit D does not meet RS-5 or RM-5 limits except for lot area, lot depth, and rear setback. Coverage limit in the Design Standard (50%) exceeds limits for RS- and RM-5 (35-40%). Consistency with standards for each zone is mixed and match so that nothing is consistent with standards in any one zone.</p>	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
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.	NA			These are not applicable to project area
A	<b>Coordinated Planning.</b> The planning of proposed subdivision and development in this residential estate designation is encouraged to be coordinated among the different property ownerships.	NA			These are not applicable to project area
B	<b>Minimum Lot Area.</b> 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.	NA			These are not applicable to project area
C	<b>Setbacks.</b> 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.	NA			These are not applicable to project area



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D	<b>Access.</b> Access to new parcels shall be provided by new roads from Barton Road and Rocklin Road, with no individual driveway access to Rocklin Road.	NA			These are not applicable to project area
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.	NA			These are not applicable to project area
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.	NA			These are not applicable to project area
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	NA			These are not applicable to project area
13.24.080	Clustered Residential Development	NA			Not applicable per the pre-app
A	<b>Purpose and Intent.</b> 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.	NA			Not applicable per the pre-app
	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.	NA			
	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.	NA			
	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.	NA			
B	Where Allowed. Clustered residential development in compliance with this section shall be allowed only within the RA, RE, and RR zoning districts	NA			
C	<b>Permit Requirement.</b> 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.	NA			

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D	<b>Maximum Density and Number of Parcels.</b> 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.	NA			
E	<b>Parcel Area and Open Area Requirements.</b> 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.	NA			
F	<b>Design Standards.</b>	NA			
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.	NA			
2	<b>Guarantee of Open Space.</b> 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.).	NA			
3	<b>Site Design.</b>	NA			
	a. Site disturbance shall be minimized by clustering, locating roads along contours, and building site selection.	NA			
	b. Access to off-site roads shall be limited, with clustered parcels having access from interior roads wherever feasible.	NA			
	c. Development shall be designed to be consistent with the character of the immediate surrounding areas as determined by the applicable zoning district.	NA			
	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.	NA			
	e. The clustered parcels and the overall development shall at no time be gated to limit public access to the roads within the site.	NA			
G	<b>Required Findings.</b> 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.	NA			
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;	NA			
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	NA			

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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.	NA			
	ZONING CODE COMMERCIAL DISTRICTS 13.26.	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	
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.		<b>X</b>	Designated TC and zoned CG (not CC). Propose 9 units on .8 ac (12 du/ac) per CC zone complies, but not CG. No site plan to determine if setbacks, parking, landscaping, height, etc. comply, so future development will need to comply. Parking standards in the Phasing, Massing and Artchitectural Styles Plan are not consistent with Code. Need to request modification/variance on parking standard. The rest of the Phasing/Massing Plan for this site comply	This applies to commercial property. The Phasing, Massing Architectural Styles document includes standards for this parcel, and is compliant except there are reduced parking standards and not a reference to Section 13.36. No affirmation of affordable housing provided to determine if waivers for parking can be justified.

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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.		<b>X</b>	Designated TC and zoned CG (not CC). Propose 9 units on .8 ac (12 du/ac) per CC zone complies, but not CG. No site plan to determine if setbacks, parking, landscaping, height, etc. comply, so future development will need to comply. Parking standards in the Phasing, Massing and Artchitctural Styles Plan are not consistent with Code. Need to request modification/ variance on parking standard. The rest of the Phasing/Massing Plan for this site comply	This applies to commercial property. The Phasing, Massing Architectural Styles document includes standards for this parcel, and is compliant except there are parking standards and not a reference to Section 13.36. No affirmation of affordable housing to determine if waivers for parking can be justified.
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.		<b>X</b>	CO zone inconsistent with GP designation. See below for applicable components	Some of these apply despite zoning/GP designation conflict as the text indicates it applies to subdivisions on this piece of land.
A	<b>Riparian Corridor Protection.</b> 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.	<input type="checkbox"/>		Riparian corridor protections provided and consistency TBD per EIR analysis.	This applies regardless of zone/GP consistency

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B	<p><b>Site Planning.</b> Proposed development shall be planned to provide:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. Adequate access and circulation between Horseshoe Bar Road and King Road.</li> </ol>	<input type="checkbox"/>	X	<p>Site planning requirement states adequate access and circulation is to be provided between King and Horseshoe Bar Roads, which is only reserved for future Town development, and with no connection to this neighborhood. Designs do not allow for future connection of subdivision to Boyington.</p>	<p>#2 Applies. While "adequate" is subjective, the project provides no access or circulation from Horseshoe Bar Rd to King Rd. The dedication of Boyington and the provision of access are not the same.</p>
C	<p><b>Residential Uses.</b> 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.)</p>	<input type="checkbox"/>		<p>No driveways on Boyington proposed, so with no connection to Boyington, this would not apply; however, B. Site Planning, requires some connection of this neighborhood and this does not provide for a connection between the neighborhood and Boyington.</p>	
13.26.060	<p>Proposed subdivisions, other development and new land uses within the CG zoning district shall comply with the following standards, as applicable.</p>			<p>CG zoning applied to Unit A area; however, not consistent with GP designation. See below</p>	
A	<p><b>CG District North of the Raley's Center.</b> 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.</p>		X	<p>See below</p>	
1	<p><b>Riparian Corridor Protection.</b> 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.</p>	<input type="checkbox"/>		<p>Riparian corridor protections provided and consistency TBD per EIR analysis.</p>	<p>Consistency TBD per EIR</p>

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2	<p><b>Site Planning.</b> Proposed development shall be planned to provide:</p> <p>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</p> <p>b. Adequate access and circulation between Horseshoe Bar Road and King Road.</p>		X	<p>Site planning requirement states adequate access and circulation is to be provided between King and Horseshoe Bar Roads, which is only reserved for future Town development, and with no connection to this neighborhood. Designs do not allow for future connection of subdivision to Boyington.</p>	
3	<p><b>Land Use Mix.</b> 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.</p>	subjective		<p>Does not match with GP. A range of commercial and residential uses proposed in keeping with this requirement for intensity gradation.</p>	
B	<b>CG District on Taylor Road Northeast of Sierra College Boulevard.</b>	NA			Not this area
1	<p><b>Applicability.</b> 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.</p>	NA			
2	<p><b>Site Planning.</b> 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.</p>	NA			
13.26.070	<p>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.</p>	NA			Not this area
A	<b>Allowable Land Uses and Permit Requirements.</b>	NA			
1	<p><b>Master Development Plan Required for Initial Site Development.</b> 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.</p>	NA			
2	<p><b>Master Development Plan Contents.</b> As submitted by the applicant and approved by the town, the master development plan shall specify the following.</p>	NA			
a	<p><b>Allowed Land Uses, Densities and Building Intensities.</b> 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.</p>	NA			

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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.	NA			
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.	NA			
d	Architectural and other building design requirements and guidelines, to clearly define the appearance of approved structures;	NA			
e	Standards and guidelines for proposed signs, consistent with the requirements of Chapter 13.38.	NA			
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.	NA			
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.	NA			
h	Any other information, requirements, and/or conditions of approval determined by the review authority to be appropriate.	NA			
B	<b>Design Standards.</b> 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.	NA			
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.	NA			
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.	NA			
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.	NA			
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.	NA			

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5	Provide for the long-term protection, preservation, and sustainability of the Secret Ravine riparian corridor, and its aquatic and terrestrial habitats.	NA			
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.	NA			
	<b>ZONING CODE INDUSTRIAL AND PUBLIC DISTRICT STANDARDS 13.28</b>	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
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.	<input type="checkbox"/>		PI zoning not applied to P designated areas. No improvement proposed other than utilities. Utility infrastructure is allowed.	This applies for Public area around secret ravine and library designated P - Public/Quasi Public
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.	NA		Park and open space areas meet the requirements of Table 2-11; although parking, landscaping, and any coverage or height TBD with future site plan. Not addressed by Phasing, Massing, and Architectural Standards.	This applies for Public area around secret ravine and library designated P - Public/Quasi Public
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.	NA			
	A. <b>Access.</b> 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.	NA			
	B. <b>Site Planning.</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.	NA			
	C. <b>Residential Buffer.</b> 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.	NA			



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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.	NA			
<b>ZONING CODE PLANNED DEVELOPMENT 13.29.010</b>		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
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.	NA			not a PD area
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.	NA			
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.	NA			
<b>ZONING CODE PLANNED DEVELOPMENT 13.29.030</b>		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
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.	NA			not a PD area
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.	NA			
<b>ZONING CODE PLANNED DEVELOPMENT 13.29.040 (Findings)</b>		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>

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	In establishing a PD district, the planning commission and the town council shall make the following findings:	NA			not a PD area
1	The project is consistent with the general plan and any applicable specific plan;	NA			
2	The project complies with all applicable provisions of this zoning code other than those modified by the PD ordinance;	NA			
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;	NA			
4	The project complies with all applicable provisions of the town's design guidelines;	NA			
5	The project can be adequately, and reasonably served by public facilities, services, and utilities;	NA			
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	NA			
7	The site is adequate for the project in terms of size, shape, topography, and circumstances; and	NA			
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.	NA			
	<b>ZONING CODE PLANNED DEVELOPMENT 13.29.050 (Preliminary Development Plan)</b>	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
	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:	NA			not a PD area
1	Maps or drawings which may be schematic in form	NA			
2	All interior property lines	NA			
3	Land use, existing and proposed	NA			
4	Location and size of existing streets and location of the proposed circulation system	NA			
5	Name(s) of the owner, developer and consultant	NA			
6	Public uses, including schools, parks, recreational areas and other open space, and method of maintaining public open space;	NA			
7	The use and general description of each different type of structure or building	NA			
8	Written explanation of the nature of the proposed development and any deviations from regulations otherwise applicable to the property	NA			
9	Generalized topography and proposed changes;	NA			
10	Utilities, existing and proposed, serving the area;	NA			

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11	Vegetation and proposed changes; and	NA			
12	Proposed sequence and schedule, or phasing, of development.	NA			
	<b>ZONING CODE PLANNED DEVELOPMENT 13.29.060</b>	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
	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.	NA			not a PD area
	<b>ZONING CODE PLANNED DEVELOPMENT 13.29.070</b>	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
	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.	NA			not a PD area
	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	NA			
	<b>ZONING CODE PLANNED DEVELOPMENT 13.29.080 (Specific Development Plan Required for Entitlements)</b>	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
	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:	NA			not a PD area
1	The boundaries of the specific development plan;	NA			
2	The size and location of all public utility easements;	NA			
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;	NA			
4	The typical location of individual residential structures and the location of multifamily, business commercial and other structures;	NA			
5	The number of units per gross acre;	NA			
6	The general landscaping features;	NA			

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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;	NA			
8	The location of any public facilities, including, but not limited to, fire stations, school sites, utility substations or other facilities;	NA			
9	The location of parking areas;	NA			
10	The location and screening of refuse disposal areas;	NA			
11	Major points of vehicular access to and from multifamily, business and commercial structures;	NA			
12	The location and size of all fencing or screening;	NA			
13	A designation of the use of all open space, whether publicly or privately owned, and the person or group responsible for its maintenance;	NA			
14	The location and size of any proposed signs, exclusive of traffic-control and street signs;	NA			
15	Contour lines at intervals designated by the town engineer; and	NA			
16	Such other and further information as the planning department or the planning commission may deem necessary.	NA			
<b>ZONING CODE PLANNED DEVELOPMENT 13.29.100 (Subdivision Maps)</b>		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
A	A tentative subdivision map may be processed simultaneously with a request for a preliminary plan or after the approval thereof.	NA			not a PD area
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.	NA			
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.	NA			
<b>ZONING CODE 13.30 General Property Development and Use Standards</b>		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
13.30.040	Fences and Walls		X	Height limits in Architectural Standards are the same as the Code. Unit D appears to have soundwalls serving as entry structure. No detail on soundwalls here or along Boyington extension provided.	Provide information on sound walls or TBD per the EIR
13.30.045	Entry structures and adjoining walls	NA			

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13.30.050	Height limits and exceptions		X	Architectural Standards should also include limits on height exceptions as established in 13.30.050.D or otherwise note this section of Code. Street Corner visibility in Code is measured 35' x 35' whereas the proposed standard is 10'x10'.	No affirmation to provide affordable housing concessions, bonuses, and waivers
13.30.060	Mechanical Equipment Placement	√		Not addressed by architectural standards, but compliance required for individual building plans.	
13.30.070	Noise Standards	TBD per EIR	X	TBD in EIR analysis. Soundwalls shown on map, but no detail on soundwall design shown.	TBD per EIR
13.30.080	Outdoor lighting		X	Lighting is to be directed downward; however Architectural Standards do not consistently depict this or indicate this. Height and other requirements otherwise met.	Add text to the Architectural Standards indicating lighting shall be directed downward and ensure all drawings/samples reflect this.
13.30.090	Performance Standards	TBD per EIR	X	Not addressed. TBD in EIR.	TBD per EIR

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13.30.100	Screening		X	No screening proposed or screening standards established in Architectural Standards. Fences would need to meet limits in standards. Landscape areas are shown with Lots 1-5, but not lot 9. No plans developed for commercial lot to determine if equipment, docks, etc. are properly sited and screened. To be addressed for future development.	Provide screening requirements in the Architectural Standards or reference to Town standards.
13.30.110	Setback regulations and exceptions		X	Setbacks and distance between buildings in the Architectural Standards do not meet those in the zoning code. No actual structures proposed.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
13.30.120	Solid waste/recyclable materials storage	√		None shown on plans - TBD when a site plan is submitted. Not addressed in Architectural Standards	Future Commercial and MF development to comply
13.30.130	Undergrounding of utilities	√		Utilities underground in joint trenches	
ZONING CODE 13.34 Landscaping Standards		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
13.34.030	Landscape and irrigation plans		X	Nothing provided other than identification of landscape areas in Units A and D. None in Units B/C/E	Provide landscape plans for common landscape areas. There are numerous lots that are "Landscape" lots.

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13.34.040	Landscape location requirements		X	Nothing provided other than identification of landscape areas in Units A and D. None in Units B/C/E. Nothing in Architectural Standards in relation to landscaping on lots or parking areas.	
13.34.050	Landscape standards		X	No landscape standards included in the Architectural Standards or on TM. No reference to planting, types of plants, irrigation, etc.	
13.34.060	Maintenance of landscape areas		X	No information on landscape maintenance	
ZONING CODE 13.36 Parking and Loading Standards		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
13.36.030	General parking regulations		X	No parking for the commercial area, multi-family Unit E, or the parks are shown or established. Parking ratios for MFU Unit E or TC in Architectural Standards do not follow the parking standards in the code.	Applies to commercial and MFU residential; No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
13.36.040	Number of parking spaces required		X	No parking for the commercial area, multi-family Unit E, or the parks are shown or established. Parking ratios for MFU Unit E or TC in Architectural Standards do not follow the parking standards in the code.	Applies to commercial and residential; No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
13.36.050	Disabled/handicapped parking requirements	√		To be established with building application for Unit E and commercial area	

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13.36.060	Bicycle parking	√		To be established with building application for Unit E and commercial area	
13.36.070	Motorcycle parking	√		To be established with building application for Unit E and commercial area	
13.36.080	Reduction of parking requirements	√	X	Alternative parking standards proposed in Architectural Standards	Applies to commercial and residential; No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
13.36.090	Parking design and development standards	√		To be established with building application for Unit E and commercial area	Future development of commercial and Unit E will need to comply
13.36.100	Driveways and site access		X	Number of driveways and driveway spacing in the Architectural Standards complies. Proposed distance from street corners is far less than required in the code (45' vs. 150'). The Architectural standards don't address driveway width/length (although SFU driveways appear to meet code), clearance from obstruction, traffic safety visibility area, or surfacing; compliance required at time of development application.	This is very objective and provides objective standards, but allows the engineer to approve a lesser distance if requested. No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers on driveway distance from street corners. Any modification to this standard should be requested/noted as such. TBD per EIR traffic safety.



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13.36.110	Loading space requirements	√		Not applicable to residential uses; compliance will need to be shown on future commercial applications	required for commercial.
ZONING CODE 13.38 Signs		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
13.38.030	Sign permit requirements	NA		No signage included and no standards for signage included in the Architectural Standards. Any future signage will be required to follow the Code.	required for commercial.
13.38.040	Prohibited signs	NA			required for commercial.
13.38.050	General requirements for all signs	NA			required for commercial.
13.38.060	Zoning district sign standards	NA			required for commercial.
13.38.070	Standards for specific types of signs	NA			required for commercial.
ZONING CODE 13.42 Standards for Specific Land Uses		<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
	Please check this code section again once a commercial use is proposed as there are specific standards for different use types.			COA for site development; dependent on proposed use. Applicable to CT for mixed use and the Unit E MFU, as well as any residential development that may include accessory uses or uses otherwise listed in this section of code.	
13.42.250	Residential uses - Multifamily housing. New or remodeled multifamily projects shall comply with the standards of this section.	√			
A	A multifamily project allowed by Division 2 within the RS zoning district may be approved only on a corner parcel of at least ten thousand square feet.	NA		Unit E would be in CG zoning	
B	Accessory structures and uses (e.g., car washing areas, bicycle storage, garages, laundry rooms, recreation facilities, etc.) shall have an architectural style, materials and colors similar to the dwelling units.	√		Architectural Standards indicate that accessory structures should be architecturally complimentary/consistent	

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C	In a multifamily project of three or more units, at least fifty percent of the façade of each building adjacent to a public street shall be occupied by habitable space. Each façade adjacent to a street shall have at least one entry into an individual dwelling unit.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
D	No more than forty-five percent of the front yard setback area shall be paved for walkways, driveways, and/or other hardcover pavement.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
E	A garage for a multifamily unit shall comply with the following requirements, in addition to the applicable parking requirements of Chapter 13.36.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
1	A garage for a multifamily dwelling shall be set back from the front property line at least ten feet further than the facade of the dwelling, to reduce visual impact from the street.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
2	When a maintenance easement is granted by the owner of the adjacent parcel to the approval of the director, a garage may be built to the side property line on that side, but shall be located at least eight feet from the other side property line. Otherwise, a garage shall be set back a minimum of five feet from side property lines.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
3	A garage shall be set back a minimum of five feet from the rear property line.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
4	The front facade of any garage shall not exceed a width of twenty-five feet. Tandem parking is permitted.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers

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5	No garage door for a multifamily unit shall face directly onto a street.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
F	Each multifamily residential project except duplexes shall provide permanently maintained outdoor open space for each dwelling unit (private space), and for all residents (common space), in addition to required setback areas.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
1	Private and common open space shall be provided as required by Table 4-3.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
2	Required open space areas shall be designed and located as follows. The review authority may allow required open space to be in different locations and/or with different dimensions where it determines that the alternative approach will provide open space of equivalent utility and aesthetic quality.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
a	Required open space areas shall be easily accessible, continuous, usable site elements. Private open space shall be at the same level as, and immediately accessible from within the unit.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
b	Private open space areas shall have a minimum dimension of ten feet, and a configuration that would accommodate a rectangle of at least one hundred square feet. Common open space areas shall have a minimum dimension of twenty feet.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
3	Required common open space shall be controlled and permanently maintained by the owner of the property or by a homeowners' association. Provisions for control and maintenance shall be included in any property covenants of a common interest development.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers

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G	Outdoor lighting shall be installed and maintained along all vehicular access ways and major walkways, in compliance with Section 13.30.080. The lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties. Lighting of at least one foot candle shall also be installed and maintained within all covered and enclosed parking areas and shall be screened to minimize glare onto public sidewalks. All proposed lighting shall be shown on the required landscape plan.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
H	A minimum of one hundred cubic feet of lockable storage area shall be provided for each dwelling outside of the unit, with a minimum dimension of thirty inches.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
I	Exterior television antennas other than satellite dishes less than thirty-nine inches in diameter are not allowed, except for a single common, central antenna, with underground cable service to all dwelling units. This restriction shall be included in any property covenants of a common interest development.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
J	Where one or more windows are proposed ten feet or less from a side lot line, or ten feet from another residential structure on the same site, design review shall ensure, to the extent feasible, that the windows are located and/or screened to provide privacy for residents of both structures.	√		This standard will be evaluated at the time a development project is submitted.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
13.42.265	Residential Uses - Second Stories This section establishes when and under what circumstances second stories will be allowed on residential structures.				
A	The purpose of this section is to provide for the orderly development of properties while protecting the reasonable privacy, current neighborhood pattern, and peaceful use of existing and future residents.	√			
B	New two-story residential units (not within a new subdivision being initially developed) and second story additions may only be permitted as follows:	√			
1	No standard window within the second story (a window with less than sixty-two inches of clearance from the floor), ledge, balcony, deck, door, sliding glass door or similar structure shall be:	NA			
a	Located within seventy-five feet of a property line adjacent to an existing neighbor's "yard area of major use;" or	NA			
b	If within seventy-five feet, have an angle of view onto an existing neighbor's "yard area(s) of major use" of more than thirty degrees	NA			

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C	No two-story structure or addition shall be allowed within a new subdivision on any parcel less than forty thousand square feet on the exterior of the subdivision unless adjacent to a street or similar proscribed area (i.e., wide easement) that provides a distance of privacy.	√		The Architectural Standards indicate, "where appropriate, single story or two story homes with setbacks, buffers or easements will be incorporated along the exterior subdivision in conformance with [this section], with the exception of Lot 1 in Unit A, which is permitted to have a two story configuration."	Waiver for Lot 1 in Unit A requested. (Existing SFU height is that of a two story unit.)
D	New two-story residential units (excluding second units but not carriage homes) and second story additions require individual design review with public review and approval as follows:	√		Not applicable to TM.	
1	An application for individual design review shall be made to the department, including an individual review checklist in accordance with the Second Story Construction Guidelines, and accompanied by the plans for the project.	NA		Not applicable to TM.	
2	Notice of pending application and proposed decision shall be given by mail to adjacent property owners (properties sharing a common boundary with the subject property, the property or properties located directly across the street, and the next properties located diagonally across the street from the subject property), stating that the application is available for review and comment for ten days following the date on the notice.	NA		Not applicable to TM.	
3	The proposed decision shall become final ten calendar days after it is mailed unless a written request for a hearing is filed with the director by the applicant or by the owner or occupier of an adjacent property within that time (these time limits may be extended by written request of the applicant).	NA		Not applicable to TM.	
4	If a request for a hearing on a project is received, the director may set it for hearing, or defer action and refer the request to the commission, so that the commission may instead make the decision.	NA		Not applicable to TM.	
	<b>ZONING CODE 13.54.120 Tree Conservation</b>	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
	An application for a development project shall be accompanied by a tree plan, prepared by a certified arborist, containing the following information:			Arborist report submitted and tree impact plan on sheets 14-16	
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.	√		Contours with trees and drip lines shown on sheets 14-16. Species and tree rating shown on plan sheets. Tree sizing in the arborist report.	

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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.	√		Shown on maps	
C	A description of measures to be followed to insure survival of protected trees during construction.	√		Tree protection in Appendix 4 of the arborist report. EIR may include additional measures.	
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.	√	X	Protection measures in the Arborist Report do not follow signage requirements, but generally follow the fencing, access restriction, and root protection actions.	At the time of improvement plans, submit a site specific plan showing tree protection measures and protected tree groupings.
E	A program for the replacement of any protected trees proposed to be removed.		X	No replacement program or mitigation program is proposed.	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
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.	√		COA	Future action
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.	√			To be submitted with improvement plans
	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.	√			To be submitted with improvement plans

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	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.	√			To be submitted with improvement plans
	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.	√		Arborist report	To be submitted with improvement plans
	5. Utility corridors shall be under or adjacent to driveways where feasible, if needed for tree protection.	√			To be submitted with improvement plans
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.	√		COA	No affirmation to provide affordable housing provided to support concessions, bonuses, and waivers
	<b>ZONING CODE 13.56.040 Waterway and Riparian Habitat Protection</b>	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
	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	<b>Waterway Setback Requirement.</b> 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.	√		COA for lot development. Generally compliant given the open space limits.	

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B	<b>Use of Required Setback.</b> 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.	√			No details on multi-use trail (required in the Trails /Bikeway Master Plans and Circulation Element) in the open space area provided.
C	<b>Alteration of Natural Features.</b> 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.		X	Unclear how the flood zone limits are altered to the proposed limits on the plan. Current flood zone extends onto proposed lots. This may be additional riparian change.	State and federal permits required for Secret Ravine crossing/culvert placement and any alteration to riparian area
D	<b>Design of Drainage Improvements.</b> 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.		X	No details for the water quality basins provided in terms of landscaping, lining, etc..	Shall be naturalized...
E	<b>Use of Permeable Surfaces.</b> 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.	Subjective		Trails may require raised decking to minimize riparian disturbance. Unclear due to lack of information in submittal.	
F	<b>Creek Bank Stabilization.</b> 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.		X	EIR to determine	If needed per environmental analysis
G	<b>Physical and Visual Access.</b>				



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	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.	√		No frontage road, but roadway crossing perpendicular to Secret Ravine. Open space area large enough so that lots are not on the banks of the ravine.	
	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.	Subjective		Required per Bikeway and Trails Master Plans (2010) and Circulation Element. Not included in the submitted plans. No landscape plan provided	
	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.	Subjective		Open space area surrounds Secret Ravine. Trail should be provided per Bikeway and Trails Master Plans and Circulation Element.	
	<b>ZONING CODE 13.58 Wetland Protection and Restoration</b>	<b>Compliance</b>	<b>Required</b>	<b>Discussion</b>	<b>Town Discussion</b>
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.		X	TBD based on EIR and Corps verified delineation.	Compliance with Town requirements and state and fed regulations required.
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.		X	TBD with the EIR. No verified delineation on file. Wetlands Management Plan required pursuant to the design of this project.	
	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.		X	COA. TBD with the EIR and verified delineation.	Delineation for the Village was never verified by Corps

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	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.		X	COA. TBD with the EIR and verified delineation.	
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.		X	COA. TBD with the EIR and verified delineation.	Objective, this is the order by which the approach must take
	A. Avoidance of riparian habitat.	√		COA. TBD with the EIR and verified delineation.	Lots B and C avoid the majority.
	B. Where avoidance is not feasible, minimization of impacts on the resource.		X	COA. TBD with the EIR and verified delineation.	Per federal and state regulatory agency requirement/direction
	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.		X	COA. TBD with the EIR and verified delineation.	Per federal and state regulatory agency requirement/direction
	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.		X	COA. TBD with the EIR and verified delineation. Wetland impacts will occur at Library Drive crossing of Secret Ravine and shall be mitigated.	Per federal and state regulatory agency requirement/direction
	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.		X	COA. TBD with the EIR and verified delineation. Wetland impacts will occur at Library Drive crossing of Secret Ravine and shall be mitigated.	Per federal and state regulatory agency requirement/direction

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**Hidden Grove  
CEQA Checklist**

27-Jul-22

Type: Subdivision TM under SB 330  
 Location: North of the Raleys shopping center, west of I-80  
 Applicant: Stonebridge Properties LLC  
 Agent: Mike Isle  
 Action: TM approval

**CAN TIER FROM VILLAGE,  
BUT UPDATES ARE REQUIRED  
ANALYSIS MUST BE  
SPECIFIC TO PROJECT**

- √ Compliance
- X Required
- NA Not Applicable

CEQA INITIAL STUDY REVIEW		Compliance	Required	Discussion
Background			X	UPDATE
Project Description			X	UPDATE
Environmental Determination			X	UPDATE
Aesthetics			X	<b>UPDATE</b>
Agriculture and Forestry			X	UPDATE
Air Quality			X	CALEEMOD
Biological Resources			X	UPDATE STUDIES/Analysis
Cultural and Tribal Resources			X	Tribal Consultation needed
Energy			X	NEW
Geology and Soils			X	UPDATE
Greenhouse Gas Emissions			X	NEW/CALEEMOD
Hazards			X	UPDATE
Hydrology and Water Quality			X	<b>UPDATE</b>
Land Use			X	<b>UPDATE</b>
Minerals			X	UPDATE

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Noise		X	Noise study per site layout
Population and Housing		X	<b>UPDATE</b>
Public Services		X	UPDATE
Recreation		X	UPDATE
Traffic and Transportation		X	<b>UPDATE</b>
Utilities and Service Systems		X	UPDATE
Wildfire		X	New
Mandatory Findings of Significance		X	UPDATE

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**Hidden Grove**  
**Specific Plan Application Checklist**

27-Jul-22

Type: Subdivision TM under SB 330  
 Location: North of the Raleys shopping center, west of I-80  
 Applicant: Stonebridge Properties LLC  
 Agent: Mike Isle  
 Action: TM approval

√ Compliance  
 X Required  
 NA Not Applicable

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

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

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	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			
	Trasnportation - 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 implemente through the individual plan proposals			
	Plan proposals (diagrams and written description of proposed transportation components, including improvemesnts 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).			

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Infrastructure Plan	Public Service Infrastructure (water, sewer, storm drainage) development policies pertaining to the planned distribution, location, extent and intensity of water, sewer, and storm grainage 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)			
Program of Implementation Measures	Description of the regulations and ordinances that will implement the specific plan			
	Capital Improvement program			
	Estimated cost of capital projects identified in the specific plan's infrastructure plan			
	The measures by which each capital project will be financed			
	Identification of parties responsible completing each proposed improvement			
	Financing measures necessary for implementation of each of the specific plan's proposals other than capital improvements			
	List and description of projects needing financing			



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FINANCIAL MEASURES	Cost estimates			
	The measures by which each specific plan proposal will be financed			
	Identification of parties responsible for completing each proposal			
	Phasing plan for the specific plan proposal including capital improvements			
	Subsequent development entitlements			
	Other programs			
Relationship of the Specific Plans Environmental Document to Subsequent Discretionary Projects	Projects that will be exempt from additional environmental documentation based on the plan's EIR			
	Projects that will require additional environmental documentation			
Specific Plan Administration	Specific plan cost recovery fees authorized by CA Govt. Code Section 65456			
	Specific Plan amendment procedures			
	State requirements			
	Local requirements			
Enforcement	Specific Plan enforcement			
Appendices	Precise description of the specific plan area boundary			
	Summaries of key specific plan background data and information			
	Glossary of specific plan terms			

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<b>Hidden Grove</b>				
<b>Housing Pre-Application Checklist</b>				
27-Jul-22				
Type:	Subdivision TM under SB 330	<b>THIS SHOULD NOT BE BLANK FOR THIS I</b>		
Location:	North of the Raleys shopping center, west of I-80	<b>ALL SPACES NEED TO BE FILLED OUT</b>		
Applicant:	Stonebridge Properties LLC	<b>THIS IS THE PRE-APP CHECKLIST</b>		
Agent:	Mike Isle			
Action:	TM approval			
√	Yes			
X	No			
NA	Not Applicable			
	<p><b>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.</b></p>			
	<b>Process</b>			

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	<p>Once a complete Preliminary Housing Development Application is submitted – along with the required Project Application, the zoning, design, subdivision, and fee requirements in effect as of that date will remain applicable to the project for the duration of the review and entitlement process, provided that all the following provisions are satisfied:</p>			
	<p>~The submitted Preliminary Housing Development Application contains accurate information. The Planning Department may require a revised Preliminary Housing Development Application if the original includes inaccurate information.</p>			
	<p>~A complete Project Application must be submitted and accepted by the Department within 180 days of submitting this Preliminary Housing Development Application.</p>			
	<p>~The project may not increase by more than 20 percent in the number of units or total square footage indicated in the Preliminary Housing Development Application, except as the project may be revised using the State Density Bonus.</p>			
	<p>~The project must commence construction within 30 months of site permit issuance.</p>			
	<p>Note that the following modifications may be required even when a Preliminary Housing Development Application is on file:</p>			
	<p>~Development impact fees, application fees, capacity and connection fees, or other charges may be annually adjusted based on a published cost index.</p>			
	<p>~Requirements necessary to avoid an adverse impact to public health or safety, or to avoid or lessen an impact under CEQA may be applied.</p>			
	<p><b>The Town of Loomis Fee Schedule is found on the following tab of this checklist</b></p>			

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	<p><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></p>			
<b>Site Information</b>		<b>Yes</b>	<b>No</b>	<b>Discussion</b>
<b>PROJECT LOCATION:</b>	<b>The specific location, including parcel numbers, a legal description, and site address, if applicable.</b>			
Steet Address:				
Unit/Space No.:				
Assessor's Parcel Number(s):				
Legal Description (Lot, Block, Tract):				
	Legal Description Attached?			
<b>EXISTING USES:</b>	<b>The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located</b>			
Existing Uses Onsite:				

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Proposed Alterations:				
<b>SITE PLAN:</b>	<b>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.</b>			
	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			
<b>ELEVATIONS:</b>	<b>Elevations showing design, color, material, and the massing and height of each building that is to be occupied.</b>			
	Elevations and structural details attached?			
	Exterior building elevations and heights on all sides of the structure			
	Fences /walls			
	Trash /recycling enclosures			
	Location and type of all exterior lighting (photometric plan may be required)			
	Building materials and colors (colored elevations encouraged)			

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<b>PROPOSED USES:</b>	<b>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</b>			
Describe:				
<b>RESIDENTIAL DWELLING UNIT COUNT:</b>	<b>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.</b>			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:				

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<b>FLOOR AREA:</b>	<b>Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here)</b>			
Residential Floor Area				
Residential Square Footage of Construction				
Commercial Floor Area				
Commercial Square Footage of Construction				
Total Floor Area				
Total Square Footage of Construction				
<b>PARKING:</b>	<b>List the proposed number of parking spaces:</b>			
Total Number:				
ADA Accessible Spaces:				
<b>AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS &amp; PARKING REDUCTIONS:</b>	<b>Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915? If yes, please describe:</b>			
Describe:				

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<b>SUBDIVISION:</b>	<b>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:</b>			
Describe:				
<b>POLLUTANTS:</b>	<b>Are there any proposed point sources of air or water pollutants? If yes, please describe:</b>			
Describe:				
<b>EXISTING SITE CONDITIONS:</b>	<b>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.</b>			
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:				



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Total Existing Residential Units to be Demolished:				
<b>ADDITIONAL SITE CONDITIONS:</b>	<b>Indicate whether a portion of the property is located within any of the following. If yes, please describe:</b>			If yes, please describe below:
<b>1</b>	A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?			
<b>2</b>	Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?			
<b>3</b>	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?			
<b>4</b>	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?			
<b>5</b>	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?			
<b>6</b>	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?			
<b>7</b>	Does the project site contain historic and/or cultural resources?			
<b>8</b>	Does the project site contain any species of special concern?			
<b>9</b>	Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?			

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<b>10</b>	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.			
<b>11</b>	Does the project include any point sources of air or water pollution?			
<b>Property Owner Affidavit</b>				
	<p>Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.</p>			
	<p>· <b>Ownership Disclosure.</b> If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.</p>			
	<p>· <b>Letter of Authorization (LOA).</b> A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.</p>			
	<p>· <b>Grant Deed.</b> Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.</p>			
	<p>· <b>Multiple Owners.</b> If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.</p>			

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1	I hereby certify that I am the owner of record of the herein previously described property which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto			
2	I hereby consent to the filing of this Preliminary Application on my property for processing by the Town of Loomis for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.			
3	Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Town of Loomis within 180 days of the date that the Preliminary Application is deemed complete.			
4	By my signature below, I certify that the foregoing statements are true and correct.			
	Signature:			
	Printed Name:			
	Date:			
	Signature:			
	Printed Name:			
	Date:			

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**Hidden Grove**  
**Housing Pre-Application Checklist**  
 27-Jul-22

Type: Subdivision TM under SB 330  
 Location: North of the Raleys shopping center, west of I-80  
 Applicant: Stonebridge Properties LLC  
 Agent: Mike Isle  
 Action: TM approval

√ 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:					

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CUPMJ	Major	\$3,800				
CUPMN	Minor		\$1,383			
<b>Cash Code</b>	<b>Town Service</b>	<b>Fixed Fee</b>	<b>Time and Materials Fee Minimum Deposit</b>	<b>Payment Status</b>	<b>Amount Paid</b>	<b>Date of Payment</b>
MISCP	Conceptual Public Review	\$669				
	Copies:					
COPY	Black	\$0.11/ page				
COPY	Color	Actual Cost				
COPY	Maps	Actual Cost				
UNALC	Deposits for Arborist, Landscape Architect, Architect	Estimated by Staff; charged at cost plus 30%				
	Design Review:					
DESMJ	Major		\$1,507			
DESMN	Minor/Permitted Use		\$1,009			
UNALC	Development Agreement		Estimated by Staff			
ENCRO	Encroachment Permit	\$198				
ENGIN	Engineering Plan Check		3% improvement cost			
ENGIN	Engineering Inspection		3% improvement cost			
MISCP	Environmental Review:					
UNALC	Information Assessment		\$1,031			
UNALC	Environmental Impact Report EIR		Estimated by Staff			
UNALC	NEPA EIS		Estimated by Staff			
UNALC	EIR/Study Notice of Preparation		Part of EIR			
UNALC	Negative Declaration/Mitigated Negative Declaration	\$2010.25 filing fees to County	\$839			
MISCP	CEQA Notice of Exemption	\$291				
MISCP	Exemption Verification	\$98				
MISCP	Extension of Time	\$390				

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	General Plan Amendment:					
GPA	Text			\$2,731		
GPA	Map			\$2,731		
<b>Cash Code</b>	<b>Town Service</b>	<b>Fixed Fee</b>	<b>Time and Materials Fee Minimum Deposit</b>	<b>Payment Status</b>	<b>Amount Paid</b>	<b>Date of Payment</b>
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				

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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.