



# **Town of Loomis General Plan 2020–2040 Volume I**



Final

April 2024

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Chapter

# 1

## INTRODUCTION- LOOMIS AND ITS FUTURE

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## **INTRODUCTION - LOOMIS AND ITS FUTURE**

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The Town of Loomis adopted its first General Plan in 1987. The first comprehensive update of the General Plan occurred in 2001, in response to changes in the community and the region since the Town was incorporated in 1984, and in the 14 years since the adoption of the first General Plan. Although a variety of amendments to the General Plan have since been adopted, this is the second comprehensive update of the General Plan. This General Plan update reflects changes in the community, changes in State requirements, and Town accomplishments.

### **THE TOWN OF LOOMIS**

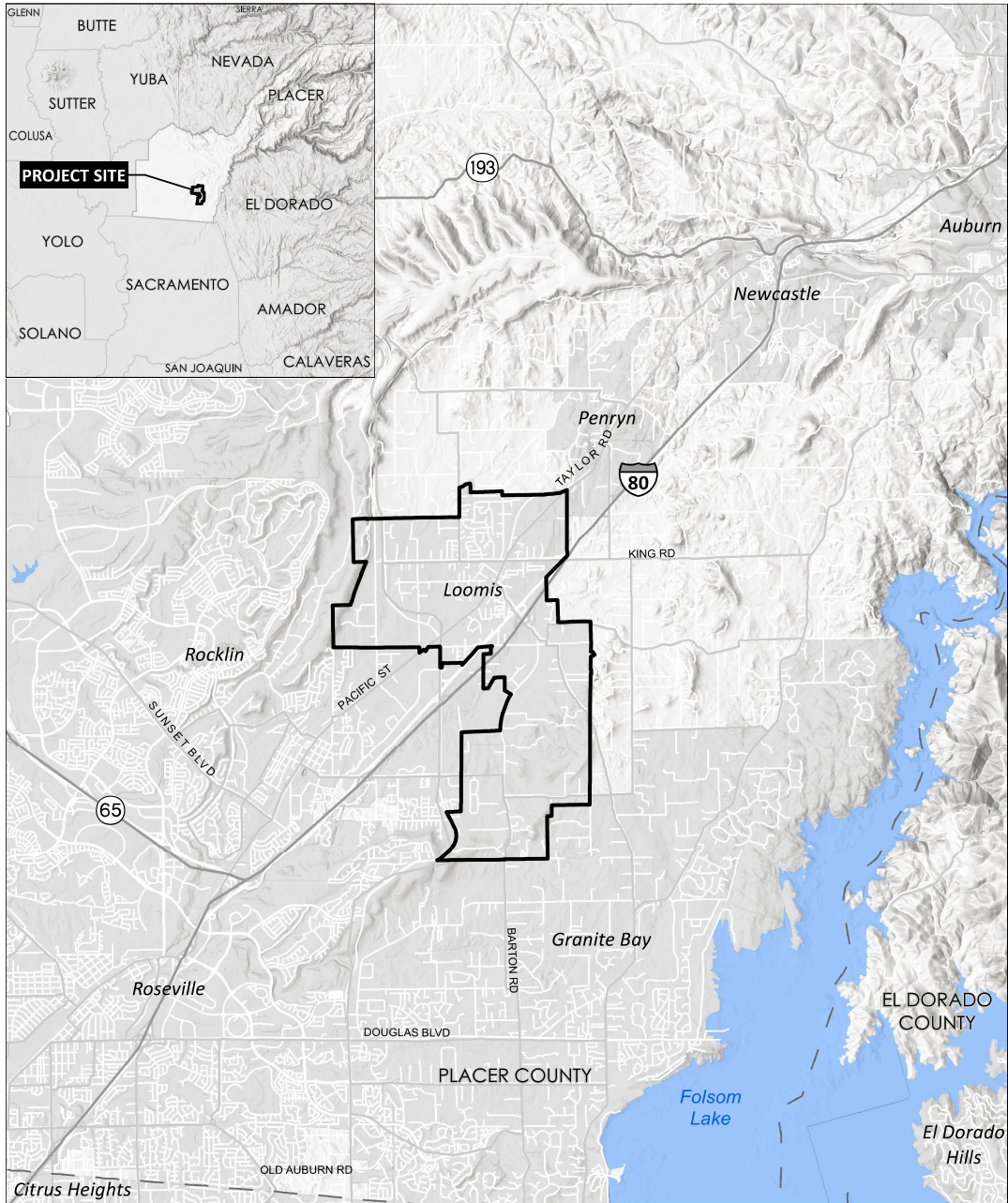
Loomis is a small, semi-rural community located in western Placer County in California's agricultural Central Valley. Incorporated in 1984, the Town is located within a fast-growing metropolitan region approximately 25 miles northeast of the city of Sacramento, along Interstate 80 (I-80), as depicted in Figure 1-1. Loomis is in the western portion of the Loomis Basin, an 80-square mile area of the Placer County foothills. Loomis maintains a distinct small-town, semi-rural character through large residential lots with continuing agricultural activities, rural roads and trails, a compact Downtown, the preservation of historic structures, creeks and riparian areas, and extensive open space areas.

Loomis is divided into two distinct areas by I-80, oriented northeast to southwest through the center of Town. The area north of I-80 contains all of the community's existing retail, office, and industrial development, as well as higher-density residential development, bounded by larger, semi-rural residential lots. The area south of I-80 is almost exclusively rural and residential in character, with a few small, dispersed commercial uses. The Town's corporate boundaries, which are the study area and planning area for this General Plan, and the land use designations of this General Plan are shown on Figure 3-1, the Land Use Diagram.



# INTRODUCTION - LOOMIS AND ITS FUTURE

**Figure 1-1. Vicinity Map**



# INTRODUCTION - LOOMIS AND ITS FUTURE

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The revitalization and beautification of the Downtown commercial area continues. A Town Center Master Plan was adopted in December 1992, components of which were reflected in the 2001 General Plan. Downtown improvements call for a compact, pedestrian-oriented, commercial core, which includes the rehabilitation and reuse of local historic structures. Retail and office development is focused predominantly along Taylor Road and Horseshoe Bar Road, the community's major commercial corridors.

The Union Pacific Railroad right-of-way parallels Taylor Road from Sierra College Boulevard to King Road, and then follows Rippey Road to the northerly Town boundary. Industrial land uses are located in the triangular area between Taylor Road and Swetzer Road in the northeast section of Town, some directly adjacent to residential uses. A shopping center anchored by a grocery store is located at the northeast corner of the Horseshoe Bar Road/I-80 interchange.

Most of the Town's land area is occupied by large-lot residential/agricultural and single-family residential development, particularly around the Town's periphery and the area south of I-80. Many local property owners maintain small-scale, "hobby" agricultural activities on small ranches, including the raising of farm animals. Higher-density residential development is concentrated near the Taylor Road commercial corridor at the center of the Town.

A number of creeks run through the Town, providing visual quality, wildlife habitat, drainage, and recreational opportunities for the community. Trails generally follow roadways and the riparian corridors as they meander through rural residential neighborhoods.

## **THE TOWN OF LOOMIS MISSION STATEMENT**

On November 12, 1991, the Town Council of the Town of Loomis adopted the Town's Mission Statement, which has been modestly updated to reflect 2022 community survey input:

# INTRODUCTION - LOOMIS AND ITS FUTURE

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The Town of Loomis is committed to preserving:

- > A quality of life in which everyone can grow and enjoy the small-town atmosphere;
- > A Town that welcomes all segments of society, and maintains a thriving, safe, and prosperous community for businesses and residents;
- > A Town that encourages the participation of all of its citizens in civic and community activities;
- > A Council and Town staff that responds courteously and respectfully to the concerns and needs of the Town's residents; and
- > A plan that calls for deliberate, quality growth that preserves the long-term integrity of the Town.

## **THE PLANNING PERIOD FOR THE GENERAL PLAN**

The time frame or planning period for the General Plan is 20 years after adoption. This time horizon is not an end point at which the General Plan is completed, but a timeframe within which the Town will have a rationale for making decisions regarding the priority, timing, and funding of implementation measures to meet the changing needs of the Town. The General Plan also reflects assumptions about the planning area's growth rate projections. Based on the General Plan annual progress report and in coordination with the development of the annual Town budget, the Town may make yearly adjustments to the General Plan as needed.

## **POPULATION CHANGE BUILDOUT PROJECTIONS**

Because population growth affects all types of community change, estimates of future population growth must be used as the basis for land use planning. The build-out projections for Loomis are shown in Table 1-1. The Sacramento Area Council of Governments (SACOG) and California Department of Finance (DOF) population, housing, and employment projections for Loomis are provided in



# INTRODUCTION - LOOMIS AND ITS FUTURE

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Volume III Environmental Setting of the General Plan, under the Land Use and Population section and in Volume IV 2040 General Plan Final Environmental Impact Report Table 3-1.

As with any population and employment projections, there is also the possibility that rapid economic growth in the region or economic downturns could change annual growth rates in Loomis.

The build-out projection is based on the Figure 3-1 Land Use Diagram and the allowable densities established for each land use designation in Table 3-1. The figures for maximum potential dwelling units and maximum potential population are based on the assumption that the maximum number of housing units allowed under the General Plan land use designations, including commercially-designated properties, could be developed. The projection assumes that 25% of the land area for each designation will not be developed due to parcel coverage limits, avoidance of natural features, roads, driveways, infrastructure, and other factors. Projection calculations also assume all existing development may be removed, and the parcel redeveloped at the designated density rate.

The maximum build-out projection for Loomis rounded to the nearest thousand is approximate 14,000 to 17,000 people and 5,000 to 6,000 primary dwelling units (Table 1-1). Table 1-1 calculates dwelling unit and population projections using two methods: 1) by total gross acres per land use designation and 2) by acres per parcel per land use designation. Each parcel was categorized by land use designation and a density rate was applied to the acres within each individual parcel to create a total number of units and population per parcel per land use designation. The projections based by parcel result in a smaller projection. The assumption is that the commercial land uses will build out with the maximum number of residential units allowed.

## **THE FUTURE OF LOOMIS**

The community's vision for the future of Loomis is based primarily on:  
(1) retaining the small town aspects of its character through the revitalization of

# INTRODUCTION - LOOMIS AND ITS FUTURE

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the Downtown and the expansion of community facilities; and (2) maintaining the rural aspects of its character by continuing the pattern of progressively lower residential densities as distance increases from the Downtown, thereby preserving low-intensity agricultural uses and natural open spaces. Town residents value the community's distinct identity, featuring good public services and facilities, cultural activities, and agricultural heritage.

Public input during the General Plan Update open house events, committees, and surveys, revealed both concerns and positive conditions or "visions" that should be preserved, maintained, and expanded within the Town. This input included various opportunities to improve and enhance existing conditions while planning for future growth. The qualities of the Town that are particularly valued by its residents are listed below, as are various concerns regarding the Town's character, conditions, and growth.

# INTRODUCTION - LOOMIS AND ITS FUTURE

**Table 1-1. Town of Loomis Build-Out Projections**

General Plan Designation	Dwelling Units Per Gross Acre(s)	Persons/ Gross Acre <sup>1</sup>	Gross Acres	Maximum Potential Dwelling Units		Projected Population	
				By Gross Acres	By Parcel Acres	By Units per Gross Acres	By Units per Parcel Acres
RA-Residential Agricultural	1 unit/4.6 acres	0.58	2,186.27	360	310	950	810
RE-Residential Estates	1 unit/ 2.3 acres	1.15	796.49	260	90	690	240
RR-Rural Residential	1 unit/acre	2.66	324.10	240	170	650	450
RL-Residential Low-Density	2 units/acre	5	30.11	50	20	120	50
RM-Residential Single Family	2-6 units/acre	5 to 16	355.19	1,670	1,270	4,430	3,390
RMH-Residential Medium High Density	6-10 units/acre	16 to 27	114.17	860	550	2,280	1,460
RH-Residential High Density	10-20 units/acre	27 to 53	10.39	160	180	470	420
OP- Office & Professional	2-10 units/acre	5 to 27	16.14	120	120	320	320
GC-General Commercial	2-10 units/acre	5 to 27	130.54	980	900	2,600	2,390
TC-Town Center Commercial	20 units/acre	53	54.83	820	740	2,190	1,970
TD-Tourist Destination Commercial	2-10 units/acre	5 to 27	104.10	780	750	2,080	2,000
ILT-Limited Industrial	1 caretaker/ parcel	0	37.64	0	50	0	120
IL-Light Industrial	1 caretaker/ parcel	0	108.31	0	70	0	180

# INTRODUCTION - LOOMIS AND ITS FUTURE

<b>Table 1-1. Town of Loomis Build-Out Projections</b>							
<b>General Plan Designation</b>	<b>Dwelling Units Per Gross Acre(s)</b>	<b>Persons/ Gross Acre<sup>1</sup></b>	<b>Gross Acres</b>	<b>Maximum Potential Dwelling Units</b>		<b>Projected Population</b>	
				<b>By Gross Acres</b>	<b>By Parcel Acres</b>	<b>By Units per Gross Acres</b>	<b>By Units per Parcel Acres</b>
P-Public Quasi Public	1 caretaker/ parcel	0	101.27	0	14	0	40
OS-Open Space & Conservation	0 units	0	0	-	-	-	-
<b>TOTAL</b>			<b>4,400</b>	<b>6,300</b>	<b>5,200</b>	<b>16,800</b>	<b>13,800</b>

Source: Town of Loomis 2022

**Notes**

The maximum potential dwelling units and projected population for each General Plan land use designation is rounded to the nearest ten. The total maximum potential dwelling units and projected population is rounded to the nearest hundred.

1 Population density calculated using 2.66 persons per households for residential uses, based upon Department of Finance estimate for Placer County.

# INTRODUCTION - LOOMIS AND ITS FUTURE

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## **Visions:**

- > Prioritize preservation of Loomis's natural character and open spaces that highlight trees, waterways, and natural terrain.
- > Maintain Loomis's agricultural, rural, small-town atmosphere while improving it to its fullest to unencumber and enrich residents' lives.
- > Maintain the Downtown historic and small-town feel while nurturing a vibrant, dynamic, accessible, and charming downtown that acts as a community hub with a consistent design theme.
- > Locate higher residential and commercial densities in the center of Town, surrounded by increasingly lesser densities further from Downtown.
- > Preserve agricultural activities, including the farming of orchards and raising of livestock.
- > Enhance "gateways" into Town to promote a sense of community character and emphasize Town values.
- > Maintain a balance between large lots and rural residential areas while providing for commercial and industrial areas, public spaces, and smaller residential parcels.
- > Keep the periphery rural and focus commercial uses, particularly retail and restaurant uses Downtown.
- > Continue to support local small business.
- > Promote Loomis small-town character in areas of new commercial use with architectural treatments, landscaping, and minimization of signage.
- > Enhance parks and expand trails (walking, biking, equestrian) to better connect the Town and expand outdoor recreation.
- > Maintain connectivity through local roads while preserving rural roadway character and the reduction of traffic speeds in residential areas.



# INTRODUCTION - LOOMIS AND ITS FUTURE

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- > Prioritize roadway maintenance and repair and improve railroad grade crossings.
- > Expand bicycle lanes and pedestrian sidewalks in non-residential areas.
- > Continue to coordinate with Placer County Transit to improve local and regional public transit services.
- > Expand the tree canopy and landscaped public areas and maintain existing street trees.
- > Retain the rural character through protection of wetlands, waterways, open space, natural features, and habitat.
- > Retain the Town's reputation as a welcoming, small-town community with top-rated schools.
- > Expand recreation opportunities near the library and create an amphitheater and dog park.
- > Utilize the library, Downtown hubs, or another community center to enrich Loomis and encourage community engagement through community-centered events, festivals, programming, and more.
- > Create destinations in Loomis to draw visitors, such as a sports complex, hotel, and agritourism.

## **Concerns:**

- > Development is welcome if it does not result in traffic, safety, or visual changes that affect the character of the Town.
- > Create policies that protect the important small-town, rural, and agricultural feel of Loomis, including the existing development that creates this atmosphere.
- > Prevent gated communities and poor and generic architectural quality associated with new development that does not reflect the style and character of Loomis.
- > Designate more land for industrial uses.

# INTRODUCTION - LOOMIS AND ITS FUTURE

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- > Policies are needed to address Loomis's housing crisis and expedite development of affordable housing, which should be provided with appropriate sites identified.
- > Utilize ADUs, buildout current zonings, and rezone vacant downtown parcels to help meet affordable housing needs.
- > Protect homeowners and homebuyers while restricting developers and outside buyers that inflate home prices.
- > Limit high density residential to affordable housing.
- > At the edge of Town, keep densities low, uses rural and agricultural, and parcels large.
- > Keep higher densities within and close to Downtown.
- > Incentivize green improvements for current development.
- > Train and roadway signals need better synchronization.
- > Provide safe access to schools.
- > Address limited freeway access with a new interchange.
- > Modify Town roads as necessary to mitigate local traffic congestion.
- > Address vehicle, bicycle and pedestrian safety as a result of increasing traffic.
- > Future circulation changes from adjacent towns and cities will affect Loomis traffic and circulation.
- > Lack of trail connection within Loomis to existing points of interest and trails in Rocklin and Placer County
- > Improve internet, solar, and electric vehicle infrastructure.
- > Protect against fire risk associated with unmanaged vegetation.
- > Emergency routes and coordination with the railroad to ensure emergency response and safety.
- > Protect and prepare Loomis for climate events like flooding and wildfires.

# INTRODUCTION - LOOMIS AND ITS FUTURE

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- > Protect water, groundwater quality, and prevent septic system leakage and well pollution.
- > Avoid noise issues caused by incompatible land uses and protect against freeway noise through the use of landscaped setbacks and berms, with sound walls used only when supported through noise studies.

Chapter

# 2

## THE ROLE OF THE GENERAL PLAN

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## THE ROLE OF THE GENERAL PLAN

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This chapter reviews the legal requirements for the General Plan, its organization, and the relationship of the local planning process in Loomis to the growth of the Sacramento region.

### LEGAL REQUIREMENTS FOR GENERAL PLANS

Local planning is based on the concept of “police power,” granted to cities and counties by the California Constitution. Police power is the authority to regulate the use of private property to promote the health, safety, and welfare of the general public. The activities of land use planning, zoning, subdivision regulation, ~~and~~ and the regulation of building and construction activities are all ways in which communities exercise their police power.

California planning laws shape the exercise of local powers by requiring each city and county to prepare and adopt a “comprehensive, long term General Plan for the physical development of the county or city.” (Government Code 65300). In some ways, the community’s General Plan functions as its “constitution” for development, providing guidance for local decisions about community growth. A General Plan should express the community’s goals for the future distribution and character of land uses and development, both public and private.

California law (Government Code Section 65302) requires that the General Plan include a statement of policies for each of the following topics or “elements:”

**Land Use**, designating the general distribution and intensity of land uses, including housing, business, industry, open space, education, public buildings, and others.

**Circulation**, identifying the general location and nature of existing and proposed highways, arterial and collector roadways, transit terminals, and other transportation facilities.

# THE ROLE OF THE GENERAL PLAN

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**Housing**, assessing the current and projected housing needs of all segments of the community and identifying land to provide adequate housing to meet such needs.

**Open Space**, detailing techniques for preserving open space areas for natural resources, outdoor recreation, public health and safety, and agricultural activities.

**Conservation**, addressing the conservation and use of natural and cultural resources, including wetlands, forests, rivers, archeological remnants, and historic structures.

**Noise**, identifying and appraising the noise sources within the community and developing ways to mitigate such nuisances.

**Safety**, establishing policies to protect the community from risks associated with seismic, geologic, flood, and fire hazards.

**Environmental Justice**, establishing policies to promote the minimization and equalization of environmental effects among all persons, including disadvantaged communities.

A General Plan may include additional, optional topics as necessary to address all local issues relevant to the physical development of the community. The individual elements may be consolidated and reformatted as desired as long as all seven topical areas are addressed in the General Plan.

The plan should be comprehensive, both covering the local jurisdiction's entire planning area and addressing the broad range of issues facing the community, including physical, social, aesthetic and economic concerns. The General Plan must also be internally consistent, with no policy conflicts between any of the elements. Finally, the General Plan must be a long-term document, establishing development policies to serve as the basis for day-to-day decision making within an approximate 20-year time frame.



## **USE OF THE GENERAL PLAN**

The General Plan is intended to provide guidance in a wide variety of important decisions by the Town's elected and appointed officials, and its staff. California law requires that all provisions of the Zoning Ordinance be consistent with the General Plan, and that no subdivision be approved unless it is consistent with the General Plan. State law also requires that all municipal decisions on capital improvements planning and budgeting be preceded by a review of their conformity with the General Plan.

The goals, policies, and objectives of the General Plan will be used as criteria for evaluating the appropriateness of proposed Zoning Ordinance amendments and rezonings, subdivisions, capital improvement programs, and other Town decisions. The General Plan will also provide the basis for other "implementing" actions by the Town, which will include the adoption of amendments to the Town's Zoning Ordinance and Zoning Map to bring them into consistency with the General Plan, and other specific actions that are described in the General Plan as "implementation measures."

Most of the following chapters of the General Plan provide goals, policies, and implementation measures. The Housing Element also provides "objectives." The following explanation of goals, objectives, and policies is based on information provided by the *General Plan Guidelines* published by the California Governor's Office of Planning and Research (OPR).

Goals are general statements of what the Town wants to accomplish, toward which the General Plan, and its policies and implementation measures are directed. Goals are general expressions of community values and, therefore, may be abstract in nature. Therefore, goals may not be quantifiable or time dependent.

Objectives take the general direction expressed in a related goal and specify how the goal will be accomplished, both quantifiably, and within a specific time period. Objectives in the Housing Element describe exactly how the community will respond to the housing mandates of State law, and the issues raised by the

# THE ROLE OF THE GENERAL PLAN

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California Department of Housing and Community Development (HCD), in that agency's review of local Housing Elements.

Policies are specific statements that guide decision making, which indicate the Town's commitment to a particular course of action. Some policies are written as "shall" or "will," and are mandatory requirements that must be complied with, and others are written as "should," which express the community's preferences, and signify "... a less rigid directive, to be honored in the absence of compelling or contravening considerations." (*General Plan Guidelines*, p.382)

Some of the policies of this General Plan also include standards. A standard is "A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Standards define the abstract terms of goals and policies with concrete specifications." (*General Plan Guidelines*, p.382)

The goals, objectives, policies, standards, and implementation measures of the Town of Loomis General Plan are collectively intended to assist the citizens of Loomis and their elected representatives in evolving the form and character of the community over time, to more closely match the vision for the community's future expressed in Chapter I of this plan.

## **ORGANIZATION & CONTENT OF THE LOOMIS GENERAL PLAN**

The Loomis General Plan is in four volumes: Volume I – Town of Loomis General Plan, Volume II – Town of Loomis Implementing Standards, Guidelines, and Plans, Volume III – Setting and Background Reports, and Volume IV – Environmental Documentation. Volume I – Town of Loomis General Plan – is the General Plan for legal purposes. Volumes II through IV are reference documents that provide information to support the General Plan goals, objectives, policies, and implementation programs contained in the first volume.

The contents of Volumes I through IV include:

## **Volume I – Loomis General Plan Policy Document:**

1. Introduction
2. The Role of the General Plan
3. Land Use Element
4. Circulation Element
5. Public Services and Facilities Element
6. Conservation of Resources Element
7. Public Health, Safety, and Noise Element
8. Parks and Recreation Element
9. Environmental Justice Element
10. Economic Development and Finance Element
11. Housing Element

## **Volume II – Loomis Implementing Standards, Guidelines, and Plans:**

1. Town of Loomis Glossary
2. Loomis Capital Improvement Program
3. Land Development Manual
4. Construction Improvement Standards
5. Drainage Master Plan
6. West Placer Storm Water Quality Design Manual
7. Loomis Trails Master Plan, 2010
8. Loomis Bicycle Transportation Plan, 2010

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9. Loomis General Plan Annual Progress Report
10. Placer County Local Hazard Mitigation Plan
11. Tree Planting Guidelines and Master Tree List Recommendation, June 2021

## **Volume III – Setting and Background Reports:**

1. Town of Loomis Setting
  - Land Use and Population
  - Circulation and Transportation
  - Natural Resources
  - Cultural and Historic Resources
  - Public Services and Facilities
  - Market Analysis
  - Safety and Noise
  - Parks and Recreation
  - Environmental Justice
  - References

## **Volume IV – Environmental Documentation:**

1. Horseshoe Bar Road/King Road/Interstate-80 Specific Plan EIR (certified 1989)
2. Town of Loomis General Plan Environmental Impact Report (certified 2001)
3. The Village at Loomis EIR (certified 2017)
4. Costco EIR (certified 2020)
5. Town of Loomis General Plan Update Environmental Impact Report (certified April 9, 2024)

Volumes II through IV present detailed information on the environmental, social, and economic characteristics of Loomis that are relevant to the Town's future, and which provided the basis for formulating General Plan policies. Volume I contains the "working" portions of the General Plan, to guide Town decision-makers and staff when making decisions regarding proposals for the development and use of public and private property, and the expenditure of Town funds on public facilities, services, infrastructure, and other improvements. This policy document is deliberately brief and should be used in conjunction with Volumes II through IV when more detailed information about the Town is needed.

This policy document (Volume I) is organized into the following sections:

**Introduction-Loomis and its Future** - includes a description of the Town of Loomis, its Mission Statement, general plan planning period, growth projections, and the community's visions and concerns for its future.

**The Role of the General Plan** - a description of the legal requirements for a General Plan, the plan's context within regional planning efforts, and the organization and content of the Town of Loomis General Plan.

The following nine elements contain issues, goals, and policies for all seven required topics and six optional topics.

**Land Use Element** - includes Land Use (and the Land Use Diagram), the Downtown Plan, and Community Design and Character. This Element carries forward and expands the general distribution and intensity of land uses presently allowed within the Town.

**Circulation Element** - includes goals and policies related to the community's circulation system, and the various transportation modes available to, or needed within the community. This Element is correlated with the Land Use Element and identifies the general location and the extent of existing and proposed major components of the transportation and traffic circulation system. It addresses transportation improvements, traffic circulation (including transit, bicycles, and pedestrians), and parking.



# THE ROLE OF THE GENERAL PLAN

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**Public Facilities and Services Element** - addresses the needs of public facilities and services with respect to existing and projected populations. The public facilities include water, sewer, storm drainage, solid waste, schools, and the library. The public services include law enforcement and fire protection and emergency medical services. Utility systems include electric power, natural gas, and high-speed communications.

**Conservation of Resources Element** - includes Natural Resources and Cultural Resources sections. The Element addresses the conservation, development, and use of natural resources, including water, open space, mineral resources, land resources, native plants, wildlife habitats, air quality, greenhouse gas emissions, energy, and cultural and historic resources.

**Public Health, Safety, and Noise Element** - includes Safety and Noise sections. Compares existing and planned land uses and their infrastructure with potential hazards, including earthquakes and other geologic hazards, dam failure and flooding, wildland and urban fires, evacuation and emergency preparedness, and hazardous materials. Identifies existing and projected noise contours and correlates with the Land Use Element by attempting to ensure that future noise sensitive land uses are not located in areas where noise is or will be excessive or disturbing.

**Parks and Recreation Element** - overlaps with the General Plan's Land Use, Circulation, and Conservation Elements to ensure the adequate provision of recreational facilities, public parks, and a pedestrian and bicycle trail system for the benefit of future citizens.

**Environmental Justice Element** - promotes the minimization and equalization of environmental effects among all persons in Loomis, and references those goals, objectives, policies, and implementation measures from other elements applicable to environmental justice.

**Economic Development and Finance Element** - includes economic development within the Town and the Town's municipal fiscal policies.

**Housing Element** - this is the only element of the General Plan that must be reviewed by the State (the Department of Housing and Community Development [HCD]) and is subject to a specific update schedule established by

State law. The Housing Element was updated in 2021. Its future updates will follow the schedule required by the State.

## **How the Elements are Organized**

The General Plan elements contain discussions of planning related issues. Each discussion of the issues is followed by a list of goals, objectives, policies, implementation measures, standards, and/or guidelines that are intended to help resolve the issues identified.

The General Plan utilizes the following definitions of goal, objective, policy, implementation measure, and standard contained in the Governor's Office of Planning and Research's General Plan Guidelines:

- > Goal: "A goal is a general direction-setter. It is an ideal future end related to the public health, safety, or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent."
- > Objective: "An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time specific. An objective may pertain to one particular aspect of a goal, or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal."
- > Policy: "A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a general plan's objectives."
- > Implementation Measure: "An implementation measure is an action, procedure, program, or technique that carries out general plan policy."

## **PREPARATION OF THE LOOMIS GENERAL PLAN**

The fact that the Town of Loomis General Plan reflects the preferences of the community for its future is a product of the extensive participation of Loomis citizens in its preparation. The public participation program for the General Plan update has included several key components:

1. Two “Open House” Workshops where approximately 50 Loomis residents met at the Loomis Depot on November 7 and 9, 2020 to obtain community input on the General Plan Update and their concerns and ideas for the Town, and provide the participants with information on the update process;
2. An online housing survey specifically on Housing Element topics that was completed by 208 Loomis residents;
3. An online community survey on each General Plan topic area that was completed by 28 Loomis residents and business owners providing 75 unique comments, and which had over 4,228 views;
4. Additional online surveys on the Mission Statement and committee recommendations;
5. Three workshops by the Local Government Commission on housing, land use, and circulation character: Housing Choices (March), Streetscape Layout and Design (April), and the Housing Density (May);
6. Extensive work by 17 Council-appointed General Plan Committees and Subcommittees comprised of a Town Councilmember, Town Planning Commissioner and volunteer residents and nonvoting auxiliary members. The Committees met over 70 times over 13 months with Town staff and the Town’s consultants to review the former General Plan and setting, update its policies where appropriate, and formulate additional proposed policies and the draft Land Use Diagram;
7. A dedicated General Plan Update website containing each of the General Plan documents as they were drafted for public review and comment;

8. A dedicated email address was established for the public to submit comments on any of the posted documents;
9. Two public forums held on June 15 and 19, 2021 to gain public input on the draft General Plan Update and public workshops for review of the draft plan prior to public hearings; and
10. Public meetings and hearings on the draft General Plan before the Town Planning Commission and public meetings and hearings before the Town Council.

## **LONG-TERM GROWTH**

The provisions of this General Plan addressing growth and change are focused on the area within the current corporate boundary of the Town, and do not provide for any expansion beyond that boundary. This approach was followed for two reasons: the population and business growth projected for Loomis over the term of this plan can be accommodated through the additional subdivision, residential and non-residential development anticipated by this plan within the present incorporated area; and the Town's current Sphere of Influence established by the Placer County Local Agency Formation Commission (LAFCO) is coterminous with the current Town boundary.

The Town of Loomis does not have a Sphere of Influence that extends outside the Town boundary. A Sphere of Influence is a key component of future growth decisions. California law provides that a city may not annex property unless it is included within the municipality's Sphere of Influence. It is the responsibility of the LAFCO to establish a sphere for each incorporated community and special district within its county, based on input from each. The Sphere of Influence is intended to identify areas where a municipality definitively plans to annex property for growth within a 10- to 20-year time frame, and where the municipality has (or will have) the capacity to provide all necessary public services, infrastructure, and other public facilities as growth extends into the area of the sphere.

# THE ROLE OF THE GENERAL PLAN

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Following the adoption of the 2001 General Plan, the Town pursued development of a Sphere of Influence with LAFCO and prepared a study to assess the establishment of a Sphere of Influence. Loomis is bound by Rocklin on its entire western town limit; therefore, no Sphere of Influence for Loomis may extend westward. Land within the unincorporated County abuts the Town's northern, eastern, and southern limits, with the communities of Penryn and Granite Bay located within the nearby county areas to the north and south, respectively. Therefore, the potential expansion area would only include rural residential lands, including the roadways and infrastructure supporting those rural residential areas. With no potential commercial area and therefore no significant revenue potential, the study found that establishing a Sphere of Influence beyond the existing Town limit would not be cost effective. Those adjacent areas to the north, east, and south remain rural residential today, presenting a similar economic feasibility as was concluded in the original study. The Town may approach LAFCO in the future should conditions change and expansion prove both desirable and economical; however, there are no near-term incentives to pursue establishment of a Sphere of Influence for the Town of Loomis.

## **REGIONAL COORDINATION**

As a community grows within its larger region, local changes have a greater potential over time to affect other communities and the region as a whole. Therefore, each jurisdiction carries a responsibility to coordinate its General Plan with regional planning efforts. The General Plan must be coordinated with other local government agencies to ensure consistent planning decisions, as well as the attainment of regional circulation, environmental, and housing goals. The General Plan must also coordinate with special districts providing public services to community residents to ensure the effective and efficient provision of such services based on similar development and population projections. The regional agencies whose planning policies may affect the Town of Loomis are shown in Table 2-1.

Among the many separate tasks required to complete this General Plan were the review of the General Plans of neighboring jurisdictions, particularly including



# THE ROLE OF THE GENERAL PLAN

the City of Rocklin and Placer County. The Town of Loomis is committed to coordinating and working with the other jurisdictions in the region to address the many planning issues that cross political boundaries to affect cities, citizens, infrastructure, and environmental resources.

<b>Table 2-1. Regional Planning Considerations</b>	
<b>Agency</b>	<b>Planning Responsibilities</b>
Loomis Union School District	Plan for and provide school facilities as needed to accommodate population growth.
Penryn Fire District	Locate fire protection facilities and provide emergency medical, fire suppression, and protection services as needed to serve developed and undeveloped areas.
Placer County Air Pollution Control District	Responsible for reducing and maintaining regional air pollution levels to within federal and state standards; prepares air quality attainment plans.
Placer County Environmental Health Division	Responsible for the treatment, storage, and disposal of hazardous wastes, as well as the siting and management of hazardous waste facilities; prepares the Placer County Hazardous Waste Management Plan; reviews and approves wells and on-site sewage disposal systems.
Placer County Flood Control and Water Conservation District	Responsible for the conservation and development of water resources, and control and management of drainage, storm, flood and other waters; prepares the Dry Creek Watershed Flood Control Plan, Stormwater Management Plan, and Placer County Flood Hazard Mitigation Plan.
Placer County Conservation Program	Responsible for developing economically viable implementation programs to enable Placer County to preserve natural resources and habitats; prepares the Natural Communities Conservation Plan.
Placer County Solid Waste Division	Responsible for solid waste reduction and collection, as well as the siting and management of solid waste facilities in Placer County; prepares the Placer County Integrated Waste Management Plan.

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<b>Table 2-1. Regional Planning Considerations</b>	
<b>Agency</b>	<b>Planning Responsibilities</b>
Placer County Transportation Planning Agency	Responsible for the planning of a comprehensive, multi-modal transportation system in the Placer County region; prepares the Regional Transportation Plan (RTP).
Placer County Water Agency	Responsible for the treatment, storage and distribution of potable water supplies in Placer County; prepares the Treated Water Supply Master Plan.
Placer Union High School District	Plan for and provide school facilities as needed to accommodate population growth.
Sacramento Council of Governments (SACOG)	Advisory agency on issues of inter-jurisdictional concern in El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties; serves as the Metropolitan Planning Organization for member counties; primarily addresses issues relating to land use, circulation, passenger vehicle greenhouse gas emissions, and air quality; prepares the Metropolitan Transportation Plan (MTP).
Sierra Economic Development District (SEDD) and Sierra Planning Organization (SPO)	Regional advisory agency on issues of inter-jurisdictional concern in the Sierra Nevada region; provides regional demographic and economic information, and mandated housing allocations; prepares the Overall Economic Development Plan.
South Placer Fire District	Locate fire protection facilities and provide emergency medical, fire suppression and protection services as needed to serve developed and undeveloped areas.
South Placer Municipal Utility District (SPMUD)	Responsible for sewer collection services to Loomis, Rocklin, and Dry Creek Basin; prepares the SPMUD Sewer Master Plan and participates in the preparation of the Roseville Regional Wastewater Treatment Service Area Master Plan.

Chapter

# 3

## LAND USE

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## LAND Use

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### INTRODUCTION

Rural is a term used often when describing the Town of Loomis. The Town's agricultural and railroad roots are in evidence everywhere. The Town represents an earlier time when going into town meant leaving the farm for school or commerce. Development has occurred over the years and with each new project the Town strives to respect its past while moving into the future. The overarching goal of this Land Use Element is to keep Loomis rural while accommodating reasonable change. The following concepts are important to the Town.

- A. Development intensity, including lot coverage and building heights, increases closer to the Downtown, and decreases toward the Town Limits.
- B. Outside of the Downtown, buildings are set apart from each other and set back from the roadway.
- C. Within the Downtown, buildings are oriented toward Taylor Road and provide a human-scale entry and amenities.
- D. Except for agricultural buildings and some industrial buildings, buildings are generally two stories or less in height.

The General Plan maintains the historical arrangement of land uses recognizing the importance of the land use pattern in determining community character. Higher-intensity uses are intended to be concentrated within and adjacent to the Downtown area, inclusive of the Taylor Road corridor and the Horseshoe Bar Road corridor extending from I-80, and adjacent to Interstate 80 (I-80), with the land uses in surrounding areas becoming progressively less intense (and with progressively lower residential densities) as the distance from the Downtown increases. This arrangement of land uses within the Town is known in Loomis as the "core concept."

Land use is only part of the equation. Design, paths and trails, and operation of the use are also important. With its rural heritage, the Town celebrates agriculture and encourages it to flourish. This plan has implementation that results in design

guidelines and modifications to the development code to ensure that construction fits in with the character of the neighborhood, and that uses remain good neighbors to existing residents and businesses. Edges are important to land use, whether the edge is between two different land uses, or between the Town and surrounding jurisdictions.

The Land Use Diagram (Figure 3-1) shows the progression of uses around the Town with the density and intensity increasing toward the Downtown. Changes to the design standards and development code will address the edges between land uses.

## **COMMUNITY DESIGN AND CHARACTER**

The Land Use Element provides goals, objectives, policies, and implementation measures to help retain and enhance the unique character of both the urbanized and predominantly rural areas of Loomis. These provisions encourage development that is pedestrian-oriented, compact in form, diverse, and attractive in appearance. These approaches to design are intended to conserve and enhance the natural and aesthetic resources of the Town, improve the Town's opportunities to maintain the type of healthier economy enjoyed by attractive communities, and allow development that conserves natural resources and encourages community-building among residents, consistent with the Circulation Element and the Parks and Recreation Element.

## **LAND USE DESIGNATIONS**

The Land Use Element designates the general distribution and intensity of land uses, including housing, business, industry, open space, education, public buildings, and others. The Land Use Diagram (Figure 3.1) includes a series of residential and non-residential land use designations. These land use designations identify the locations in the Town where specific types of land uses may occur. While the land use designations are implemented (carried out on a day- to-day basis) by the specific rules provided for each zoning district in the Zoning Ordinance, the General Plan provides the overall parameters of density and intensity, and a description of the general types of land uses appropriate in each designation.



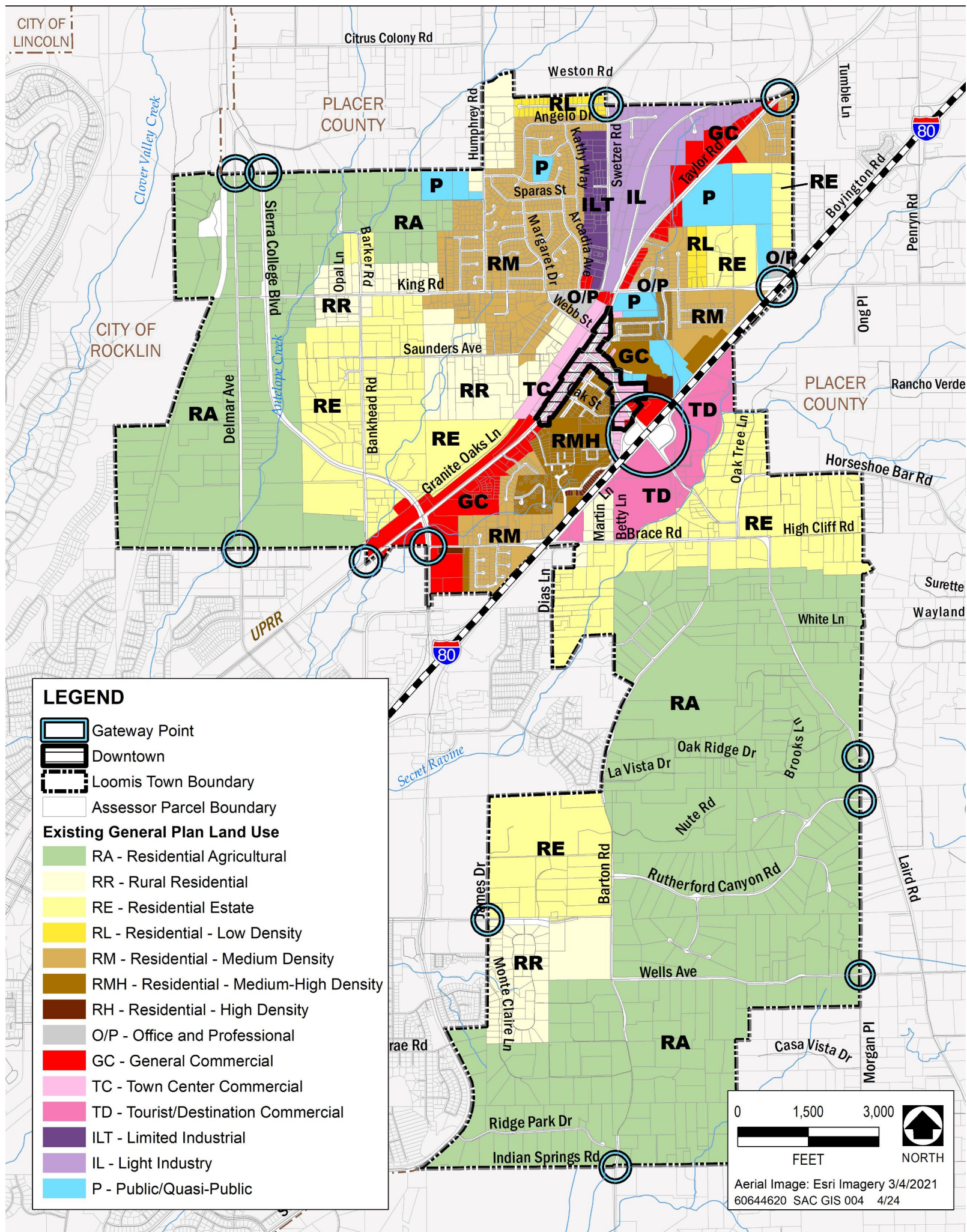


Figure 3-1, Land Use Diagram

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The following descriptions of land use designations use the terms "density" and "intensity." Density refers to the number of residential units normally allowed per gross acre of land (prior to dedications for streets and other improvements). The density range listed for each land use designation is its "base density." On any particular property, the maximum base density may be exceeded if a proposed development receives the density bonus required by State law for affordable housing projects, or if the property qualifies for, and is developed with a second unit.

The "intensity" of a land use is expressed in two ways - the type of land use itself and building mass - both of which are summarized broadly in the description of each land use designation. Both are also regulated specifically by the Town's Zoning Ordinance. The types of land uses allowed in each designation are described in general terms, because the Zoning Ordinance is intended to provide detailed lists of the specific allowable land uses within the general categories provided here. In all cases where this discussion speaks of the primary land uses that are appropriate in each designation, it is expected that the Zoning Ordinance may also allow additional land uses that are related to, and compatible with the primary uses.

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.

## **Residential Designations**

Over time, residential development has evolved in Loomis, with distinct differences in characteristics visible between the Downtown and rural areas. Buildings in the Downtown are meant to enhance the pedestrian-oriented character while maintaining the small-town charm of Loomis. Many units in and near Downtown have their own front yard and entrance, as well as a private back yard. High-density residential uses are oriented toward the street, which is not always found in lower-density residential development in Loomis.

Larger lot residential development, found outside of Downtown, includes classic farm homes as well as larger attached- and detached single-family homes. While second residential units are permitted on all residential land, they are more commonly seen on larger residential lots. Second residential units can be used in a



variety of ways, including rental to non-family members to off-set housing costs, providing needed space for family members, or serving as an at-home studio or office. The character of residential development in more rural areas includes space between buildings and open fencing, allowing for greater visibility lending to the rural and small-town character.

Though less common than classic rural residential development in Loomis, Clustered Residential Development is a site planning tool that concentrates allowable residential development in one portion of a site to avoid problems that may be encountered if the development were spread over the entire property. In general, the Town intends that residential development occur in strict compliance with the minimum parcel size requirements of the Zoning Ordinance, which are derived from the density ranges provided for each residential land use category by this General Plan. Under limited circumstances, however, specific site characteristics of access, scenic rural character, slopes, soil stability, natural resources such as trees, streams, and rock outcroppings, infrastructure, or other similar factors may be sufficiently sensitive or constraining to warrant a different approach to project design than provided by the normal development standards. In these cases, the Town may require development to be clustered in areas of the site smaller than normally allowed by the applicable zoning district, to permanently maintain the more sensitive areas in an undeveloped state.

## **Commercial and Other Designations**

Commercial uses are largely concentrated in and adjacent to the Downtown. The Downtown includes the existing “main street” along Taylor Road, areas adjacent to the railroad with available land and architecturally significant buildings, and areas around Horseshoe Bar Road where many residences have been converted to commercial uses. Commercial development is encouraged to reuse unique, existing structures to conserve the historic and architecturally distinct character. Historically, Downtown commerce included fruit packaging and distribution, resulting in the sheds and market halls that have been converted to current uses. Buildings are oriented toward the “main street” with frontages consisting of frequent entrances, outdoor seating, displays, and windows.

<b>Table 3-1. General Plan Land Use Categories, Maximum Density and Intensity</b>		
<b>Land Use Category</b>	<b>Maximum Residential Density</b>	<b>Maximum Site Coverage*</b>
<b>Residential Agricultural.</b> This land use designation is key in maintaining the rural character of Loomis, and is appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low-density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.	1 dwelling unit/ 4.6 acres	20%
<b>Residential Estate.</b> Like the Rural Agricultural land use designation, appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low-density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.	1 dwelling unit/ 2.3 acres	20%
<b>Rural Residential.</b> The Rural Residential designation allows for agricultural uses; however, the keeping of large animals will be based on parcel size. As in the other lowest density residential designations, proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.	1 dwelling unit/acre	20%
<b>Residential - Low Density.</b> Residential uses in this designation are typically single-family neighborhoods and related uses.	2 dwelling units/acre	25%
<b>Residential - Medium Density.</b> Like Residential – Low Density, this residential designation is appropriate for single-family housing, though allows smaller-lot development.	2 – 6 dwelling units/acre	35%

# LAND Use

<b>Table 3-1. General Plan Land Use Categories, Maximum Density and Intensity</b>		
<b>Land Use Category</b>	<b>Maximum Residential Density</b>	<b>Maximum Site Coverage*</b>
<b>Residential - Medium-High Density.</b> This residential land use designation is intended to accommodate smaller lot single-family residential development, and lower density multi-family development including duplexes.	6 - 10 dwelling units/acre	40%
<b>Residential - High Density.</b> Residential - High Density is appropriate for duplexes, townhouses, apartments, and other multifamily housing.	10 - 25 dwelling units/acre	50%
<b>Office and Professional.</b> The Office and Professional designation is intended for general business offices, professional offices, and medical offices. Real estate and financial offices, and other similar uses may also be allowed. Medium Density residential uses may be allowed as part of mixed-use structures.	2 - 10 dwelling units/acre in mixed-use structures	60%
<b>General Commercial.</b> This designation is intended mainly for retail and service commercial uses located outside of the Downtown. Areas within this land use designation may also accommodate Medium Density residential uses as part of mixed- use structures or mixed-use projects.	2 - 10 dwelling units/acre in mixed-use projects, as allowed by specific area policies	50%
<b>Town Center Commercial.</b> The Town Center Commercial designation is intended to accommodate a mixture of land uses, with primarily retail commercial and office uses on	20 dwelling units/acre in	100%

<b>Table 3-1. General Plan Land Use Categories, Maximum Density and Intensity</b>		
<b>Land Use Category</b>	<b>Maximum Residential Density</b>	<b>Maximum Site Coverage*</b>
the ground floors of commercial structures, and residential units allowed on second or third floors.	mixed-use structures	
<b>Tourist Destination Commercial.</b> This land use designation is intended to accommodate a mixture of office/business park, retail commercial, lodging, conference center, and other traveler-serving uses, local-serving entertainment uses, and medium-density residential uses as part of mixed-use structures.	2 - 10 dwelling units/acre in mixed-use projects	40%
<b>Limited Industrial.</b> The purpose of the designation is to provide locations for light industrial uses that can operate near residential uses without adversely affecting residents. This designation is intended to provide for the evolution of the area over time, to industrial uses that are more compatible with the adjacent residential area.	N.A.	50%
<b>Light Industry.</b> The Light industry land use designation is applied to approximately 110 acres along both sides of Rippey Road, from King Road to the north Town boundary. This designation is intended for the manufacturing, assembly, production, storage, or sale of consumer goods and services, and for heavy commercial uses that involve outdoor activity or storage areas. Research and development offices, start-up businesses, warehouses, manufacturing plants, and other similar types of uses and supporting uses may be allowed. This designation is not intended for heavy industrial uses, such as chemical plants.	N.A.	50%
<b>Public/Quasi-Public.</b> The Public/Quasi-Public land use designation is applied to properties owned by the Town and other public agencies (including school districts), which include a	N.A.	50%



# LAND Use

<b>Table 3-1. General Plan Land Use Categories, Maximum Density and Intensity</b>		
<b>Land Use Category</b>	<b>Maximum Residential Density</b>	<b>Maximum Site Coverage*</b>
range of uses such as libraries, parks, schools, fire stations, emergency medical service facilities, etc.		
<b>Open Space &amp; Conservation.</b> This designation may be applied to public and private parks, trails, conservation areas, buffers, tree planting or preservation sites, wetlands, slopes, or other areas where development will be precluded. While some of the areas may have trails, restrooms and other public serving improvements, very little development of building or ground disturbance is anticipated.	N.A.	<5%

\*See "Site Coverage" in Volume II - Glossary

Outside of Downtown, commercial uses are still oriented toward streets but may be less pedestrian-oriented in some places, offering larger parking lots instead. These commercial areas serve as “gateways” to the Town, offering services, resources, and other amenities catering to both residents and visitors.

## **Goals, Objectives, Policies, and Implementation Measures**

### **Goal LU-1:**

To maintain the heritage and rural character of Loomis in developments by emphasizing rural character, quality, preservation of natural resources, and livability in their design, and the provision of necessary services and facilities.

### **Objective LU-1.1:**

To preserve the small-town character through architectural and landscape design and unique Town gateways that reflect the Town’s heritage.

### **Policy LU-1.1.1:**

Natural features and materials shall be incorporated into project design as buffers or landscaped areas.

### **Policy LU-1.1.2:**

Commercial buildings shall be pedestrian oriented and street facing, utilizing materials that complement surrounding uses.

### **Implementation Measure LU-1.1.2.1:**

Adopt and maintain design standards that require the orientation of commercial buildings to ensure sidewalk orientation, natural materials in the façade and lighting, encouraging stone and brick with outside seating compatible with the existing Town buildings.

### **Policy LU-1.1.3:**

Loomis shall preserve the rural character of the Town at gateways, such as commercial centers, through landscaping, lower-intensity uses outside of Downtown and incorporation of natural features and materials.

**Policy LU-1.1.4:**

Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of necessary services and facilities to ensure their permanent attractiveness.

**Implementation Measure LU-1.1. 4.1:**

Adopt and maintain design standards for residential subdivisions that address street improvements, parking, massing and scale, and compatibility with adjacent neighborhoods.

**Objective LU-1.2:**

To protect agricultural areas and open space in Loomis.

**Policy LU-1.2.1:**

Loomis shall allow property owners the "right-to-farm" their parcels through the protection and operation of agricultural land uses.

**Policy LU-1.2.2:**

Equestrian and farming activities shall be protected by considering the effect that future density and design of residential development has in enhancing or inhibiting these activities.

**Policy LU-1.2.3:**

Loomis shall use buffers, zoning restrictions, setbacks, conservation easements, roadways, and other design and regulatory measures to protect properties used for agricultural operations from encroachment by urban development.

**Policy LU-1.2.4:**

Loomis shall provide for the use of the Williamson Act agricultural preserve program to allow landowners the property tax advantages of a long-term commitment to agricultural use.

**Objective LU-1.3:**

Require development to incorporate existing natural features, and retain the native character of the site within its design.

**Policy LU-1.3.1:**

The design of development shall 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 shall identify and conserve special areas of high ecological sensitivity.

**Policy LU-1.3.2:**

The Town may approve the clustering of development on sites where clustering protects sensitive natural features (such as creeks, native trees, rock outcrops) and avoids potentially hazardous areas (such as steep slopes, flood zones, areas prone to fire risk, and unstable soils).

**Policy LU-1.3.3:**

Loomis shall encourage the retention and enhancement of natural vegetation along major roadways, drainages, trails, and regional open space to provide and protect scenic open spaces.

**Policy LU-1.3.4:**

Proposed residential and recreational 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, or be designed so that the end result of the grading is natural in appearance with curves, hills and contours rather than retaining walls or stepped.

**Policy LU-1.3.5:**

New commercial and industrial development shall be encouraged to preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping.

**Objective LU-1.4:**

Protect the character of the Town through design standards and implementation of the development code.

**Policy LU-1.4.1:**

Projects shall be designed to be consistent with the unique local context of Loomis and designed at a human scale consistent with surrounding natural and built features.

- a. Design projects that fit their context in terms of building form, siting, scale, and massing.
- b. Design projects to be consistent with a site's natural features and surroundings.
- c. Project design should give special attention to scale in all parts of a project, including grading, massing, site design, and building detailing.
- d. 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.

**Policy LU-1.4.2:**

Projects shall be consistent with the Town's design standards and development code.

**Implementation Measure LU-1.4.2.1:**

Update the Zoning Ordinance and Zoning Map to be consistent with this General Plan.

**Implementation Measure LU-1.4.2.2:**

Modify the Zoning Ordinance to include total coverage and floor area ratio (FAR).

**Implementation Measure LU-1.4.2.3:**

Amend the Zoning Map and text to identify where structure coverage may approach 100 percent, and other areas where maximum structure coverage may be less. Identify areas within the Downtown, as identified on the Land Use Diagram, that may qualify for 100 percent structure coverage.

**Implementation Measure LU-1.4.2.4:**

Adopt and maintain design standards and a development code for the Town, including:

- Specific design standards for the Downtown, including Horseshoe Bar Road and the Taylor Road corridor and Gateway areas.
- Landscaping and setback requirements for any new sound wall or noise barriers.
- Detailed objective design standards for multi-family residential projects, and commercial, industrial, and other nonresidential development projects, to expand on the general policies in this General Plan, and provide developers with clear expressions of community preferences for project design, without mandating single architectural styles.
- Standards for arterial roads that include setbacks, trails, and limited access and standards for collectors and local roads to retain native vegetation and terrain features that preserve the appearance of a rural road corridor.

**Implementation Measure LU-1.4.2.5:**

Adopt and maintain the Town’s Development Code, consistent with the General Plan, that includes the Zoning Ordinance, Development

Standards, Land Development Manual, Construction Standards, and Development Ordinances.

**Policy LU-1.4.3:**

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.

**Objective LU-1.5:**

Ensure that new development is compatible with the vision of the Town, and is designed to encourage neighborliness, a sense of belonging to the community, and community pride.

**Policy LU-1.5.1:**

Loomis shall prohibit the development of gated residential communities.

**Policy LU-1.5.2:**

Loomis shall encourage the enhancement, revitalization, and rehabilitation of residential areas throughout the Town.

**Policy LU-1.5.3:**

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.

**Policy LU-1.5.4:**

Non-mixed use multi-family residential development shall not be permitted on arterials serving as entryways to the Town unless setbacks and landscaping are provided consistent with the Design Standards.



**Policy LU-1.5.5:**

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.

(See Implementation Measure LU-1.4.2.4 regarding development standards and the Development Code.)

**Goal LU-2:**

To focus intensive land uses near the center of Town and commercially designated corridors, with increasingly less-intensive uses radiating toward the periphery of Town.

**Objective LU-2.1:**

Require intensive land uses to be in or near the Downtown and freeway interchange; require less intensive land uses at the periphery of the Town.

**Policy LU-2.1.1:**

Outside of the Downtown, commercial, and industrial corridors, Loomis shall promote a rural residential environment consisting primarily of single-family homes.

**Policy LU-2.1.2**

New commercial land uses shall be discouraged away from Taylor Road and Horseshoe Bar Road near I-80, except when property is demonstrably unsuitable for residential use because of proximity to noise sources such as major arterials or railroad lines.

**Policy LU-2.1.3:**

The boundaries of proposed land use designations should be coincident with existing property boundaries.

(See Implementation Measure LU-1.4.2.1 regarding updates to the Zoning Map.)

**Policy LU-2.1.4:**

Ensure that size and type of land uses are appropriately scaled for their location in the Town.

**Policy LU-2.1.5:**

Loomis shall promote the full utilization of land committed to development before utilities and public services are extended.

**Objective LU-2.2:**

Encourage commercial uses on commercially designated lands north of I-80 and in the proximity of Horseshoe Bar Road.

**Policy LU-2.2.1:**

Commercial projects shall be developed to provide a gradual transition of intensity, to minimize the potential for land use conflicts with residential uses.

**Policy LU-2.2.2:**

Projects shall provide on-site circulation and connectivity to main circulation routes, avoiding commercial traffic within adjacent residential neighborhoods.

**Objective LU-2.3:**

Encourage Tourist/Destination Commercial uses southeast of I-80, northwest of Secret Ravine, and in the vicinity of Horseshoe Bar Road.

**Policy LU-2.3.1:**

The arrangement of uses within this area 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.

**Policy LU-2.3.2:**

This area shall provide traveler-oriented commercial uses that are accessed primarily by automobiles and concentrated near the Horseshoe Bar Road interchange. Moving toward Brace Road, uses shall then transition to more locally-oriented commercial and office uses.

**Policy LU-2.3.3:**

Commercial uses shall be set back and buffered from Brace Road to maintain the rural residential character of the roadway corridor.

**Policy LU-2.3.4:**

Provide a design and appearance that will reinforce the rural character of Loomis by: integrating existing natural features, including significant trees and rock outcrops; developing building designs that emphasize low-profile structures, local native materials, and the local historic architectural vernacular; and incorporating appropriate vegetation into site development, preferably native vegetation, that can act as a buffer and screen, as well as add to the ambiance of the development.

**Policy LU-2.3.5:**

A project proposal shall include:

- detailed land uses,
- densities,
- 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.

**Policy LU-2.3.6:**

Provide for the long-term protection, preservation, and sustainability of the Secret Ravine riparian corridor, and its aquatic and terrestrial habitats, consistent with the Conservation of Resources Element.

**Policy LU-2.3.7:**

Provide new trails connecting to existing and proposed local and regional trail systems.

**Objective LU-2.4:**

Protect, retain, and enhance the Downtown as the Town's focal point.

**Policy LU-2.4.1:**

Commercial uses shall be buffered from adjacent residential areas.

**Implementation Measure LU-2.4.1.1:**

Amend the Zoning Ordinance and adopt Design Standards that require commercial development to buffer residential uses from the noise, night lighting, and other impacts of commercial uses.

**Policy LU-2.4.2:**

Downtown shall be the focal point for personal shopping and services.

**Policy LU-2.4.3:**

Promote the development of uses adjacent to the railroad right-of-way that celebrate and enhance the heritage of Loomis.

**Policy LU-2.4.4:**

Project design shall visually integrate into the architectural heritage of Loomis, as defined in the Design Standards.

**Policy LU-2.4.5:**

Parking lots shall be required to incorporate landscaping to mitigate adverse visual impacts of large, paved areas and provide shading for energy conservation and temperature reduction.

**Objective LU-2.5:**

Encourage Residential Estate uses on the triangular parcel outlined on the Land Use Diagram northwest of the railroad right-of-way and Granite Oaks Lane.

**Policy LU-2.5.1:**

New subdivisions shall provide at least two points of vehicle access.

**Policy LU-2.5.2:**

Maintaining densities allowed by the land use designation, a variety of parcel sizes may be provided with larger parcels located adjacent to the railroad right-of-way.

**Policy LU-2.5.3:**

New subdivisions shall provide trails with connections to pedestrian access.

**Objective LU-2.6:**

Encourage Commercial development along Sierra College Boulevard between I-80 and Brace Road.

**Policy LU-2.6.1:**

The area bounded by Sierra College Boulevard on the west, Brace Road on the north, existing single-family homes on the east, and the Town limits on the south includes approximately 14.05 acres designated General Commercial, 3.62 acres designated Residential Medium High Density, and 0.37 acres designated Residential – High Density. Residentially designated property within the area described above may also be used to support, and to facilitate circulation and access for, the

adjacent General Commercial property, subject to terms and conditions in the Zoning Code

**Goal LU-3:**

To provide a variety of places where people can live, work, play, and shop.

**Objective: LU-3.1:**

Strive to maintain a balance of land uses to support Town residents.

**Policy LU-3.1.1:**

Ensure a range of employment, recreation, commercial, and housing opportunities.

**Policy LU-3.1.2:**

Encourage active, varied, and concentrated development within commercial areas.

- a. Create and maintain pedestrian-oriented centers of development within commercial areas that contain mixtures of retail, other employment, and other uses.
- b. Create mixed-use projects within the Downtown that combine residential, retail, office, and other uses.

**Objective LU-3.2:**

Enhance the public spaces within the Town.

**Policy LU-3.2.1:**

Encourage areas such as the Blue Goose and Blue Anchor Park as centers for community activity.

**Policy LU-3.2.2:**

Encourage creation of a museum honoring the historic importance of the Loomis Basin.

**Policy LU-3.2.3:**

Encourage the creation of a community and civic center in the vicinity of the Loomis Library and Community Learning Center.

**Goal LU-4:**

To maintain and enhance the quality of life enjoyed within Loomis.

**Objective LU-4.1:**

Minimize the need to drive by providing trails and project connectivity that create access for pedestrians, bicycles and equestrians.

**Policy LU-4.1.1:**

Design projects to minimize the need to use automobiles for transportation.

- a. Emphasize pedestrian and bicycle circulation in all projects.
- b. Give individual attention to each mode of transportation with potential to serve a project and the Town, including pedestrian, bicycle, transit, rail, and automobile.
- c. Plan for trail systems to connect areas of development with natural and recreational resources.
- d. Extend existing trails and provide for new trails connecting to local and regional trails.

**Objective LU-4.2:**

Continue to consult with service providers before consideration of new development.

**Policy LU-4.2.1:**

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.



**Policy LU-4.2.2:**

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.

**Objective LU-4.3:**

Ensure that new development does not adversely affect the quality of life in adjoining neighborhoods.

**Policy LU-4.3.1:**

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.

**Policy LU-4.3.2:**

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.

**Objective LU-4.4:**

Work with the railroad to ensure adjacent development is compatible with rail operations.

**Policy LU-4.4.1:**

Refer all development adjacent to the railroad right of way to the railroad for review and comment.

**Policy LU-4.4.2:**

Support leasing or purchase of railroad right of way by the Town.

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Chapter

# 4

## CIRCULATION





# CIRCULATION

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## INTRODUCTION

### Purpose

This chapter constitutes the Circulation Element of the General Plan. This chapter presents goals, objectives, and policies related to circulation, and it defines a transportation system that reflects the Town’s financial resources and broader goals, including preserving the historical and semi-rural character of the Town.

The policies presented here cover a broad range of topic areas and were derived, in part, from existing policies currently in place in Loomis and other nearby jurisdictions. The General Plan Steering Committee provided direction on the content of the policies covering the following topics:

- > Level of Service,
- > Roadway improvement standards,
- > Transportation System Management (TSM),
- > Bicycle and pedestrian facilities,
- > Transit service,
- > Neighborhood Environment,
- > Roadway system funding,
- > Roadway maintenance,
- > Collaboration with other agencies, and
- > Parking.

## **Background**

The Town of Loomis is rich in history, dating back to the mid 1800s when both stagecoach and railroad first came through town. Named eventually after James Oscar Loomis, the first railroad station agent, the town grew, following the gold rush, as a stable fruit farming community. The rich agricultural soils coupled with a railroad station and an interstate highway, U.S. 40, which could reach destinations throughout the United States, enabled Loomis to produce and distribute fruit throughout the country. The early economic opportunity brought immigrants from all over the world to work and settle. Farming, fruit packing sheds, and the railroad kept Loomis a thriving town for many years.

With a surge of growth and development in the Sacramento region in the early 1980s, Loomis residents found themselves wanting to protect their tight knit rural community against strong development pressures occurring within south and western Placer County that could potentially turn their now semi-rural community into more of a suburban lifestyle. To gain more political control over the growth and development of their semi-rural community, the Town incorporated in 1984, and is now lead by their own Town Council. To this day, the backbone circulation system serving the Town of Loomis remains much the same. The last major change to the Town's circulation system was the addition of Interstate 80 and its interchanges in the early 1960s.

## **GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES**

### **Goals**

#### **Goal CIR-1:**

To strive for service levels that reflect a balance between mobility, land use, cost effectiveness, and financial resources.



**Goal CIR-2:**

To develop standards that protect public safety and provide mobility for all forms of transportation.

**Goal CIR-3:**

To increase the efficiency and safety of the transportation system network, reduce travel demand on the Town's roadway system, reduce emissions and pollutants from automobiles, and contribute to achieving the Level of Service (LOS) goals identified in the Loomis General Plan.

**Goal CIR-4:**

To implement additional bicycle facilities that result in increased bicycle usage.

**Goal CIR-5:**

To devote resources for the promotion of transit service that are appropriate for its size and financial resources using comparable cities as a benchmark.

**Goal CIR-6:**

To take actions to minimize cut-through traffic and manage speeds on residential streets.

**Goal CIR-7:**

To leverage the Town's resources with outside funding sources (developer fees, state funds, federal funds, etc.).

**Goal CIR-8:**

To continue to manage a pavement management system that provides timely and accurate information about how to use maintenance resources.

**Goal CIR-9:**

To actively seek partnerships with other agencies and organizations with the intent to achieve common goals.

**Goal CIR-10:**

To provide and manage parking that successfully balances the Town's goals of economic development, multimodal travel, and safety.

## **Objectives, Policies, and Implementation Measures**

### ***Level of Service***

#### **Objective CIR-1.1:**

Maintain acceptable levels of congestion in the Town.

#### **Policy CIR-1.1.1:**

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 Road and Taylor Road, Horseshoe Bar Road and Taylor Road, Horseshoe Bar Road and I-80 Westbound Ramps, Horseshoe Bar Road and I-80 Eastbound Ramps, Sierra College Boulevard and Brace Road, and Webb Street and Taylor Road, when:

1. The deficiency is substantially caused by “through” traffic, which neither begins nor ends in Loomis, and is primarily generated by non-residents; or
2. The deficiency will be temporary (less than three years), and a fully-funded plan is in place to provide the improvements needed to remedy the substandard condition.

#### **Policy CIR-1.1.2:**

Notwithstanding any other General Plan policy or provisions, in the event that significant adverse deficiencies will result from the construction of large developments within or nearby the Town’s perimeter, the Town shall make every reasonable effort to have the developers and agencies adequately improve the adverse deficiencies.

## ***Roadway Improvement Standards***

### **Objective CIR-2.1:**

Update Town standards as necessary to maintain consistency with General Plan goals, engineering practices, and state and federal regulations.

### **Policy CIR-2.1.1:**

Roadway improvements within the Town of Loomis shall conform to the roadway classification system and improvement standards specified in the Town of Loomis Construction Improvement Standards and Land Development Manual.

#### **Implementation Measure CIR-2.1.1.1:**

The Town will maintain and update the road and street improvement and design standards.

#### **Implementation Measure CIR-2.1.1.2:**

The Town will maintain and update the pavement restoration, pavement rehabilitation, and roadway widening standards.

### **Policy CIR-2.1.2:**

The design of Downtown roadway and streetscape improvements will continue to maintain the “small town downtown” character.

### **Policy CIR-2.1.3:**

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.

## ***Transportation System Management (TSM)***

### **Objective CIR-3.1:**

Provide and maintain a Town circulation system that is correlated with planned land uses in the Town and surrounding areas in the region consistent with applicable Government Code sections.

### **Policy CIR-3.1.1:**

Work to ensure compatibility and complementary relationships between the circulation system and existing and planned land uses that helps to promote environmental objectives such as safe and uncongested neighborhoods, energy conservation, reduction of air and noise pollution, and provision of, and access to bicycle, pedestrian, and transit facilities.

### **Policy CIR-3.1.2:**

Promote a safe and efficient roadway system for the movement of both people and goods, motorized and non-motorized.

### **Policy CIR-3.1.3:**

Maintain projected level of service where possible, and ensure that future development and the circulation system are in balance. Improve the circulation system as necessary, in accordance with spacing/access standards, to support multi-modal means of transportation of all users and goods.

### **Policy CIR-3.1.4:**

Develop and maintain standards that provide for the design, construction, and maintenance of "Complete Streets."

### **Implementation Measure CIR-3.1.4.1:**

Update Maintenance Program to include standards for Complete Streets.

**Policy CIR-3.1.5:**

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.

**Policy CIR-3.1.6:**

Plan and implement intelligent transportation system (ITS) strategies within the Town’s high-demand travel corridors and support efforts to deploy ITS strategies on a regional level.

**Policy CIR-3.1.7:**

Conduct periodic analyses of roadway facilities and collision data in order to ensure traffic safety.

**Implementation Measure CIR-3.1.7.1:**

The Town will develop and maintain a Local Road Safety Plan (LRSP).

**Policy CIR-3.1.8:**

Update and maintain the Town evacuation plan, including analysis of potential routes, to ensure disaster preparedness.

**Objective CIR-3.2:**

Reduce vehicle miles traveled (VMT) per capita consistent with the State of California’s goals and policies.

**Policy CIR-3.2.1:**

Through layout of land uses, improved alternate modes, and provision of more direct routes, strive to reduce VMT per capita.

**Policy CIR-3.2.2:**

Develop and maintain VMT thresholds consistent with California Governor’s Office of Planning and Research (OPR) recommendations and the California Environmental Quality Act (CEQA) Guidelines.

## **Implementation Measure CIR-3.2.2.1:**

The Town will develop and adopt VMT thresholds consistent with CEQA Guidelines.

## **Implementation Measure CIR-3.2.2.2:**

The Town shall develop a VMT reduction program. Proposed development projects that could have a potentially significant VMT impact shall consider reasonable and feasible project modifications and other measures during the project design and environmental review stage of project development that would reduce VMT effects in a manner consistent with state guidance on VMT reduction. The list of potential measures below is not intended to be exhaustive, and not all measures may be feasible, reasonable, or applicable to all projects. The purpose of this list is to identify options for future development proposals, not to constrain projects to this list, or to require that a project examine or include all measures from this list. Potential measures include:

- increase project density;
- increase the mix of uses within the project or within the project's surroundings;
- locate the project near transit;
- improve or increase access to transit;
- increase access to common goods and services, such as groceries, schools, and daycare;
- incorporate affordable housing into the project;
- orient the project toward transit, bicycle and pedestrian facilities;
- improve pedestrian or bicycle networks, or transit service;
- provide traffic calming;
- provide bicycle parking;
- limit parking supply when appropriate;
- implement or provide access to a commute reduction program;
- provide car-sharing, bike sharing, and ride-sharing programs;
- provide transit passes;

- shifting single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;
- providing telework options;
- providing incentives or subsidies that increase the use of modes other than single-occupancy vehicle;
- providing on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;
- providing employee transportation coordinators at employment sites;
- providing a guaranteed ride home service to users of non-auto modes;
- increase connectivity and/or intersection density on the project site;

The measures to increase project density, increase the mix of uses within the project, and locate the project near transit are considered to be some of the most feasible and beneficial measure that could be implemented for future projects in Loomis, and should be taken into consideration when evaluating all future development projects in the Town.

**Policy CIR-3.2.3:**

In the event that significant adverse VMT impacts will result from the construction of new developments in the Town, the Town shall make every reasonable effort to have the developers adequately mitigate the adverse impacts.

**Policy CIR-3.2.4:**

The Town shall make every reasonable effort to have the developers of a new development project fund, implement, operate, and/or participate in Travel Demand Management (TDM) programs.

- a. Consider travel demand management programs that increase the average occupancy of vehicles and divert automobile trips to transit, walking, and biking.

**Objective CIR-3.3:**

Promote adoption of emerging technologies that would support the goals and policies of the General Plan.

**Policy CIR-3.3.1:**

The Town shall assist in the provision of support facilities such as advanced fueling stations (e.g., electric) for new transportation technologies.

**Policy CIR-3.3.2:**

The Town shall collaborate with public-private transportation partnerships (such as car sharing companies) to implement programs that would improve circulation.

## ***Bicycle and Pedestrian Facilities***

**Objective CIR-4.1:**

Create a continuous and interconnected bicycle and pedestrian network that is safe and accessible to all.

**Policy CIR-4.1.1:**

The Town shall promote bicycle travel, as appropriate, and shall pursue all available sources of funding for the development and improvement of bicycle facilities.

**Policy CIR-4.1.2:**

Bicycle facilities shall be identified, scheduled, and implemented in compliance with the Town's current Bicycle Transportation Plan and the Trails Master Plan, as well as on other appropriate routes at the discretion of the Town Council.

**Policy CIR-4.1.3:**

Bicycle and pedestrian connections shall be continuous and convenient to the nearest neighborhood center, school, or park.



**Policy CIR-4.1.4:**

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.

**Policy CIR-4.1.5:**

Provide pedestrian facilities that are accessible to persons with disabilities, compliant with Americans with Disabilities Act (ADA) standards for Accessible Design, and ensure roadway improvement projects address accessibility and use universal design concepts.

**Policy CIR-4.1.6:**

Collaborate with the appropriate members of the community, and adjoining agencies, to develop and implement safe pedestrian routes to schools, transit, and other highly frequented destinations. The safe routes should include sidewalks, more visible pedestrian crossings, traffic enforcement, traffic calming, and traffic safety information for the public. See also Implementation Measure PSF-2.1.1.3.

**Policy CIR-4.1.7:**

Ensure that plans for roadside trees take into consideration shade and comfort for pedestrians and bicyclists.

**Policy CIR-4.1.8:**

Continue to promote pedestrian connectivity and investigate potential new pedestrian facilities throughout the Town and Downtown.

***Transit Service***

**Objective CIR-5.1:**

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.

**Policy CIR-5.1.1:**

The Town should work with Placer County Transit and other transit providers to plan and implement public transportation services within the Town that are timely, cost-effective, and responsive to growth patterns and transit demand.

- a. Transit routes should conform to plans established by Placer County Transit, and should generally coincide with major destinations for employment and shopping, locations of major institutions, concentrations of multi-family housing, and locations of other land uses likely to attract public transit ridership.
- b. Bus routes should follow major roads with service to residential neighborhoods via collector streets.
- c. Bus stops should be located in conformance with the applicable policies of Placer County Transit, or other transit agencies operating services within the Town in the future.
- d. New bus stops should be considered at highly traveled destinations in the Town in order to promote increased transit ridership.

**Policy CIR-5.1.2:**

The Town should consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.

**Policy CIR-5.1.3:**

The Town should support efforts to provide demand-responsive service (“paratransit”) and other transportation services for those unable to use conventional transit.

**Policy CIR-5.1.4:**

The Town should consider convenient connections and cost-effective transportation services, including rail, to major locations throughout the region.

***Neighborhood Environment***

**Objective CIR-6.1:**

The Town will promote implementation of traffic calming features and other improvements which would discourage non-local traffic on residential streets.

**Policy CIR-6.1.1:**

The Town shall create and maintain a street system which protects residential neighborhoods from unnecessary levels of traffic, while providing for logical traffic circulation.

**Policy CIR-6.1.2:**

The Town shall design and improve arterials to accommodate regional traffic, and direct regional traffic to the arterials.

**Policy CIR-6.1.3:**

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.

**Policy CIR-6.1.4:**

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.

**Policy CIR-6.1.5:**

The Town of Loomis shall establish and maintain a system to review concerns regarding traffic flows within the Town.

## ***Roadway System Funding***

### **Objective CIR-7.1:**

Secure increased funding for roadway improvements and maintenance.

### **Policy CIR-7.1.1:**

The Town shall aggressively pursue state and federal funding to implement the primary elements of the Town's Circulation Plan.

### **Policy CIR-7.1.2:**

The Town shall require proposed new development projects to analyze their contribution to increased vehicle, pedestrian, and bicycle traffic and to implement, contribute fair share cost to, and/or dedicate right-of-way for, the roadway improvements necessary to address their impact.

### **Policy CIR-7.1.3:**

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.

## ***Roadway Maintenance***

### **Objective CIR-8.1:**

Ensure that the transportation system continues to provide safe, efficient, and convenient access to its residents.

### **Policy CIR-8.1.1:**

The Town shall provide dependable and adequate resources to maintain and repair the existing system of roads and bridges, according to priorities established on an annual basis.

**Policy CIR-8.1.2:**

The Town shall work with the Placer County Transportation Planning Agency (PCTPA) to ensure that the PCTPA's Regional Transportation Plan is coordinated with the Town's Capital Improvement Plan. This coordination will allow access to Federal and State funds, where possible, for road maintenance and improvements.

**Policy CIR-8.1.3:**

Prior to acceptance of new local streets by the Town, provisions shall be made for the ongoing maintenance of those facilities through a Town-approved financing mechanism. Such provisions could include the establishment of a community facilities district or other financing mechanism covering the specific roadways identified, or assumption of all maintenance responsibilities by the pertinent homeowners association or other approved organization.

**Policy CIR-8.1.4:**

The Town shall coordinate all transportation facility maintenance with the relevant utility companies to ensure efficient, timely, and cost-effective operations.

**Implementation Measure CIR-8.1.4.1:**

The Town shall establish trench restoration policies.

***Collaboration with Other Agencies***

**Objective CIR-9.1:**

Develop a circulation system that provides connectivity to regional facilities and supports regional traffic.

**Policy CIR-9.1.1:**

The Town shall work closely with regional and local agencies to achieve an efficient and interconnected transportation network for vehicles, pedestrians, bicycles, and transit.

**Policy CIR-9.1.2:**

The Town shall work closely with regional and local agencies to identify sources of funding for regional transportation improvements.

***Parking***

**Objective CIR-10.1:**

Maintain and regulate an appropriate supply of public and private parking that supports parking availability and auto access throughout the Town.

**Policy CIR-10.1.1:**

The Town shall monitor the supply and utilization of public parking to identify any deficiencies and potential solutions.

**Policy CIR-10.1.2:**

The Town shall modify minimum parking standards where appropriate to promote the use of alternative modes of travel.

**Policy CIR-10.1.3:**

The Town shall provide bicycle parking facilities in the Town of Loomis where appropriate and feasible.





Chapter

# 5

## PUBLIC SERVICES AND FACILITIES

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## **PUBLIC SERVICES AND FACILITIES**

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### **INTRODUCTION**

Public services include administrative services (Town government administration, permitting, inspection, etc.); road maintenance; police and fire protection; emergency medical service and ambulance; school; libraries; water supply; sewage collection, treatment, and disposal; drainage and flood control; and solid waste collection and disposal. Road maintenance issues are addressed in the Circulation Element (Chapter 4), Town funding is addressed in the Economic Development and Finance Element (Chapter 10), safety in relation to wildfires, hazardous materials, and emergency response are addressed in the Public Health, Safety, and Noise Element (Chapter 7), and park facility and recreation program issues are addressed in the Parks and Recreation Element (Chapter 8).

As noted in Section 5 of the *General Plan Update Setting (Volume III)*, municipal services are provided to Loomis residents by a variety of separate agencies, with only administrative services, road maintenance, and the Loomis Library and Community Learning Center being provided by the Town itself. The Town contracts with the Placer County Sheriff's Department for law enforcement services. Fire protection and emergency medical services are provided by the South Placer Fire District, Penryn Fire Protection District, and/or the California Department of Forestry and Fire Protection (CALFIRE), depending on the location of a fire within the Town. The school facilities serving Loomis residents are provided by the Placer Union High School District and Loomis Union School District. The Loomis Library and Community Learning Center is no longer part of the Auburn-Placer County Library system as of July 2016 and since 2017 operates as an entity of the Town. The areas of the Town where a public water system is available are served by the Placer County Water Agency; the areas not served presently rely on private, on-site wells. Sewage collection, treatment and disposal services are provided by the South Placer Municipal Utility District in areas of the Town where the facilities have been installed; residents in other areas rely upon on-site sewage disposal systems. Drainage facilities within the Town are maintained by the Town itself, and the Placer County Flood Control and Water Conservation District is responsible for developing flood

control management strategies within the County. Solid waste management services are provided by Recology Auburn Placer (Recology) to households that choose to subscribe to the service; and the Western Placer Waste Management Authority provides the Western Regional Sanitary Landfill (WRSL) disposal site.

## **GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES**

### **Goals**

#### **Goal PSF-1:**

To achieve and continue high levels of public services, utility services, and facilities for Loomis residents.

#### **Goal PSF-2:**

To assist local school districts and the Loomis Library and Community Learning Center as feasible in providing adequate educational facilities for Loomis students of all ages and cooperate in developing joint community and recreational uses.

## **Objectives, Policies, and Implementation Measures**

### ***General***

#### **Objective PSF-1.1:**

The logical extension of utilities to provide a safe and reliable level of utility service.

#### **Policy PSF-1.1.1:**

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.

**Policy PSF-1.1.2:**

New subdivisions shall be served by electric power and wired communications, and development projects shall provide for said services and their associated infrastructure prior to occupancy.

**Policy PSF-1.1.3:**

The Town shall coordinate with public and private utility providers to encourage all infrastructure and services use the best available technology and/or emerging technology to meet the needs of the Town.

**Policy PSF-1.1.4:**

The Town shall encourage expansion and improvement of wireless communications systems and facilities.

**Policy PSF-1.1.5:**

Utilities in new neighborhoods shall be located underground where operationally feasible, preferably with communications and other dry utilities located within joint trenches; above-ground utilities in existing neighborhoods shall be relocated underground where feasible through advance scheduling to minimize disturbance.

**Implementation Measure PSF-1.1.5.1:**

The Town shall review new projects to ensure utilities and telecommunications infrastructure are to be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks. New development projects shall be required to dedicate or set aside adequate right-of-way to accommodate cable routes and equipment housings for present and future public utility networks. Target date: Ongoing.

## **Implementation Measure PSF-1.1.5.2:**

The Town shall be compensated for right-of-way use and right-of-way pavement shall be resurfaced to Town paving standards in the Town's Land Development Manual and the Town's Construction Standards when trenching occurs. Target date: Ongoing.

## **Implementation Measure PSF-1.1.5.3:**

The Town shall maintain the Town's Land Development Manual and the Town's Construction Standards to address right-of-way use, pavement repair standards following utility installation, bonding, scheduling, and other associated content. Target date: Short-term.

## **Policy PSF-1.1.6:**

New construction and reconstruction/restoration shall consider energy conservation in the selection of building materials, building orientation, and landscaping, and shall encourage the use of solar infrastructure on new and existing structures, including public facilities, to actively participate in local, state, and federal energy conservation programs and strategies.

## ***Fire Protection and Emergency Response Services***

### **Objective PSF-1.2:**

The maintenance of a good working relationship with the appropriate administrative fire districts in the interest of public safety and the provision of adequate fire protection services.

### **Policy PSF-1.2.1:**

New development projects shall comply with the current Fire Code and local fire safety ordinances, pay their fair share to mitigate the increased demands on fire service, and shall coordinate with the appropriate fire district to ensure, per fire department review, that adequate fire access and design safety is provided. New development shall not lower the

Insurance Service Office (ISO) rating generated by review for insurance services and current ratings shall be maintained.

**Implementation Measure PSF-1.2.1.1:**

The Town shall actively seek certification as a Fire Wise Community and new subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan. Target date: Short-term and ongoing.

**Implementation Measure PSF-1.2.1.2:**

Development project applications shall be referred to the Fire Districts for review and comment. Target date: Ongoing.

**Implementation Measure PSF-1.2.1.3:**

All new development shall pay their fair share of impact fees based on the Fire District's fee schedule and shall design projects to ensure service level standards are maintained. Target date: Ongoing.

**Policy PSF-1.2.2:**

The Town shall cooperate with the appropriate administrative fire districts and ambulance service in the provision of prompt and adequate emergency medical service.

## ***Law Enforcement Services***

**Objective PSF-1.3:**

The adequate provision by new development projects to address incremental impacts upon law enforcement services and facilities.

**Policy PSF-1.3.1:**

Within the Town's budgetary constraints, the Town shall fund officer staff levels to maintain the County Sheriff's Department staffing ratio of 1 officer per 1,000 residents. If it is determined that lack of revenues could jeopardize service, a plan and/or policies should be put in effect to generate needed revenues.

## **Implementation Measure PSF-1.3.1.1:**

New developments shall be required to fund their fair share of law enforcement services, so that at least the minimum standard may be maintained. Target date: Ongoing.

## **Policy PSF-1.3.2:**

The Town shall coordinate with local law enforcement related to new commercial, industrial, and residential design to ensure new projects do not strain law enforcement service levels.

## ***Water and Sewer Service***

### **Objective PSF-1.4:**

The adequate provision of water and sewer service that keeps pace with demand, provides for fire protection needs, and maintains public health.

### **Policy PSF-1.4.1:**

Proposed development shall be connected to public water supply and sewage disposal systems as follows:

1. Any dwelling unit proposed within proximity to the existing community water supply or sewage disposal service shall be connected to that service prior to occupancy, except where the District determines that connection is infeasible because of elevation difference or insufficient line capacity. Proximity shall be measured and determined per District standards.
2. All development proposed in non-residential land use designations shall be connected to the community water supply and sewage disposal systems prior to occupancy.
3. 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. Residential subdivisions greater than 2.2 acres not connected to community water or sewer systems shall comply with County Environmental Health regulations for on-site



septic systems and shall ensure well water supplies meet state water quality standards.

**Implementation Measure PSF-1.4.1.1:**

New development projects connecting to the community water supply and or sewage disposal system shall provide a “Will Serve” letter to the Town indicating adequate water service is secured through Placer County Water Agency (PCWA) and adequate sewage disposal service is secured through South Placer Municipal Utility District (SPMUD).  
Target date: Ongoing

**Implementation Measure PSF-1.4.1.2:**

New development projects shall fund, upgrade, expand, and/or provide new water and/or sewage infrastructure that is sized adequately to meet expected peak flow demands from the development. Where feasible, the sizing of new infrastructure should be based on anticipated cumulative growth projections in the project area with reimbursement agreements arranging to pay back developers for the cost of oversizing to accommodate future growth.  
Target date: Ongoing.

**Policy PSF-1.4.2:**

The Town shall encourage efficient water use and reduced sewer system demand by coordinating with and promoting Placer County Water Agency (PCWA) water conservation policies and public education, requiring water-conserving design, landscaping, and fixtures in new construction, encouraging water conservation device retrofits in existing uses, and encouraging water-conserving agricultural operations.

## ***Stormwater Services***

### **Objective PSF-1.5:**

Maintenance of existing drainage systems and new development that provides adequate drainage and does not exceed the capacity of the Town's drainage system.

### **Policy PSF-1.5.1:**

New development applications will be denied unless it is demonstrated they will not overload existing drainage facilities. New projects shall provide for their incremental effect on existing storm drainage facilities, as well as provide new facilities needed to adequately service the increased runoff they may generate.

### **Implementation Measure PSF-1.5.1.1:**

New developments shall provide a drainage study to the Town Engineer during the application review process and shall improve off-site drainage systems to ensure their capabilities to handle increased flows, as directed by the Town Engineer. Target date: Ongoing.

### **Policy PSF-1.5.2:**

The Town shall encourage development designs that encourage low impact development (LID) measures, and minimize drainage concentrations, and impervious coverage to maintain natural drainageways and drainage conditions in conformance with the West Placer Storm Water Quality Design Manual and Town of Loomis Drainage Master Plan programs and policies.

### **Implementation Measure PSF-1.5.2.1:**

Storm water mitigation shall focus on four areas: (1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; (2) promoting permeable landscapes to reduce stormwater surface flows; (3) preventing runoff contamination;

and (4) allowing natural treatment of runoff in detention ponds or grass swales. Target date: Ongoing.

**Implementation Measure PSF-1.5.2.2:**

The Town shall evaluate the Town's existing storm drainage infrastructure as specified in the Town Drainage Master Plan and shall include repairs in the Town's Capital Improvement Program as need and funding arise. Target date: Ongoing.

**Policy PSF-1.5.3:**

The Town shall acquire easements to creeks and waterways to maintain drainage channels in their natural state and to allow for maintenance of storm drain facilities.

## ***Library Services***

**Objective PSF-1.6:**

Maintain and enhance the Town's library services.

**Policy PDF-1.6.1:**

The Town shall ensure that the Loomis Library and Community Learning Center facility is provided to current and future residents, and that new development funds its fair share of library operations fees.

**Policy PDF-1.6.2:**

The Town should evaluate the potential for the expansion of the Loomis Library and Community Learning Center facility to serve the needs of the Town of Loomis.

**Implementation Measure PDF-1.6.2.1:**

As funding is available and demand arises, the Town should assess library facility and operational needs to determine if facility expansion can provide for additional community gathering spaces. Target Date: Long-term.

## ***Solid Waste Services***

### **Objective PSF-1.7:**

Increase diversion of total solid waste generated by the Town through source reduction, reuse, recycling, composting, and special waste management.

### **Policy PSF-1.7.1:**

Loomis shall continue to work with the Town's solid waste collector in improving the recycling and organic waste programs within the Town and ensuring adequate waste disposal service is provided.

### **Policy PSF-1.7.2:**

The Town should support source reduction, composting, and recycling efforts by encouraging businesses to use recycled products in their operations, encouraging consumers to use recycled products, and through the use of recycled products in all Town departments, whenever economically and technically feasible.

### **Policy PSF-1.7.3:**

New developments shall be served by waste collection services to ensure maintenance of health standards.

### **Policy PSF-1.7.4:**

If in the future adequate landfill space, as determined by the County, is not available to meet the Town's needs, no new development shall be approved until such time as adequate regional landfill space is identified.

## ***Schools***

### **Objective PSF-2.1:**

The provision of adequate schools.

**Policy PSF-2.1.1:**

Loomis shall work with the school districts in reviewing district land use decisions involving the provision of adequate educational facilities for Loomis's students, including the provision of safe routes to school.

**Implementation Measure PSF-2.1.1.1:**

Loomis shall continue the Joint Use Agreements with the schools to provide the community with educational and recreational access to school facilities and will work with the schools to achieve fair and affordable usage fees. Target date: Ongoing.

**Implementation Measure PSF-2.1.1.2:**

New development projects shall pay the appropriate fees based on each school district's impact fee schedule and shall coordinate with the school districts to ensure that facilities, including the expansion of new facilities, are available as needed. Target date: Ongoing.

**Implementation Measure PSF-2.1.1.3:**

Loomis shall work with the school districts serving the Town to develop a Safe Routes to School Program as outlined by the United States Department of Transportation and shall coordinate with the districts to encourage ride-sharing, carpools, and school bus systems for students in Loomis. Target date: Long-term.

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Chapter

# 6

## CONSERVATION OF RESOURCES

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## CONSERVATION OF RESOURCES

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### INTRODUCTION

The residents of Loomis enjoy an attractive natural setting of gently rolling hills, oak woodlands, grasslands, riparian corridors, and other biological communities. Open space resources include stream corridors, other aquatic resources, and wildlife habitat. The Town core also contains a number of historical buildings. These resources are described in detail in Sections 3 (Natural Resources), 4 (Cultural and Historic Resources) and 8 (Parks and Recreation) of the Volume III (Setting and Background Reports) of this General Plan.

The Town's open space resources include a limited number of park sites (see the Parks, Recreation and Open Space Element [Volume I, Chapter 8]), but mostly manifest themselves as the expansive, sparsely developed areas in the Residential Agricultural, Residential Estate and, to a lesser extent, the Rural Residential land use designations. Within these areas, residential uses are visually subordinate to the open feeling and character of the semi-rural countryside. Goals and policies of this General Plan related to open space appear in this Element, but also in the Land Use Element and the Parks, Recreation and Open Space Element (Volume I, Sections 1 and 8, respectively).

Transportation is the main user of energy and the top source of air pollutant emissions and greenhouse gas emissions in Loomis. Air pollution affects the public and environmental health, while greenhouse gas emissions contribute on a global scale to climate change, with the associated catastrophic environmental, social, and economic repercussions. Energy use and efficiency in Loomis relates to the local economy and household and business energy costs, but also the community's resiliency. Issues related to air quality, greenhouse gas emissions, and energy are addressed in this Element, but the objectives, policies, and implementation measures that follow will be coordinated with related guidance in the Land Use, Circulation, Public Services and Facilities, Public Health, Safety, and Noise, and Economic Development and Finance Elements.

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There is no State requirement that mandates the Town to have a Cultural and Historical Resource Element in its General Plan; however, the Town wishes to address the cultural and historical resources within the Town so that these valuable resources may be protected to enhance the history and character of Loomis. This Element addresses cultural and historical resources specifically, but does not address recreation, community gatherings, or social events that may be associated with the Parks, Recreation and Open Space Element (Volume I, Section 8).

## **BIOLOGICAL RESOURCES**

The Town wishes to protect natural resources and open spaces that provide habitat for plant and wildlife species, including those that are rare and unique to the region, and provide opportunities for residents to experience these resources. This section addresses conservation goals, objectives, policies, and implementation measures for the protection of sensitive plant and wildlife species and associated open spaces that are designated to protect specific biological species or habitats. Parks or other recreational open spaces are discussed in the Parks, Recreation and Open Space Element of this General Plan.

## **Goals, Objectives, Policies, and Implementation Measures**

### ***Goals***

#### **Goal BIO-1:**

Foster preserved and enhanced local, unique, and sensitive biological communities and species that occur within the Town.

#### **Goal BIO-2:**

Protect and enhance groundwater and surface water quality within the Town.

## ***Objectives, Policies, and Implementation Measures***

### **Objective BIO-1.1:**

To protect areas rich in wildlife or plant species of a fragile ecological nature, including areas providing habitat for sensitive plant and wildlife species such as species that are considered rare or endangered.

### **Policy BIO-1.1.1:**

The Town will actively encourage the preservation of vegetation communities that provide habitat for sensitive plant and wildlife species.

### **Implementation Measure BIO-1.1.1.1:**

The Town will require projects that may have sensitive plant or wildlife species to identify sensitive plant and wildlife species that may occur on a project site through the preparation of a Biotic Resource Evaluation. In addition, prior to approval of discretionary development permits involving parcels near significant ecological resource areas, the Town will require, as part of the environmental review process, a biotic resources evaluation prepared by a qualified biologist.

The Biotic Resources Evaluation prepared for a project will be consistent with agency guidance and protocols for applicable species and be submitted concurrent with development applications. The surveys shall inventory the type, quantity, and quality of existing vegetation communities and habitats on-site including any suitable habitat for special-status plants or wildlife and known occurrences of special-status plants or wildlife on or in the vicinity of the site. This requirement may be waived if the Town determines that the proposed project area is already sufficiently surveyed or contains habitats that are deemed unsuitable to support populations of special-status plants or wildlife. Subsequent surveys may be necessary to complete the evaluation of project related impacts on special-status plants and wildlife. The Biotic Resource Evaluation shall identify all "Significant Ecological Areas" that may be directly or indirectly impacted by a Project. Significant Ecological Areas shall include, but not be limited to:

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- Aquatic resources;
- Stream environment zones;
- Suitable habitat for rare, threatened, or endangered species, species of concern, and other sensitive species;
- Large areas of non-fragmented native or naturalized habitat, including oak woodlands and riparian habitat;
- Potential wildlife movement corridors; and
- Important spawning areas for anadromous fish.

## **Implementation Measure BIO-1.1.1.2:**

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.

## **Implementation Measure BIO-1.1.1.3:**

The project proponent in conjunction with the Town will identify feasible opportunities to avoid and preserve on-site special-status species occurrences and sensitive habitats through design and planning. If impacts to special-status species cannot be avoided, the project proponent shall be required to mitigate all adverse effects to special-status species in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and their habitat. Measures may include implementation of impact minimization measures based on accepted standards and guidelines and best available science, and compensatory mitigation for unavoidable loss of special-status species and sensitive habitats.

If the project would result in take of state or federally listed species, the Town will require the project proponent to obtain take authorization from the USFWS and/or the CDFW, as appropriate,

depending on species status, and comply with all conditions of the take authorization.

The Town will require project proponents to develop and implement a mitigation and monitoring plan (Plan) inclusive of permit conditions required by State and/or federal regulatory agencies for onsite or offsite actions that will be implemented to compensate for effects to or loss of special-status species and sensitive habitats. The Plan will describe in detail how impacts to special-status species or sensitive habitats will be avoided or offset, including the following information:

- 1) detailed information on the habitats present within the preservation and mitigation areas,
- 2) information on the long-term management and monitoring procedures to be followed within these habitats,
- 3) legal protection for the preservation of mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment),
- 4) details on restoration and creation of suitable habitat,
- 5) compensation for the temporal loss of suitable habitat,
- 6) proposed management and monitoring regimes to avoid indirect habitat degradation of the managed area over time (e.g., management of invasive plant species, maintenance of required hydrology),
- 7) success criteria to ensure that goals and objectives of the mitigation area are met,
- 8) remedial actions if performance standards are not met.

Purchase of applicable mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Placer County, will be acceptable for compensatory mitigation for project-related impacts to special-status species if avoidance or onsite or offsite management is not feasible or if it is the agencies preference for the project to obtain mitigation credits for project-related impacts to special-status plants and wildlife.

## **Objective BIO-1.2:**

To protect stream and associated riparian habitats that occur within the Town including protection of water quality within streams and other watercourses.

## **Policy BIO-1.2.1:**

The Town will require projects to avoid or minimize direct and indirect impacts to streams and associated riparian habitats to the maximum extent feasible.

### **Implementation Measure BIO-1.2.1.1:**

Development adjacent to streams shall be designed, constructed, and maintained to avoid adverse impacts on upland and wetland riparian vegetation, stream bank stability, and stream water quality to the maximum extent feasible.

### **Implementation Measure BIO-1.2.1.3:**

Proposed structures and grading shall be set back a minimum of 100 feet from the outermost extent of riparian vegetation, or outside of the 100-year floodplain, whichever is greatest. 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.

### **Implementation Measure BIO-1.2.1.4:**

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.

### **Implementation Measure BIO-1.2.1.5:**

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.

**Implementation Measure BIO-1.2.1.6:**

The Town will encourage the use of natural stormwater drainage systems to preserve and enhance existing natural features. The Town will promote flood control efforts that maintain natural conditions within riparian areas.

**Implementation Measure BIO-1.2.1.7:**

Proposed development shall incorporate measures to minimize soil erosion, and stream and drainage way sedimentation during construction, and over the life of each project. The Town will periodically review its ordinances requiring erosion and sediment control and will update them when necessary to ensure their continuing effectiveness.

**Implementation Measure BIO-1.2.1.8:**

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.

**Implementation Measure BIO-1.2.1.9:**

The Town will require that development projects proposing to encroach into a stream corridor or stream-aquatic resource setback to do one or more of the following, in descending order of desirability and subject to appropriate regulatory approval:

- Avoid the disturbance of riparian vegetation;
- Replace riparian vegetation (on-site, in-kind);



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- Restore another section of stream (in-kind) where the restoration will provide direct benefit to streams within the Town of Loomis; and/or
- Pay a mitigation fee for restoration elsewhere (e.g., aquatic resource mitigation banking program).

## **Implementation Measure BIO-1.2.1.10:**

Prior to approval of discretionary development permits involving parcels near significant ecological resource areas such as stream courses and associated riparian areas, project applicants shall demonstrate that upland grading activities will not contribute to the direct cumulative degradation of stream quality.

## **Implementation Measure BIO-1.2.1.11:**

The following activities are prohibited within stream corridor setbacks: filling or dumping; the disposal of agricultural wastes; channelization or placement of dams; the use of pesticides that may be carried into stream waters except as needed to safeguard public health such as with mosquito abatement or other vector control programs; grading, or the removal of natural vegetation within the required setback area, except with grading permit approval. This measure is not intended to prevent the reasonable maintenance of natural vegetation to improve vegetation health and habitat value.

## **Implementation Measure BIO-1.2.1.12:**

Where stream or other aquatic resource protection is required or proposed, the Town will require proposed public and private development to:

- Preserve stream corridors and setbacks through easements or dedications. Parcel lines or easements shall be located to optimize resource protection;
- Designate easement or dedication areas as open space;
- Protect stream corridors and their habitat value by:

1. providing adequate setbacks;
  2. maintaining stream corridors in their natural state;
  3. employing restoration techniques, where necessary and appropriate;
  4. using appropriate native riparian vegetation within stream corridors similar to vegetation found within the watershed where impacts occur;
  5. prohibit the planting of invasive or non-native plants within stream setbacks; and
  6. avoiding native tree removal within stream corridors except as necessary to address health and safety concerns.
- Use techniques that ensure development will not cause or worsen natural hazards near streams, 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.

**Implementation Measure BIO-1.2.1.13:**

The Town will require the preservation of native riparian and aquatic resource areas as open space to the maximum extent feasible during review of proposed public and private projects, using fee title or conservation easement acquisition, land conservancy participation, and/or other measures as appropriate.

**Implementation Measure BIO-1.2.1.14:**

The Town will identify opportunities to periodically monitor designated biological open space areas to ensure the long-term protection of the intended functions and values of the open space, consistent with available funding. The Town will obtain permission from private property owners prior to monitoring private parcels.

## **Implementation Measure BIO-1.2.1.15:**

The Town will encourage the use of volunteer labor from environmental groups or organizations to participate in open space maintenance and habitat improvement. The Town shall encourage periodic open space maintenance days within designated biological open space to remove trash and note areas of habitat degradation. Town staff will not be mandated to participate in or organize open space maintenance activities with the exception of providing access permission as appropriate to land owned by the Town.

## **Implementation Measure BIO-1.2.1.16:**

The Town will allow and encourage educational opportunities within designated public open space with the purpose of educating residents as to the inherent value of open space and protecting the unique biological resources of the region. Groups and organizations requesting access to open spaces will be required to demonstrate that proposed activities will not negatively affect the existing functions and values of open spaces.

## **Implementation Measure BIO-1.2.1.17:**

If a proposed project would result in removal or alteration of a riparian community or other designated sensitive habitat identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, the Town will require the project proponent to notify the California Department of Fish and Wildlife, obtain a Lake and Streambed Alteration Agreement if determined necessary by the California Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement. Measures for riparian habitat and sensitive natural communities protection include, but are not limited to, avoidance of impacts by establishing a setback between adjacent land uses and riparian habitat, oak woodland, or other sensitive natural community; protect and preserve riparian habitat and sensitive natural communities onsite to the extent feasible; and compensate for loss of riparian habitat and sensitive

natural communities by creating, restoring, or preserving in-kind off-site habitat within Placer County to compensate for on-site impacts in coordination with the applicable resource agencies.

**Policy BIO-1.2.2:**

The Town will prohibit grading activities during the rainy season (approximately November-March), unless adequately mitigated to avoid sedimentation of streams and damage to riparian areas.

**Implementation Measure BIO-1.2.2.1:**

Grading activities within or adjacent to riparian corridors will not occur during the rainy season unless the project proponent incorporates appropriate Best Management Practices as approved by the Town and applicable regulatory agencies to protect water quality of streams and associated riparian habitats during grading activities.

**Objective BIO-1.3:**

To protect aquatic resources, including wetlands, that occur within the Town.

**Policy BIO-1.3.1:**

Aquatic resources, including wetlands shall be preserved whenever feasible. Appropriate mitigation approved by the Town and applicable regulatory agencies shall be implemented when direct or indirect impacts to aquatic resources cannot be avoided.

**Implementation Measure BIO-1.3.1.1:**

The environmental review of development proposed on sites with aquatic resources shall include the preparation of an aquatic resources delineation, and the formulation of appropriate mitigation measures to address project-related direct and indirect impacts to regulated aquatic resources. The Town will support the “no net loss” policy for aquatic resources regulated by the applicable state and federal regulatory agencies. Coordination with these agencies at all levels of project review and permitting shall continue to ensure that

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appropriate mitigation measures and the concerns of these agencies are adequately addressed during the review process.

## **Implementation Measure BIO-1.3.1.2:**

The Town will require that newly-created parcels include adequate space outside of aquatic resource and riparian setback areas to ensure that property owners will not place improvements within areas that require protection. Setbacks will be consistent with required riparian or stream setbacks unless the property owner can show that resource protection will occur with a reduced setback.

## **Implementation Measure BIO-1.3.1.3:**

The Town will require new development to mitigate loss of aquatic resources in both regulated and non-regulated features to achieve “no net loss” through any combination of the following, in descending order of desirability:

1. Avoidance of aquatic resource 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 aquatic and riparian areas. Mitigation and compensation are encouraged to be located within the Town or to directly benefit resources that occur within the Town; or
4. Replacement of a degraded or destroyed aquatic resources at a ratio of at least 1:1, based on the biotic value of the resource and proposed mitigation as determined by the required environmental analysis and appropriate regulatory agencies. Replacement can occur either on-site or off-site, but off-site replacement must occur within the same watershed as where the impact occurs. The replacement ratio will be based on quality of the impacted features as compared to quality of the replacement features, but will not be less than 1:1.

## **Implementation Measure BIO-1.3.1.4:**

The Town will require project-by-project review of sites where vernal pools exist, to assess project-related direct and indirect impacts to threatened and endangered pool plant species and identify appropriate mitigation measures.

## **Objective BIO-1.4:**

To protect oak woodlands and other significant native trees as identified by the Town Council.

## **Policy BIO-1.4.1:**

Oak woodland and trees subject to the Town Tree Ordinance will be preserved and protected.

## **Implementation Measure BIO-1.4.1.1:**

Project proponents will show during project review that project design has avoided oak woodland and trees subject to the Town Tree Ordinance to the greatest extent feasible.

## **Implementation Measure BIO-1.4.1.2:**

Project design measures will include appropriate tree protection measures for all oak woodland and protected trees during construction for protected trees or oak woodland canopy to be preserved on-site.

## **Implementation Measure BIO-1.4.1.3:**

Healthy protected trees shall only be removed or significantly trimmed for a proposed project when determined to be necessary because of safety concerns, conflicts with utility lines and other infrastructure, the need for thinning to maintain a healthy stand of trees, to implement required fire reduction, or where there is no feasible alternative to removal. Trimming of protected trees shall be conducted under the direct supervision of an ISA-certified arborist.

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## **Implementation Measure BIO-1.4.1.4:**

When protected trees are removed by a proposed project, they shall be replaced in sufficient numbers to maintain the Town's overall tree canopy. For sites that have selective tree removal with some protected trees remaining on-site, selective tree removal shall be conducted under the direct supervision of an ISA-certified arborist to ensure incidental damage to preserved protected trees does not occur during the tree removal process.

## **Policy BIO-1.4.2:**

The Town will require the preservation, replacement, and expansion of tree canopy within Town limits, provided adequate planting space is available. Such preservation, replacement, and expansion shall be undertaken in accordance with good forestry practices and in a manner that protects public health and safety.

## **AIR QUALITY, GREENHOUSE GAS EMISSIONS, AND ENERGY**

Air pollution affects public health and the environment on localized and regional scales. Similarly, greenhouse gas emissions contribute to global climate change, which has localized effects. State and regional standards and targets have been established for air pollutants and greenhouse gas emissions, as well as energy efficiency and production – this state and regional guidance is intended to reduce harmful air pollution and greenhouse gas emissions, and to reduce reliance upon greenhouse gas-producing energy sources. However, the co-benefits of planning to reduce air pollutant and greenhouse gas emissions and to enhance energy efficiency speak to the goals in other Elements of this General Plan. For example, land use and transportation policies that reduce vehicular transportation demand and promote alternatives to automobile travel also can reduce household and business transportation costs, enhance transportation access, reduce time spent commuting, along with other benefits. Relatively compact and infill development can reduce automobile travel, but also can be more efficient to serve with public infrastructure and services. Measures that promote energy efficiency reduce

greenhouse gas emissions, but also save on household and business utility costs. Encouraging reinvestment in existing developed areas can reduce air pollutant and greenhouse gas emissions, but also helps to conserve important open space functions, such as agriculture, recreation, watershed protection, and visual enjoyment.

Toxic air contaminants can also result in increased localized human health risks. The primary long-term sources of toxic air contaminants in the Planning Area are rail operations and diesel-powered trucks along I-80. Agricultural equipment and construction equipment and vehicles are also common sources of diesel particulate matter, a common toxic air contaminant.

The objectives, policies, and implementation measures that follow will be implemented in coordination with related guidance in the Land Use, Circulation, Economic Development and Public Finance, Public Services and Facilities, and Public Health, Safety, and Noise Elements.

## **Goals, Objectives, Policies, and Implementation Measures**

### ***Goals***

#### **Goal AQGHGE-1:**

Reduced generation of air pollutant and greenhouse gas (GHG) emissions, and reduced reliance upon GHG-generating energy sources.

### ***Objectives, Policies, and Implementation Measures***

#### **Objective AQGHGE-1.1:**

Integrate the Town's land use and circulation planning, as well as incorporation of technologies to reduce air pollutant and greenhouse gas emissions.



**Policy AQGHGE-1.1.1:**

Coordinate with the Placer County Air Pollution Control District and other agencies in efforts to reduce air pollutant and greenhouse gas emissions from existing sources and new development.

**Policy AQGHGE-1.1.2:**

Encourage incorporation of technologies that are less polluting in new and existing development.

**Implementation Measure AQGHGE-1.1.2.1:**

During the development review process for projects subject to the California Environmental Quality Act, the Town will require that project proponents conduct an air quality analysis to determine potential air quality impacts. Analysis will evaluate emissions relative to Placer County Air Pollution Control District thresholds of significance or other applicable thresholds. Those projects that exceed applicable significance thresholds, or could otherwise result in a significant air quality impact, shall incorporate applicable and feasible mitigation measures, as recommended by Placer County Air Pollution Control District or otherwise demonstrated to achieve reductions, in order to minimize or offset construction and operational emissions.

All projects shall implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects as a standard condition of approval for projects within the Town of Loomis. Proposed projects shall incorporate feasible construction mitigation strategies, including those listed below, those included in an updated set of mitigation recommendations prepared by the PCAPCD, or those determined by the Town of Loomis to be as effective:

- Water all active construction areas at least twice daily.
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).

- Cover inactive storage piles.
- Vehicles traveling across unpaved areas shall be limited to no more than 15 miles per hour.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
- Haul trucks shall maintain at least two feet of freeboard.
- Cover all trucks hauling soil, sand, and other loose materials.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Sweep streets at least once per day if visible soil material is carried out from the construction site.
- Idling of diesel or gasoline equipment or vehicles within 1,000 feet of a sensitive receptor is not permitted.
- Limit all idling of vehicles and equipment that use gasoline or diesel fuel to five minutes maximum.

Use alternative power source, such as electricity, for construction equipment or use reformulated and emulsified fuels, incorporate catalyst and filtration technologies, and generally modernize the equipment fleet with cleaner and newer engines.

### **Implementation Measure AQGHGE-1.1.2.2:**

The Town will promote available incentives to encourage the replacement of existing inefficient and highly polluting wood stoves, wood inserts, or fireplaces with cleaner burning and more efficient home heating devices. In the case that a proposed project subject to CEQA could include wood burning stoves and would exceed the PCAPCD-recommended thresholds of significance, the applicant shall comply with PCAPCD Rule 225 requirements, as applicable, and reduce the number of wood burning or pellet stoves/fireplaces in the proposed development or eliminate the installation of wood burning or pellet stoves/fireplaces from the proposed development.

## **Implementation Measure AQGHGE-1.1.2.3:**

The Town will develop an ordinance requiring new development to install electric infrastructure and encouraging reduced use and reliance on natural gas devices or infrastructure in new residential or commercial development consistent with the State's carbon neutrality target timeframes. The Town will consider exemptions where, due to the specific requirements of the proposed use, the use of all-electric devices is demonstrated to be infeasible. The Town will consider electricity reliability and will coordinate with prevailing electricity suppliers regarding the reliability of electricity sources in the development of this ordinance.

## **Implementation Measure AQGHGE-1.1.2.4**

For new developments that are expected to exceed the PCAPCD threshold of significance related to construction after BMPs have been applied, additional emission control strategies are required to further reduce these impacts. These may include:

- Water all active construction areas three times daily.
- Non-road engines shall be equipped with Best Available Control Technology (e.g., Tier 4 Final or better nonroad compliant engines).
- Site accesses to a distance of 100 feet from the paved road shall be treated with a 6- to 12-inch compacted layer or wood chips, mulch, or gravel.
- Minimizing the idling time of diesel-powered construction equipment to a maximum of two minutes.
- Use low VOC coatings beyond the local requirements (i.e., PCAPCD Rule 218).

## **Implementation Measure AQGHGE-1.1.2.5:**

Projects that could have a potentially significant operational effect, as demonstrated by exceedance of the PCAPCD-recommended

thresholds of significance, shall incorporate applicable PCAPCD-recommended standard operational mitigation measures, such as the PCAPCD-recommended mitigation measures listed below or as they may be updated in the future, or those design features determined by the Town to be as effective:

- Wood burning or pellet stoves/fireplaces shall not be permitted.
- Electrical outlets should be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.
- All newly constructed residential buildings shall comply with the California Green Building Standards Code (CalGreen) Tier 2 standards, or the most recent standards, as applicable.
- Site design shall maximize access to transit, to accommodate bus travel, and to provide lighted shelters at transit access points.
- A pedestrian access network shall link complementary land uses.
- Provide bicycle storage to promote bicycling.
- Vanpool parking only spaces and preferential parking for carpools should be required for employment-generating uses.
- Consider using concrete or other non-polluting materials for paving parking lots instead of asphalt.
- Landscaping should be designed to eventually shade buildings and parking lots.

If, following implementation of other policies and implementation measures and PCAPCD recommended mitigation measures, as applicable and feasible for a project, a project's operational emissions would still exceed PCAPCD-recommended thresholds of significance,

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the applicant shall participate in PCAPCD's Off-site Mitigation Program.

## **Policy AQGHGE-1.1.3:**

Support land use and transportation projects that place homes and destinations in closer proximity, increase accessibility to transit, improve bicycle/pedestrian access, promote carpooling or vanpooling, or otherwise reduce passenger vehicle travel demand.

### **Implementation Measure AQGHGE-1.1.3.1:**

The Town will maintain and update, as appropriate, transportation impact fees that are allocated based on net vehicular travel demand rather than peak-hour trip generation and new development shall contribute on a fair-share basis to the cost of providing multi-modal transportation, including bikeways, pedestrian paths, and transit facilities.

### **Implementation Measure AQGHGE-1.1.3.2:**

The Town will require that new developments dedicate land sufficient for park-and-ride lots when the location is appropriate for such facilities.

### **Implementation Measure AQGHGE-1.1.3.3:**

The Town will pursue funding for transportation and infrastructure improvement programs targeted at reducing air pollutant and greenhouse gas emissions.

## **Policy AQGHGE-1.1.4:**

Reduce air pollutant and greenhouse gas emissions from Town operations, to the extent feasible, through investments in energy efficiency, renewable energy generation, and clean transportation.

**Implementation Measure AQGHGE-1.1.4.1:**

The Town's vehicle and equipment fleets will be updated over time with more fuel-efficient, low-emission vehicles.

**Implementation Measure AQGHGE-1.1.4.2:**

The Town will pursue funding to install electric vehicle infrastructure to serve both Town vehicles and the community and examine financial incentives available to install solar power generating facilities on Town-owned structures.

**Implementation Measure AQGHGE-1.1.4.3:**

The Town will use the lowest commercially available volatile organic compound emitting architectural coatings (e.g., paints, stains, industrial maintenance coatings, traffic coatings, and many other products) with the objective of using coatings with a VOC standard of less than 10 grams per liter (g/L) in all cases for which such coatings are available.

**Implementation Measure AQGHGE-1.1.4.4:**

The Town will utilize electric landscape maintenance equipment to the extent feasible on parks and public/quasi-public lands maintained by the Town.

**Implementation Measure AQGHGE-1.1.5.1:**

The Town will monitor the effectiveness of current and forthcoming regulations and legislation intended to reduce GHG emissions from mobile sources (e.g., AB 1493, SB 375), area sources (e.g., California Green Building Standards Code), and indirect sources (i.e., Renewable Energy Portfolio standards) on community and municipal GHG emissions. The Town will implement related programs locally, where appropriate, to further reduce GHG emissions of 2040 General Plan buildout.

**Policy AQGHGE-1.1.5:**

Review and condition development projects, as appropriate, for consistency with State and regional greenhouse gas emissions reduction targets.

**Policy AQGHGE-1.1.6:**

Prioritize projects that manage travel demand by providing for a complementary land use mix, integrating alternative transportation infrastructure and programs, improving the jobs-housing balance such that local employment opportunities fit the local job interests and ability of residents, improving proximity and access to key destinations, or otherwise decrease vehicle miles traveled.

**Implementation Measure AQGHGE-1.1.6.1:**

The Town will evaluate proposed projects to determine whether they would contribute on a fair-share basis to meeting the State's greenhouse gas emissions reduction mandates. For most types of development projects, the Town will use an efficiency-based threshold (net greenhouse gas emissions per-capita or per service population or other appropriate normalizing metric) to evaluate new development and whether net new greenhouse gas emissions would be consistent with the State's greenhouse gas emissions reduction mandates. Where an efficiency-based threshold is not appropriate for demonstrating a project's consistency with State greenhouse gas emissions reduction mandates, the Town may employ mass emissions-based thresholds. When necessary, new development shall incorporate feasible greenhouse gas emissions reduction measures, best available control technologies, performance standards, and/or verifiable and additional offsets or off-site energy efficiency improvements or other off-site reduction measures.

**Implementation Measure AQGHGE-1.1.6.2:**

The Town will coordinate with local and regional transit organizations and transportation planning agencies to work to increase connectivity between complementary forms of transit (e.g., rail and bus, bus and

bicycle/pedestrian trails, micro transit) with the intent to improve availability and accessibility of alternative transportation options to access local and regional destinations.

## **Objective AQGHGE-1.2.**

The protection of public and environmental health through reduced exposure to air pollutant and toxic air contaminant emissions.

### **Policy AQGHGE-1.2.1:**

The Town will consider land use compatibility for the purposes of potential emissions sources and proximity to sensitive receptors, and shall encourage the use of applicable buffer distances, as recommended by the California Air Resources Board, between sensitive receptors and sources of substantial pollutant concentrations, and planting recommendations for vegetation to reduce air pollutant emissions exposure. In cases in which recommended buffers are infeasible, feasible alternative methods to reduce ambient air pollutant concentrations from potential sources of toxic air contaminants shall be incorporated.

#### **Implementation Measure AQGHGE-1.2.1.1:**

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 an appropriate number of trees along roadways and in parking areas shall be encouraged.

#### **Implementation Measure AQGHGE-1.2.1.2:**

The Town will coordinate with Placer County Air Pollution Control District in evaluating the exposure of sensitive receptors to toxic air contaminants (TACs). New development subject to the California Environmental Quality Act shall be required to implement CARB's Air Quality and Land Use Handbook: A Community Health Perspective guidance concerning land use compatibility and recommended setback distances with regard to sources of TAC emissions and sensitive land uses, or related guidance as it may be updated in the



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future. The Town will communicate with the Placer County Air Pollution Control District to identify new development projects with operational sources of toxic air contaminants and determine the need for a screening level analysis, and if necessary, a more detailed site-specific health risk analysis to assess potential health impacts prior to approval of new developments.

Projects shown to result in significant health risks shall incorporate mitigation strategies recommended by Placer County Air Pollution Control District and other effective strategies, as needed, to reduce exposure and related impacts. Mitigation measures could include but are not limited to providing enhanced filtration systems (e.g., Minimum Efficiency Reporting Value [MERV] 13 or greater) for nearby sensitive receptor buildings, use of solid barriers to pollution, and vegetation to reduce pollutant concentrations, the use of Tier 4 certified heavy duty diesel construction equipment or electrified equipment, changes to the emission source's operation (e.g. technology or best performance standards that reduce harmful emissions), and positioning of exhaust and intake for ventilation systems to minimize exposure, among others.

### **Implementation Measure AQGHGE-1.2.1.3:**

The Town will evaluate proposed development using Placer County Air Pollution Control District-recommended buffer distances for land uses known to generate substantial odors in order to minimize the exposure of sensitive receptors to such odors.

### **Implementation Measure AQGHGE-1.2.1.4:**

New development subject to CEQA and that would require the use of diesel-fueled construction equipment within 300 feet of an existing sensitive receptor shall use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the PCAPCD.

As an alternative, a project applicant may prepare a site-specific health risk assessment, with mitigation, if necessary, to demonstrate

compliance with applicable PCAPCD-recommended health risk thresholds.

**Implementation Measure AQGHGE-1.2.1.5:**

New commercial and industrial land uses, subject to CEQA, that would create substantial odor impacts on existing or planned residential uses shall be located, buffered, or otherwise designed to avoid such impacts. The potential for a proposed land use to result in a substantial odor impact shall be determined based upon the PCAPCD CEQA Handbook guidance for "Projects with Odors or Siting Near to Existing Odor Sources" and specifically considering the current PCAPCD Odor Screening Distances, as shown below and as updated by PCAPCD.

- Wastewater Treatment Plant: 2 miles
- Wastewater Pumping Facilities: 1 mile
- Sanitary Landfill: 2,000 feet
- Transfer Station: 1 mile
- Composting Facility: 2 miles
- Petroleum Refinery: 2 miles
- Asphalt Batch Plant: 2 miles
- Chemical Manufacturing: 1 mile
- Fiberglass Manufacturing: 1 mile
- Painting / Coating Operations: 1 mile
- Rendering Plant: 4 miles
- Coffee Roaster: 1 mile
- Food Processing Facility: 1 mile
- Feed lot / Dairy: 1 mile
- Green Waste and Recycling Operations: 2 miles
- Metal Smelting Plants: 1 mile

The width of such buffers will be determined on a case-by-case basis considering prevailing winds and other relevant factors. The width of public rights-of-way, drainages, and easements may count as part of the buffer.

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## **Objective AQGHGE-1.3:**

Reduce energy consumption and increase use, generation, and storage of renewable energy.

### **Policy AQGHGE-1.3.1.**

Collaborate with local energy providers to support energy efficiency incentive programs, consumer education, and the purchase and distribution of renewable and low greenhouse gas emissions sources of electricity.

### **Policy AQGHGE-1.3.2:**

Encourage the increased availability, storage, and use of renewable energy in Loomis.

### **Policy AQGHGE-1.3.3:**

Encourage energy efficiency measures in existing and new development.

#### **Implementation Measure AQGHGE-1.3.3.1:**

The Town will maintain and update the Municipal Code, as appropriate, to provide clear guidance for renewable energy generation, distribution, and storage infrastructure.

#### **Implementation Measure AQGHGE-1.3.3.2:**

The Town will pursue funding and financing programs for the installation and use of renewable energy infrastructure in new and existing development, as well as energy efficiency retrofits of existing buildings.

## **CULTURAL AND HISTORICAL RESOURCES**

The Town's purposes for including goals, objectives, policies, and implementation measures for cultural resources in its General Plan include the following:

- > To encourage and facilitate public knowledge, understanding and appreciation of the Town's historic past and unique sense of place;
- > To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
- > To promote the enjoyment, celebration, and use of cultural resources appropriate for the education and recreation of the people of the Town;
- > To protect and enhance the Town's attraction to tourists and visitors, stimulating business and industry;
- > To identify as early as possible and resolve conflicts between preservation of cultural resources and alternative land uses;
- > To integrate the preservation and enhancement of cultural resources into public and private land use management and development process; and
- > To encourage public participation in identifying and preserving historical and architectural resources.

## **Goals, Objectives, Policies, and Implementation Measures**

### ***Goals***

#### **Goal H-1:**

Preserve the historic character of the Town.

#### **Goal H-2:**

Celebrate, preserve, enhance, discover, explore, share, learn from, and expand on the history of Loomis. Use the history and cultural resources of the community to educate, share, interpret, and celebrate the past and present character of the Town.

## ***Objectives, Policies, and Implementation Measures***

### **Objective H-1.1:**

The preservation of the historic character of the Town through the preservation of significant historic buildings, structures, sites, and districts, as well as indigenous or historical archeological resources.

### **Policy H-1.1.1:**

The Town shall actively encourage the maintenance and preservation of significant cultural resources.

### **Implementation Measure H-1.1.1.1:**

The Town will encourage the maintenance and/or repair for the preservation and rehabilitation of significant cultural resources when it is feasible. Identification and evaluation of cultural resources and their significance should take place early in the planning process by qualified professionals, and alternatives for preservation, rehabilitation, and protection should be considered in the decision-making process. Guidance for the Town for both requirements for required types of reports and also for Town report review will be provided for consultant studies related to the identification and evaluation of any resources, helping in the decision making regarding any actions proposed.

### **Implementation Measure H-1.1.1.1a:**

As part of environmental review for the identification and evaluation of cultural resources and their significance to take place early in the planning process by qualified professionals, the Town of Loomis Building & Safety Department's Building Permit Application shall edit the "D. Residential Project Information" section to add a "Date of Construction" entry to the permit application, as well as "Yes" and "No" checkboxes for "Over 50 years old?"

This information would allow the Town to be informed of any potential historical resources that may be affected by a project.

## **Implementation Measure H-1.1.1.1b:**

The following guidance for consultant studies related to the identification and evaluation of cultural resources to assist with the decision making regarding any actions proposed for projects that could adversely affect built environment historical resources is as follows:

1. The project proponent shall identify if historic-age resources (building, structure, or objects) 50 years or older from the current calendar year, will be directly (e.g., alteration, demolition, or relocation) or indirectly (alterations to the setting through a changed land use or density) affected by the project. The project proponent shall inform the Town if there are known historic-age resources within the project area that could be adversely affected by the project.
2. If historic-age resources are identified in the project area and have not previously been evaluated for potential significance against California Register of Historical Resources (CRHR) and/or National Register of Historic Places (NRHP) evaluation criteria, or have not been presumed or determined to be historically significant by the Town supported by substantial evidence as a historical resource for the purposes of CEQA, then the project proponent will be required to retain the services of a qualified architectural historian and/or historian that meets the Secretary of the Interior's Professional Qualification Standards, to conduct a study of the project area for potential historical resources.
3. The qualified architectural historian and/or historian will evaluate the significance of the historic-age resources that would be directly or indirectly affected by the project. The historical assessment will include field survey; background and archival research; consultation with local historical societies, museums or other interested parties; and evaluation of the resources against CRHR and/or NRHP evaluation criteria. If the resource is recommended as a historical resource, character-defining features must be identified by the consultant.

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4. If after the historical resource assessment is concluded, and the qualified architectural historian and/or historian does not identify any historical resources that may be directly or indirectly impacted by project activities, there is no adverse change to historical resources and no further action is required.
5. If after the historical resources assessment is concluded, and the qualified architectural historian and/or historian does identify historical resources that may be directly or indirectly adversely affected by project activities, the qualified architectural historian will recommend appropriate minimization measures to alter the project design, or prepare mitigation measures to reduce impacts to less than significant. Avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will reduce impacts to a less than significant level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required.
6. If avoidance is not feasible and minimizing measures through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation of the adversely affected historical resource is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines before the historical resource is altered by project activities. The subsequent recordation will be submitted, at minimum, to the Loomis Basin Historical Society collection at the Loomis Library.

## **Implementation Measure H-1.1.1.1c:**

The following guidance for studies related to the identification and evaluation of cultural resources to assist with the decision making regarding any actions proposed for projects that could adversely affect archaeological resources is as follows:

1. The project proponent will request a search of the Native American Heritage Commission (NAHC) Sacred Lands Files and request a list of California Native American tribal contacts that may have specific knowledge of archaeological resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional communication with relevant tribal representatives may be appropriate depending on the level of cultural sensitivity. Note, this outreach is separate from AB 52 consultation required for tribal cultural resources.
2. The project proponent will be required to retain the services of a cultural resources consultant with access to the Northcentral Information Center of the California Historical Resources Information System to request a search of the project area with an appropriate search radius buffer, to determine whether the project area has been previously surveyed and whether cultural resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the project applicant will retain the services of a qualified archaeologist that meets the Secretary of the Interior's Professional Qualification Standards to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If previous surveys did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is



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warranted based on the sensitivity of the project area for archaeological resources.

3. If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the background research, survey, and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation (DPR) 523 site record forms and cultural resources reports.
4. Management recommendations may include, but are not limited to, additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits.
5. Once approved by the Town, the final cultural reports and DPR 523 forms will be provided to the Northcentral Information Center.
6. If no archeological resources are identified that may be directly or indirectly impacted by project activities and the sensitivity for buried archaeological resources is low, there would be no adverse effect to known archeological resources and no further action is required.
7. When a project will impact a known archaeological site, and avoidance through project redesign is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historical Resources (CRHR). If the archaeological site is found to be a historical resource per CEQA Guidelines Section 15064.5(a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery.

8. If a known site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to observe the ground-disturbing project activities.
9. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the Northcentral Information Center.

**Implementation Measure H-1.1.1.1d:**

For projects that could adversely affect previously unknown human remains interred outside of dedicated cemeteries:

- a. Consistent with Health and Safety Code, Section 7050 through 7052 and Health and Safety Code Section 8010 through 8030, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, the Town and project proponent's contractor(s) shall take the following steps:
  - (1) No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains will occur until:
    - (A) the County Coroner has been contacted to determine that no investigation of the cause of death is required, and

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(B) if the coroner determines the remains to be Native American:

1. the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours;
2. the NAHC shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and
3. the most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in Section 5097.98 of the Public Resources Code; or

(2) Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

(A) the NAHC is unable to identify a most likely descendant or the most likely descendant fails to make a recommendation within 24 hours after being notified by the commission;

(B) the most likely descendant identified fails to make a recommendation; or

(C) the landowner or his or her authorized representative rejects the recommendation of the most likely descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

If the remains are not Native American, the Town or project proponent shall contact a qualified archaeologist that meets the Secretary of the Interior's Professional Qualification Standards to create a plan applicable for the situation that could include site preservation as a preferred alternative; or some appropriate other actions such site definition including geophysical testing, appropriate excavation, and reinterment.

### **Implementation Measure H-1.1.1.2:**

The Town shall require projects to minimize impacts, should an indigenous or historical archeological site be found during construction, through a resource protection plan, developed and included in the approvals for every project that could encounter subsurface finds.

### **Implementation Measure H-1.1.1.2a:**

For projects that could adversely affect previously unknown buried cultural resources (indigenous or historical archeological sites) that could be found during construction, the following procedures shall be adopted to minimize impacts:

1. During ground-disturbing activities necessary to implement proposed development and infrastructure projects, if indigenous or historical subsurface cultural resources are discovered, all work within 100 feet of the find shall be halted and a qualified archaeologist that meets the Secretary of the Interior's Professional Qualification Standards shall be consulted within 24 hours to assess the significance of the find, according to CEQA Guidelines Section 15064.5, and implement, as applicable, CEQA Guidelines Sections 15064.5(d), (e), and (f).
2. If the archaeological site is found to be a historical resource as per CEQA Guidelines Section 15064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment, which could include avoidance, preservation in place, or data recovery. If significant archaeological resources that meet the definition of

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historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place.

3. If avoidance through project design is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan. The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered and a preparation and submittal of report of findings to the Northcentral Information Center. Data recovery shall be designed to recover the significant information the archaeological resource is expected to contain, based on the scientific/historical research questions that are applicable to the resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable resource questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by project proponents' actions. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. Archaeological sites containing human remains shall be treated in accordance with the provisions of Section 7050.5 of the Health and Safety Code.

### **Implementation Measure H-1.1.1.3:**

The Town will encourage the occupancy of historic buildings to ensure maintenance and/or repair and long-term preservation through facilitating fee reductions of local agency development fees.

### **Policy H-1.1.2:**

Loomis shall encourage the reuse and revitalization of historic buildings.

### **Policy H-1.1.3:**

The significant alteration of character-defining features of buildings deemed by the Town to be historically valuable shall be prohibited in cases where alternatives for reuse are found to be feasible.

## **Implementation Measure H-1.1.3.1:**

Whenever possible, the Town will offer flexibility in development standards consistent with the California Historical Building Code to developers working with historically significant properties.

## **Policy H-1.1.4:**

The Town shall encourage the preservation of unique paleontological resources.

## **Implementation Measure H-1.1.4.1:**

For development of new land uses (except for single-lot residential development) subject to the California Environmental Quality Act that could have impacts related to unique paleontological resources, such as where construction activities would occur within the Mehrten or Lone Formations, or Older Alluvium, the project applicant shall provide a site-specific analysis of the project's potential to damage or destroy unique paleontological resources, and measures designed to protect unique paleontological resources, as needed and appropriate. Such measures may include, but are not limited to, construction worker personnel training, periodic monitoring during construction activities, stopping work within 50 feet of any fossil that is discovered, evaluation of the fossil by a qualified paleontologist, and proper recordation and curation of the specimen.

## **Policy H-1.1.5:**

The Town shall actively take actions to protect Tribal Cultural Resources.

## **Implementation Measure H-1.1.5.1:**

The following guidance for studies related to the identification of cultural and Tribal Cultural Resources to assist with the decision making regarding any actions proposed for projects that could adversely affect archaeological and Tribal Cultural Resources is as follows:

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1. Per requirements of AB 52, the project proponent will request a search of the Native American Heritage Commission Sacred Lands Files and request a list of California Native American Tribal contacts that may have specific knowledge of Tribal Cultural Resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on Tribal Cultural Resources in the project area. Additional communication with relevant Tribal representatives may be appropriate depending on the level of cultural sensitivity determined by the Sacred Land Files search results.

If representatives from a California Native American tribe that is traditionally and culturally affiliated with a geographic area of the project determine that the project area has known, or increased sensitivity, for Tribal Cultural Resources, they will inform the Town of Loomis as the CEQA Lead Agency as part of AB 52 consultation.

2. The project proponent will be required to retain the services of a cultural resources consultant with access to the North Central Information Center of the California Historical Resources Information System to request a search of the project area with an appropriate search radius buffer, to determine whether the project area has been previously surveyed and whether cultural resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the project applicant will retain the services of a qualified archaeologist that meets the Secretary of the Interior's Professional Qualification Standards to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. Likewise, Tribal Representatives from California Native American tribes that are traditionally and culturally affiliated with a geographic area shall be consulted to determine sensitivity of the project area for Tribal Cultural Resources. If previous surveys did not meet current professional standards or regulatory guidelines, or if they relied on

outdated information, a qualified archaeologist and/or Tribal Representatives will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for Tribal Cultural Resources.

3. If a Tribal Cultural Resources survey is warranted, Native American Representatives from culturally affiliated tribes that act as a representative of their Tribal government shall be provided the opportunity to conduct sensitivity surveys prior to any site preparation or ground-disturbing activities to determine the presence or absence of any Tribal Cultural Resources. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the background research, survey, and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation 523 site record forms and cultural resources reports.
4. Only Tribal Representatives from culturally affiliated tribes can identify, evaluate, and provide recommendations for identified Tribal Cultural Resources. Management recommendations may include, but are not limited to, Tribal monitoring at locations determined by Tribal Representatives to be sensitive for subsurface Tribal Cultural Resource deposits, and any feasible measure to preserve in place, avoid, or minimize impacts to the Tribal Cultural Resource.
5. Once approved by the Town, the final cultural reports and California Department of Parks and Recreation 523 forms will be provided to the North Central Information Center.
6. If no Tribal Cultural Resources are identified that may be directly or indirectly impacted by project activities and the sensitivity for buried Tribal Cultural Resources is low, there would be no adverse effect to known Tribal Cultural Resources and no further action is required.



# CONSERVATION OF RESOURCES

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7. If a known site to be tested is indigenous, local Tribal representatives shall be afforded the opportunity to have Tribal monitors observe the ground-disturbing project activities, through an agreement with the project developer.
8. If Tribal Cultural Resources are identified in the project area, the preferred mitigation of impacts is preservation in place. Every feasible effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to, actions such as data recovery excavations. However, Tribes do not consider data recovery and curation of Tribal Cultural Resource as appropriate or respectful and request that materials not be permanently curated unless given Tribal approval. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Compensation for repatriation and a reburial area for Tribal Cultural Resources that will not be disturbed must be provided to the affiliated Tribe by the project applicant. Data recovery will not be required if the implementing agency, in consultation with Native American Representatives from culturally affiliated tribes, determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the Tribal Cultural Resources identification efforts shall be provided to Tribal representatives.

## **Implementation Measure H-1.1.5.2:**

A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the project applicant shall notify lead agency of the proposed earthwork start-date. The

applicant shall contact the culturally affiliated tribe with the proposed earthwork start-date and Tribal Representatives or Tribal Monitors shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, Tribal Representatives or Tribal Monitors may provide an on-site meeting for construction personnel information on Tribal Cultural Resources and workers awareness brochure. If any Tribal Cultural Resources are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find. A Tribal Representative from culturally affiliated tribes shall be immediately notified and shall determine if the find is a Tribal Cultural Resource (Public Resources Code Section 21074). The Tribal Representative will make recommendations regarding the treatment of the discovery. Every effort must be taken to preserve the resources in place, including through project redesign.

Work at the discovery location cannot resume until every necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.

### **Implementation Measure H-1.1.5.3**

To minimize the potential for destruction of or damage to existing or previously undiscovered Tribal Cultural Resources and to identify any such resources at the earliest possible time during project-related earthmoving activities, the project applicant and its construction contractor(s) will implement the following measures for projects subject to CEQA:

1. Native American Monitors from the culturally affiliated tribe, through an agreement with the project applicant, will be invited to monitor the vegetation grubbing, stripping, grading, or other

# CONSERVATION OF RESOURCES

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ground-disturbing activities in the project area to determine the presence or absence of any Tribal Cultural Resources. Native American Representatives from culturally affiliated tribes act as a representative of their Tribal government and shall be consulted before any cultural studies or ground-disturbing activities begin.

2. Native American Representatives and Native American Monitors have the authority to identify sites or objects of significance to Native Americans and to request that work be stopped, diverted, or slowed if such sites or objects are identified within the direct impact area; however, only a Native American Representative can recommend appropriate treatment of such sites or objects.

## **Objective H-1.2:**

To share the rich history of the Town with residents and tourists to the community.

## **Policy H-I.2.1:**

The Town shall use its prehistory and history to create programs with concerned groups to help share historical information with the local residents and visitors. This shall include information on the under-represented populations historically associated with the Town, such as the traditionally and culturally affiliated California Native American tribes that once occupied the area and the Asian individuals and groups who came to work and settle in the Town.

## **Implementation Measure H-1.2.1.1:**

The Town may consider coordination with the Loomis Basin Historical Society, the South Placer Heritage Foundation, school groups, local historians and ethnographers, and others in the community to prepare a cultural resources inventory, as resources permit. Any such cultural resource inventory shall be subject to the adoption of the Town Council before being considered an official document of the Town. A set of local standards for listing in this inventory should be devised. The survey could be completed by created districts, historic themes, or any grouping desired. The inventory could be a

combination of archival research, field studies, oral histories, and reviews of local buildings, structures, objects, and sites.

Facilities with information include the following, with sources identified that may be of use in an inventory include, but are not limited to:

- Placer County Archives and Research Center
  - Maps: <https://www.placer.ca.gov/2843/Online-Maps>
  - Deeds/Official Records: <https://placer.access.preservica.com/>
  - Photographs
- Loomis Library and Community Learning Center
  - Loomis Basin Historical Society collection
  - Local History collection
  - Genealogy collection
- California State Library
  - Sanborn Fire Insurance maps
  - Historic map collection
- Other Sources
  - Loomis Fire Department
  - On-line newspapers
  - Methodist Church

### **Implementation Measure H-1.2.1.2:**

Work with the Chamber of Commerce to include interpretive materials in locations of former sites and current locations of buildings and structures, as well as features where historic events, important at any level (national, state, or local), occurred in conjunction with the Chamber's Fruit Label program. The program

# CONSERVATION OF RESOURCES

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shall allow for on-going additions as more places are recognized as of interest or importance. Signage choices may include text, graphic, or other appropriate interpretive methods maintained by the Chamber, Town, or other appropriate organizations.

**Implementation Measure H-1.2.1.3:**

The Town shall work with appropriate organizations to provide a school program for local history for third-grade students, the grade at which State educational standards require local history. This unit can be coordinated with the interpretive signage, gearing the overall content for the classroom to be age-appropriate.

Chapter

# 7

## PUBLIC HEALTH, SAFETY, AND NOISE

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## **PUBLIC HEALTH, SAFETY, AND NOISE**

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### **INTRODUCTION**

This Public Health, Safety, and Noise Element has been prepared in compliance with the California State legislative requirements for the mandatory safety and noise elements of local general plans.

As summarized in OPR’s latest General Plan Guidelines, the goal of the safety element is to reduce the potential short- and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and hazards. Other locally relevant safety issues, such as airport land use, emergency response, hazardous materials spills, and crime reduction, may also be included.

State of California Government Code Section 65302(g)(1) requires that the safety element analyze risk and include policies for “the protection of the community from any unreasonable risks associated with the effects seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards [...] flooding; and wildland and urban fires. In addition to policies that address relevant hazards, State law requires mapping of these hazards, including “mapping of known seismic and other geologic hazards.”<sup>1</sup> Policies in a safety element should identify hazards and emergency response priorities, as well as mitigation through avoidance of hazards by new projects and reduction of risk in developed areas. The Safety Element must also assess the risks associated with climate change and develop resiliency and adaptation measures to reduce the risks associated with climate change impacts (Section 65302[g][4]).

This Element also addresses noise issues. Government Code Section 65302(f) requires that a noise element be prepared as part of a community’s General Plan to

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<sup>1</sup> Please refer to Volume III of the General Plan for mapping and detailed information on existing conditions and trends.



# PUBLIC HEALTH, SAFETY, AND NOISE

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identify and appraise noise problems in the community. The Government Code includes the following requirements for a noise element:

- > The element shall recognize State guidelines regarding noise control and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for roads, railroads, and other vehicular sources.
- > [The noise element] shall also evaluate stationary noise sources, including those associated with industrial and commercial operations.
- > Noise contours shall be shown and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be used as a guide for establishing a pattern of land uses in the Land Use Element that minimizes the exposure of community residents to excessive noise.<sup>2</sup>

This Element is designed to identify and assess local and regional safety and noise considerations, and use that information to inform goal and policy guidance necessary to assist the Town of Loomis in achieving balanced planning decisions. It recognizes the importance of the public safety and the need to integrate natural and human-induced safety concerns, including noise concerns, with other local planning considerations.

Safety and noise issues addressed in this Element directly relate to topics in the Land Use, Conservation of Resources, and Circulation Elements, as these planning decisions must also account for public health and safety considerations. OPR's General Plan Guidelines identify requirements for open space to address public health and safety for clean air and water, recreational and natural spaces, farms, ranches, and open spaces conducive to active transportation and healthy lifestyles to foster health benefits for communities.

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<sup>2</sup> Noise contours are provided in Volume III, Section 7, "Safety & Noise," of this General Plan.

## **SAFETY**

The safety portion of this Element addresses the major safety issues of concern in Loomis, including seismic and geologic risks, flooding, wildland and urban fire risks, hazardous materials, evacuation routes, and climate change adaptation and resilience. In preparing this Public Health, Safety, and Noise Element, the Town's planning efforts have encompassed a variety of natural and man-made hazards to life and property.

California is a seismically active state. In addition to seismic hazards, a variety of geologic hazards such as steep slopes and soil properties can affect building site development and the potential for future property damage. As population increases and development expands into previously undeveloped areas, more "wildland-urban interface" is created with a corresponding risk from loss of life and property damage from wildland fires. Flooding is a natural function of every river and stream. There are ecological benefits to maintaining connections between the river and its floodplain. Land use decisions directly influence the function of floodplains and may either reduce or increase potential flood hazards. Climate change may worsen the hazards from wildland fires and flooding. Adverse human health and ecological effects can occur from exposure to hazardous materials.

This Public Health, Safety, and Noise Element contains goals, objectives, policies, and implementation measures that are designed to help provide a safe living and working environment for Town residents by preparing for and reducing the risks associated with hazards from seismic and geologic conditions, fires, flooding, and hazardous materials, and incorporating resiliency and adaptation to climate change along with emergency preparedness planning. These goals, objectives, policies, and implementation measures reflect legislative requirements of a Safety Element, per State of California Government Code Section 65302(g), and are informed by the identification and assessment of hazards relevant to the Town of Loomis, as detailed in the Setting and Background Report for Safety and Noise, found in Volume III, Section 7, of this General Plan Update.

Local jurisdictional reimbursement for mitigation projects and cost recovery after a disaster is guided by Government Code Section 8685.9 (Assembly Bill 2140). In 2006, the state adopted Assembly Bill (AB) 2140, which added provisions specifying what is

to be included in a Local Hazard Mitigation Plan (LHMP) and requiring a linkage between a local jurisdiction's LHMP and the safety element of their general plan. AB 2140 requires a jurisdiction to adopt the LHMP into the safety element of the general plan in order to be fully eligible for disaster relief funding under the California Disaster Assistance Act. AB 2140 can be met by either including the LHMP language specific to AB 2140 as part of the safety element or to incorporate the LHMP by reference into the safety element of the general plan.

The Town of Loomis has a current LHMP (General Plan Volume II), which includes an assessment of the Town's risk and vulnerability related to natural and other identified hazards and a comprehensive mitigation strategy that includes actions and projects designed to mitigate or reduce the impacts of those hazards and to increase community resiliency. This LHMP was formally adopted and is incorporated by reference into the Safety Element of the General Plan via a City Council resolution.

To further meet the requirements of AB 2140, the Town of Loomis adopts and incorporates by reference the most current LHMP as part of this Public Health, Safety, and Noise Element to the General Plan, which should be consulted when addressing known hazards to ensure the general health and safety of people within the Town of Loomis. The most recent plan can be found on the Town's website and in Volume II of the General Plan.

## **Goals, Objectives, Policies, and Implementation Measures**

### ***Goals***

#### **Goal PHS-1:**

Minimize risk of adverse effects associated with geologic or seismic instability.

#### **Goal PHS-2:**

Reduce risks associated with wildland and urban fires.

#### **Goal PHS-3:**

Reduce the potential for and damage resulting from storm flooding hazards.

**Goal PHS-4:**

Create a community that is resilient to climate change effects.

**Goal PHS-5:**

Reduce risks associated with releases of hazardous materials and hazardous waste.

**Goal PHS-6:**

Effectively respond to public health and safety emergencies.

***Objectives, Policies, and Implementation Measures*****Geologic and Seismic Hazards**

There are no seismic hazard zones or major faults within or immediately adjacent to the Town. Nevertheless, California is a seismically active state, and earthquakes on more distant faults, along with various underlying geologic and soil conditions in the Town, could result in damage to buildings and infrastructure without proper engineering and design. Policies in this section are intended to prevent structural damage and potential loss of life from seismic and geologic hazards.

**Objective PHS-1.1:**

Avoid risks to life and property through appropriate site design and compliance with local, State, and federal seismic and geologic safety programs.

**Policy PHS-1.1.1:**

Support efforts by federal, State, and local jurisdictions to investigate local seismic and geologic hazards and support those programs that effectively mitigate these hazards.

**Policy PHS-1.1.2:**

Require an engineering analysis of new development proposals in areas with possible soil instability, flooding, or seismic hazards, and require new development to include project features that minimize these risks.

**Policy PHS-1.1.3:**

Discourage grading activities during the rainy season, unless adequately mitigated, to avoid erosion, drainage to riparian areas, and sedimentation of creeks.

**Implementation Measure PHS-1.1.3.1:**

The Town will maintain and update its Grading, Erosion, and Sediment Control Ordinance and apply conditions, as necessary, to minimize potential damage to structures and public safety concerns, as well as protect water quality and sensitive habitat.

**Policy PHS-1.1.4:**

Limit vegetation clearance, ground disturbance, and any new development in areas with slopes that exceed 30 percent.

**Policy PHS-1.1.5:**

Support opportunities to retrofit existing unreinforced masonry buildings to bring such buildings into compliance with State requirements for seismic safety.

**Implementation Measure PHS-1.1.5.1:**

The Town will implement a program to retrofit unreinforced masonry buildings. To effectively implement this program, the Town will:

- pursue funding to retrofit unreinforced masonry buildings, as feasible, with funding priorities that include publicly owned and nonprofit buildings, as well as significant historic buildings.
- incorporate concepts and provisions of the State Code for historic buildings, to provide additional flexibility for preservation of historic buildings, while protecting them from significant earthquake damage.
- consider appropriate means of economic incentives and relief for nonprofit and privately held historic buildings that are constructed

of unreinforced masonry, such as preservation of non-conforming zoning rights for in-kind replacement of such buildings.

## ***Wildland and Urban Fires***

Portions of the Town have been identified as moderate or high wildfire risk areas. The region's hot, dry summers create an annual wildfire threat. Policies in this section are intended to provide improved protection from and minimize the risk of wildland fires and fires along the Town's urban edge. Fire responses are also addressed in Volume I, Chapter 5, the Public Facilities and Services Element.

### **Objective PHS-2.1:**

Minimize the potential for property damage and loss of life from wildland and urban edge fires.

#### **Policy PHS-2.1.1:**

Enforce building codes, fire codes, and other Town ordinances related to fire hazards and fire protection.

#### **Policy PHS-2.1.2:**

Maintain adequate street widths and turning radii to accommodate fire protection equipment.

#### **Policy PHS-2.1.3:**

Require that new residential subdivisions provide for adequate water supply and pressure, fire hydrants, and appropriate access to structures by firefighting equipment and personnel.

#### **Policy PHS-2.1.4:**

Cooperate with the prevailing fire districts to reduce fire hazards, assist in fire suppression, and ensure efficient emergency medical response.

## **Implementation Measure PHS-2.1.4.1:**

The Town will collaborate with the prevailing fire districts on fire prevention programs, including those that increase awareness of home fire prevention measures, reduce fire hazards, and that promote communication, plan review, and coordination for efficient and effective emergency response.

## **Implementation Measure PHS-2.1.4.2:**

The Town will maintain a link on the Town's website to the South Placer Fire District for information regarding approved burn days and burn permits.

## **Policy PHS-2.1.5:**

Require new projects in Moderate and High Fire Hazard Severity Zones, as designated by the Town of Loomis, to demonstrate compliance with State and local regulations to maintain defensible space.

## **Implementation Measure PHS-2.1.5.1:**

The Town will require that new development includes a wildland fire protection plan showing how vegetation clearance will be maintained around structures while preserving oak trees, in application materials for residential subdivisions proposed within or near oak woodlands.

## **Implementation Measure PHS-2.1.6.2:**

The Town shall actively seek certification as a Fire Wise Community and new subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan. Target date: Short-term and ongoing. (Implementation Measure PSF-1.2.1.1)

## ***Flooding***

The Town is bisected by several streams that are part of the Dry Creek Watershed. These streams create an environment where flooding is a possibility. Policies in this

section are intended to reduce and minimize the flooding risk to residents and property.

**Objective PHS-3.1:**

Reduce the potential for flooding and resultant property damage.

**Policy PHS-3.1.1:**

Support efforts by the Federal Emergency Management Agency and the Placer County Flood Control District to reduce the potential for flooding along major streams in the Town, including Antelope Creek, Sucker Ravine, Secret Ravine, and their tributaries.

**Policy PHS-3.1.2:**

Prohibit new structures or additions to existing structures 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 utilities, where necessary.

**Policy PHS-3.1.3:**

Locate new essential public facilities, including hospitals and health care facilities, emergency shelters, fire and law enforcement stations, emergency command centers, and emergency communications facilities outside of 100-year flood hazard zones.

**Policy PHS-3.1.4:**

Require that new development adhere to Placer County Flood Control District policies and the Dry Creek Watershed Flood Control Plan.

**Policy PHS-3.1.5:**

Prohibit new projects that would result in new or increased stormwater runoff unless it can be shown that existing drainage facilities would be improved or new drainage facilities would be constructed to mitigate the potential for flooding on adjoining and downstream parcels.



**Policy PHS-3.1.6:**

Maintain drainage facilities to ensure their proper operation during storms.

**Implementation Measure PHS-3.1.6.1:**

The Town will continue to participate in the National Flood Insurance Program and will maintain and update the Town's Floodplain Management Ordinance, as necessary, to reduce future flood damage.

**Implementation Measure PHS-3.1.6.2:**

The Town will maintain and update, as needed, the Drainage Master Plan and apply recommendations contained therein to future development projects.

**Objective PHS-3.2:**

Preserve floodplain functions and values.

**Policy PHS-3.2.1:**

Design new development near stream channels to avoid reduced stream capacity, stream bank erosion, or adverse impacts on habitat values.

**Policy PHS-3.2.2:**

Reduce erosion and flooding and protect natural habitat values.

**Implementation Measure PHS-3.2.2.1:**

The Town will maintain and implement the Town's Waterway Setback Ordinance (Municipal Code Section 13.56.040[A]), which establishes required setbacks for proposed structures based on the height and location of the adjacent stream bank, and will maintain and implement the Grading, Erosion, and Sediment Control Ordinance, which includes standards for setbacks from riparian vegetation.

**Policy PHS-3.2.3:**

Discourage further channelization and/or banking of creeks or streams within the Planning Area unless no other alternative is available to minimize flood risk. Setbacks from flood sources shall be the preferred method of avoiding impacts.

***Climate Change Resiliency***

California Government Code Section 65302(g)(4) requires cities and counties to address the potential effects from climate change as part of the public safety element of their respective general plans. Ongoing climate change may increase the potential for and the severity of hazards from fires and flooding, resulting from longer and drier summer and fall seasons, and from winter precipitation that occurs as rainfall rather than snow. Policies in this section, and elsewhere throughout the General Plan, are intended to help the Town adapt to future climate change effects. The Town is a participant in the Placer County Local Hazard Mitigation Plan, which is incorporated by reference into this General Plan, and which addresses climate change adaptation and resiliency from a regional collaborative perspective. In addition, climate change resilience and adaptation are considered as a part of overall planning efforts for all resource areas and are addressed throughout the General Plan, particularly in the fire, flooding, and emergency response and preparedness subsections of this Public Health, Safety, and Noise Element.

**Objective PHS-4.1:**

Address climate change to improve future quality of life for Town residents and workers.

**Policy PHS-4.1.1:**

Encourage tree planting efforts throughout the Town to provide shade and reduce heat-island effects.

**Policy PHS-4.1.2:**

Continue to partner with relevant organizations and agencies to coordinate provision of designated emergency shelters and services.

Provide community notifications as to the locations and times when such shelters are available.

**Implementation Measure PHS-4.1.2.1:**

The Town will collaborate with Placer County and other participating agencies in updating and maintaining the Placer County Local Hazard Mitigation Plan, and shall adopt and implement climate change resiliency and adaptation recommendations from this Plan in conditions for new development and through the Town's investments and public facilities planning.

**Implementation Measure PHS-4.1.2.2:**

The Town will establish an emergency preparedness committee responsible for working with the County Emergency Operations Division, County Sheriff's Office, South Placer Fire District, and other emergency response agencies to identify emergency shelters, maintain community notifications in times of emergency, and track implementation of climate change resiliency and adaptation recommendations of the Placer County Local Hazard Mitigation Plan. The committee shall track available emergency preparedness resources, such as those made available through Placer County, the Red Cross, and the Federal Emergency Management Agency (FEMA). The committee shall also reach out to schools and other establishments in Loomis that have spaces that could appropriately serve as emergency shelters and establish memoranda of understanding with such entities to streamline emergency response when needed.

**Policy PHS-4.1.3:**

Collaborate with local utility and service providers to ensure that new critical facilities, including communication towers, are built to withstand severe weather such as heavy rains, lightning, hail, and high winds.

**Policy PHS-4.1.4:**

Coordinate with Placer County Water Agency to promote water conservation measures and public education, particularly during and leading up to anticipated drought conditions to conserve regional water supplies.

***Hazardous Materials***

Hazardous materials include a wide variety of substances, such as chemicals used in industrial and manufacturing processes; oils, fuels, and lubricants used at gasoline stations and auto repair shops; and household paints and cleaning products. Hazardous materials and waste are thoroughly regulated at the State and federal level, with much of the implementation by the local certified unified program agency (CUPA), Placer County Environmental Health. Policies in this section are not intended to reiterate or be duplicative of what is required by law. However, in addition to regulatory compliance, thoughtful siting of land uses, along with proper handling, storage, and disposal of hazardous materials, is important to prevent accidental releases that could affect public health or the environment. Policies and implementation measures in this section are intended to provide for the safety of the public and the environment related to hazardous materials and waste.

**Objective PHS-5.1:**

Reduce the potential for hazardous materials releases and the resulting public health and environmental risks.

**Policy PHS-5.1.1:**

Work with public agencies and private companies to identify and reduce public health and environmental hazards from releases of hazardous materials.

**Policy PHS-5.1.2:**

Require compliance with the Placer County Environmental Health Division and the State Regional Water Quality Control Board policies and requirements for the use, storage, and transportation of hazardous

materials, and the installation and operation of underground and above ground storage tanks.

**Implementation Measure 5.1.2.1:**

Prior to the approval of a building or occupancy permit, applicants for discretionary development projects that will use, store, or transport hazardous materials or generate hazardous wastes shall submit a detailed plan for hazardous materials and waste management. When meeting the requirements of the Placer County Environmental Health Division, such a plan will be in the form of a Hazardous Materials Business Plan for review and approval by Placer County Environmental Health.

**Policy PHS-5.1.3:**

Require land uses that may produce, store, or process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries, sufficient to protect public safety.

**Implementation Measure 5.1.3.1:**

For projects involving demolition or renovation that could disturb asbestos- or lead-containing materials, such as in older structures, the Town will require a hazardous building assessment to determine if any such materials are present and could pose a risk during demolition, renovation, or other construction activities. If determined to be present, the Town will require the project demonstrate how the handling and removal of materials shall be conducted in compliance with EPA, California Occupational Safety and Health Administration standards and Placer County Air Pollution Control District rules and regulations.

**Implementation Measure 5.1.3.2:**

The Town will provide opportunities for businesses and the public to obtain information related to hazardous materials use, storage, and disposal opportunities by developing a new page on the Town's website that includes the following:

- provide a brief summary of the role of the local Certified Unified Program Agency (CUPA), identify the agency name, and include a link to the agency’s website;
- provide a brief summary of the Hazardous Materials Business Plan Program requirements, and a link to the local CUPA requirements for the program;
- provide a brief summary of the requirements related to above ground and underground storage tanks.

## ***Emergency Preparedness and Response***

The potential exists for a variety of natural and made-man hazardous situations and emergencies that require a coordinated effort for effective response, stabilization, and community restoration. Policies in this section are intended to provide for ongoing emergency preparedness planning, training, and coordination.

### **Objective PHS-6.1:**

Improve emergency preparedness and response.

### **Policy PHS-6.1.1:**

Continue to participate in and provide updates to the Placer County Local Hazard Mitigation Plan, Loomis Annex.

### **Policy PHS-6.1.2:**

Coordinate with emergency response agencies, school districts, and utility providers to carry out a coordinated response for recovery from an emergency or natural disaster.

### **Implementation Measure PHS-6.1.2.1:**

The Town will work with local and regional emergency response agencies to implement and update a Local Emergency Operations Plan to address life and safety protection, incident response, evacuation, evacuation routes, training, medical care, mutual aid agreements, temporary housing, and communications.

## **Objective PHS-6.2:**

Improve access to emergency evacuation routes.

### **Policy PHS-6.2.1:**

Discourage the creation of new streets that have only one point of ingress and egress (i.e., “dead-end streets”) in areas prone to elevated fire or flood risk.

### **Policy PHS-6.2.2:**

Establish designated emergency evacuation routes throughout the Planning Area for different disaster scenarios and a system to communicate evacuation directions to the public.

#### **Implementation Measure PHS-6.2.2.1:**

The Town will participate in updates to, and implementation of the Placer County Local Hazard Mitigation Plan, including strategies to ensure adequacy and reliability of emergency access and evacuation routes and a strong mutual aid support system. The Town will collaborate with the other participating agencies in the Local Hazard Mitigation Plan to ensure appropriate consideration of potential access and evacuation limitations associated with the Union Pacific Railroad. The Town will establish and at least annually confirm key points of contact with Union Pacific to ensure quick and effective action in the case of an emergency involving the railroad or access across the railroad.

#### **Implementation Measure PHS-6.2.2.2:**

The Town will evaluate public bridges and culverts and seek funding to improve bridges to minimum standards and maintain waterways clear of debris in order to ensure clear passage of flood flows. All private entitlement applications involving privately owned bridges or culverts shall comply with all relevant agency standards.

## **NOISE**

Significant noise sources in the Loomis area include traffic and railroad operations. Industrial operations are an additional, but less intrusive, noise source in Loomis, except for those residents located near the few such operations. There are no airports in the area that could be a source of noise.

### **Goals, Objectives, Policies, and Implementation Measures**

#### ***Goals***

##### **Goal Noise 1:**

To protect Town residents and workers from the harmful and annoying effects of noise and vibration.

#### ***Objectives, Policies, and Implementation Measures***

##### **Objective Noise-1.1:**

To mitigate the effects of noise created by roadway traffic and non-residential land uses while discouraging the construction of sound walls.

##### **Policy Noise-1.1.1:**

New commercial and industrial development in the Town shall be sited and designed to minimize the potential for harmful or annoying noise that would create conflict with existing noise-sensitive land uses.

##### **Policy Noise-1.1.2:**

Encourage strategies to reduce noise and vibration impacts associated with new developments.

##### **Policy Noise-1.1.3:**

Require feasible site design, buffers, use of insulation, and other appropriate strategies to reduce noise impacts to acceptable levels.



**Policy Noise-1.1.4:**

Discourage the construction of noise barriers to address noise impacts unless it is the only feasible alternative. New noise-sensitive land uses shall not be permitted if the only feasible noise reduction strategy for noise impacts is a noise barrier.

**Policy Noise-1.1.5:**

Noise reduction strategies should focus on site planning and project design solutions rather than noise barriers. When needed to achieve the Town's acceptable noise levels, the following noise reduction strategies shall be considered, and preference shall be given, where feasible, in the following order: (1) site layout, including setbacks, open space separation and shielding of noise-sensitive land uses with non-noise-sensitive uses; (2) acoustical treatment of buildings; and (3) structural measures: construction of earthen berms and/or wood or concrete barriers.

**Policy Noise-1.1.6:**

Provide for alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips.

**Policy Noise-1.1.7:**

Require that new equipment and vehicles purchased by the Town comply with noise performance standards consistent with the best available noise reduction technology.

**Policy Noise-1.1.8:**

Consider the use of rubberized asphalt paving material, where feasible, for future road paving and re-paving.

**Policy Noise-1.1.9:**

Consider the use of traffic calming devices to reduce traffic noise in residential areas, when supported by the residential community in question.

**Policy Noise-1.1.10:**

Require that automobile and truck access to industrial and commercial properties proposed adjacent to residential or other noise-sensitive land uses be located at the maximum practical distance from outdoor activity areas at the noise-sensitive land uses.

**Policy Noise-1.1.11:**

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.

**Policy Noise-1.1.12:**

Limit the use of leaf blowers, motorized lawn mowers, parking lot sweepers, or other high-noise equipment on commercial properties if their activity will result in noise which adversely affects noise-sensitive land uses.

**Policy Noise-1.1.13:**

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.

**Policy Noise-1.1.14:**

Require that construction activities adjacent to noise-sensitive land uses be limited as necessary to prevent adverse noise impacts.

**Policy Noise-1.1.15:**

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 noise-sensitive land uses.

## **Policy Noise-1.1.16:**

The Town considers an increase of 12 dBA over ambient noise levels to be a potentially significant temporary construction noise impact as experienced at outdoor gathering spaces associated with noise-sensitive activities.

## **Implementation Measure Noise 1.1.16.1:**

The Town shall require construction activity adhere to the following time restrictions to limit construction-related noise exposure for noise-sensitive uses:

- Demolition, construction, site preparation, and related activities that would generate noise perceptible at the property line of the subject property are limited to the hours between 7 a.m. to 7 p.m. on weekdays, 8 a.m. to 7 p.m. on Saturdays, and 9 a.m. to 5 p.m. on Sundays and holidays (with permission of the Town Planning Commission or Town Council).

## **Implementation Measure Noise 1.1.16.2:**

The Town shall require the following strategies be considered to reduce construction-related noise exposure for noise-sensitive uses:

- Ensure that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications;
- Locate noisy construction equipment away from surrounding noise-sensitive uses;
- If proposed construction activity is predicted to cause noise levels exceeding average daytime noise levels by more than 12 dBA, additional noise reduction strategies such as, but not limited to, the following shall be implemented:

- Use sound aprons or temporary noise enclosures around noise-generating equipment;
  - Install temporary noise barriers between noise-generating activity and noise-sensitive uses;
- Limiting times of year for construction near schools to reduce construction-related noise effects.

**Policy Noise-1.1.17:**

Public events, such as school sporting events, Town festivals, and similar community and temporary events, and noise associated with emergency vehicles, alarms, or signals are exempt from the Town’s noise standards. All other activities are subject to the Town’s noise standards.

**Implementation Noise-1.1.17.1:**

The Town will review new developments and improvements to vehicular transportation facilities and employ feasible strategies with the goal of achieving the acceptable noise levels identified in Tables 7-1 and 7-2. Acoustical analysis, where required, shall be included in environmental review. Such analysis shall include identification of noise impacts and potential noise reduction strategies. Analysis should generally be the responsibility of the applicant for private development projects; be prepared by a qualified professional; include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources; estimate existing and plus-project noise levels; and recommend appropriate mitigation, if needed. Analyses shall include an assessment of potential construction noise impacts, as needed. Where the noise source in question consists of intermittent single events, the report should address effects related to possible sleep disturbance. The analysis should also show the effectiveness of proposed noise reduction strategies relative to the Town’s guidance. The analysis may be waived at the discretion of the Planning Director if the subject project would clearly be consistent with the Town’s acceptable noise levels due to

# PUBLIC HEALTH, SAFETY, AND NOISE

the small scale of the subject project, the relevant noise sources, the availability of environmental noise data, and/or the incorporation of noise reducing design features.

<b>Table 7-1. Maximum Acceptable Noise Levels – Transportation Noise Sources</b>			
<b>Noise Sensitive Land Use<sup>4</sup></b>	<b>Outdoor Activity Areas<sup>1,2</sup></b>	<b>Interior Spaces</b>	
	<b>dBA L<sub>dn</sub></b>	<b>dBA L<sub>dn</sub></b>	<b>dBA L<sub>eq</sub><sup>3</sup></b>
Residential	65	45	--
Transient Lodging	65	45	--
Hospitals, Nursing Homes	65	45	--
Theatres, Auditoriums, Music Halls	--	--	35
Churches, Music Halls	65	--	40
Office Buildings	65	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

**Notes:**

- <sup>1</sup> Outdoor activity areas for residential development are considered to be backyard patios or decks of single-family dwellings, and the common areas where people generally congregate for multi-family developments. Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
- <sup>2</sup> Where it is not feasible to reduce noise in outdoor activity areas to 65 dB L<sub>dn</sub>/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 70 dB L<sub>dn</sub>/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
- <sup>3</sup> Determined for a typical worst-case hour during periods of use.
- <sup>4</sup> Where a proposed use is not specifically listed on the table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Town.

CNEL = Community Noise Equivalent Level  
 dB = decibels  
 dBA = A-weighted decibel(s)  
 L<sub>dn</sub> = Day-Night Average Sound Level  
 L<sub>eq</sub> = Equivalent Sound Level

**Table 7-2: Maximum Acceptable Noise Levels – Noise-Sensitive Land Uses Affected by Stationary Noise Sources**

Noise Level Descriptor	Daytime (7 AM – 10 PM)	Nighttime (10 PM – 7 AM)
Hourly $L_{eq}$ , dB	50	45
Maximum Level, dB	70	65

**Notes:**

Each of the noise levels specified above should be lowered by five (5) dB for simple noise tones, noises consisting primarily of speech or music, or recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. No standards have been included for interior noise levels. Standard construction practices should, with the exterior noise levels identified, result in acceptable interior noise levels. Where the ambient noise level is already higher than the acceptable noise level, the performance standard becomes the ambient noise level plus 5 dB if the ambient level is 60 dB or less, the ambient noise level plus 3 dB if the ambient level is between 60 dB and 65 dB, and the ambient level plus 1.5 dB if the ambient level is more than 65 dB.

dB = decibels

$L_{eq}$  = Equivalent Sound Level

**Implementation Noise-1.1.17.2:**

The Town will maintain Municipal Code standards that protect inhabitants from impacts of exterior noise, prevent the transference of interior noise to the outside, prevent transference of noise between residential units and individual businesses in multi-tenant buildings, and prevent transference of noise between commercial and residential uses in mixed-use structures. Standards for insulation, windows, building materials, walls, and roofs shall be included.

**Implementation Noise-1.1.17.3:**

The Town will maintain Municipal Code standards and requirements for parking structures and lots to prevent noise effects on-site and on adjacent noise-sensitive land uses. These could include the use of buffers containing landscape and/or sound walls, use of sound absorbing materials to minimize sound amplification and transmission, enclosure of the facade of parking structures facing a residence, limitation of the hours of operation of surrounding surface parking lots, and other appropriate techniques.

## **Implementation Noise-1.1.17.4:**

The Town will review the street layout of proposed residential subdivisions with the objective of reducing vehicular traffic 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 will 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.

## **Implementation Noise-1.1.17.5:**

In consideration of legal constraints, the Town will set speed limits based on circulation needs, pedestrian and bicycle safety, and transportation noise exposure for noise-sensitive land uses along roadways.

## **Implementation Noise-1.1.17.6:**

To reduce noise associated with truck traffic, the Town shall implement the following noise reduction strategies:

- a. Encourage the use of established designated truck routes that avoid residential areas and confine truck traffic to major thoroughfares. Designated truck routes must be followed.
- b. Post designated areas and times to prohibit the use of jake brakes along established truck routes adjacent to noise-sensitive land uses.

## **Objective Noise-1.2:**

Apply criteria for acceptable noise increases in the Town's environmental review.

### **Policy Noise-1.2.1:**

Review proposed projects for potential impacts associated with noise and vibration, in accordance with the California Environmental Quality Act.

## **Implementation Measure Noise-1.2.1.1:**

The Town will use the following guidance in making a determination of impact under the California Environmental Quality Act. Generally, a 3-dB increase in noise levels is barely perceptible, and a 5-dB increase in noise levels is clearly perceptible. Therefore, permanent increases in noise levels shall be considered substantial when the following occurs:

- When existing noise levels are less than 60 dB, a 5-dB increase in noise will be considered substantial.
- When existing noise levels are between 60 dB and 65 dB, a 3-dB increase in noise will be considered substantial.
- When existing noise levels exceed 65 dB, a 1.5-dB increase in noise will be considered substantial.
- Additional or alternative criteria can be used for determining a substantial increase in noise levels. For instance, if the overall increase in noise levels occurs where no noise-sensitive land uses are located, then the Town may use discretion in determining the presence of any impact. The following factors may be used for determining a substantial increase in noise levels: the resulting noise levels; the duration and frequency of the noise; the number of people affected; the presence of conforming or non-conforming land uses; the land use designation of the affected receptor sites; public testimony; and prior California Environmental Quality Act determinations by other agencies specific to the subject project.

## **Implementation Measure Noise-1.2.1.2:**

The Town shall require vibration-sensitive projects located adjacent to major freeways, truck routes, hard rail lines, or light rail lines to follow the Federal Transit Authority criteria to ensure that groundborne vibrations to do not exceed acceptable levels.



## **Objective Noise-1.3:**

To minimize the noise effect of railroad and highway operations on residential uses and other noise-sensitive land uses.

### **Policy Noise-1.3.1:**

Take available actions to minimize the noise effect associated with railroad operations through the Town.

### **Policy Noise-1.3.2:**

Support California Department of Transportation and Union Pacific Railroad efforts to install noise attenuation features adjacent to existing residential areas and other noise-sensitive land uses.

#### **Implementation Noise-1.3.2.1:**

The Town will communicate with Caltrans and the Union Pacific Railroad to explore solutions for noise impacts resulting from existing and proposed highway and railroad facilities that focus not only on impacts to new development projects, but also on pursuing solutions to reduce impacts on existing development exposed to unacceptable noise levels, including noise barriers, if no feasible alternatives exist.

#### **Implementation Measure Noise-1.3.2.2:**

Using guidance developed by the Federal Railroad Administration, the Town will collaborate with Union Pacific Railroad to establish a quiet zone, or a reduced train horn area where locomotive horns are no longer routinely sounded when approaching Loomis crossings with a mutually acceptable approach to installation and maintenance of any required active warning devices.

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Chapter

# 8

## PARKS, RECREATION, AND OPEN SPACE

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## PARKS, RECREATION, AND OPEN SPACE

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### INTRODUCTION

Open space is both a land use designation and a way of referring to land that is not developed with buildings or other intensive land uses. As a land use designation, open space is discussed in the Land Use Element and shown on the Land Use Map and when used for the conservation of natural resources is addressed in the Conservation Element. This Element focuses on the consideration of open space as it is applied to land that is set aside for recreation and parks. Each of these is important to the identity of the Town as a rural community, and to the preservation of the natural beauty of Loomis. The Town of Loomis is proud of its partnership with schools and other agencies to meet the recreational needs of its residents. This Element recognizes the significant benefit residents gain from these partnerships and continues the practice of working with others to improve the quality of life in Loomis.

The Town is fortunate to have riparian areas, natural creeks, and natural rural beauty. The Conservation Element preserves these areas to maintain the Town's rural character and natural resources. This Element encourages additional areas near natural resources that can be developed with park and recreational facilities to allow residents to enjoy active and passive activities while enjoying the Town's preserved natural beauty. The addition of trails along natural features of the Town should incentivize walking to schools, employment, and other destinations, as well as walking for recreation.

The Glossary contains the adopted definitions of terms for the Town of Loomis. Within this Element the following definitions are important:

- > **Park.** A park is an area of land open to the public for recreational purposes:
  - o **Active Park.** A park that usually contains improvements such as baseball fields, skateboard parks, playground equipment, amphitheater, soccer fields and other amenities intended for organized play or individual

# PARKS, RECREATION, AND OPEN SPACE

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recreation. A park may also contain support structures such as restrooms, parking, picnic facilities, gazebos, and similar facilities.

- **Passive Park.** A park that is primarily a public area of predominantly undisturbed or restored natural land, with little disturbance to topography and vegetation, that provides passive recreational activities (e.g., walking/jogging, photography, wildlife viewing, picnicking, biking, other non-motorized uses).
- > **Open Space.** Any area of land or water that is essentially unimproved for the purpose of (1) the preservation of natural resources, including conservation areas; (2) the managed production of resources; (3) outdoor recreation, for which it may surround areas of passive or active park; or (4) public health and safety.
- > **Conservation Area.** A public or private area protected to maintain or improve sensitive or highly valued resources and functions including natural, scenic, ecological, historic, agricultural, hydrological, or geological resources. Secondary uses may be accommodated in conservation areas (e.g., passive park uses) provided they do not impact the primary uses for which the area is protected.

## Trails

As envisioned by this Element, trails will extend from the center of Town to the extents of the Town limits in nearly all directions and connect to adjacent local and regional trails. As often as possible, the trails will be along waterways, drainages, and other natural features to encourage walking. When not along these features, the trails may be along roadways. Usually, it will be a combination of both, that will serve the needs of residents.

Trails are more than recreational amenities. Trails are part of the high quality of life in Loomis and provide options for mobility and access without need of an automobile. The trail system will connect homes with schools, but also with businesses, employment, and of course, parks. In addition to the Town trails, wherever possible, the trails will connect to the regional trail network. More detailed information on bikeways can be found in Chapter 4, the Circulation Element.

## **Park Standard**

As envisioned by this Element, new parks would be designed closer to Downtown to provide green space near the library, residential uses, and businesses in and near Downtown. The higher-density housing on smaller parcels close to the periphery of Downtown, increases the need for parks nearby. It is envisioned that by building parks closer to the higher-density housing, that more residents can walk to the Town's recreational facilities. As there is little vacant land near Downtown, creative design and a mix of development types will be important in meeting new park demand.

## **Goals, Objectives, Policies, and Implementation Measures**

### **Goals PROS-1:**

To ensure adequate park and recreation facilities to meet the needs of Loomis residents as the Town's population grows.

### **Goals PROS-2:**

To expand trails, pathways, and open space, by incorporating them into plans that protect natural riparian (aquatic) areas, oak woodland, and drainages. Incorporate these natural features into project design, and include the placement of trails, pathways, and open space.

### **Goals PROS-3:**

To preserve the rural character of Loomis, ensure active and passive parks and open space are provided.

## ***Objectives, Policies, and Implementation Measures***

### **Objective PROS-1.1:**

Adequate parkland, trails, and open space that supports the rural vision of the Town and the recreation needs of the residents.

### **Policy PROS-1.1.1:**

The Town will seek to achieve five acres of active park and five acres of passive park/open space for each 1,000 residents.

## **Policy PROS-1.1.2:**

All park and open space will either be owned by the Town, or the Town will have legal interest in the land through a long-term joint use agreement or entitlement.

## **Implementation Measure PROS-1.1.1.1:**

The Town will update the Municipal Code to require parkland, dedication of land, and/or payment of in-lieu fees for new development.

## **Implementation Measure PROS-1.1.1.2:**

The Town will update the Municipal Code to consider different methods of achieving park standards for new development and may consider the following:

- a. Provisions that might allow an applicant to count additional park or open space toward the total acreage used to calculate allowed development in order to encourage additional parks without loss of development potential.
- b. The relocation of development potential within a project to preserve additional land adjacent to or within riparian areas, oak woodland, conservation areas, and natural drainages that would allow extension of trails.
- c. Standards that may allow some private amenities in new multi-family development to count toward parks.

## **Objective PROS-1.2:**

New recreational facilities that serve the Downtown and expand existing public facilities.

## **Policy PROS-1.2.1:**

Emphasize provision of parks over payment of in-lieu fees.



**Policy PROS-1.2.2:**

Support areas such as the Blue Goose and Blue Anchor Park as centers for community activity.

**Policy PROS-1.2.3:**

Support creation of a museum honoring the historic importance of the Loomis Basin.

**Implementation Measure PROS-1.2.1.1:**

The Town will seek a new park near the Downtown and Loomis Library and Community Learning Center.

- a. Create and support gathering places for community residents and visitors.
- b. Support the creation of a community and civic center in the vicinity of the Loomis Library and Community Learning Center.

**Policy LU-1.2.4:**

Loomis shall provide for the use of the Williamson Act agricultural preserve program to allow landowners the property tax advantages of a long-term commitment to agricultural use.

**Objective PROS-1.3:**

Extend the park and recreation opportunities of Loomis residents through joint-use facilities and trails.

**Policy PROS-1.3.1:**

The Town will continue and expand upon the mutually beneficial relationship between the Town of Loomis and the School Districts in providing recreation facilities and allowing Town residents greater access to those facilities. The Town may seek new partnerships with governmental agencies or other organizations to jointly construct, operate, and maintain parks and open space.

## **Implementation Measure PROS-1.3.1.1:**

As appropriate, the Town will support and cooperate with volunteer groups and organizations that provide recreational activities for Town residents.

## **Implementation Measure PROS-1.3.1.2:**

Passive parks within proposed developments shall be designed as part of an integrated Town-wide network, in conjunction with safe routes to schools, bicycle, pedestrian, and equestrian trails.

## **Objective PROS-2.1:**

Connect the riparian and conservation areas, trails, observation areas, and recreation facilities with existing and planned regional facilities.

### **Policy PROS-2.1.1:**

Allow for the development and operation of smaller parks such as tot lots, exercise pads, and other active recreation areas throughout the Town and linked by trails, sidewalks, and open space.

### **Implementation Measure PROS-2.1.1.1:**

The Town may work with Placer County, non-profits, businesses, or other organizations in the provision of public recreation facilities.

### **Policy PROS-2.1.2:**

Encourage the compatible recreational use of riparian and stream corridors.

### **Implementation Measure PROS-2.1.2.1:**

The Town will prepare and maintain a trails master plan that includes linear trail corridors along riparian areas, Sierra College Boulevard, Interstate 80, and the Union Pacific railroad as open space to maintain native landscaping and provide a visual buffer between uses and major transportation corridors.

## **Implementation Measure PROS-2.1.2.2:**

The Town will ensure that the update of the Trails Master Plan connects local trails to regional trails.

## **Objective PROS-3.1:**

Update the park standards to be consistent with the Town's rural vision.

## **Policy PROS-3.1.1:**

The Town will establish park design and development standards for parks and open space as stand alone, and/or in conjunction with private development.

## **Implementation Measure PROS-3.1.1.1:**

The Town will adopt a Park Master Plan that will include concepts for:

- a. Trail design including adjacent amenities.
- b. Park types including design elements and construction standards.

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Chapter

# 9

## ENVIRONMENTAL JUSTICE





## ENVIRONMENTAL JUSTICE

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### INTRODUCTION

With the passage of Senate Bill 1000 in 2016, cities and counties that have disadvantaged communities must incorporate environmental justice policies into their general plans, either in a separate element or by integrating related goals, policies, and objectives throughout the other elements. Disadvantaged communities are areas in which a disproportionate burden of environmental risk is present and for which that burden affects only certain populations within the jurisdiction. Jurisdictions that do not encompass a disadvantaged community are not required to include an environmental justice element or adhere to the guidelines regarding environmental justice element contents as established in OPR's General Plan Guidelines.

The statute defines a “disadvantaged community” as an area identified by the California Environmental Protection Agency Pursuant to Section 39711 of the Health and Safety Code OR an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation” (Gov. Code §65302(h)(4)(A)). A “low-income area” is defined as “an area with household incomes at or below 80 percent of the statewide median income OR with household incomes at or below the threshold designated as low income by the Department of Housing and Community Developments list of state income limits adopted pursuant to Section 50093” (Gov. Code §65302(h)(4)(C)).

According to Gov. Code §65302(h), the environmental justice element must identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means such as reducing air pollution exposure and improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity. The environmental justice element must also identify objectives and policies to promote civic engagement in the public decision-making process and objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

# ENVIRONMENTAL JUSTICE

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Per California Government Code §65040.12 and the OPR, environmental justice elements should address: the equitable distribution of new public facilities and services; appropriate siting of land uses to avoid concentrating sensitive receptors with industrial uses; and opportunities for transit-oriented development.

Although the Town of Loomis does not have any areas identified by the California Environmental Protection Agency as a “disadvantaged community,” the Town has chosen to include this Environmental Justice Element in the General Plan. The Town's purpose in including the Environmental Justice Element in its General Plan is to establish and maintain a comprehensive program to ensure all communities within the Town have the same advantages in accessing a healthy environment. This will serve to benefit public health, enhance the quality of life in Loomis, and complement the goals and policies of other General Plan elements.

## **GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES**

### **Goals**

#### **Goal EJ-1:**

To support a thriving community by reducing health and environmental impacts, particularly on disadvantaged or low-income communities within the Town.

### **Objectives, Policies, and Implementation Measures**

#### **Objective EJ-1.1:**

The provision of a full range of access to housing, public facilities, and economic centers, improvement in the quality of the built and natural environment, and promotion of civic engagement.



**Policy EJ-1.1.1:**

Consider environmental justice issues as they pertain to the equitable provision of and access to public services, housing, amenities, and environmental quality.

**Implementation Measure EJ-1.1.1.1:**

The Town shall consider matters of community equity and environmental justice during the public project review process. Target date: Ongoing review standard.

**Implementation Measure EJ-1.1.1.2:**

The Town shall maintain the General Plan, zoning code, and zoning map to ensure environmental justice within the Town and achieve equitable conditions throughout the Town. Target date: Ongoing review standard.

**Implementation Measure EJ-1.1.1.3:**

The Town shall continue to work with Placer County and local service organizations to ensure services that enhance health and well-being are available to all members of the community, such as food access, cooling centers, emergency shelters, and disaster relief. Target date: Ongoing.

## **Supporting Policies and Implementation Measures**

Environmental Justice issues are addressed throughout this General Plan. Related policies and implementation measures in the Town's General Plan that implement and/or support the Environmental Justice Goals, Objectives, Policies, and Implementation Measures include those found in the Land Use Element; Circulation Element; Housing Element; Conservation of Resources Element; Parks, Recreation, and Open Space Element; Public Services and Facilities Element; Economic Development and Finance Element; and Public Health, Safety, and Noise Element. These policies and implementation measures are summarized below.

## ***Land Use Element:***

The Land Use Element affects environmental justice through site planning and establishing land use designations. This Element establishes definitions for the general types of uses allowed within a designation and then maps the locations of those designations within the Town. Land use designation mapping addresses the placement of each designation in relation to one another within the boundaries of the Town, ensuring that incompatible uses are buffered from one another. Establishment of various land use designations allows for a range of agricultural, residential, commercial, industrial, and public lands. Policies in this element address the commercial and industrial-related impacts that can affect sensitive receptors by requiring them to mitigate visual, noise, and odor impacts or prohibiting them if there is significant incompatibility between the uses. This ensures residential areas are not subject to health hazards caused by incompatible land uses. Policies regarding housing require connection to utilities, rehabilitation of aging structures or neighborhoods, and creating balance with available services. Other land use policies promote design practices that minimize vehicle use, emphasize non-motorized circulation and connectivity between different neighborhoods, and promote mixed uses in commercial areas to locate residents near employment and services, thereby reducing traffic-related health effects.

## ***Parks, Recreation, and Open Space Element***

The Parks, Recreation, and Open Space Element addresses environmental justice through accessibility to parks and other recreation opportunities. This Element establishes a park acreage-to-resident ratio, and dedication and funding requirements to ensure an adequate number of public areas are provided in Town. This also includes the provision of trails to improve non-motorized accessibility between and within neighborhoods and commercial centers throughout Loomis, as well as connecting to the larger trail system outside the Town limits. This Element also proposes a multi-use community center, continued collaboration with the school districts to allow public access to school facilities, access to passive recreation and open space areas, and the creation of smaller pockets of developed parks interlinked through trails, sidewalks, and open space.

## ***Circulation Element***

Policies and implementation measures in the Circulation Element address environmental justice by connecting Loomis residents to commercial, employment, service, and recreation areas in Loomis, as well as by reducing reliance on motorized circulation, improving circulation safety, and reducing travel distances and vehicle idling which leads to reductions in air pollutant and greenhouse gas emissions that can adversely affect health. This Element's policies regarding vehicle miles traveled will reduce traffic levels and traffic-related vehicle emissions to improve community health. Other policies address the compatibility and complementary relationship between the circulation system and existing and planned uses to promote environmental objectives such as safety, energy conservation, air pollutant emissions reduction, and access to alternative modes of transportation. Policies that promote and expand bicycle and pedestrian access and transit, including accessibility for disadvantaged populations such as seniors, low-income persons, the disabled, and others, also address environmental justice issues.

## ***Public Services and Facilities Element***

Environmental justice issues are addressed through Public Service and Facilities Element policies and implementation measures that ensure services and facilities are accessible throughout the Town and that acceptable service levels are maintained Town-wide. The Public Services and Facilities Element includes policies that require new development to be served by utilities and services and requires that those developments are compliant with Fire Codes and energy conservation goals using appropriate materials, fixtures, and devices. This ensures that all Town residents have equal access to services and that new development is not substandard. Other policies and implementation measures in this Element promote coordination between the Town and service providers to maintain adequate service levels, require project review to ensure service and safety, and require that new technologies are made available to expand service safety and reliability. Such services include fire protection, law enforcement, medical emergency response, solid waste service, water and sewer service, communications services, access to schools, and access to the Town Library and associated service programs.

## ***Conservation of Resources Element***

The Conservation of Resources Element addresses environmental justice issues through policies and implementation measures that protect the health of the environment such as water quality, air quality and greenhouse gas levels, climate change, and biological resources. This Element also includes policies and implementation measures that promote the Town's history and cultural heritage, which recognize the Town's diverse past and provide for community gathering. Policies and implementation measures from this Element include the preservation of vegetation communities and the tree canopy, protection of riparian areas and water quality through vegetation preservation and the use of setbacks, promotion of technologies that improve air quality and reduce air emissions to protect community health, project review and impact mitigation, incentives for replacing devices that emit high levels of pollutants with low-polluting alternatives, promotion of land use and transportation projects that reduce reliance on motorized vehicle use, Town use of low emissions coatings and materials, and promotion of renewable energy use. In addition, Town policies that encourage the preservation of cultural resources and development of programs to share historical and cultural values helps to create a sense of place and community participation.

## ***Public Health, Safety, and Noise Element***

The Public Health, Safety, and Noise Element contains key policies and implementation measures that help the Town to maintain a healthy community. Policies include project review requirements for various health and safety components including hazard exposures; enforcement of building and fire codes and materials handling; rehabilitation of older structures subject to seismic or hazardous materials risk; prevention of development within flood-prone areas; wildfire risk abatement; land use buffers between industrial and sensitive receptors; enforcement of emergency preparedness plans; and expansion of coordination efforts with local emergency response agencies. This Element also includes coordination with utility and service providers to ensure critical facilities are built to withstand severe natural hazard events, and coordination with County and State agencies overseeing health risk management to ensure land uses, rehabilitation efforts, and other actions do not pose health risks to the community.

Noise-related policies and implementation measures address land use siting, development activities, and circulation noise. These policies and measures pertain to the siting of new commercial and industrial uses in relation to existing noise-sensitive uses; the reduction of noise and vibration impacts during construction; acoustical analysis requirements; and promotion of appropriate site design, buffers, insulation, treatments, and shielding, to reduce noise emissions. Other applicable noise policies and measures reduce traffic and circulation noise through alternative transportation, traffic calming, appropriate parking and access siting; and coordination with transportation agencies to install noise attenuation features near sensitive receptors.

## ***Economic Development and Finance Element***

Environmental justice is addressed through the Economic Development and Finance Element as a healthy economy and well-funded services help to prevent underserved neighborhoods within the community. Policies and implementation measures in this element include those that aid local businesses and maintain a robust supply of commercial sites that are appropriately configured and served. Additionally, development of funding strategies ensure services are appropriately funded, supported, and maintained Town-wide.

## ***Housing Element***

The Housing Element is central to environmental justice as it ensures safe housing access to all Loomis residents through the provision of an adequate number of housing sites and a variety of housing types at each income level. Policies and programs in this element that address appropriate housing land use siting in terms of site safety, accessibility, proximity to employment and services, and dispersion of such sites throughout the Town ensure that disadvantaged neighborhoods are not created. Other policies and programs in the Housing Element promote the abatement of unsafe structures, assistance for the rehabilitation of units occupied by low- and moderate-income persons, senior housing, ADA compliant housing, energy efficient housing to reduce utility costs, and housing accessibility for all persons.

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Chapter

# 10

## ECONOMIC DEVELOPMENT AND FINANCE

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## **ECONOMIC DEVELOPMENT AND FINANCE**

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### **INTRODUCTION**

The Economic Development and Finance Element defines goals for economic growth in the community and the policies that will facilitate the nature of growth desired by the Town. This Element includes four primary goals, along with objectives and specific policies and implementation measures.

The intent of this Element is to assist in maintaining and expanding a strong, diversified, and balanced revenue base and to maintain and create new high-quality employment opportunities in traditional and emerging industries that, over time, better match the skills and occupations of local employed residents. Currently, just 5 percent of employed residents live and work in the Town. Loomis could create a better match with the occupations of local residents by focusing on employment development in health care, social assistance, and public administration, for example. It is important to note that, as new residents arrive and occupations change, the types of employers needed to improve this fit will similarly evolve. For that reason, the Town should also focus on fostering employment in sectors poised for continued growth in the Greater Sacramento Region, in order to attract, retain, and balance economic and employment development with residents' local job opportunities.

A strong local economy and sustainable fiscal environment is needed to maintain and enhance the quality of life in Loomis. But, the full economic potential of Loomis can only be realized through cooperation between the public and private sectors. Among other things, the Town must have a high-quality school system, offer cultural and recreational activities, and operate an efficient and effective government. Therefore, in addition to establishing Town policy, this Element includes collaborative strategies for the Town to pursue with other organizations. Please see Chapter 5, the Public Services and Facilities Element for other material related to coordination with other organizations.

## **Goals, Objectives, Policies, and Implementation Measures**

### ***Goals***

#### **Goal EDF-1:**

Business retention, expansion, and attraction throughout Loomis to support a jobs-housing balance and fit, and an improved commercial base with increased municipal revenues and a wider range of goods and services that are easily accessible to local residents.

#### **Goal EDF-2:**

An economically productive and vibrant downtown.

#### **Goal EDF-3:**

A thriving tourist sector of the local economy that celebrates the historic character of the Town and natural amenities of the region.

#### **Goal EDF-4:**

A fiscally healthy municipality where new development contributes equitably to maintaining high-quality public facilities and services.

## **Objectives, Policies, and Implementation Measures**

### ***Business Retention, Expansion, and Attraction***

The retention and expansion of existing businesses are key to maintaining a stable employment and tax base and, ultimately, to attracting new business. A retention and expansion program is a systematic approach to gathering information from the local business sector, and then using the information to identify and address immediate problems, take advantage of emerging opportunities, and promote a diversified local economy. Retention and expansion also involve direct access to a variety of public and private services such as training and financing, as well as a skilled labor force and appropriate diverse range of housing available for employees of local businesses. A strong retention and expansion program will keep the Town, Loomis Basin Chamber of Commerce, and businesses in touch and communicating

on a regular and systematic basis. The program also provides a ready-made early warning system to prevent impending company relocation.

Major economic development tools that the Town can use include industrial development bonds, tax increment financing, job training assistance, securing and strategically applying outside grant funding to assist and incentivize business expansion, information dissemination, advertising and promotion, and providing top-quality customer service from Town staff.

A successful business retention and expansion program leads to opportunities for business attraction, as successful local businesses remain and grow locally, seeding demand for services that can be met by new businesses. The positive working relationships developed through the Town's retention and expansion program, developed through collaboration and effective communication between the public and private sector, create a welcome, can-do perception of the Town. Potential target industries and business sectors will emerge, and new business opportunities will become a natural outgrowth of a successful retention and expansion program.

Business attraction and formation is a higher risk economic development tool compared to retention and expansion. However, the Town can build a solid foundation for business attraction by being attentive to the reputation of the Town among its existing companies; differential economic factors such as cost of land, permit and other fees, processing times, and tax rates; ease of doing business; availability of suitable sites; and available funding and financing sources. The attraction program works best and is most successful as a part of a total economic development effort and not as the sole focus. The use of targeted attraction techniques represents an opportunity for Loomis based on its demographics, local economy, and rapid economic expansion of the region.

**Objective EDF-1.1:**

Retain and facilitate the expansion of existing businesses.

**Policy EDF-1.1.1:**

Provide assistance to local businesses to improve their viability and facilitate local expansion.

## **Implementation Measure EDF-1.1.1.1:**

The Town will proactively engage the local business community to assist with retention and expansion, including through sharing data and the availability of regional employer incentive programs. The Town will track Loomis businesses, statistics, and market performance through surveys, a business license program, or other means to gather industry statistics (e.g., business sector, number of employees, sales revenues, wage data) and obtain information on the needs of existing businesses, as well as monitor the Placer Business Resource Center and other relevant organizations offering support to small businesses. The Town will monitor initiatives and outcomes, business contacts, and follow-up requirements, land use data and development status, retail sales and sales tax targets, and other criteria and report to the Town Council.

## **Implementation Measure EDF-1.1.1.2:**

The Town will review the local regulatory process as it relates to business retention, expansion, and attraction, and make adjustments, as necessary, to facilitate economic development activity consistent with the General Plan.

## **Policy EDF-1.1.2:**

Support business and property-based financing strategies to supplement existing resources and to maintain and improve the Town's businesses.

## **Policy EDF-1.1.3:**

Maintain an entrepreneurial and collaborative approach to economic development among Town staff and officials.

## **Implementation Measure EDF-1.1.3.1:**

The Town will engage with regional economic development professionals and take advantage of available training programs for Town staff that would help staff to understand key issues and considerations for local businesses, to engage with the business

community, and to be able to successfully identify and act on economic development opportunities in coordination with regional economic development professionals.

**Implementation Measure EDF-1.1.3.2:**

The Town will provide information and referral services to local and prospective businesses.

**Implementation Measure EDF-1.1.3.3:**

The Town will coordinate with the Chamber of Commerce to connect small businesses with assistance training and counseling and encourage development of assistance programs available to local small business, including use of the Capital Region Small Business Development Center, the Placer Business Resource Center, and similar entities.

**Implementation Measure EDF-1.1.3.4:**

The Town will coordinate with local merchants and business organizations such as the Chamber of Commerce on formation of business improvement districts and help businesses promote an identity through coordinated signage for special events, landscaping, gateway features and/or visual identity.

**Objective EDF-1.2:**

Position Loomis to attract new business that brings in revenue, improves the jobs-housing balance and fit, and can take advantage of Loomis' competitive advantages.

**Policy EDF-1.2.1:**

Support compatible and economically feasible commercial uses near the freeway and Downtown that can attract or serve patrons from outside the community.

**Policy EDF-1.2.2:**

Promote and market the Town’s competitive advantages for businesses.

**Policy EDF-1.2.3:**

For target industries that facilitate General Plan objectives, collect and provide data, support proposals to attract new employers, and ensure adequate sites to accommodate location and expansion needs.

**Implementation Measure EDF-1.2.3.1:**

The Town will collaborate with the Chamber of Commerce, existing businesses, new businesses, commercial brokers and developers, the Placer County Economic Development Board, and others regarding site location leads. The Town will prepare proposals with specific demographic, economic, and site information intended to encourage a company to select Loomis as the location to conduct business.

**Implementation Measure EDF-1.2.3.2:**

For target industries, the Town will help to facilitate, clarify, and streamline the entitlement review process to reduce, where feasible, both the costs and the time required to go through the process, including for adaptive reuse. Where appropriate, the Town will consider designating a special development team for fast reaction to unique opportunities drawing from relevant Town disciplines/departments to review plans and provide an expedited process.

**Implementation Measure EDF-1.2.3.3:**

The Town will maintain a supply of sites in appropriate sizes, configurations, zoning, access to infrastructure, including appropriate transportation and communication services, and locations to support new employment generating development, with particular focus on those industries that are drawn by the Town’s competitive advantages, contribute to the Town’s fiscal sustainability, and improve the local jobs-housing fit. The Town will maintain flexible zoning and

appropriately zoned areas and standards that facilitate adaptive reuse of existing buildings for new employment generating uses and the expansion of home-based businesses. The Town will seek partnerships or opportunities for investment in broadband internet access, if needed to facilitate employment generating development.

**Implementation Measure EDF-1.2.3.4:**

The Town will coordinate with county, regional, and state economic development professionals and organizations to identify businesses seeking to locate in the region, communicate the Town's competitive advantages and policy priorities, and implement the Town's strategy for engagement.

**Implementation Measures EDF-1.2.3.5:**

The Town, Chamber of Commerce, and other relevant professional organizations will collaboratively develop and implement a marketing program that highlights the Town as a location for business and promotes existing businesses.

**Policy EDF-1.2.4:**

Investigate and facilitate public/private partnerships and grants/low interest loans to support business incubators that offer start-up companies an atmosphere where centralized services, counseling, and space are provided at rates lower than individualized services.

***Downtown Focus***

The viability and dynamism of Downtown Loomis is critical to the overall economic success of the community. There are underutilized properties and vacant buildings, but also many thriving businesses, occupied historical structures, and other attractive public and privately owned buildings. Continuing development and revitalization of the Downtown should emphasize the historic character of the Downtown architecture and the fruit shed heritage and ambiance. The Town should provide tree-lined streets with shaded sidewalks that are conducive to promoting pedestrian use. A concentrated retail, dining, and entertainment area would create a

core area easily accessible by walking. This critical mass of retail establishments would create positive spill-over impacts for local businesses and a key amenity for residents and visitors. Increasing housing opportunities in and around Downtown will further support existing and future businesses and add to the pedestrian-friendly environment.

Interest in the Downtown area remains very local and development opportunities are not well known among out-of-town brokers, developers, or potential tenants. These represent unrealized opportunities for expanded retail sales and employment growth. The Town can help to promote awareness of Downtown, add amenities that will complement existing and future businesses, continue to support streetscape and other physical improvements, plan for housing in the area, improve multi-modal connections to and from the Downtown, identify and mitigate barriers to development, offer incentives for infill development that propels the Town's General Plan goals, and otherwise accelerate interest in investment Downtown.

## **Objective EDF-2.1:**

Enhance the vibrancy and activity Downtown and throughout the core area, with additional pedestrian-scaled retail, dining, entertainment, and both regular and special events, as well as connections with Town amenities outside of the core area.

### **Policy EDF-2.1.1:**

Work with developers and property owners to encourage development, upgrades, new amenities, and improvements in order to attract new businesses and investment in the Downtown and throughout the core area.

### **Policy EDF-2.1.2:**

Encourage the restoration, preservation, renovation, and adaptive reuse of historic buildings.

### **Implementation Measure EDF-2.1.2.1:**

The Town will coordinate with local businesses and economic development professionals to identify the key constraints for



development Downtown and throughout the core area, and will identify feasible strategies and incentives that target these constraints, which could involve delay in collection of fees; lease assistance programs; assistance with frontage and accessibility improvements; the identification of a banking consortium that will commit financing and counseling on how to obtain further financing for buildings, expansion, equipment, and cash flow management; or other strategies.

### **Implementation Measure EDF-2.1.2.2:**

The Town will continue work on a Downtown identity program that preserves the historic character of the Town and includes specific actions such as landscaping, lighting, paving, and gateway improvements, and a signage program.

### **Implementation Measure EDF-2.1.2.3:**

The Town will proactively seek grant funding that can be used to restore, preserve, and renovate buildings; make façade, streetscape, and accessibility improvements; develop recreational and event facilities and open space; make infrastructure improvements; improve multi-modal transportation access; and enable other actions that support existing and future investment throughout the Town.

### **Implementation Measure EDF-2.1.2.4:**

The Town will adjust development impact fees, as needed, to reflect the relatively lower impacts per unit and per square foot associated with compact, mixed-use, infill development, and to factor in the amount of outside grant funding that is applied to local infrastructure and facility improvements that would otherwise be funded by impact fees. For impact fees not directly controlled by the Town, the Town will collaborate to ensure that reduced impacts per unit/square footage attributable to relatively compact, mixed-use, and infill development is appropriately reflected in impact fees.

## **Implementation Measure EDF-2.1.2.5:**

Following General Plan adoption, the Town will revise the Zoning Code and public works improvement standards to facilitate mixed-use development Downtown, including changes to add the flexibility needed to encourage development of underutilized properties Downtown and throughout the core area. Additional flexibility may be required in the form of reduced or eliminated off-street parking requirements and flexibility for setbacks, building heights, and other requirements for projects in the core area that would facilitate General Plan objectives.

## ***Tourism***

Tourism is another way to strengthen the Town's economy and improve fiscal sustainability. The Town can assist and encourage activities and special events that create a regional draw to the community.

### **Objective EDF-3.1:**

Attract, develop, and expand tourist activity in the Town.

### **Policy EDF-3.1.1:**

Support tourism and agritourism marketing activities and promotional materials to inform local residents and surrounding communities of the Town's points of interest, restaurants, specialty shops, and both regular events such as seasonal community concerts and farmers markets, as well as special events, with a focus on ensuring that activities and events have an economic connection to local business and support the regional economy.

### **Implementation Measure EDF-3.1.1.1:**

The Town will coordinate with the Chamber of Commerce, Economic Development Commission, Placer Valley Tourism, Placer Grown, and others to promote the Town's goals, strategies, and location as a desirable community. The Town will coordinate with these

organizations to consider building upon existing themes including “Welcome to Loomis, a Friendly Old-Fashioned Rural Community” and “A Small Town is Like a Big Family” or developing new themes. The Town will consider employing professional services to support the development of a tourist marketing plan and related materials.

**Implementation Measure EDF-3.1.1.2:**

The Town will coordinate with the Chamber of Commerce and other organizations and potentially economic development professionals to create marketing materials to disseminate updated information on transportation, labor market, housing, education, recreation, cultural facilities and events, available sites for development; a description of the permitting process; a list of existing businesses in Loomis, surrounding cities, and Placer County; and other emerging characteristics of interest for visitor activity.

**Policy EDF-3.1.2:**

Support the establishment of venues that host both regular and special events in Loomis that emphasize the historic character of the Town and local agriculture and viticulture, facilitate outdoor recreation, and draw regional visits and local spending.

**Implementation Measure EDF-3.1.2.1:**

The Town will collaborate with the Chamber of Commerce, local historical groups and museums, the library, local businesses, and other organizations engaged in art, cultural, and recreation to organize, promote, and coordinate events/exhibits.

**Policy EDF-3.1.3:**

Consider opportunities for additional contribution to local businesses by tourists and other visitors through expanded hospitality and related services, such as expanded lodging choices by attracting and retaining high-quality facilities desired by visitors.

## **Policy EDF-3.1.4:**

Support retail, office, entertainment, recreation, travel, and other development adjacent to Interstate 80 that capitalizes on freeway visibility and access to Loomis, and that will have positive spillover benefits for other local businesses.

## ***Public Finance***

Many of the policies and implementation measures described will build the foundation for the Town's fiscal sustainability by creating a diverse local economy that is less susceptible to sector-specific economic downturns and provides economic opportunities for Loomis residents. The economic development program also improves the fiscal strength of the community, so that Town services can be maintained and expanded as the population grows and new businesses are established or expand locally.

The overall fiscal health of the Town is not only directly tied to the successful implementation of the economic development programs and policies listed above – many of the objectives and policies of the other Elements in the General Plan, especially the Land Use Element, will also have an impact on the Town's fiscal sustainability. For example, promoting infill development and relatively compact development patterns makes more efficient use of land while reducing ongoing costs of public facility maintenance. Enhancing the physical environment of the Town can improve the experience of those living, working, and visiting Loomis, and build its reputation as a desirable location, ultimately helping to retain and attract residents and businesses and, in turn, grow the Town's tax base. Increasing municipal revenues relies on strong local economic development, as well as the Town's continued pursuit of regional economic development opportunities, coordination with neighboring jurisdictions and entities, and cultivation of mutually beneficial relationships with private industry.

The Town's strategy for business retention, expansion, and attraction must be paired with proactive monitoring of its broad sources of revenue and management of its costs to promote fiscal sustainability. Although public finance is interconnected with other Elements of the General Plan, the objectives, policies, and implementation

measures listed below specifically address balancing municipal revenues and costs to ensure responsible delivery of services and a Town government capable of supporting the Town's mission and values.

**Objective EDF-4.1:**

Diversify and improve local sources of revenue with a focus on those sources that are relatively less sensitive to the business cycle.

**Policy EDF-4.1.1:**

Require new development to contribute toward the maintenance of existing levels of public services and facilities – through fees, dedications, and other appropriate means.

**Implementation Measure EDF-4.1.1.1:**

The Town will maintain and update, as necessary, its development impact fees to ensure that new development pays its proportionate share of needed expansions and upgrades to infrastructure and facilities with the goal of updating impact fees at least every five years or as conditions warrant.

**Implementation Measure EDF-4.1.1.2:**

Endeavor to maintain a budget reserve to ensure funds are available to cover reasonably foreseeable emergencies and economic declines.

**Policy EDF-4.1.2:**

Consider the fiscal impacts on the Town when making decisions about changes to municipal services or capital facilities that would likely result in increased Town staff levels. The Town Council shall make findings that these impacts were considered and that funding to support increased staff levels appears reasonably available in such cases.

**Implementation Measure EDF-4.1.2.1:**

Require a fiscal impact analysis for proposed General Plan amendments that the Town determines could have a significant negative fiscal impact.

**Implementation Measure EDF-4.1.2.2:**

The Town may conduct a fiscal analysis for development opportunity areas when the Zoning Code is updated and may require a fiscal impact analysis prior to approving zoning amendments.

**Policy EDF-4.1.4:**

Support the development of new commercial and industrial activities that increase the Town's discretionary revenues.

**Implementation Measure EDF-4.1.4.1:**

Consider establishing and maintaining a Town capital improvement and business assistance fund that may serve opportunities to leverage and fund key projects.

**Policy EDF-4.1.5:**

Consider new and alternative funding strategies to expand public services and facilities, with a focus on local community priorities.

**Implementation Measure EDF-4.1.5.1:**

Explore short- and long-term funding sources to attain a balanced budget, focusing on the identification of funding sources for all Town operations and needs.

**Implementation Measure EDF-4.1.5.2:**

Consider the use of tax-exempt financing and low-interest loans and infrastructure investments to support projects that further Town objectives identified throughout the General Plan.

Chapter

# 11

## HOUSING









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## Introduction

The Housing Element identifies existing and projected housing needs and establishes goals, policies, and programs for the preservation, improvement, and development of housing in the Town of Loomis. It meets detailed requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the Town's share of the state-prescribed regional housing need. The Housing Element is the component of the Town's General Plan that provides an eight-year vision for housing. Loomis is required by state law to update the Housing Element of the General Plan every eight years.

The California housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. This document presents an effective housing element that discusses the necessary conditions for preserving and producing an adequate supply of affordable housing. Among other things, the housing element provides an inventory of land adequately zoned or planned to be zoned for housing, certainty in permit processing procedures, and a commitment to assist in housing development through regulatory concessions and incentives.

## Purpose

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the Regional Housing Needs Allocation (RHNA). The Town recognizes that the provision of adequate housing is best met through various resources and interest groups. This element establishes the local goals, policies, and programs the Town will implement and/or facilitate to address the identified housing issues.

State law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The Town's fair share of the regional housing needs;
- Housing stock and household characteristics;
- An inventory of land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing;
- Special housing needs;

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- Opportunities for energy conservation; and
- Publicly assisted housing projects that may convert to non-assisted housing projects.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs.

## Organization of the Element

This Housing Element is organized into the following sections:

**Introduction:** This section provides information on the State’s requirements, the purpose of the housing element, the organization of the document, the primary data sources used, and General Plan consistency.

**Public Participation:** Describes the opportunities the Town provided for public participation during the preparation of the updated Housing Element.

**Community Profile:** This section focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population. This section also outlines the characteristics of the community and identifies those characteristics that may impact housing need and availability.

**Housing Resources:** The Housing Resources section describes the Town’s housing resources, historic development patterns, and housing opportunities as well as the Town’s existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the Town. With a reduction in basic living costs through energy savings, more households may be able to afford adequate housing.

**Housing Constraints:** This section analyzes potential governmental and non-governmental constraints to housing development in Loomis. This includes the Town’s planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential non-governmental constraints include the availability and cost of financing, the price of land, and the materials for building homes, as well as natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (some examples are home building, finance, real estate, and rental housing that impact housing cost and availability).

**Review of Previous Housing Element:** This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

**Goals, Policies, Programs:** This section sets forth the Town’s goals, policies, and implementation measures that are designed to address the housing needs in Loomis. Based on the findings of all of the

previous sections, the Goals, Policies, and Programs section identifies actions the Town will take to meet local housing goals, quantified objectives, and address the housing needs in Loomis.

## General Plan Consistency

The Housing Element, last updated in 2014, is one of seven mandatory elements of the General Plan. The General Plan was adopted by the Town of Loomis in May 2001. The Town is updating all of its General Plan elements concurrently with the update of this Housing Element, including the Safety Element to address the requirements of Government Code 65302(g)(6) and is planned for adoption in 2022. This joint process ensures consistency between elements of the General Plan to provide effective guidance on land use issues.

The Housing Element has been reviewed for consistency with the Town's other General Plan elements, and the policies and programs in this element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed and updated to ensure that internal consistency is maintained.

## Public Participation

State law requires cities and counties to make a "diligent effort" to achieve participation by all segments of the community in preparing a housing element (Government Code Section 65583(c)(6)). State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly groups and organizations representing the interests of lower-income and minority households that might otherwise not participate in the process. The Town offers translation services as requested. No services were requested as a part of this outreach program.

To meet the requirements of state law, the Town of Loomis has completed the following public outreach and encouraged community involvement as described herein.

## Planning Commission and Town Council Meetings

A presentation on the Housing Element update was presented to the Planning Commission on January 28, 2020. The presentation addressed the Housing Element update process and requirements, new housing legislation and state law, and the timeline for completing the update,

The draft was presented to the Planning Commission on April 27, 2021 and May 3, 2021 and Town Council on May 11, 2021 to receive comments prior to submitting to HCD for review.

Discussion included concerns about high density downtown, questions about permitting ADUs and how they can count toward RHNA, the need for affordable housing, and the Town's responsibility to build housing.

## General Plan Outreach

In 2019, the Town began preparation of the 2040 General Plan. As a part of this update there have been numerous opportunities for participation. The Town has also posted all meeting information, comments received with responses on the Town's website and Facebook page (reaching 3,500 residents) as well as Social Pinpoint – a customizable community engagement platform. All meetings were live streamed and recorded for viewing, at any time, via the Town's YouTube channel.

## Housing Committee Meetings

In November 2020, the Town Council appointed 11 members to a Housing Committee to assist in guiding the process and incorporate public input throughout the process. Residents were encouraged to apply for consideration, and applications were received and reviewed by Town Council. All Housing Committee meetings were open to the public.

On December 9, 2020 the Town held its first meeting with the Housing Committee. At this meeting, the Town provided an overview of the Housing Element update process and provided information on existing housing needs, new state law requirements, and discussed the project timeline. Committee members expressed support for accessory dwelling units (ADUs), mixed use development, incentives for infill and affordable housing, and raised concerns about a lack of sewer and water infrastructure in the southern portion of town when identifying sites to meet the Town's RHNA.

On February 10, 2021, the Town held the second Housing Committee meeting to discuss the status of the Housing Element programs and the sites inventory. Committee members reviewed programs from the previous Housing Element and discussed opportunities to refine and add to these programs for the 6<sup>th</sup> cycle planning period. The Housing Committee emphasized their commitment to including programs to assist and encourage the development of affordable housing to meet the needs of current residents, and passed a motion recommending that the Town adopt an inclusionary housing ordinance (Program 9).

## Summary of Open House Comments

In November 2020, the Town held two Open House events to introduce the 2020 General Plan Update, including the Housing Element update, and solicit public feedback early in the process. The first Open House was held on Saturday, November 7, 2020 from 11:00 AM to 2:00 PM outside the Loomis Train Depot, 28 residents participated at this Open House. The second Open House was held in the evening on Monday, November 9, 2020 from 6:00 PM to 9:00 PM outside at the Loomis Train Depot, 12 residents participated at this Open House. Due to Covid-19 restrictions, these events were held outside, with social distancing and protective measures enforced. The Open House events were noticed in the local newspaper, *Loomis News*, on October 30 and November 6, 2020, and invitations were sent via mail and email prior to the event on October 21, 2020. The Town also posted the event on the Town Website and Facebook page prior to the Saturday Open House.



At the Housing Element station, the Town provided a fact sheet for participants that included an overview of Housing Element requirements, RHNA, the update schedule, and other opportunities to provide input. Participants were encouraged to write their comments on comment forms and submit them to the Town. Comments received reflected divided public opinion over construction of high density, multifamily housing in the town.

## Agency Consultations

To ensure that the Town was soliciting feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socio-economic groups. Between August 2020 and January 2021, the Town of Loomis reached out to ten agencies. Of these, six responded and consultations were conducted with stakeholders to offer the opportunity for each to provide one-on-one input. The following stakeholders were interviewed:

- Placer Community Foundation -- August 4, 2020
- Legal Services of Northern California -- August 11, 2020
- Senior L.I.F.E. Center of Loomis -- December 14, 2020
- Alta California Regional Center -- December 17, 2020
- Placer County Housing Authority -- December 28, 2020
- Brilliant Corners -- January 13, 2021

In each of the consultations, the stakeholders were asked the following questions:

1. Opportunities and concerns: What three top opportunities do you see for the future of housing in Loomis? What are your three top concerns for the future of housing in Loomis?
2. Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in the Town? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Where have your clients been able to afford housing, if at all? What continues to be a struggle in allowing your clients/people you serve to find and keep affordable, decent housing?
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
5. Housing Conditions: How do you feel about the physical condition of housing in Loomis? What opportunities do you see to improve housing in the future?

Through these consultations, stakeholders expressed several common concerns regarding barriers to housing in Loomis. Most stakeholders cited the high cost of housing paired with the lack of subsidized housing as a significant barrier to lower-income households and many special needs groups.

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Additionally, stakeholders noted the lack of housing built specifically to serve special needs populations such as seniors and persons with disabilities as a cause of displacement of these households.

A lack of public support for housing development and land use patterns that have historically segregated residential uses from non-residential uses, present barriers to mobility and growth in the town. Stakeholders emphasized the need to prioritize decent, affordable housing by ensuring there is sufficient high-density land near services to meet unmet housing needs.

When asked about opportunities to address these barriers, stakeholders encouraged the Town to integrate affordable and higher-income housing, promote the construction of ADUs, and increase the list of tools the Town has to incentivize affordable and special needs housing through tax credits, inclusionary housing, and other tools. Stakeholders identified vacant and surplus land located near the Raley's shopping center that would address concerns regarding segregated land use patterns and lack of pedestrian connections.

Affordability in general is a barrier to residents finding housing in Loomis and stakeholders felt there is an imbalance between the housing stock available and the type of housing in high demand. Stakeholders emphasized a need for smaller rental housing and group homes to serve other socio-economic groups and prevent displacement. The Town has included Program 5 to remove constraints on group homes.

## Community Survey

Between March 4 and March 22, 2021, the Town hosted an online survey with 17 questions regarding housing preferences and barriers to housing for residents of Loomis. The survey was posted on the Town website, Town Facebook page, emailed to distribution lists for Town Council and Planning Commission agenda notifications, and sent to all persons who submitted a Statement of Interest to serve on a General Plan Update committee. These efforts yielded 208 responses to the survey.

Respondents indicated that the top barriers to providing housing in Loomis are the cost of land (43 percent of respondents), community opposition to new housing (42 percent), and cost of construction (40 percent). Relatedly, they felt that the top barrier to obtaining housing is high home prices and rents (66 percent), followed by the real estate market (50 percent), and lack of adequate infrastructure (18 percent). While these present challenges to housing in Loomis, respondents identified a need to better serve seniors (46 percent), low-income families (42 percent), and young families (42 percent) and identified the small-town atmosphere, rural setting, and the strength of schools in the area as the best reasons for people to seek housing in Loomis. Forty percent of respondents want to see future housing occur through large lot, single-family development, with just 9 percent supporting future apartment housing.

The Town used these responses to inform goals, policies, and programs to encourage future housing that meets the needs of current and prospective residents in a manner that maintains the character of the Town.

## **Additional Housing Outreach**

### **SACOG/HCD Presentation**

On October 8, 2019, the Town held a joint Council and Planning Commission Workshop on the Regional Housing Needs Allocation. The presentation was presented by Sacramento Areas Council of Governments (SACOG) and California Housing and Community Development (HCD).

### **Housing Choice Survey and Workshop**

The Town was awarded a SACOG grant and contracted with Cascadia Partners to provide outreach in anticipation of the Housing Element update process. Ultimately it was determined that the outreach efforts should be scheduled, and the content adjusted so that it could be a contribution to the update of the Housing Element, including showing preferences by the participants about how Loomis would meet its Regional Housing Needs Allocation. Beginning in February 12, 2021 interviews were conducted and ongoing input was gathered through completing surveys. The overall theme of the outreach was to educate residents on infill housing, higher density projects and project affordability. This is an ongoing effort by the Town beyond the Housing Element update process.

### **Streetscape Workshop**

On May 5, 2021, a presentation by Local Governments Commission (LGC) was given. The focus of the workshop was to provide various examples of streets with bike lanes, pedestrian lanes, etc. and how these features could be utilized in Loomis.

### **Density Workshop**

On May 12, 2021, the Town held a virtual Rural Main Street Density Game Workshop. This presentation focused on educating residents on what different densities look like. This workshop was interactive and included a "Guess the Density" game. Examples were also provided to show what different densities can look like and how higher densities can be achieved while maintaining rural character. Emphasis was placed on looking at densities around 20 units per acre.

## **Public Hearings**

The Town held hearings Public Hearings on August 3, 2021 with the Planning Commission and August 17, 2021 with the Town Council.

## **Public Comment**

The Town received ongoing public comments during the drafting of the Housing Element which was made available on the Town's website and will be included as an appendix to the 2020 General Plan. All comments received were considered and used to inform the assessment of fair housing issues and goals, policies, and programs were included and/or revised to incorporate the feedback received.

## Noticing of the Draft Housing Element

During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the Town's website, and a hard copy was available for review at the Planning Department counter.

The Draft Housing Element was released on April 22, 2021 for review and comment. The draft was made available on the Town's website and was noticed to residents through the same methods as the Planning Commission and Town Council meetings. Additional direct noticing was sent to local housing advocate groups.

## Community Profile

The Town of Loomis (Town) is a small, semi-rural community located in rapidly urbanizing western Placer County in California's Central Valley. Incorporated in 1984, Loomis is approximately 25 miles northeast of the City of Sacramento, along Interstate 80 (I-80). Loomis is in the western portion of the Loomis Basin, an 80-square-mile area of the Placer County foothills. Loomis maintains a distinct small-town, semi-rural character through large residential lots with active agricultural activities, rural roads, equestrian trails, a compact downtown "village," and preservation of historic structures.

I-80, traversing northeast through the center of Loomis, divides the town into two distinct areas. The area north of I-80 contains existing retail, office, and industrial development, as well as higher-density residential development that is bound by larger, semi-rural residential lots. The area south of I-80 is rural and residential in character but contains zoning for a large tourist shopping area between the freeway and Secret Ravine. Local landowners maintain vocational agricultural activities on small ranches, including the raising of farm animals. Higher-density residential development is concentrated near the Taylor Road commercial corridor, per the Town's "core-concept" of development.

This Community Profile section focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population. This section outlines the characteristics of the community and identifies those characteristics that may impact housing need and availability.

## Data Sources

In preparing the Housing Element, various sources of information were used. The Town relied on the US Census, American Community Survey (ACS), California Department of Finance, California Employment Development Department, Sacramento Area Council of Governments (SACOG) preapproved data packet, and other available local sources.

The US Census, which is completed every 10 years, is an important source of information for the Community Profile. It provides the most reliable and in-depth data for demographic characteristics of

a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Community Profile reflects the 2014–2018 ACS data as the 2015–2019 ACS and 2020 Census data were not available at the time of this Housing Element update.

The California Department of Finance is another source of valuable data and provides more current data. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. The California Employment Development Department provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, Department of Finance or Employment Development Department data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

Because of the difference in data sources, some figures (e.g., population or the number of households) may vary slightly in different sections. Additionally, the sum of figures may not equal the total due to rounding.

## Population Characteristics

### Population

During the 2000s, Loomis had a low average annual growth rate (AAGR) of 0.3 percent but has since seen an increase to 0.7 percent (as of 2020). As **Table 1** shows, the population of Loomis increased by approximately 7.1 percent between 2010 and 2020 from 6,430 to 6,888 people. In comparison, Placer County's total population increased by approximately 15.9 percent between 2010 and 2020 from 348,432 to 403,711 people. The population of Loomis in 2020 represents approximately 1.7 percent of the 403,711 people in Placer County.

**TABLE 1: POPULATION GROWTH TRENDS**

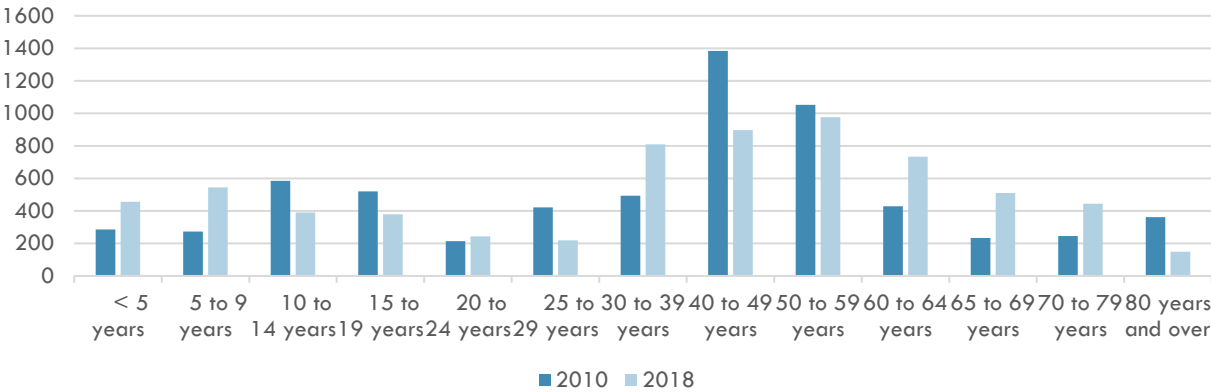
Year	Population	Percent Increase	AAGR
2010	6,430	—	-
2015	6,646	3.4%	0.7%
2020	6,888	3.6%	0.7%

*Source: California Department of Finance, 2020*

### Age

**Figure 1** illustrates the age distribution in Loomis for 2010 and 2018. The chart indicates an overall increase in the average age of residents since 2010. The population shifted such that a greater portion of individuals fell into the 60 to 64 and 65 to 69 age groups in 2020 than in 2010 (a 71.1 percent increase and 118 percent increase, respectively). Decreases in population were greatest for the 25 to 29 age group, at a 48.1 percent decrease.

**FIGURE 1: 2010 AND 2018 AGE DISTRIBUTION**



Source: 2006-2010 and 2014-2018 American Community Survey

### Race and Ethnicity

As shown in **Table 2**, Loomis was predominately white at 90.1 percent of the total population in 2018, consistent with 91.0 percent in 2010. The Asian population represented 2.1 percent of the total population in Loomis in 2018, down from 5.2 percent in 2010. The Hispanic population represented 6.9 percent of the total population in Loomis in 2018, an increase from 4.2 percent in 2010.

**TABLE 2: RACE/ETHNICITY**

Race	2010	2018
White alone	91.0%	90.1%
Black or African American alone	0.2%	0.4%
American Indian and Alaska Native alone	0.0%	0.0%
Asian alone	5.2%	2.1%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.0%
Some other race alone	1.6%	1.1%
Two or more races	2.0%	6.4%
Ethnicity		
Not Hispanic or Latino	95.8%	93.1%
Hispanic or Latino	4.2%	6.9%

Source: 2006-2010 and 2014-2018 American Community Survey

## Household Characteristics

### Household Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, and nonfamily households generally occupy smaller apartments or condominiums.

**Table 3** displays household composition as reported by the 2014–2018 ACS. In the Town of Loomis, families made up 65.1 percent of all households, and 43.7 percent of all families had children under 18 years of age. Placer County had a slightly higher percentage of families (70.0 percent of all households) and families with children under 18 (45.8 percent of families).

**TABLE 3: HOUSEHOLD CHARACTERISTICS**

Jurisdiction	Total Households	Average Household Size (people)	Percentage of Total Households		
			Families	Families with Children Under 18	Nonfamilies
Town of Loomis	2,605	2.58	1,695 (65.1%)	740 (28.4%)	910 (34.9%)
Placer County	140,661	2.67	98,332 (70.0%)	45,011 (32.0%)	42,329 (30.1%)

*Source: 2014-2018 American Community Survey*

Household size is also an important factor in determining the size of housing units needed within a jurisdiction. In the Town of Loomis, “large” households containing five or more persons represented 7.1 percent of all households in 2018 (see **Table 4**). This was a decrease from 12.4 percent of households in 2010. “Small” households with one or two persons represented 62.2 percent of all households. Households with one person were the fastest-growing household size between 2010 and 2018, increasing from 19.2 percent in 2010 to 23.0 percent in 2018. This would indicate a growing demand for smaller housing units with one to two bedrooms.

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**TABLE 4: HOUSEHOLD SIZE (2018)**

Household Size	Town of Loomis		Placer County	
	Estimate	Percent	Estimate	Percent
1-person	598	23.0%	34,612	24.6%
2-person	1,020	39.2%	51,134	36.4%
3-person	474	18.2%	20,967	14.9%
4-person	327	12.6%	20,784	14.8%
5+ person	186	7.1%	13,164	9.4%
Total Households	2,605	100.0%	140,661	100.0%

Source: SACOG Data Packet, 2014-2018 American Community Survey

## Overcrowding

An overcrowded housing unit, defined by the U.S. Census Bureau, is one in which there are more than 1.0 persons per room (excluding bathrooms and kitchens). A severely overcrowded housing unit is defined as more than 1.5 persons per room.

As seen in **Table 5**, overcrowding is not a significant issue in Loomis. According to 2014–2018 ACS data, there were 17 (0.7 percent) overcrowded households. No households were classified as severely overcrowded. These figures are lower than Placer County, with 1.8 percent and 0.4 percent, respectively.

**TABLE 5: OVERCROWDING BY TENURE**

Persons per Room	Owner-Occupied		Renter-Occupied		Total Households	
	Number	Percent	Number	Percent	Number	Percent
1.00 or fewer	1,838	99.1%	750	100.0%	2,588	99.3%
1.01 to 1.50	17	0.9%	0	0.0%	17	0.7%
1.51 or more	0	0.0%	0	0.0%	0	0.0%
Total	1,855	100.0%	750	100.0%	2,605	100.0%

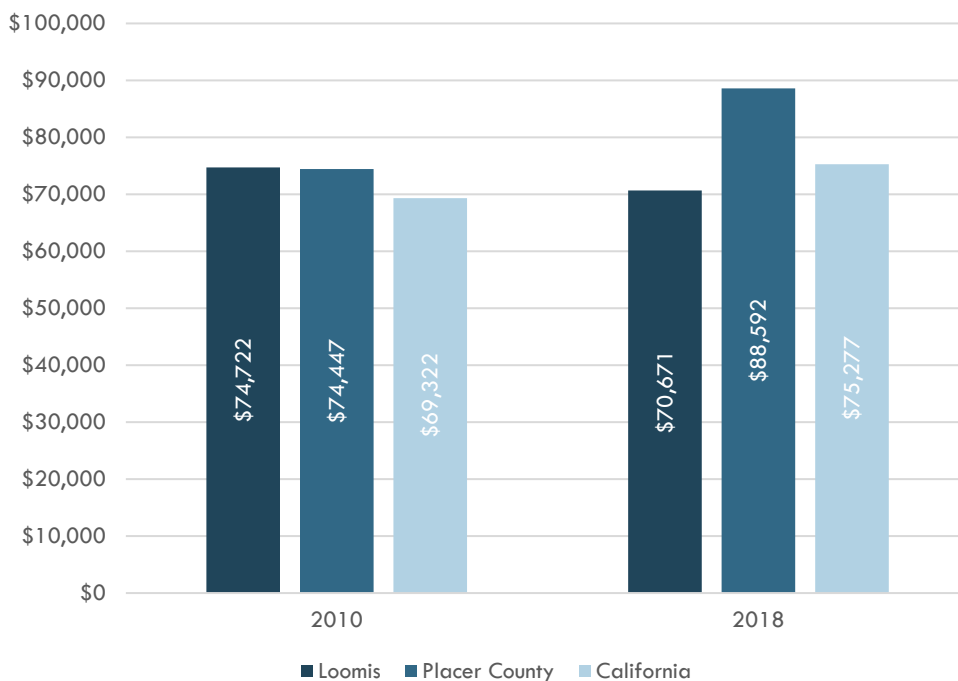
Source: 2014-2018 American Community Survey

## Household Income

In 2010, the median income in Loomis was higher than that of both Placer County and the State. However, by 2018, the median income in Loomis had declined while that of both Placer County and the State had increased, leaving Loomis with a lower median income than both. According to the 2014–2018 ACS, median household income in Loomis was \$70,671, a decrease of 5.4 percent since 2010, compared to \$88,592 for Placer County (19.0 percent increase) and \$75,277 for the State of California (8.6 percent increase). See **Figure 2** for median household income.



FIGURE 2: MEDIAN HOUSEHOLD INCOME



Source: 2010 Census, 2014-2018 American Community Survey

### Extremely Low-Income Households

Per State of California Housing and Community Development Department (HCD) guidelines, 50 percent of the Town's very-low-income RHNA number qualifies as extremely low income. Therefore, the Town is estimating that of the 117 very low-income housing units, 58 units will count towards extremely low-income households.

Extremely low-income households earn 30 percent or less of the area median family income (HAMFI). Median income in Loomis was \$70,671 in 2020. This results in a median income of \$21,201 or less for extremely low-income households. Of the 2,570 occupied units (2013–2017 Comprehensive Housing Affordability Strategy [CHAS]), 60 renter-occupied households and 230 owner-occupied households (approximately 11.3 percent of all occupied households) had household incomes less than 30 percent of the area median household income and were considered extremely low-income households.

Extremely low-income households tend to encounter housing problems such as overpaying, overcrowding, and/or accessibility issues because of their limited incomes. Most extremely low-income households will reside in rental housing and typically rely on public assistance, such as social security or disability insurance. To address the need for extremely low-income housing, the Town has included **Program 4**. Additionally, the Town will formalize permitting single-room occupancy units, in compliance with Government Code Section 65583(c)(1) (**Program 5**).

### Overpayment

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Although standards applied to gauge housing costs vary, guidelines from the U.S. Department of Housing and Urban Development (HUD) specify a household should not spend more than 30 percent of household income on housing and housing-related expenses. Households that pay more than 30 percent of income on housing cost are considered cost burdened, while households that pay 50 percent or more are considered extremely cost burdened.

According to the 2013–2017 CHAS, 195 renter-occupied households and 505 owner-occupied households in Loomis were overpaying for housing in the 2013–2017 period (**Table 6**). Among renter households, overpayment was particularly problematic for lower-income households. Of 195 renter-occupied households overpaying for housing, 61.5 percent (120 households) were lower-income. Similarly, 45 percent of owner-occupied households with low incomes (185 households) were paying more than 50 percent of their income for housing.

TABLE 6: HOUSING OVERPAYMENT BY INCOME CATEGORY

Total Household Characteristics	Number	Percent of Total Households
Total occupied units (households)	2,570	100.0%
Total renter households	760	29.6%
Total owner households	1,810	70.4%
Total lower-income (0–80% of HAMFI) households	725	28.2%
Lower-income renters (0–80%)	160	6.2%
Lower-income owners (0–80%)	565	22.0%
Extremely low-income renters (0–30%)	60	2.3%
Extremely low-income owners (0–30%)	230	8.9%
Lower-income households paying more than 50%	220	8.6%
Lower-income renter households severely overpaying	40	1.6%
Lower-income owner households severely overpaying	185	7.2%
Extremely low income (ELI) (0–30%)	70	2.7%
ELI renter households severely overpaying	40	1.6%
ELI owner households severely overpaying	35	1.4%
Income between 30%–50%	110	4.3%
Income between 50%–80%	40	1.6%
Lower-income households paying more than 30%	450	17.5%
Lower-income renter households overpaying	120	4.7%
Lower-income owner households overpaying	335	13.0%
Extremely low income (0–30%)	90	3.5%
Income between 30%–50%	200	7.8%
Income between 50%–80%	160	6.2%
<b>Total Households Overpaying</b>	<b>695</b>	<b>27.0%</b>
<b>Total Renter Households Overpaying</b>	<b>195</b>	<b>7.6%</b>
<b>Total Owner Households Overpaying</b>	<b>505</b>	<b>19.6%</b>

Source: 2013-2017 CHAS Data Book

# HOUSING

## Employment

Loomis has a small employment base, with an employed labor force of 2,978. The largest employment industries in 2018 were education and healthcare, retail, and construction (see **Table 7**). Transportation and warehousing; professional, scientific, management, and waste management services; and education and healthcare services were the fastest-growing employment industries between 2010 and 2018. The greatest decrease was seen in the art, entertainment, recreation, accommodation, and food services; wholesale trade; public administration; and information industries.

According to the 2014–2018 ACS, there were 5,266 people age 16 or over in Loomis eligible for work. Of those, approximately half, or 2,978, were in the labor force. The mean travel time to work in 2018 was 27.6 minutes. Both employed residents and commute estimates are consistent with Placer County and California State levels.

**TABLE 7: EMPLOYMENT BY INDUSTRY**

Industry	Total	Percent	Percent Change from 2010
Educational services, and healthcare and social assistance	775	26.0%	32.7%
Construction	403	13.5%	-20.8%
Retail trade	532	17.9%	11.3%
Finance and insurance, and real estate and rental and leasing	184	6.2%	-41.0%
Manufacturing	242	8.1%	-18.0%
Arts, entertainment, and recreation, and accommodation and food services	47	1.6%	-80.7%
Professional, scientific, and management, and administrative and waste management services	346	11.6%	46.6%
Wholesale trade	39	1.3%	-74.8%
Transportation and warehousing, and utilities	168	5.6%	64.7%
Information	14	0.5%	-65.9%
Agriculture, forestry, fishing and hunting, and mining	0	0.0%	0.0%
Other services, except public administration	154	5.2%	5.5%
Public administration	74	2.5%	-67.3%
<b>Total</b>	<b>2,978</b>	<b>100.0%</b>	<b>-10.5%</b>

Source: 2010 and 2014-2018 American Community Survey

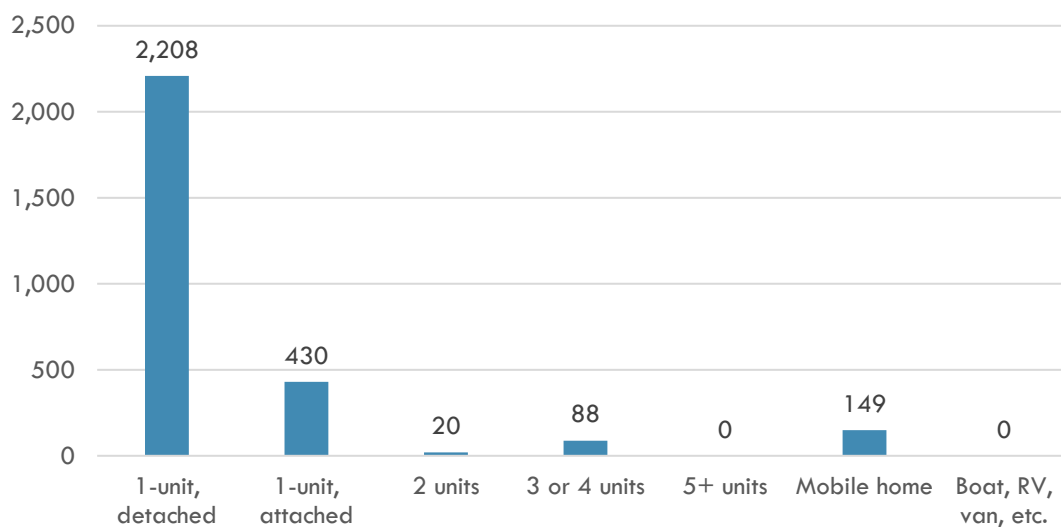
## Housing Stock Characteristics

### Housing Type

HCD defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

There were 2,895 dwelling units in Loomis according to the 2014–2018 ACS. This represents a 17.4-percent increase (430 units) from the 2,465 units identified in 2010. As shown in **Figure 3**, single-family detached homes made up 76.3 percent of all housing units in Loomis in 2018. Single-family attached units were the second-largest category, approximately 14.9 percent. The remaining housing types combined made up approximately 8.9 percent of the total housing units, of which, mobile homes comprise approximately 5.1 percent.

**FIGURE 3: HOUSING UNIT BY TYPES**



Source: 2014-2018 American Community Survey

# HOUSING

## Housing Tenure

Approximately 71 percent of households in Loomis in 2018 were owner-occupied, a 6-percent decrease from 2010 (see **Table 8**). The Town of Loomis experienced a significant increase in the number of renters from 522 renters in 2010 to 750 in 2018, approximately a 43-percent increase.

**TABLE 8: HOUSING TENURE**

Tenure	2010		2018		Percent Change
	Estimate	Percent	Estimate	Percent	
Owner-Occupied	1,982	79.2%	1,855	71.2%	-6.4%
Renter-Occupied	522	20.8%	750	28.8%	43.7%
<b>Total</b>	<b>2,504</b>	<b>100.0%</b>	<b>2,605</b>	<b>100.0%</b>	<b>4.0%</b>

*Source: 2006-2010 and 2014-2018 American Community Survey*

## Vacancy Rate

Approximately 90.0 percent (2,605 units) of the total housing units in Loomis in 2018 were designated as occupied, with 10.0 percent (290 units) vacant (see **Table 9**). The Town of Loomis had a lower vacancy rate than Placer County, which had a vacancy rate of approximately 13.1 percent, but higher than the State of California’s vacancy rate of 8.6 percent in 2018.

Of the 290 vacant units in Loomis, 14.2 percent were rental units and 0.7 percent were ownership units. Of the 2,605 occupied housing units, 71.2 percent were owner occupied (1,855 units) and 28.8 percent (750 units) were renter occupied.

Vacancy rates of 5 to 6 percent for rental housing and 1.5 to 2.0 percent for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

**TABLE 9: VACANT AND OCCUPIED HOUSING UNITS**

	2010		2018		Percent Change
	Total	Percent	Total	Percent	
Total Housing Units	2,613	100.0%	2,895	100.0%	10.8%
Occupied Housing Units	2,504	95.8%	2,605	90.0%	4.0%
Vacant Housing Units	109	4.2%	290	10.0%	166.1%
Homeowner Vacancy Rate	0.7%	n/a	0.7%	n/a	n/a
Rental Vacancy Rate	0.0%	n/a	14.2%	n/a	n/a

Source: 2006-2010 and 2014-2018 American Community Survey

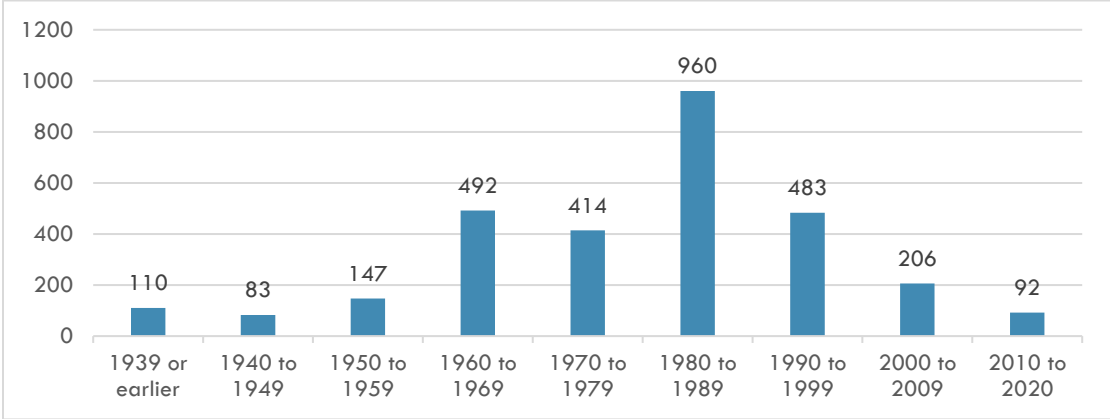
## Housing Conditions

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Generally, houses 30 years and older are considered aged and are more likely to require major or minor repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

When looking at the age of the housing stock and the possible need for rehabilitation, the Town considered several sources. According to the 2014-2018 ACS and as shown in **Figure 4**, almost one-quarter, 23.8 percent, of the total housing stock in Loomis was built since 1990. The remaining 76.2 percent of the housing stock was built prior to 1990 (30 years or older). The Town also hosted an online survey in March 2021 regarding housing preferences and barriers to housing for residents of Loomis. One of the questions was for respondents to rate the physical condition of their home. Based on the responses, 57 percent of residents selected that their home was not in need of rehabilitation, 35 percent selected that their home needs minor maintenance (peeling paint, chipped stucco), and 9 percent selected that their home was in need of major repairs (plumbing, roof replacement, windows) Last, the Town looked at median home values (\$527,450) and the median income of Loomis residents (\$70,671), which assumed that current property owners are most likely completing ongoing maintenance and repairs to maintain the values of their homes. So while the ACS reported that three quarters of the homes in Loomis are in need of rehabilitation due to age, the survey data, home values, and resident incomes suggest that a more accurate percentage of housing in need of rehabilitation is estimated to be 25 to 30 percent.

To assist residents with rehabilitation needs and to monitor housing conditions, the Town has included **Program 17** and **18**. **Program 17** states that the Town will seek funding to provide housing rehabilitation loans and weatherization services for all residents. This program would target areas of concentrated poverty or overpayment. extremely low-, very low- and low-income households. **Program 18** states that the Town will establish a code compliance mechanism that effectively uses funding resources, efficiently ensures safe homes, and avoids displacement.

**FIGURE 4: YEAR STRUCTURE BUILT**



Source: 2014-2018 American Community Survey, Department of Finance E-5 Report, 2020

### Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and HCD, housing is considered “affordable” if the monthly housing cost does not exceed more than 30 percent of a household’s gross income.

### Housing Affordability

**Table 10** lists affordable rental and home sale prices for Placer County, including Loomis residents, within the HCD-established income categories based on household size as of 2020. Extremely low-income households with an annual income of up to \$26,600 for a four-person household could afford a monthly rent of \$655, or to purchase a home priced at approximately \$163,529. A four-person, very low-income household with an annual income of \$43,150 annually and could afford a monthly rent of \$1,079 or to purchase a home priced at no more than \$269,335. A low-income household with an annual income of \$69,050 could afford a monthly rent of \$1,726 or a home priced at \$430,998. A moderate-income household with an annual income of \$103,550 could afford a monthly rent of \$2,589 or a home priced at approximately \$646,341.



TABLE 10: AFFORDABLE RENTS AND HOUSING PRICES, 2020

Income Group	HCD Income Limit	Maximum Affordable Price <sup>1</sup>	
		Own <sup>2</sup>	Rent
Extremely Low			
One Person	\$18,150	\$113,289	\$454
Two Person	\$20,750	\$129,518	\$519
Three Person	\$23,350	\$145,747	\$584
Four Person	\$26,200	\$163,536	\$655
Very Low			
One Person	\$30,250	\$188,815	\$756
Two Person	\$24,550	\$215,655	\$864
Three Person	\$38,850	\$242,495	\$971
Four Person	\$43,150	\$269,335	\$1,079
Low			
One Person	\$48,350	\$301,792	\$1,209
Two Person	\$55,250	\$344,861	\$1,381
Three Person	\$62,150	\$387,929	\$1,554
Four Person	\$69,050	\$430,998	\$1,726
Moderate			
One Person	\$72,500	\$452,532	\$1,813
Two Person	\$82,850	\$517,135	\$2,071
Three Person	\$93,200	\$581,738	\$2,330
Four Person	\$103,550	\$646,341	\$2,589

## Notes:

1. Based on households allocating 30% of their monthly earnings toward housing costs.
2. Based on a conventional 30-year loan with 3 percent interest and a 5 percent down payment.

Source: California Department of Housing and Community Development 2020 State Income Limits

## Sales Prices

Table 11 shows median sale prices for homes in Loomis and the surrounding communities of Rocklin, Newcastle, Lincoln, and Auburn, based on sale data in the second half of 2020 (July through December). While these prices are a snapshot in time, they suggest that homes within the Town of Loomis are sold at prices similar to surrounding communities.

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**TABLE 11: MEDIAN SALES PRICES FOR LOOMIS AND SURROUNDING AREAS, 2020**

Jurisdiction	Median Sales Price
Loomis <sup>1</sup>	\$527,450
Rocklin	\$578,000
Newcastle	\$653,000
Lincoln	\$489,000
Auburn	\$582,000

Note:

1. Includes 88 sales within Loomis town limits.

Source: Redfin.com, 2020

## Rental Prices

Table 12 shows the median asking prices for rental apartments and houses, by bedroom, in Loomis, as listed in December 2020. Online classified sites Craigslist, Zillow, Realtor.com, Hotpads, and Rent.com were used to sample available units to identify a monthly median rent based on number of bedrooms. However, the low-vacancy rate in Loomis presented a challenge when trying to identify a true range of rental rates, particularly for two-bedroom units, as no units of this size were advertised on any of the rental sites.

**TABLE 12: RENTAL RATES, DECEMBER 2020**

Jurisdiction	Median Rental Price			
	1-bedroom	2-bedroom	3-bedroom	4-bedroom
Loomis	\$1,850	—	\$2,500	\$3,495
Rocklin	\$1,465	\$1,826	\$2,295	\$2,845
Lincoln	\$1,185	\$2,149	\$2,173	\$2,395
Auburn	\$2,048	\$1,723	\$2,395	—

— denotes data not available

Sources: Zillow.com, Craigslist, Realtor.com, Hotpads.com, Rent.com, December 29, 2020

## Fair Market Rents

HUD sets fair market rents (FMRs) to ensure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible. The level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent: the dollar amount below which 40 percent of the standard-quality rental housing units are rented. HUD’s FMRs are gross

rent estimates that include shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service.

**Table 13** contains the FMRs for the 95650-zip code of the Sacramento–Arden–Arcade–Roseville, California, Metro FMR Area, which includes Loomis, for 2020. As of December 2020, Loomis only had three-bedroom units for rent that were below HUD’s FMRs.

**TABLE 13: FISCAL YEAR 2020 FINAL FMRs BY UNIT BEDROOMS**

Zip Code	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
95650	\$1,330	\$1,680	\$2,420	\$2,950

*Source: HUD Sacramento-Arden-Arcade-Roseville, CA Metro FMR Area, FY2020 FMR for all bedroom units*

## Assisted Housing Units

There are no state or federally subsidized housing units in Loomis and, therefore, no existing assisted housing units "at-risk" of reverting to market rates.

## Qualified Entities

Should the Town have assisted units in the future, HCD provides a list of qualified entities that are known as being interested in acquiring at-risk units and maintaining affordability for the life of the structure; in Placer County these organizations include: Volunteers of America National Services, ROEM Development Corporation, Rural California Housing Corporation, ACLC Inc., Eskaton Properties Inc., and Affordable Housing Foundation.

## Special Housing Group Needs

To provide adequate housing for all people, a community must consider dwelling needs of special needs groups including lower-income workers, senior citizens, female heads of households, large families, disabled persons, the homeless, and farmworkers. Shelter requirements of these special groups may point to a need for housing that is more "accessible," larger or smaller, secure, and/or more affordable.

## Lower-Income Workers

Lower-income workers are those that earn an annual wage within the extremely low-, very low-, and low-income categories identified in **Table 10**. This group has been identified as a special needs group in the Town of Loomis as they may have a harder time finding affordable housing in the town. The California Employment Development Department (EDD) releases annual employment and wage data at the Metropolitan Statistical Area (MSA) level that identifies the mean annual wage by occupation. Placer County falls in the Sacramento--Roseville--Arden-Arcade MSA, which includes data for Placer, El Dorado, Sacramento, and Yolo County. While this data presents a mean annual wage, some individuals with these occupations may earn more or less; therefore, these are examples of the types of occupations that lower-income residents of Loomis may have but is not exclusive. The EDD does not

# HOUSING

identify any occupations in the Sacramento--Roseville--Arden-Arcade MSA that earn an income that falls in the extremely low-income category for a full-time job (up to \$18,150 for a single-person household and up to \$26,200 for a four-person household as show in **Table 10**). However, if an individual is head of household for a household of 4 and has an occupation as a fast food or counter worker, or home health and personal care aide, they are on the verge of the extremely low-income category.

The data included in **Table 14** suggests that extremely low-income residents may rely on part-time employment or a fixed source of income such as Social Security. Extremely low-income residents are discussed further in the Housing Characteristics section of the Community Profile in this Housing Element. **Table 14** includes a sample of occupations that earn a mean annual wage in the very low- and low-income categories according to EDD. As presented in **Table 6**, approximately 28.2 percent of households in Loomis are considered lower-income, including extremely low-, very low-, and low-income.

**TABLE 14: LOWER-INCOME OCCUPATIONS BY INDIVIDUAL INCOME**

Occupation	Mean Annual Wage
<b>Very Low-Income</b>	<b>\$18,151 - \$30,250</b>
Fast Food and Counter Workers	\$27,647
Home Health and Personal Care Aides	\$27,925
Childcare Workers	\$29,130
<b>Low-Income</b>	<b>\$30,251 - \$48,350</b>
Manicurists and Pedicurists	\$30,274
Waiters and Waitresses	\$30,696
Retail Salesperson	\$31,927
Teaching Assistants, Except Postsecondary	\$37,975
Nursing Assistants	\$40,523

Source: California Employment Development Department, 2020

Note: This is data represents a sample of occupations that Loomis residents may have. A complete list of occupations and wage data for Placer County is available on EDD's website.

## Seniors

According to the 2014–2018 ACS, approximately 16.3 percent of the population (1,103 persons) are senior residents (65 years or older). Additionally, in 2018, there were 715 senior-headed households in Loomis, as shown in **Table 15**. This accounts for approximately 27.4 percent of the total households in Loomis, a 29.3 percent increase from 2010 (553 households, 23.4 percent). Loomis has a slightly smaller proportion of senior households compared to that of Placer County (32.4 percent).

Senior households on a fixed or limited income might need more affordable housing options. In Loomis, 11.8 percent of seniors are living below the poverty level.

**TABLE 15: HOUSEHOLDERS BY TENURE BY AGE**

Household	Owners	Renters	Total
Occupied Households	1,855	750	2,605
Senior Households	642	73	715
65–74 years	312	73	385
75–84 years	311	0	311
85-plus years	19	0	19

*Source: 2014–2018 American Community Survey*

Additionally, seniors may have limited mobility, disabilities, or health problems that create an additional need for special housing.

In Loomis, there are several existing housing opportunities and programs available to assist seniors. The Senior Care Villa of Loomis and the King Road Care Home each have capacity for six senior residents in Loomis. Additionally, Placer County provides programs and living assistance to seniors, including Seniors First, which provides Meals on Wheels, transportation to daily errands or medical appointments, friendly visitors, information, and Housing Placement Assistance.

### Female-Headed Households

Government Code Section 65583(a)(7) identifies families with female heads of households as a group that may have special housing needs and requires the Town to analyze the housing needs of these households. Female-headed households are households led by a single female with one or more children under the age of 18 at home. These households' living expenses generally take up a larger share of income than is the case in two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

According to the 2014–2018 ACS, there were 161 female-headed family households in Loomis (6.2 percent of total families) in 2018, of which, 77 percent had children under 18 years of age (see **Table 16**). Thirty-nine percent (63) of female households were owner occupied. The remaining 98 households were renter occupied. According to the 2014–2018 ACS, there were no female-headed households living below the poverty level in Loomis, while 25.2 percent of female-headed households in Placer County were living below the poverty level. In Placer County, 8.8 percent of households were headed by a female in 2018. Forty-eight percent of these households had children under the age of 18.

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**TABLE 16: FEMALE HEADED HOUSEHOLDS**

	Total	Percent
Total Households	2,605	100.0%
Family Households	1,695	65.1%
Female Householder - no husband present <sup>1</sup>	161	6.2%
Owner-Occupied	63	39.1%
Renter-Occupied	98	60.9%
Children Under 18	124	77.0%
Below Poverty Level	0	0.0%

Source: 2014-2018 American Community Survey

<sup>1</sup> Census data reported for the 2014-2018 ACS and earlier reports the presence of a husband or wife, the data sets dated 2015 – 2019 and later, identify this category as spouse. For the purpose of consistency, the Town has used the 2014- 2018 ACS data set.

## Large Households

Large households (defined as five or more persons) may have specific needs due to income levels and housing stock constraints. In 2018, there were 186 households (7.1 percent of all occupied households) with five or more people. **Table 17** shows that nearly 90 percent of large households were owner-occupied, with the remaining 20 households occupied by renters. In Placer County, 9.4 percent of households were classified as large, with approximately 72.4 percent occupied by homeowners. As stated previously, overcrowding is not a significant issue in Loomis.

**TABLE 17: LARGE HOUSEHOLDS**

Household Size	Owner		Renter		Total
	Total	Percent	Total	Percent	
1–4 Person Household	1,689	91.1%	1,393	97.3%	3,082
5+ Person Household	166	8.9%	20	2.7%	186
<b>Total</b>	<b>1,855</b>	<b>100%</b>	<b>750</b>	<b>100.0%</b>	<b>2,605</b>

Source: 2014-2018 American Community Survey

## Persons with Disabilities

Persons with disabilities have special housing needs because of employment and income challenges; need for accessible, affordable, and appropriate housing; and higher healthcare costs associated with disability. A disability is defined by the U.S. Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently.

Living arrangements of disabled persons depend on severity of disability. Many disabled persons live in their own home, in an independent situation, or with other family members. The U.S. Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- Hearing difficulty: deafness or serious difficulty hearing
- Vision difficulty: blindness or serious difficulty seeing even when wearing glasses
- Cognitive difficulty: serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition
- Ambulatory difficulty: serious difficulty walking or climbing stairs
- Self-care difficulty: difficulty dressing or bathing (Activities of Daily Living [ADL])

Independent living difficulty: difficulty doing errands alone, such as visiting a doctor's office or shopping due to a physical, mental, or emotional condition. In 2018, 637 persons (9.5 percent of the total population) in Loomis had a disability. As shown in **Table 18**, of these residents, 22.6 percent (144 persons) had hearing difficulty, 9.4 percent (60 persons) had vision difficulty, 29.2 percent (186 persons) had cognitive difficulty, 58.1 percent (370 persons) had ambulatory difficulty, 34.1 percent (217 persons) had difficulty with self-care, and 55.9 percent (356 persons) had difficulty living independently. A single person may have more than one difficulty. In Placer County, 10.7 percent of the population had a disability.

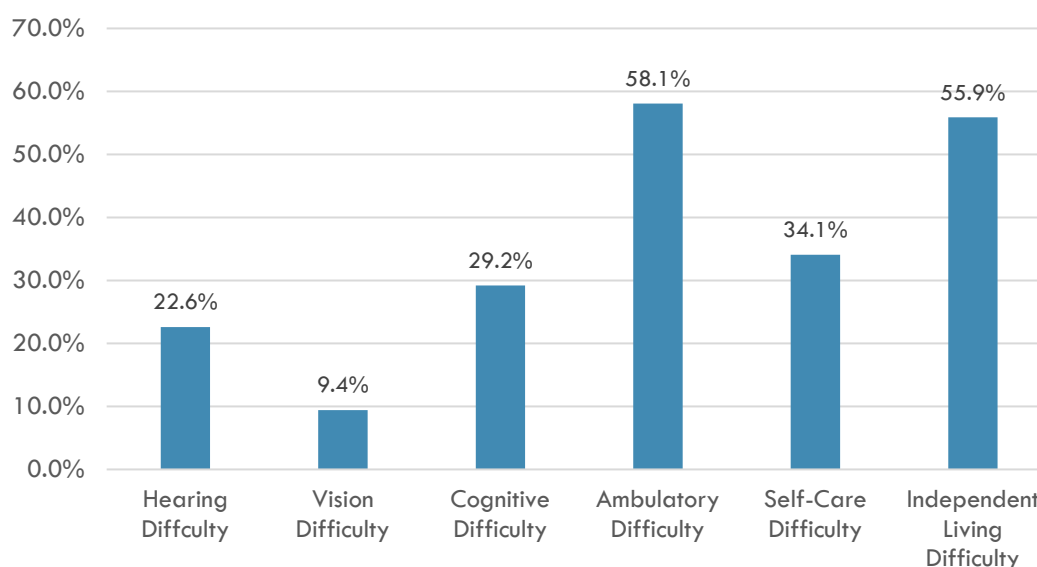
# HOUSING

**TABLE 18: PERSONS WITH DISABILITIES BY DISABILITY TYPE**

	Total	Percent of Total Population
Total Population	6,735	100.0%
Population with a Disability	637	9.5%
<b>Total Disabilities for Ages 0-64</b>	<b>965</b>	<b>14.3%</b>
Hearing Difficulty	105	1.6%
Vision Difficulty	16	0.2%
Cognitive Difficulty	167	2.5%
Ambulatory Difficulty	265	3.9%
Self-Care Difficulty	177	2.6%
Independent Living Difficulty	235	3.5%
<b>Total Disabilities for Ages 65 and Over</b>	<b>368</b>	<b>5.5%</b>
Hearing Difficulty	39	0.6%
Vision Difficulty	44	0.7%
Cognitive Difficulty	19	0.3%
Ambulatory Difficulty	105	1.6%
Self-Care Difficulty	40	0.6%
Independent Living Difficulty	121	1.8%

Source: 2014-2018 American Community Survey

**FIGURE 5: PERSONS WITH A DISABILITY**



Source: 2014-2018 American Community Survey



While the figures provided by the ACS can help identify housing issues for the disabled population, not all disabilities necessitate the need for accessible (based on Americans with Disabilities Act [ADA] standards) or low-income housing.

Disabled residents have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to housing, such as: wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If the handicap prevents the person from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If the physical disability prevents individuals from working or limits their income, then cost of housing and related modifications can increase. Many disabled people rely solely on Social Security Income, which is insufficient for market-rate housing.

Chapter 13.39 of the Town's Zoning Code establishes a reasonable accommodation request procedure for individuals with disabilities. The Reasonable Accommodation Ordinance provides a process for individuals with disabilities to make requests for reasonable accommodation regarding relief from the various land use; zoning; or rules, policies, practices and/or procedures of the Town. An analysis of housing constraints for residents with disabilities is included in the Housing Constraints section.

## **Developmental Disabilities**

According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities but does not include other conditions that are solely physical in nature. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Alta California Regional Center (ACRC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities who reside in Colusa, Yolo, Sutter, Sacramento, Placer, El Dorado, Alpine, Yuba, Nevada, and Sierra Counties. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. As of 2020, ACRC served approximately 26,000 people across their 10-county area. Based on conversations with ACRC in December 2020, there were approximately 312 residents in Loomis with a developmental disability.

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There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, low-income housing, Section 8 vouchers, special programs for home purchase, HUD housing, and Senate Bill (SB) 962 homes. The design of housing-accessibility modifications, proximity to services and transit, and availability of group living opportunities represent the types of considerations important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to affordability of housing, as people with disabilities may be living on a fixed income. The Town has included **Program 19** to coordinate with service providers for individuals with developmental disabilities and ensure there is adequate supportive housing to meet residents' needs.

## Persons Experiencing Homelessness

In January 2020, the Homeless Resource Council of the Sierras conducted a Point-in-Time (PIT) survey of homeless individuals in Loomis. At the time of the count, only one homeless individual was identified, and it is estimated that there is only one homeless individual on any given day in Loomis. The single homeless individual counted in the Town of Loomis identified as male and reported having been in Loomis for five years or more.

County-level homelessness data, collected through the PIT count conducted by the Homeless Resource Council of the Sierras on the same day as Loomis, counted 744 homeless people across Placer County (see **Table 19**).

**TABLE 19: HOMELESSNESS IN PLACER COUNTY**

	Total	Percent
Number of Homeless Persons Counted	744	100%
Female	250	37%
Male	430	63%
Children under 18	82	11%
Chronically Homeless	256	34%
Sheltered	340	46%
Unsheltered	404	54%
Self-Identified with Mental Illness	260	35%
Self-Identified with a Substance Abuse Disorder	52	21%
Have Lived in Foster Care or Group Home	14	18%
Fleeing Domestic Violence*	40	16%
Veterans	40	12%

\*This category includes those fleeing domestic violence, sexual assault, dating violence, or a stalking situation.

Source: Homeless Resource Council of the Sierras 2020 Point-in-Time Count Results

The primary methods of providing emergency shelter to homeless individuals and families in Placer County are motel voucher programs dispersed through various divisions of Placer County's Health and Human Services (HHS), and several community based organizations. Placer County maintains a Housing Choice Voucher Program (Section 8) and HHS has Adult System of Care Housing Programs that are Permanent Supportive Housing (APSH) and Shelter Plus Care. In addition, organizations such as the Gathering Inn, Sierra Foothill AIDS Foundation, Salvation Army, St. Vincent de Paul, Peace for Families, and the Children's Receiving Home provide emergency housing to certain segments of the homeless population, such as the homeless, foster children, and victims of domestic violence.

In accordance with SB 2, emergency shelters are allowed by right, without discretionary review, in the General Commercial (GC) and Central Commercial (CC) districts. Emergency shelters are also allowed with a use permit in the Public/Institutional (PI) districts. Additional information about emergency shelters can be found in the Constraints section of the Housing Element.

## **Farmworkers**

According to the 2017 Census of Agriculture, there were 1,386 farmworkers in Placer County, approximately 45 percent of which are on smaller farms with 10 or fewer workers. There is no land zoned for agricultural uses specifically in the Town of Loomis, though agricultural uses on residential and industrial lands can include crop production, animal keeping, wineries, and more. Additionally, the 2020 SACOG Housing Element data packet reported that no farmworkers were identified in the 2014-2018 ACS in the Town of Loomis.

Housing for farmworkers must accommodate a wide range of household situations, including nuclear families, extended families, and single-person households. The variety of housing types allowed in Loomis may help facilitate farmworker housing. Single-family dwelling units, accessory dwelling units (ADUs), mobile homes, and mobile home parks. Several commercial zones (CG, CO, and CT) also allow housing at 2 to 10 units per acre and the CC zone allows housing at 15 units per acre in mixed-use projects. Refer to the Housing Constraints section for where these use types are permitted.

To further allow for farmworker/employee housing, the Town has included **Program 5** to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farmworker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

## **Assessment of Fair Housing**

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

# HOUSING

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Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

There are three parts to this requirement:

1. Include a program that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes (applies to housing elements beginning January 1, 2019) (**Program 24**).
2. Conduct an AFH which includes a summary of fair housing issues; an analysis of available federal, state, and local data and local knowledge to identify patterns of segregation or other barriers to fair housing; and an assessment of the contributing factors to fair housing issues.
3. Prepare the Housing Element land inventory and identification of sites through the lens of affirmatively furthering fair housing.

To comply with AB 686, the Town has completed the following outreach and analysis.

## Outreach

As discussed in the Public Participation section of this Housing Element, the Town held two open house public workshops, worked closely with a Housing Committee comprised of members of the public, circulated a housing survey, and conducted individual consultations with stakeholders, in addition to the standard public hearing process. Incorporating feedback from community members and service providers representing all socio-economic groups was an integral part of identifying housing needs, preferences, and opportunities for the Housing Element update.

The open house events were held in-person on two days in November 2020 and offered residents the opportunity to participate on a weekend and/or a weekday evening, depending on their preference. The events were noticed in the *Loomis News*, the local newspaper, emailed to interested residents, and posted on the Town’s social media sites. These events were held before the update was underway and gave residents the opportunity to provide input on their vision and concerns early in the process. Public input received at this event revealed a desire to maintain Loomis’ small-town character and concerns about constructing new multifamily housing. Participants had the chance to speak with Town staff during the meeting and were encouraged to fill out comment cards. The Town also encouraged residents to submit comments throughout the update process through the Town’s website.

The Town also conducted one-on-one consultation meetings with housing advocates, housing and service providers, and community organizations who serve the general public and special needs groups. As with the open house, the purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend workshops and public hearings. Stakeholders stressed a need for subsidized housing options, as well as additional rental options to improve access to housing for Housing Choice Voucher holders in Loomis. They also identified the housing shortage for special

needs groups and the lack of public support for new development as barriers to fostering an inclusive community.

Following the open house, the Town Council appointed 11 community members to a Housing Committee to guide the update process and work with Town staff. Through three meetings and ongoing comment submission, committee members identified a shortage of housing to meet the needs of service providers and special needs groups in Loomis and emphasized a need to encourage and/or require the development of affordable housing and Accessory Dwelling Unit (ADU) production. The committee passed a motion to recommend that the Town adopt an inclusionary housing ordinance to help meet existing housing needs.

The Town also conducted an online survey in March 2021 that was open for 25 days and received 208 responses. Through this survey, respondents shared their general opposition to high density housing but were supportive of meeting the needs of underserved populations, including seniors and low-income families. Over 40 percent of respondents were in favor of promoting large-lot single-family development and were opposed to multifamily units. The Town completed extensive outreach during the Housing Element update process in an effort to combat opposition to new housing and incorporate community members' opinions, as reported through the survey, to encourage housing to meet the needs of underserved populations.

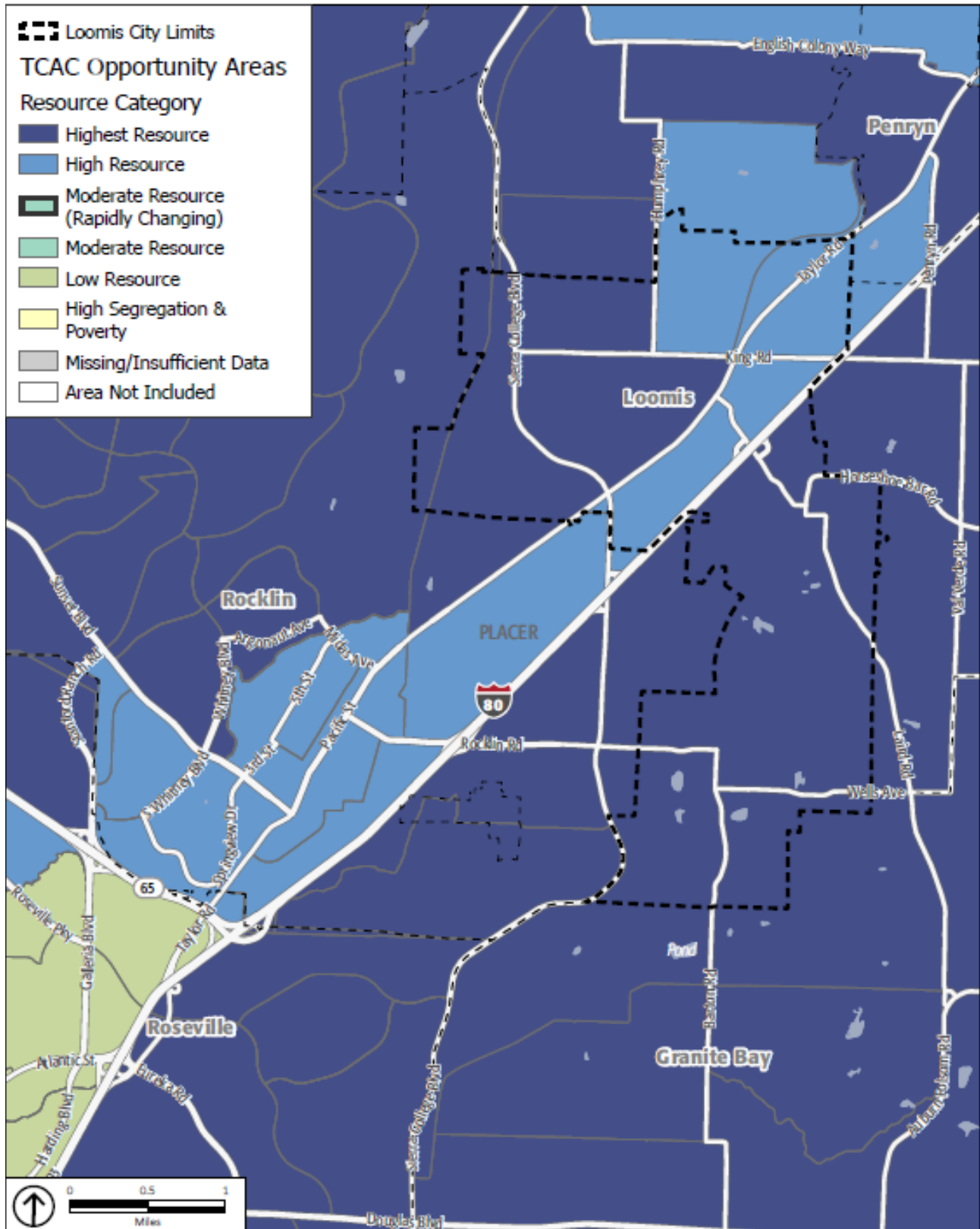
The feedback received through these varied and extensive outreach efforts was used to inform the Housing Element goals, policies, and programs as well as to inform the assessment of fair housing issues included here. Local feedback was particularly useful in identifying patterns of segregation, as many residents identified a gap in housing and services for special needs groups, particularly seniors and persons with disabilities. The factors that contribute to fair housing that were identified or emphasized through community input are included in **Table 20, on Page V-53**.

## **Assessment of Fair Housing Issues**

The California Government Code Section 65583 (10)(A)(ii) requires the Town of Loomis to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Since 2017, the California Tax Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high paying job opportunities, proficient schools, safe and clean neighborhoods, and other healthy economic, social, and environmental indicators in an effort to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community. According to the TCAC/HCD2020 Opportunity Areas map, as shown in **Figure 6**, all of Loomis is considered a "high" or "highest" resource area. There are few other areas in the Sacramento Area Council of Governments (SACOG) region in which an entire jurisdiction, and immediately adjacent areas that may be reliant on that jurisdiction, are categorized this highly.

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FIGURE 6: 2020 TCAC/HCD OPPORTUNITY AREAS



Source: 2020 TCAC/HCD

High and highest resource areas, as determined by TCAC and HCD, are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentrations of poverty, and low levels of environmental pollutants, among others. The expansive designation of high resource areas across Loomis is likely a result of strong educational opportunities and environmental indicators, which may further increase employment and income levels as well as foster a healthy community for current and future residents. The Town also individually analyzed several factors, described below, to assess patterns that may further fair housing issues and identify actions to combat them.

In addition to the designations provided in **Figure 6**, the Town has conducted an analysis of available data to assess local access to opportunities and indicators of fair housing issues. Data for disability, poverty, and familial status, was available at the census tract level; and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block group level. The Town has used the most localized level of data available for the analysis.

## Patterns of Integration and Segregation

### **Racial and Ethnic Characteristics**

The Town of Loomis has a relatively low rate of diversity with a diversity index of less than 40 across the town (a score of 100 being complete diversity), with approximately 90 percent of residents identifying as non-Hispanic white. Loomis' lack of diversity reflects most of eastern Placer and El Dorado counties, where most rural and semi-rural communities have populations that predominantly identify as white. Unlike these foothill communities, western areas of the SACOG region typically have higher diversity scores. In the City of Sacramento and Yolo and Sutter counties there are areas where a majority of residents identify as Hispanic, in contrast to most of the eastern portion of the region, including Loomis, that is predominantly non-Hispanic white. The level of diversity in Loomis has remained stable over time; many residents of Loomis spend their whole lives in the town, and therefore there has been little change in the past decade. The Town has included **Programs 12** and **25** to encourage a variety of housing types for a range of incomes and household sizes to ensure there are housing opportunities to meet a variety of needs.

As presented in **Table 2**, on Page V-10, 90 percent of the residents of Loomis identify as White, non-Hispanic, indicating a lack of diversity in the Town. To analyze any possible patterns of segregation for the 10 percent of the population that does not identify as White, non-Hispanic, the Town reviewed the four block groups that encompass the town: the Sierra College neighborhood that is bordered on the east by Humphrey Road and Taylor Road; the Sunrise Park neighborhood bordered by Humphrey Road to the west, King Road to the south, and Rippey Road to the east; the Taylor/I-80 neighborhood that stretches the length of town between Taylor Road and I-80, expanding to Rippey Road in the north; and the Barton neighborhood which includes everything south of I-80. Overall, approximately 0.4 percent of Loomis residents identify as Black, however, in the Sierra College neighborhood, the percentage of residents that identify as Black is approximately three times that of the Town overall (1.3 percent). Additionally, less than 0.1 percent of the Town identifies as American Indian or Alaskan



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Native, but in the Sunrise Park neighborhood, 1.3 percent of the population identifies this way. In the Barton neighborhood, nearly two times the overall percentage of the Town identify as Asian (3.1 percent overall compared to 5.9 percent south of I-80), and in the Sunrise Park neighborhood 14 percent of residents identify as Hispanic compared to 10.4 percent overall. While there are concentrations of residents that identify as certain races, they are not all concentrated in a particular neighborhood or area of town. In all neighborhoods, the percent of residents that identify as White ranges from 79.7 percent (Taylor/I-80) to 82.1 percent (Sunrise Park), indicating that across town, approximately 20 percent of residents are considered minority populations, regardless of which neighborhood they reside in. However, it is important to note that concentration of minority populations are comprised of so few residents that small changes can be reflected as large shifts in the percentage of the population. For example, the concentration of Black residents in the Sierra College neighborhood is 33 residents. If just five more families of four moved into the neighborhood, that would nearly double the concentration of Black residents in this area. Given the size of Loomis' population, the concentrations of minority populations are not significant and do not indicate patterns of segregation based on race.

Despite the lack of diversity, Loomis does not have any racially or ethnically concentrated areas of poverty (R/ECAPs). The closest R/ECAPs are in the City of Yuba City to the northwest and the City of Sacramento to the southwest. A R/ECAP is an area in which 50 percent or more of the population identifies as non-white and 40 percent or more of households are earning an income below the federal poverty line. However, as discussed below, approximately 8.6 percent of the population south of I-80 earns an income below the federal poverty level, compared to 2.3 percent of the population north of the freeway. While Loomis may not present any patterns of segregation based on concentrations of people of color, the Sunrise Park block group does meet the definition of a racially concentrated area of affluence (RCAA). A RCAA was defined in 2019 in the HUD's Cityscape periodical by Goetz et al. in Racially Concentrated Areas of Affluence: A Preliminary Investigation as a census tract in which 80 percent or more of the population is White and has a median income greater than \$125,000 annually. While there are no census tracts in the Loomis that meet this definition, when applied to the block group, the Sunrise Park neighborhood meets this definition with a median income of \$135,369 and 82 percent of the population that identifies as White. Similarly to the Sunrise Park neighborhood, the concentrations of White populations and high median income are significantly greater in more suburban areas of the SACOG region, including the Lake of the Pines community in Nevada County and Granite Bay in Placer County; Granite Bay has the only full RCAA census tract in the SACOG region.

## **Income**

Since 2014, the percent of Loomis' population earning an income below the poverty line has increased south of I-80 but remained relatively stable north of the interstate. It is important to note however that the census tract that includes the southern portion of town also includes an equal amount of residential land area of unincorporated Placer County and may not accurately reflect the poverty rates strictly within Town of Loomis limits. As shown in **Figure 7**, on Page V-46, there is a slight difference between the populations on either side of the freeway, even though both sides are designated by TCAC and HUD as "high" or "highest resource" areas. Despite this difference, approximately 8.6 percent of the



households south of I-80 are earning an income below the poverty line (\$26,200 for a family of four in 2020), which is similar to or lower than many surrounding jurisdictions. Comparatively, just 2.3 percent of households north of I-80 earn an income below the poverty line. In 2014, Loomis had a lower rate of poverty across the town than most areas of the SACOG region. While there was a slightly higher rate of poverty south of I-80, it was still lower than the region. However, by 2018, the rate of poverty in other areas of the region, especially in the immediately adjacent communities, had decreased to reflect similar income patterns as Loomis while, in Loomis, the rate of poverty had increased slightly.

The median income in the block group south of I-80 (Barton neighborhood) is approximately \$97,969, significantly higher than the town wide median income of \$88,592. The high median income in the Barton neighborhood suggests that the tract level poverty data may not accurately represent income distribution in Loomis. North of I-80, affluence is primarily concentrated in the Sunrise Park neighborhood, as discussed in the analysis of RCAAs. In Sunrise Park, the median income is approximately \$135,369 compared to \$76,985 in the Sierra College neighborhood and \$69,637 in the Taylor/I-80 neighborhood. The Taylor/I-80 area encompasses Loomis' oldest homes, which tend to be more affordable and may lend themselves to occupation by lower- to moderate-income households. The Sierra College neighborhood on the other hand has a mix of small and large-scale homes which may result in a mix of incomes. The notably higher rate of affluence and households not earning below the poverty line north of I-80 may be attributable to the highest median income in Sunrise Park, rather than conditions south of I-80 that may have segregated lower-income households. South of I-80, homes to the east are typically million-dollar homes, while on the western side there are smaller single-family homes and an apartment complex. The eastern side of this area reflects the Taylor/I-80 neighborhood closely and the concentration of apartments here may contribute to the higher rate of poverty in the southern portion of town. The sites identified in Table 23, on Page V-59, to meet the Town's lower income RHNA through high density housing are located in the northern portion of town to encourage economic mobility for residents. Additionally, implementation of **Program 12** is intended to encourage mixed-income neighborhoods through a variety of housing types across Loomis.

As discussed in the Household Characteristics section, the median income in Loomis has decreased over time while the Placer County and state median incomes have increased. This suggests that, as home prices increase, Loomis residents have become increasingly unable to afford housing in the town. This reflects the experiences reported by stakeholders that many senior residents and adults living alone have been unable to remain in Loomis due to cost, in addition to housing type. The Town has included several programs, including **Programs 10, 12, 13, and 25**, to incentivize the development of affordable housing for lower-income households and special needs groups to meet the existing needs of Loomis residents.

## **Familial Status**

Loomis has historically been highly family-oriented, and this pattern still exists today. As shown in **Figure 8**, Loomis and the surrounding areas are dominated by families with children. Given the low vacancy rate for ownership units (0.7 percent) in 2018, this may suggest that there is a shortage of ownership homes to meet the needs of existing family types in Loomis. In contrast, the high rate of

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vacancy for rental units (14.2 percent) suggests that the available rental types do not meet the needs of this population either. This is supported by input from stakeholders, discussed above, that there is a shortage of small housing with supportive services for seniors and persons with disabilities in the Loomis. Across the SACOG region, the majority of households in suburban communities and most of the incorporated areas are married couples with children, like Loomis. The percent of households with children decreases in more rural and unincorporated areas; but the SACOG region is predominantly comprised of married-couple households, with the City of Sacramento being the only community not dominated by married-couple households. The more urban and the more rural areas typically have fewer households with children but are still dominated by married couples in the region. The Town will work with developers to promote and incentivize the development of a variety of housing types to meet the needs of all current and future residents (**Programs 10, 13, and 25**).

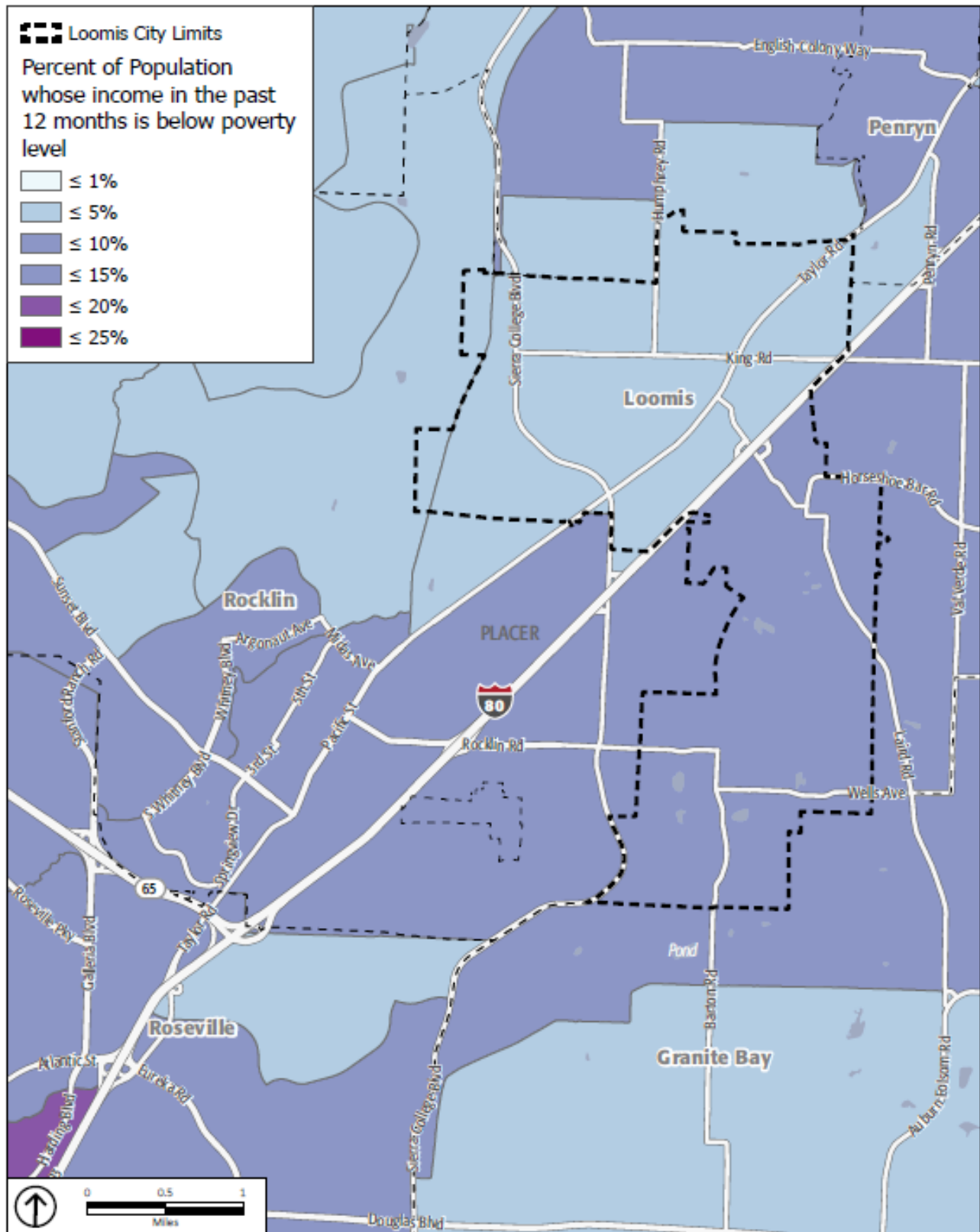
## **Seniors and Persons with Disabilities**

The percent of the population with a disability has remained stable and relatively low across the SACOG region since 2014. This is also the case for the Town of Loomis. As discussed in the Special Housing Group Needs section of this Community Profile, approximately 9.5 percent of Loomis' population had at least one disability in 2018. In 2014, there was a higher percent of persons with a disability in the area north of I-80. This has since diminished, and the concentration of this population is now even across the town. Overall, Loomis has a slightly lower percent of the population with a disability compared to the region. In 2018, 9.5 percent of Loomis residents had at least one disability, compared to 10.0 percent of the City of Roseville, 10.7 percent of Placer County, 11.8 percent of the City of Lincoln, 12.1% of the City of Sacramento, and 13.4% of the City of Auburn. Patterns of seniors and persons with disabilities as it relates to access to housing and opportunities are discussed in more detail in the Access to Opportunity section below.

## **Other Relevant Factors**

The history of Loomis is rooted in its small-town character and its beginnings as one of the first fruit shipping stations in Placer County in the early 20<sup>th</sup> century. In 1984, Loomis residents voted to incorporate the town to protect its unique character and avoid annexation by neighboring cities. Loomis has always relied on community participation to guide its vision and development patterns, and this has resulted in a quaint town center where higher-intensity uses are concentrated, with low- and moderate-density residential uses in the remainder of town. While there are many benefits that result from citizen participation in the planning process, in recent years there has been significant community opposition to new residential development, particularly on a large scale. In 2019, a special election called by residents resulted in overturning the approval for the Village at Loomis project that would have resulted in 426 new residential units and new retail and commercial near downtown. Residents are passionate about preserving the rural character of the town, influencing the type of residential development that is likely to occur. Community sentiment regarding the rural character has successfully prevented suburbanization of much of Loomis despite growth pressure from the Sacramento region as foothill

FIGURE 7: POVERTY STATUS



Source: 2015-2019 ACS, by tract.



communities become “bedroom communities” to the City of Sacramento. The growth that has occurred in the Town of Loomis has not happened at the same extent as neighboring cities like Rocklin and Lincoln. Loomis’ slow growth and small-town nature have resulted in primarily single-family housing, high land costs due to limited availability, and limited supply of high-density affordable housing. These patterns have fostered a close-knit community but hindered the development of housing types for a range of incomes and needs.

## Access to Opportunity

### **Educational Opportunities**

As shown in **Figure 9**, there are three schools within town limits that serve Loomis’ youth: Del Oro High School, H. Clarke Powers Elementary (K-8), and Loomis Grammar School (K-8). In addition to these, there are two additional schools, Loomis Basin Charter (K-8) and Franklin Elementary (K-8), that serve Loomis residents and are located just east of the town limit along Laird Road. In a statewide ranking of 2016 California Assessment of Student Performance and Progress test scores listed on School-Ratings.com, all five of these schools were ranked in the 78<sup>th</sup> percentile or above when compared to similar schools across the state, and Del Oro High School was ranked in the 92<sup>nd</sup> percentile. As shown in **Figure 9**, the schools located inside town limits are in the northern half of the town near King Road, while Loomis Basin Charter and Franklin Elementary are located just outside the limits and adjacent to the southern half of town. Disaggregated data from the TCAC/HCD 2020 Opportunity Areas map shown in **Figure 6** scores all areas of Loomis as having access to schools in the top quarter of the state, with a positive educational outcome for students. Loomis schools are rated similarly to suburban communities in the Sacramento region, including the schools in Granite Bay, Folsom, and Lincoln; and they score higher than almost all other areas in the SACOG region, including schools in the City of Sacramento and most of El Dorado and Sutter counties. Home-to-school transit is provided by Mid-Placer Transportation and connects students across Loomis to its high-quality schools.

### **Housing for Special Needs Groups**

To meet the needs of the senior population and individuals with disabilities, there is one licensed adult residential care facility and four residential care facility for the elderly located throughout the Town. However, the single licensed adult residential facility has capacity for just four residents, and the four assisted living facilities for the elderly have a combined capacity for 45 residents. Approximately 1,103 Loomis residents, or 16 percent of the population is over the age of 65. Of these residents, 33 percent (368 residents) have a disability that may make it challenging to live independently. With assisted living beds for only 45 of these 368 residents, this presents a barrier to seniors who want to stay in their community. Resident feedback and stakeholder input emphasized a need for additional senior housing and supportive services to meet the needs of both seniors and persons with disabilities who are unable to remain in Loomis due to cost or shortage of accessible or assisted housing. Additionally, nearly 18 percent of Loomis residents are seniors, but this population is overrepresented south of I-80, where 23 percent of the population is seniors. While the difference is not significant, it marks a slight concentration of a population who may be seeking smaller housing units as they age.

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Similarly, and perhaps related to, a slightly higher concentration of seniors south of I-80, there is also a slightly higher percentage of the population in this area with a disability compared to the town as a whole. In Loomis, approximately 8.6 percent of residents have a disability, compared to 7 percent of residents north of I-80 and 9.9 percent of residents south of I-80.

The households that live south of I-80 typically have larger lots on average than north of I-80, and many have lived there for most of their life. The number of residents that have aged in place in this area of town may explain the larger share of senior residents. Additionally, the concentration of seniors may in turn contribute to the increased percent of residents with a disability because seniors are more likely than other age groups to have some type of disability.

In contrast to a possible need for additional residential care units, there are several services available to special needs groups in Loomis. Placer County Transit (PCT) offers “Dial-A-Ride”, a reservation based, curb-to-curb paratransit service, to residents of Loomis. Placer Independent Resource Services (PIRS) and Placer County Adult System of Care (ASOC) provide services for individuals with disabilities and advocate for improvements for them. Both organizations have offices nearby in North Auburn that can be accessed using PCT’s route from Loomis to the Auburn Station and transferring to Auburn Transit routes, and ASOC provides in-home care to clients in need. During consultations, stakeholders also emphasized a need for smaller, affordable housing for seniors in Loomis to downsize to without risking displacement from the community. A current shortage of small, affordable housing units has made this transition difficult for seniors.

To address this housing needs of special needs groups, the Town has included Implementation Measures 6.1, 6.12, and 6.20 to incentivize the development of housing for special needs groups, construction of ADUs which are typically smaller and more affordable, and work with developers to encourage the construction of a variety of housing types. The Town will encourage development of residential care facilities south of I-80 to allow residents of this neighborhood to remain in their community. Increasing the supply of smaller housing units paired with ASOC’s in-home care program will aid in the ability of seniors, and other special needs groups, to remain in Loomis in accessible housing.

As stated in the Housing Stock Characteristics section of this Housing Element, there are no state or federally subsidized housing units in Loomis. The lack of these units presents a barrier to housing for special needs groups, particularly the senior population and persons with disabilities. In order to address this missing housing type, the Town proposes **Programs 4, 8, 9, and 13** to do the following:

- Support production of affordable housing through regional land banking, financing pools, and the Placer County Housing Trust.
- Work with nonprofit organizations such as Mercy Housing to identify funding opportunities for affordable housing.
- Recommend adoption of an inclusionary housing ordinance to increase the supply of affordable units.
- Provide financial and regulatory incentives for development of subsidized rental housing.



## **Employment Opportunities**

As shown in **Figure 10**, HUD identified all areas of Loomis as having close proximity to job opportunities in 2017. Despite a slight increase in commute times since 2019, up from an average of 26.7 minutes to 28.7 minutes, commute times for Loomis residents are similar to surrounding jurisdictions and the Placer County average of 27.9 minutes. In the SACOG region, there are many semi-rural and rural communities with limited access to a range of job opportunities. Overall, access to jobs for Loomis residents is comparable to the cities of Rocklin, Auburn, Grass Valley, Yuba City, and Placerville but lower than more urban areas, such as the cities of Roseville and Sacramento, the Town of Truckee, and much of Sutter County. However, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) data reported by the U.S. Census reports that most job opportunities in Loomis are located north of I-80. This aligns with land uses in Loomis, with a downtown commercial corridor on Taylor Road between Sierra College Boulevard and King Road and three schools located in this area and agricultural and rural residential uses on the outskirts of town and in all areas south of I-80. Despite a lack of job opportunities south of the freeway, residents have persisted during the 2020 General Plan Update process a desire to maintain the rural nature of the town outside of downtown and to concentrate commercial uses, including most jobs, downtown. While this does result in jobs being further from persons with disabilities that live south of I-80, LODES indicates that 40 percent of Loomis residents still live less than 10 miles from their place of employment.

According to the 2014-2018 ACS, there are 637 Loomis residents with a disability. Of these, 244 are seniors and 393 are under the age of 65. ACS reports that there is 100 percent labor force participation rate for these 393 residents. Loomis is a small town where many residents commute to neighboring jurisdictions with larger employment industries. Despite the shortage of jobs within town limits, and concentration of those that do exist downtown, there do not appear to be any barriers to accessing employment for persons with disabilities based on 100 percent labor force participation rate, commute times compared to surrounding communities, and proximity to jobs nearby. The unemployment rate in Loomis has also decreased significantly in the last decade, from 14.1 percent in January 2010 to 3.7 percent in January 2020. Given current unemployment rates and job commute times that are similar to the region, Loomis residents, including persons with disabilities, appear to have similar access to job opportunities throughout the town and compared to the region.

## **Mobility**

Loomis residents are served by the Taylor Road shuttle, operated by Placer County Transit (PCT), that provides connections from the Sierra College campus to the Auburn Station, allowing riders to then access additional routes to the cities of Roseville, Sacramento, and Colfax. There is one stop located at the Loomis Depot (Depot) for the Taylor Road shuttle. The Depot also has a stop for the PCT's Placer Commuter Express bus that provides a continuous connection from Colfax to downtown Sacramento during weekday commute hours. The location of the only transit stop downtown results in limited transit options for all residents, particularly those residing south of I-80, including lower-income households and persons with disabilities. This disproportionate access to the only transit route connecting Loomis to the greater region is mitigated by PCT's Dial-A-Ride service that provides reservation-based, non-emergency transit services for all Loomis residents, with discounts available for seniors and persons with

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disabilities. Dial-A-Ride offers busses that are equipped with wheelchair lifts and other mobility accommodations for passengers. The availability of this service aids in closing the gap between all homes in Loomis and services or the Depot to connect to other transit routes, particularly for special needs groups who may need assistance reaching services. Transit services offered by PCT are relatively affordable, and offer additional discounts for seniors, persons with disabilities, ADA-certified individuals, and youth. Dial-A-Ride fares range from \$2.50 per ride for the general public to \$1.25 for discount groups, with an additional 15 percent discount for 20-ride passes. The Commuter Express is available for \$4.75 cash, or \$4.50 with a Connect card, and the Taylor Road shuttle is available for \$1.25 for the general public and \$0.60 for discount groups or no charge for children under 5. The discounts on children reduce the cost burden of transportation on female-headed and single-parent households, and the general discounts make utilizing these transit services more affordable for seniors and persons with disabilities.

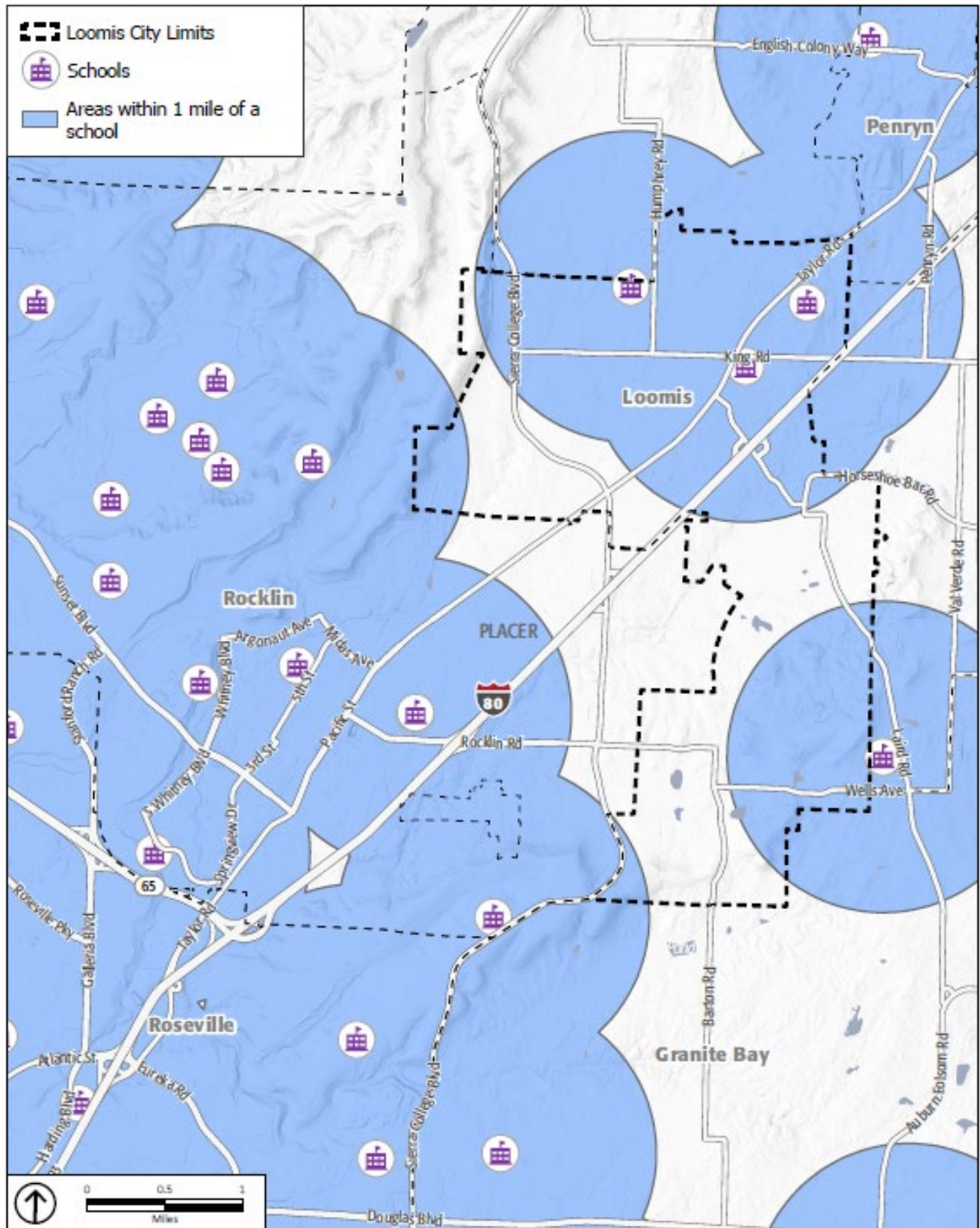
While these transportation services are comparable to those in other semi-rural Placer County communities and provide more mobility than is available in areas of Yuba and Sutter counties, there is still limited transportation within Loomis connecting residents to services. Given this, the Town will meet annually with PCT to determine demand for expanded routes to increase mobility between neighborhoods in the town and will assist in identifying funding for an expansion if deemed necessary (Program 24).

## **Environmental Health**

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. A community with a high score, is one with higher levels of pollution and other negative environmental indicators. A community with a score in the 75<sup>th</sup> percentile or above, is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community. There are no disadvantaged communities in the Town of Loomis; north of I-80 is in the 13<sup>th</sup> percentile and south of I-80 is in the 15<sup>th</sup> percentile. Given this, all residents of Loomis have similar access to healthy environmental conditions likely stemming from the prominence of open space in the semi-rural community and recreational and park opportunities. Loomis has a better environmental score than most communities in Placer County, particularly its neighbors including the cities of Lincoln, Rocklin, Roseville, and Auburn.



FIGURE 9: PROXIMITY TO SCHOOLS



Source: California School Campus Database, 2016



## Disproportionate Housing Need and Displacement Risk

### Overcrowding and Overpayment

As stated in the Household Characteristics section in this Community Profile, overcrowding is not a significant issue in Loomis, with less than one percent of households living in an overcrowded situation. Overcrowding is more prevalent among owner-occupied households (0.7 percent) than it is for renter-occupied, with no reports of renter-occupied households meeting the definition of overcrowding. The California Health and Human Services Agency (CHHS) does not report any areas of the town where overcrowding is more common than others. The rate of overcrowding in Loomis, for both owners and renters, is significantly lower than that of Placer County as a whole and as well as cities and counties across the State. Therefore, it is safe to assume that there is not a disproportionate need for larger housing units among certain groups or in specific areas of town.

Unlike overcrowding, overpayment for housing is a significant issue in Loomis for both homeowners and renters. Approximately 27 percent of all households are overpaying, with 43.6 percent of those households considered lower income. The rates of overpayment are similar between renters and owners, indicating chronic unaffordability in Loomis, unlike many SACOG jurisdictions in which it is isolated to renters. However, despite the high overpayment rates among both owners and renters, this issue has decreased in recent years in Loomis. This is in contrast to much of Placer County where the percent of renters overpaying for housing has stayed relatively constant across the region while overpayment has decreased among owners. The trends of overpayment have decreased in Loomis more than in the region, but still reflect the notable lack of affordable housing identified by stakeholders during consultations. The difference in overpayment between the northern and southern portions of town is starker among homeowners. North of I-80, approximately 19.8 percent of homeowners are overpaying for housing, compared to 25.7 percent of homeowners south of I-80. In contrast, the rate is relatively similar among renters with 27.9 percent of renters north of I-80 overpaying and 26.5 percent south of I-80 (Figure 11). Since 2014, the rate of overpayment in all areas of the town has decreased slightly, suggesting that the issue has distributed across the town and may have resulted in some residents being displaced to more affordable neighborhoods outside of Loomis. The higher rate of cost-burdened homeowners south of I-80 may be attributable to the high cost of housing, with many homes in this area valued at over a million dollars, paired with a moderate median income of \$97,969. While this area of town may not have a concentration of low-income residents, the discrepancy between housing costs and income can result in a concentration of cost-burdened households. The Town is committed to increasing the availability of affordable housing within the town limits to reduce risk of displacement from Loomis for cost-burdened households. In order to actively protect residents from displacement, the Town has included **Programs 10, 13, and 24**, which include meeting with developers to identify opportunities for affordable rental housing, providing materials to property managers on the benefits of subsidized units to increase the locations of participating voucher properties, and developing a targeted program to connect lower-income residents with affordable homeownership and rental options within the town.

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## **Housing Condition**

In addition to the displacement risk associated with overpayment, residents living in substandard housing in need of repairs face significant safety concerns. Approximately three-quarters of housing units in Loomis were constructed prior to 1990, and typically, housing that is more than 30 years old is more likely to need repairs or rehabilitation. However, given the median home value of \$527,450 and median income of \$70,671 in Loomis, it is assumed that most homeowners have the means to complete ongoing repairs to maintain the value of their homes. While this suggests that the overall condition of housing in Loomis is good, stakeholders reported that many senior households and households with one or more disabled members live in units that do not adequately meet their needs. Given this, it can be assumed that at least some special needs residents are living in substandard conditions as a result of accessibility issues. In order to address this, the Town will seek funding to provide housing rehabilitation loans to lower-income residents to reduce displacement risk due to housing conditions (**Program 18**) and will continue to implement its reasonable accommodation ordinance and encourage universal design in new development to ensure all residents have accessible housing in their current and future homes (**Program 20**).

## **Enforcement and Outreach Capacity**

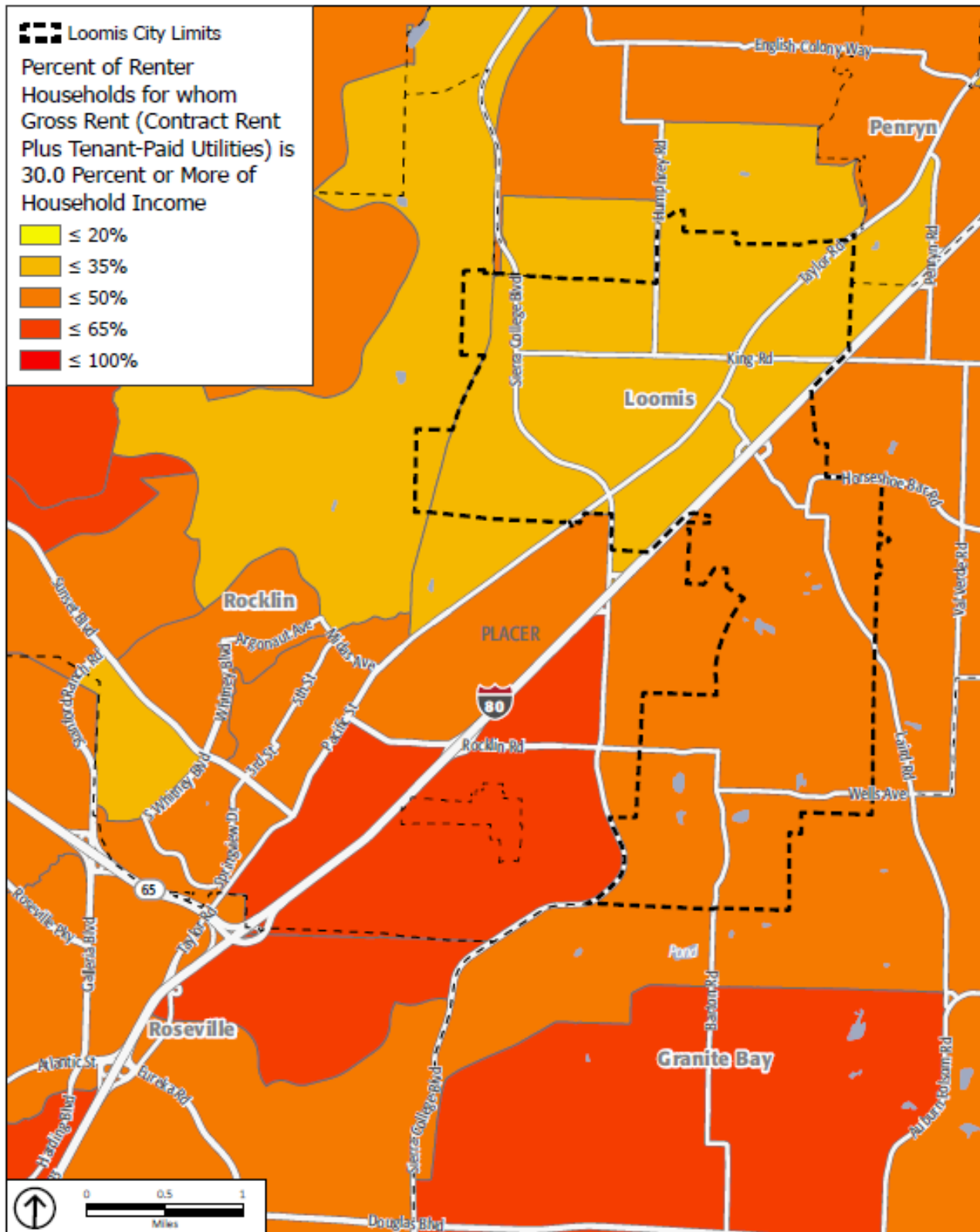
The Town enforces fair housing policies and complies with fair housing laws and regulations through a twofold process that includes reviewing Town policies and codes for compliance with state law and referring fair housing complaints to the appropriate agencies.

While the Town amended individual sections of its zoning laws and policies in 2014, a comprehensive review of zoning laws and policies for compliance with fair housing has not been completed recently. As part of the Housing Element update, the Town has identified several amendments needed to ensure zoning laws further fair housing and is committed to completing these amendments within one year of adoption of the Housing Element (**Programs 5 and 6**). Additionally, the Town will complete a comprehensive review, as well as ongoing reviews during the planning period, to ensure land use policies, permitting practices, and building codes continue to comply with state and federal fair-housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. In order to address issues not related to development standards, the Town has, and will continue to, refer discrimination complaints to the California Department of Fair Employment and Housing (DFEH) and Legal Services of Northern California (LSNC). Additionally, the Town will make information on fair housing laws, available assistance, advice, and enforcement activities available at Town Hall and on the Town's website (**Program 24**).



FIGURE 11: RENTERS OVERPAYING FOR HOUSING



Source: 2015-2019 ACS, by tract

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LSNC, the only civil legal aid office for the county, assists low-income and senior residents in Loomis who face housing discrimination and other issues. In August 2020, the Auburn office of LSNC provided information on fair housing issues in Placer County. LSNC staff expressed that the most common complaint they receive across Placer County is regarding a lack of affordable housing. Paired with a surge in suburban development, these factors result in segregated communities due to a lack of accessibility for many low-income residents. Other complaints they receive regarding fair housing include refusal to rent, discriminatory treatment, and termination of tenancies by landlords, predominantly due to the residents' income class and income source (i.e., Section 8 Vouchers). While income is often a driving factor in many fair housing cases, LSNC also reports that they receive a significant number of disability discrimination cases, often alleging a refusal to grant reasonable accommodation requests. LSNC confirmed that these issues are not isolated to Loomis and are experienced by residents across their service area.

According to DFEH's 2019 Annual Report, they received eight housing complaints from residents of Placer County, which represents less than 1 percent of the 934 total cases in the state that year. As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), and HUD FHEO reported that just one case was filed by a resident of Loomis between January 1, 2013 and August 31, 2020. The case alleged discrimination based on disability but was closed after HUD determined there was no cause.

None of these fair housing agencies (LSNC, DFEH, or FHEO) were able to provide specific location information for cases, either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the Town was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the town. **Program 24** has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the town.

## Sites Inventory

The Town examined the 2020 Opportunity Areas map prepared by TCAC and HCD (**Figure 6**), which identifies areas whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families in general, and positive long-term outcomes for children in particular.

As seen in **Figure 6**, TCAC and HCD have designated all of Loomis as a high or highest resource area, therefore the Town has relied on more localized data, as reported by community members and stakeholders, as well as indicators of segregation, displacement risk, and access to opportunity, as overlays to its sites inventory. With this information, the Town was able to determine if the sites identified in the inventory to accommodate the lower-income RHNA would disproportionately concentrate the units and/or increase patterns of segregation. While the sites currently, or proposed to be, zoned the appropriate density to accommodate affordable housing are all located in the northern portion of town, this area also has the closest proximity to schools, jobs, shops, services, and other resources. The existing and candidate sites identified for lower-income units are located near downtown and are in a high

opportunity areas. Therefore, the location of these sites ensures that the Town is not furthering disproportionate access to resources or opportunity. Additionally, developers have previously expressed interest in developing these sites with a variety of housing types, which would promote mixed-income communities and combat income-based segregation. Development of affordable housing on these sites will provide housing options for lower-income persons and families within walking distance of the grocery store, services available in Town, and the Depot transit stop to provide equitable access to opportunities despite access to personal transportation. Therefore, development of these sites with lower-income housing units will combat patterns of segregation in Loomis by providing affordable housing in what is currently a higher-income, high-opportunity area of town, helping to reduce the displacement risk for lower-income residents and promote mobility between areas of town.

This assessment of fair housing identifies areas of concentrated higher income in the Sunrise Park neighborhood and south of I-80. The Town proposes to encourage construction of ADUs in these areas, particularly south of I-80 where residents have larger properties (**Program 11**) and has identified sites for new moderate- and above moderate-income housing primarily in the Town core, near and adjacent to lower-income sites, as shown in **Figures 12** through **15**. This integration of lower- to above moderate-income sites is intended to affirmatively further fair housing by promoting a mixed-income community, facilitating mobility options through a variety of housing types in these areas of town, and encouraging housing near services, employment, educational, and recreational opportunities. The Town does not have any areas of high segregation and poverty; therefore, no sites will be concentrated in an area such as this. Additionally, the Town has included **Program 24** to work with developers to integrate affordable housing in areas identified for lower-income units with other uses and housing types.

## Contributing Factors

Through discussions with community members, fair housing advocates, and the assessment of fair housing issues, the Town identified several factors that contribute to fair housing issues in Loomis, as shown in **Table 20**. Local feedback and knowledge from residents obtained through the community survey, committee meetings, and other outreach efforts as well as information provided by local stakeholders informed the assessment of fair housing issues presented here as well as identified several contributing factors listed in **Table 20**.

The Town has identified the lack of subsidized affordable housing, supportive housing, and services for special needs groups as the primary contributing factors to fair housing issues in Loomis. The Town has included actions to address these factors, as well as the other issues identified in this assessment, throughout the Housing Element programs and policies. Mobility concerns are also addressed in the programs and policies identified in the Circulation Element of the General Plan. In addition to the actions included in all the programs, **Program 24** has been included to affirmatively further fair housing, per AB 686, and identifies meaningful actions that address significant disparities in housing needs and access to opportunity for all groups protected by state and federal law. Regional coordination efforts outlined in several programs will ensure that the Town furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the town and region.

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**TABLE 20: FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES**

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement of residents due to economic pressures.	<p>Lack of subsidized housing units.</p> <p>Unaffordable rents and home prices.</p> <p>Cost of rehabilitation or repair.</p> <p>Lack of partnerships with affordable housing developers.</p>	<p>Work with the County to encourage development of affordable housing (<b>Program 4</b>).</p> <p>Encourage the construction of ADUs (<b>Program 12</b>).</p> <p>Recommend adoption of an inclusionary housing ordinance (<b>Program 9</b>).</p> <p>Waive application fees for eligible affordable projects (<b>Program 9</b>).</p> <p>Incentivize development of subsidized rental housing (<b>Program 13</b>).</p> <p>Seek funding for rehabilitation loans (<b>Program 17</b>).</p> <p>Establish a code compliance program to ensure safe homes and avoid displacement (<b>Program 18</b>).</p> <p>Work with a nonprofit affordable housing developer to develop the Heritage Park subdivision (<b>Program 24</b>).</p>
Displacement of residents due to availability of services.	<p>Lack of senior housing.</p> <p>Lack of services for persons with disabilities.</p>	<p>Work with service providers to connect residents with services (<b>Program 20</b>).</p> <p>Expand availability of services and housing for special needs groups (<b>Program 24</b>).</p>
Limited mobility between neighborhoods within Loomis.	<p>Segregation of commercial and residential uses.</p> <p>Limited transit and pedestrian connections between residential uses and services.</p>	<p>Work with transit agencies to provide increased service between neighborhoods and commercial districts to improve residents' access to employment and services (<b>Program 24</b>).</p> <p>Partner with developers to encourage housing in commercial and multifamily zones (<b>Program 10</b>).</p>
Limited variety of housing types.	<p>Lack of public support for higher-density housing.</p> <p>Dominance of low- and medium-density zones.</p>	<p>Educate the public on housing types and who affordable housing serves (<b>Program 24</b>).</p> <p>Encourage construction of ADUs (<b>Program 12</b>).</p>



## Housing Resources

### Regional Housing Needs Plan

State law (California Government Code Section 65584) requires that each town, city, and county plan to accommodate its fair share of the region’s housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region’s housing construction need to each member jurisdiction. In the six-county Sacramento region, which includes the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba, the Sacramento Area Council of Governments (SACOG) is the entity authorized to determine future housing needs. SACOG adopted a regional housing allocation plan in March 2020, the Regional Housing Needs Plan (RHNP). The RHNP covers the June 30, 2021, to August 31, 2029 planning period.

SACOG’s methodology is based on the regional population and housing forecasts developed for its “Blueprint” regional transportation model. The number of housing units assigned to each jurisdiction addresses the minimum number of new housing units needed to accommodate anticipated growth. Most, if not all, jurisdictions have existing unmet housing needs that should be considered during the preparation of a housing element, which may result in housing construction objectives that exceed the allocation. Loomis must, however, use the numbers allocated under the RHNP to identify measures (policies and ordinances) that are consistent with these new construction goals. While the Town must demonstrate how it will provide adequate sites for the allocated units, it is not obligated to build any of the units or finance their construction.

According to the RHNP, Loomis has a total housing need of 352 units. Approximately 53 percent of the allocation is for units affordable to lower-income households. **Table 21** shows the Town’s 2021–2029 allocation.

**TABLE 21: REGIONAL HOUSING NEEDS ALLOCATION, 2021–2029**

Income Level	Allocation	Percent of Total
Very Low-Income	117*	33%
Low-Income	71	20%
Moderate-Income	49	14%
Above Moderate-Income	115	33%
<b>Total</b>	<b>352</b>	<b>100%</b>

Sources: SACOG 2021–2029 Regional Housing Needs Plan, March 2020

\*Assumes 50 percent of the very low-income need is allocated for extremely low-income households.

## Availability of Land

For the 2021–2029 Housing Element update, the Town analyzed vacant sites that could be readily developed to meet Loomis’ regional housing need.

The identified sites present residential opportunities in a wide range of styles and densities. Site 8 has more than one parcel but is considered a single site for potential development. The identified parcels vary in size, location, and amenities, which allows for the development of housing that suits households at all income levels and with a variety of needs and lifestyle preferences.

**Table 22** provides a comparison of the Town’s sites inventory capacity to the 2021–2029 regional housing need allocation (RHNA). The table shows that the sites identified have capacity for 551 more units than the Town’s RHNA. However, the Town has identified a shortfall of 35 units in the lower income category. Program 11 has been included to state that the Town will apply the High-Density Overlay to a minimum of 2.2 acres to accommodate the shortfall of 35 units.

**TABLE 22: COMPARISON OF RHNA AND AVAILABLE SITES**

RHNA Category	2021-2029 RHNA	Vacant Site Capacity (80%)	Projected ADUs	Surplus/ (Shortfall)
Very Low	117	140	13	(35)
Low	71			
Moderate	49	545	10	506
Above Moderate	115	194	1	80
<b>Total</b>	<b>352</b>	<b>879</b>	<b>24</b>	<b>551</b>

*Source: Town of Loomis, March 2021.*

## Sites Appropriate for Lower-Income Housing

Housing Element law requires jurisdictions to provide an analysis showing that the zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the Town of Loomis is 20 dwelling units per acre.

The Town is relying on the Residential – High Density Overlay land use designation, that allows for 20 to 25 units per acre, to accommodate 175 units of its lower-income RHNA. The remaining 13 units of lower-income RHNA will be met with Accessory Dwelling Units (ADUs). To provide a surplus for the lower-income RHNA, the Town will implement **Program 11**, which will amend the Central Commercial (CC) zoning district and the Town Center Commercial (TC) land use designation to allow mixed-use development up to 20 units per acre in any configuration and encourage lower-income housing in this high-resource area.

## Village Referendum Properties

In 2014, the Town passed Ordinances 254, 255, and 256 in 2014 to amend the General Plan and Zoning Ordinance to include a land use designation (Residential – High Density Overlay) and overlay zone district (Residential High Density – Overlay) to allow 20 to 25 dwelling units per acre on 7 acres of the proposed Village at Loomis (“the project”) project site. These overlays were applied to the parcels included in Site 8 of this Housing Element site inventory.

In early 2019, Town Council approved the project, which consisted of approximately 68.29 acres, made up of 13 parcels of mostly undeveloped land located between Horseshoe Bar Road and Doc Barnes Drive, northeast of a commercial center and the Town’s library. However, in June 2019 a special election was held in which voters voted to overturn the approval of the project. While the project has not proceeded to development, the land use designation and zoning overlay approved in 2014 still apply to the parcels included in Site 8 (28.68 acres). The other parcels of the project were not included in this inventory due to lower density residential designations or non-residential designations and cannot be used to meet the Town’s lower-income RHNA.

The Town included Site 8 from the proposed Village at Loomis project in the land inventory due to the prime location and available zoning and General Plan designation. While the site does not have to be subdivided, that is most likely how it would be developed. Once a project is approved, the site would have access to infrastructure including roads, water, sewer, and dry utilities. In 2014, the Town adopted Ordinance 254 that identified 7 acres of high-density residential land located immediately north of the Raley’s shopping complex, west of land designated for public open space. Please refer to **Figures 12** and **14** for the location of the high-density land use designation that implements this overlay, denoted by RH. This site can be developed independently from the remainder of the parcel, or as part of a larger project. Upon development, access to the site will have to be constructed through the extension of either Doc Barnes Drive or Library Drive. Should an affordable housing project be constructed here, the Town has included **Program 11** to provide assistance in identifying funding to complete the extension of an access road to mitigate any constraints on development of affordable housing due to road extension requirements.

## Affordable Housing Developers

In September 2020, Town staff received zoning input from a partner at St. Anton Communities, an experienced housing developer. According to the developer, a site needs to be zoned to allow 25 units per acre for it to be feasible to develop affordable housing. When looking for potential sites, St. Anton Communities identifies land that is zoned for 25 to 35 units per acre; projects at these densities across the Sacramento region have been successful and well-received by the surrounding communities. St. Anton Communities emphasized that they prefer to build projects that are consistent with the existing character of the area and have found that projects with three-story buildings allow for enough density to include affordable units while still aligning with the surrounding areas.

St. Anton Communities shared that densities less than 25 units per acre are more attractive for market rate development, and densities over 35 units per acre are not always feasible for affordable

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development as they often cost more. In Loomis, recent market-rate development has occurred in zones that allow a maximum of 15 units per acre, in keeping with St. Anton Communities’ experience. Therefore, the sites zoned to allow 25 units per acre in Loomis are appropriate to accommodate the lower-income RHNA.

## Realistic Capacity

The inventory of vacant sites shows the maximum unit capacity, as well as realistic unit capacity, based on the zoning and land use designation. The Town assumed an 80 percent realistic capacity based on historical trends, local and regional project examples and the assumption that a certain portion of the land may not be suitable or desirable, for development.

The Town considered the following projects as well as considered regional projects examples that were both affordable and market rate to determine that an 80% realistic capacity was appropriate.

- Nejadian (Loomis) – 10-unit single family development on 9.4 acres: 80% realistic capacity
- Morgan Estates (Loomis) – 10-unit single family development on 10.2 acres: 91% realistic capacity
- Taylor Road (Loomis) – 46-unit mixed use development on 7.9 acres: 78% realistic capacity
- Sawmill Heights (Placer County) – 77-unit employee housing project on 3.5 acres: 94% realistic capacity
- Quartz Ridge Apartments (Placer County) – 64-unit affordable housing project on 4.9 acres: 104% realistic capacity
- Mercy Auburn Affordable Housing (Placer County) – 79-unit affordable housing project on 3 acres: 88% realistic capacity

When looking at mixed use opportunities, the Town also relied on project examples but took a conservative approach and assumed housing would be developed at 50 percent capacity due to development standards and maintaining the main street commercial character of downtown.

As **Table 23** below indicates, there are 60 vacant parcels suitable for residential development, with the capacity to accommodate a realistic development level of 879 units based on realistic capacities. Please refer to **Figures 12** through **15** for maps of the sites.

## Accessory Dwelling Unit Potential

Government Code Section 65583.1 states that a town, city, or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements be allowed

by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th cycle planning period.

The Town issued permits for four ADUs in 2018 and three in 2019. This analysis assumes that the number of ADU applications and permits will increase during the 2021-2029 projection period, averaging 3 ADUs per year, for a total of 24 ADUs. To promote ADUs, the Town has included **Program 12**, which encourages ADU construction and monitors their affordability levels, and **Program 6**, which addresses new state law.

To determine assumptions on ADU affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region in January and February 2020. The assumption allocated 56 percent to lower-income households, 43 percent to moderate-income households, and 1 percent to above moderate-income households. Affordability of ADUs projected to be built within the town during the planning period were based on the SACOG analysis. Of the 24 ADUs projected to be built, it is estimated that 13 will be for lower-income households, 10 for moderate-income households, and one for above-moderate income households.

## **Environmental Constraints**

The General Plan identifies environmental constraints and natural features within the town's planning area. While there are sites within the existing town limits with biological constraints such as riparian habitat, the Town has accounted for this by removing these undevelopable parcels, or portions of parcels, from consideration, thus removing impacts to development due to environmental constraints.

Maps of potential environmental constraints are being prepared as part of the 2020 General Plan update, concurrent with the 2021-2029 Housing Element update, and will identify needed transportation improvements, 100-year floodplain, biological resources, known cultural resources, soil types, species habitat, waterways, airport safety zones, and other characteristics which impact the location and density of development. These constraints, and the accompanying maps and reports, are a part of this Housing Element by reference, as the Housing Element is a part of the General Plan.

## **Available Public Facilities, Services, and Infrastructure**

The Town charges appropriate development impact fees to ensure that water lines, sewer lines, roads, and other necessary infrastructure to serve new residential development can be extended in a timely manner. All public facilities, including water and sewer capacity, are available to accommodate Loomis' share of the regional housing need. In areas that are not served by public water infrastructure, Placer County provides information for property owners on well water. Refer to the Infrastructure Capacity section for more details.

## Housing Constraints

The California Government Code, as it relates to the Housing Element, requires an analysis of both governmental and non-governmental constraints to the development of affordable housing. Loomis has identified various constraints to housing production to address as many barriers as possible. Removal of these constraints must be balanced with other health, safety, and welfare concerns.

### Governmental Constraints

Governmental regulation, while purposefully ensuring the quality of development in the community, also increases the cost of development and thus the cost of housing. Governmental constraints include land use controls, fees, and other exactions required of developers, and time-consuming permit processing and complicated procedures. Since governmental controls are intended to ensure the health and safety of the general public, there is a fine balance between this goal and the easing of governmental controls to reduce development costs. Additionally, the cost of development and its associated infrastructure needs to be borne by the development and its future users rather than by the general fund and the public at large.

### Land Use Controls

General Plan density standards, subdivision regulations, and zoning standards, by their nature, limit the amount of development on a given site and therefore directly affect the cost of development. The regulations also identify minimum development standards for improvements, such as roads, utilities, parking areas, and drainage facilities. These standards are important since they are intended to protect public health, safety, and welfare; reduce future cost to the taxpayers for services; and avoid problems such as drainage impacts on existing development, flood damage, and land stability.

TABLE 23: VACANT SITES INVENTORY

Site #	APN	Zoning Designation	General Plan Designation	Address/Location	Acres	Allowable Density (du/acre)	Total Unit Capacity	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Income Category
<b>General Commercial</b>											
1	043-030-025-000	CG-General Commercial	GC	3425 Taylor Road	0.2	10	2	1	Vacant	Yes	Above Moderate
2	043-030-046-000	CG-General Commercial	GC	3475 Taylor Road	0.7	10	7	5	Vacant	Yes	Above Moderate
3	043-030-057-000	CG-General Commercial/ RM-5-Medium Density Residential	GC	Adjacent to 3461 Taylor Road	0.9	10	9	7	Vacant	Yes	Above Moderate
4	044-122-005-000	CG-General Commercial	GC	Intersection of Sierra College Boulevard and Taylor Road	3.9	10	39	31	Vacant	Yes	Above Moderate
5	044-141-037-000	CG-General Commercial	GC	3847 Taylor Road	0.6	10	6	4	Vacant	Yes	Above Moderate
<b>Subtotal</b>					<b>6.3</b>			<b>48</b>			
<b>Office Commercial</b>											
6	043-050-024-000	CO-Office Commercial	O/P	Adjacent to 3380 Cherokee Trail	6.5	10	65	52	Vacant	Yes	Above Moderate
7	043-080-008-000	CO-Office Commercial	O/P	Adjacent to 6440 King Road	6.5	10	65	52	Vacant	Yes	Above Moderate
<b>Subtotal</b>					<b>13</b>			<b>10</b>			
<b>High Density Residential Overlay (RH-20)</b>											
8	043-080-015-000, 043-080-044-000	RH-20-High Density Residential Overlay	RH Overlay	3627 Gates Lane	7	25	175	140	Vacant	Yes	Lower
<b>Subtotal</b>					<b>7</b>			<b>140</b>			
<b>Medium Density Residential (RM-5)</b>											
9	044-350-001-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.4	10	4	3	Vacant	Yes	Above Moderate
10	044-350-002-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
11	044-350-003-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
12	044-350-004-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
13	044-350-005-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
14	044-350-006-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
15	044-350-007-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
16	044-350-008-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
17	044-350-009-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
18	044-350-010-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
19	044-350-011-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
20	044-350-012-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
21	044-350-013-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
22	044-350-014-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
23	044-350-015-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
24	044-350-016-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
25	044-350-017-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate

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Site #	APN	Zoning Designation	General Plan Designation	Address/Location	Acres	Allowable Density (du/acre)	Total Unit Capacity	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Income Category
26	044-350-018-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
27	044-350-019-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
28	044-350-020-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
29	044-350-021-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
30	044-350-022-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
31	044-350-023-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
32	044-350-024-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
33	044-350-025-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
34	044-350-026-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
35	044-350-027-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
36	044-350-028-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
37	044-350-029-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
38	044-350-030-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
39	044-350-031-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
40	044-350-032-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
41	044-350-033-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
42	044-350-034-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
43	044-350-035-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
44	044-350-036-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
45	044-350-037-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
46	044-350-038-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
47	044-350-039-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.1	10	1	1	Vacant	Yes	Above Moderate
48	044-350-040-000	RM-5-Medium Density Residential	RMH	Heritage Park	0.2	10	2	1	Vacant	Yes	Above Moderate
<b>Subtotal</b>					<b>6</b>			<b>42</b>			
<b>Central Commercial</b>											
49	043-100-025-000	CC-Central Commercial	TC	6045 Horseshoe Bar Road	2.7	20	54	43	Vacant	Yes	Lower
50	043-100-027-000	CC-Central Commercial	TC	6015 Horseshoe Bar Road	2.00	20	40	32	Vacant	Yes	Lower
<b>Subtotal</b>					<b>4.7</b>			<b>75</b>			
<b>Tourist/Destination Commercial</b>											
51	043-080-045-000	CT-Tourist/Destination Commercial	TD	West of Oak Tree Lane, adjacent to I-80	6.6	10	66	52	Vacant	Yes	Moderate
52	043-080-046-000	CT-Tourist/Destination Commercial	TD	West of Oak Tree Lane, adjacent to I-80	6	10	60	48	Vacant	Yes	Moderate
53	043-080-047-510	CT-Tourist/Destination Commercial	TD	West of Oak Tree Lane, adjacent to I-80	4.8	10	48	38	Vacant	Yes	Moderate
54	043-120-003-000	CT-Tourist/Destination Commercial	TD	Northeast of Horseshoe Bar Road, adjacent to I-80	0.3	10	3	2	Vacant	Yes	Moderate



Site #	APN	Zoning Designation	General Plan Designation	Address/Location	Acres	Allowable Density (du/acre)	Total Unit Capacity	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Income Category
55	043-120-004-000	CT-Tourist/Destination Commercial	TD	Northeast of Horseshoe Bar Road, adjacent to I-80	15.8	10	158	126	Vacant	Yes	Moderate
56	043-120-013-000	CT-Tourist/Destination Commercial	TD	Northeast of Horseshoe Bar Road, adjacent to I-80	1.5	10	15	12	Vacant	Yes	Moderate
57	043-120-014-000	CT-Tourist/Destination Commercial	TD	Southwest of Horseshoe Bar Road, adjacent to I-80	12.4	10	124	99	Vacant	Yes	Moderate
58	043-120-015-510	CT-Tourist/Destination Commercial	TD	Southwest of Horseshoe Bar Road, adjacent to I-80	0.4	10	4	3	Vacant	Yes	Moderate
59	043-120-037-000	CT-Tourist/Destination Commercial	TD	Northeast of Horseshoe Bar Road, adjacent to I-80	1.8	10	18	14	Vacant	Yes	Moderate
60**	043-130-001-000	CT-Tourist/Destination Commercial	TD	North of Brace Road	30.6	10	306	76	Vacant	Yes	Moderate
<b>Subtotal</b>					<b>80.2</b>			<b>470</b>			

Source: Town of Loomis, April 2021

\*The Town does not have any sites listed in Table 22 that have been included in the past two housing elements.

\*\*Site 60 includes large areas of ravine and riparian areas; therefore, the Town has estimated a realistic capacity of 25 percent rather than 80 percent for this site.

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## FIGURE 12 VACANT SITES MAP

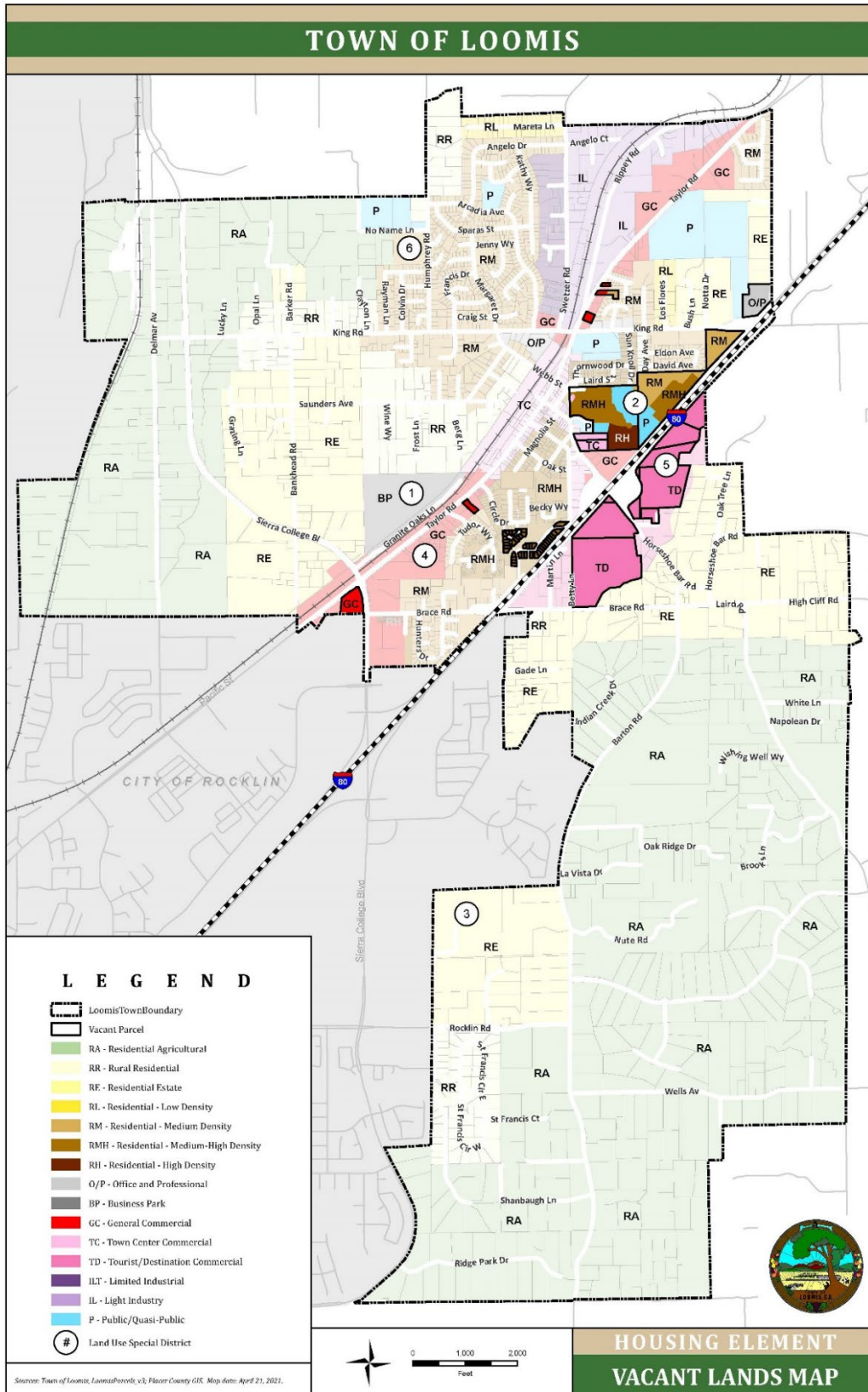


FIGURE 13 VACANT SITES MAP – MAP A

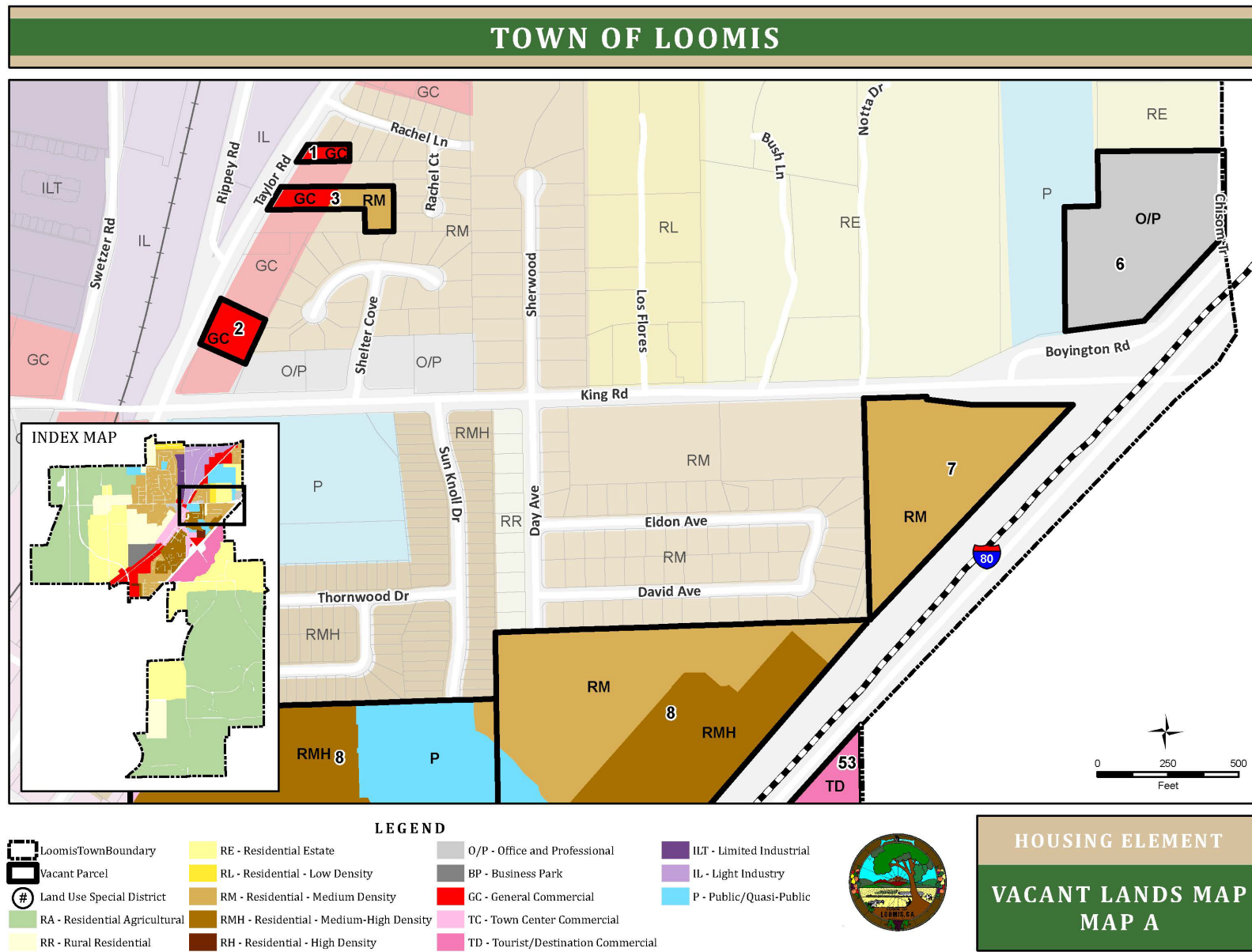
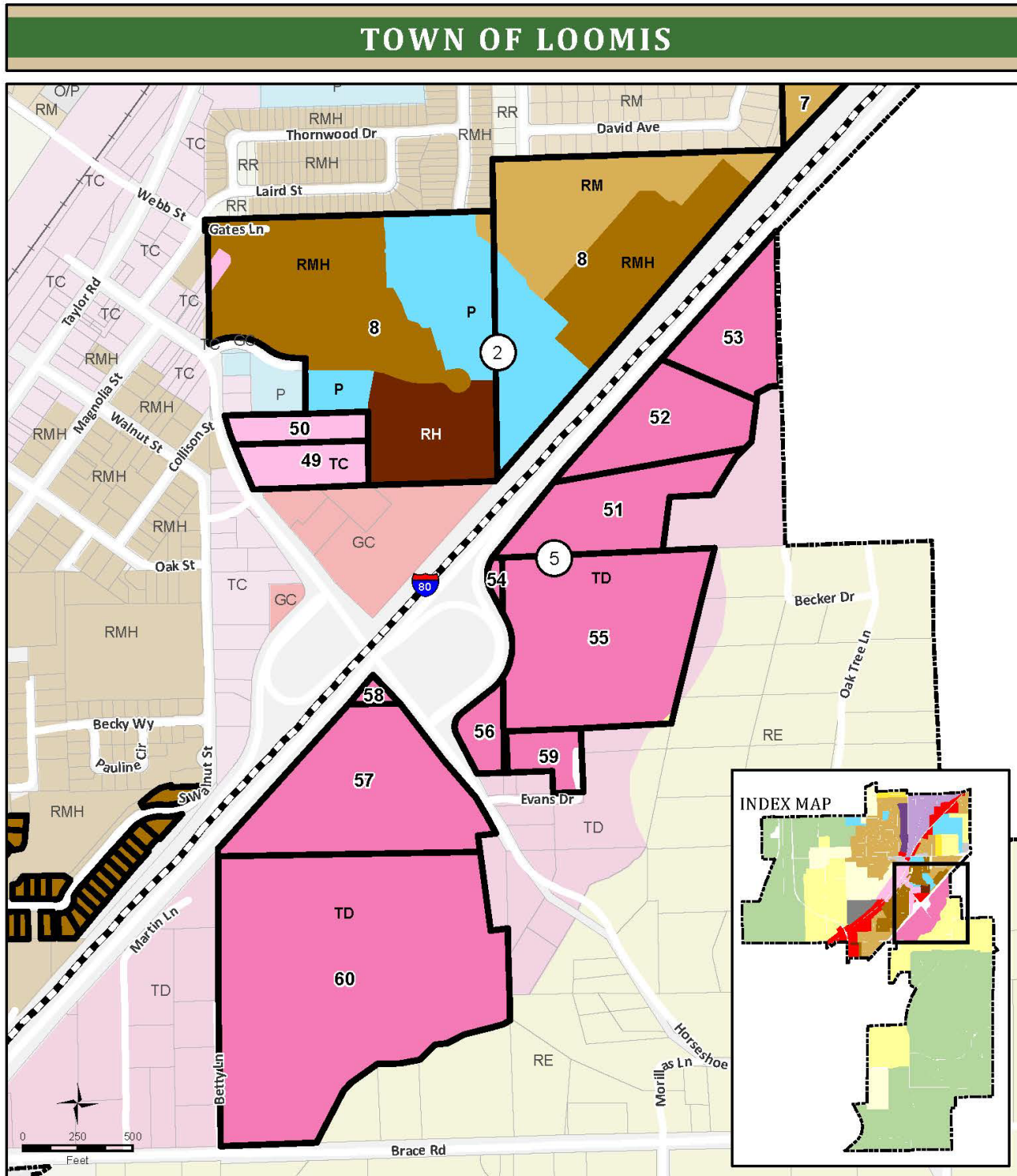




FIGURE 14 VACANT SITES MAP – MAP B



**LEGEND**

- |                               |   |                                     |
|-------------------------------|---|-------------------------------------|
| Loomis Town Boundary          | RL - Residential - Low Density          | GC - General Commercial             |
| Vacant Parcel                 | RM - Residential - Medium Density       | TC - Town Center Commercial         |
| Land Use Special District     | RMH - Residential - Medium-High Density | TD - Tourist/Destination Commercial |
| RA - Residential Agricultural | RH - Residential - High Density         | ILT - Limited Industrial            |
| RR - Rural Residential        | O/P - Office and Professional           | IL - Light Industry                 |
| RE - Residential Estate       | BP - Business Park                      | P - Public/Quasi-Public             |

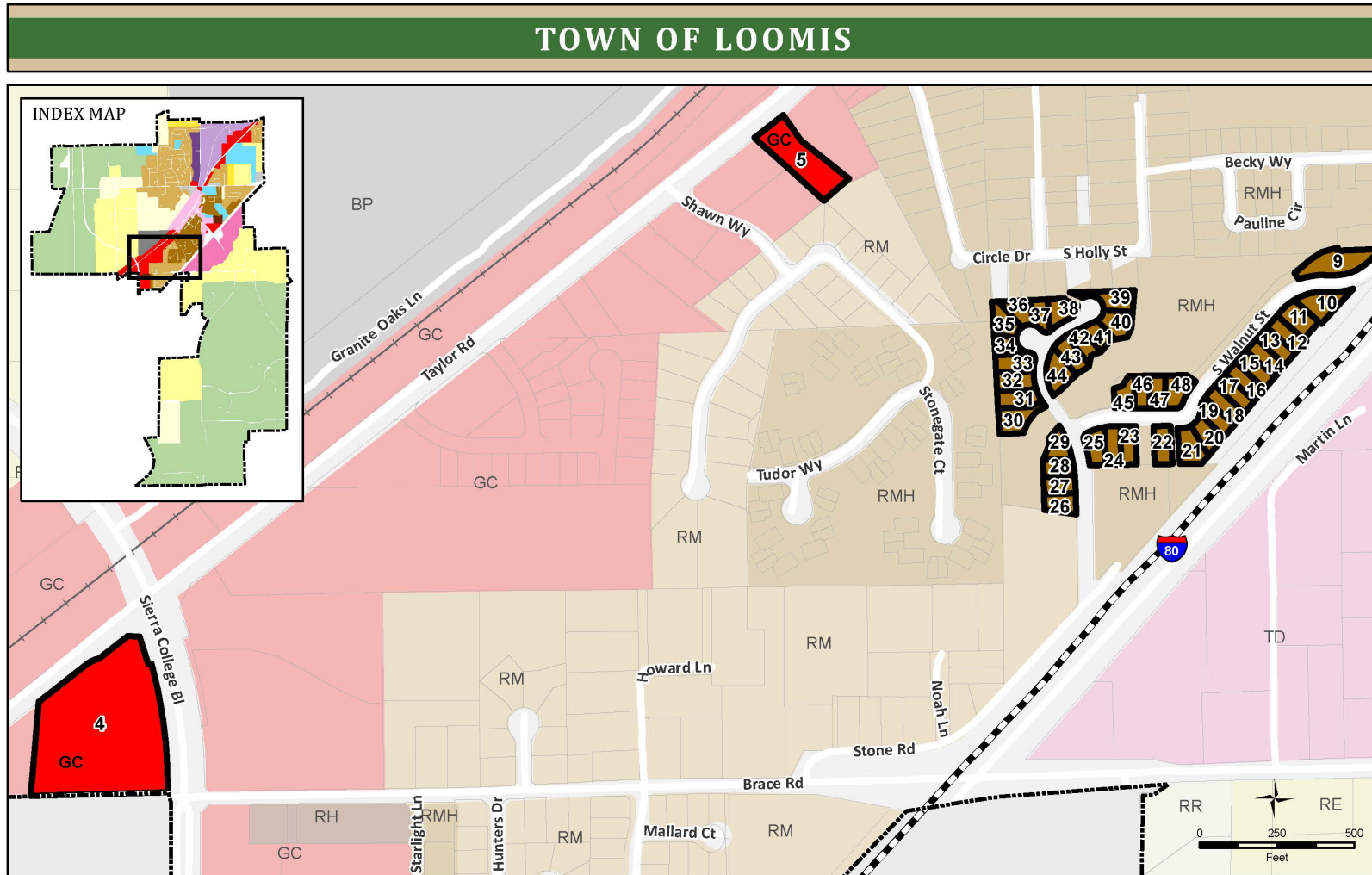


**HOUSING  
ELEMENT**

**VACANT  
LANDS MAP  
MAP B**

April 21, 2021

FIGURE 15 VACANT SITES MAP – MAP C



Loomis Town Boundary	RE - Residential Estate	O/P - Office and Professional	ILT - Limited Industrial
Vacant Parcel	RL - Residential - Low Density	BP - Business Park	IL - Light Industry
Land Use Special District	RM - Residential - Medium Density	GC - General Commercial	P - Public/Quasi-Public
RA - Residential Agricultural	RMH - Residential - Medium-High Density	TC - Town Center Commercial	
RR - Rural Residential	RH - Residential - High Density	TD - Tourist/Destination Commercial	

HOUSING ELEMENT

**VACANT LANDS MAP**

MAP C

April 21, 2021

## Land Use Designations

**Table 24** shows the residential General Plan land use designations for the Town of Loomis. The land use designations support a variety of housing types, ranging from very low-density rural development, which generally includes single-family homes on large lots, to high-density development, which includes multifamily development.

**TABLE 24: GENERAL PLAN LAND USE DESIGNATIONS**

	<b>Land Use Designation</b>	<b>Allowable Density</b>	<b>General Uses</b>
RA	Residential Agriculture	1 du/4.6 ac	Agricultural uses, including orchards, nurseries, cattle grazing, and very low-density residential uses
RE	Residential Estate	1 du/2.3 ac	Agricultural uses, including orchards, vineyards, cattle grazing, and very low-density residential uses
RR	Rural Residential	1 du/ac	Agricultural uses and low-density residential uses Keeping of large animals is limited to one acre or larger parcels
RL	Residential - Low Density	2 du/ac	Single-family homes and related compatible uses
RM	Residential - Medium Density	2-6 du/ac	Single-family residential uses
RMH	Residential – Medium High Density	6-10 du/ac	Smaller lot single-family residential uses and lower-density multifamily, including duplexes
RH	Residential – High Density	10-15 du/ac	Multifamily residential uses
GC	General Commercial	2-10 du/ac	Retail and service commercial uses; residential uses
TD	Tourist Destination Commercial	2-10 du/ac	Office/business park, retail commercial, lodging, residential uses in mixed use structures
TC	Town Center Commercial	15 du/acre	Retail commercial, offices uses, residential uses in mixed use structures
O/P	Office and Professional	2-10 du/acre	General business, professional, and medical offices; residential uses in mixed use projects

*Source: Town of Loomis, reviewed 2020*

*Note: Changes pending Land Use Element update.*

# HOUSING

## Zoning Districts

Zoning, unlike the General Plan, is regulatory. Under the Zoning Ordinance, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable residential uses (Table 25).

**TABLE 25: RESIDENTIAL ZONING DISTRICTS**

Zone	Allowable Density	General Uses
RA Residential Agricultural Zoning District	4.6 ac/du	Single-family dwelling, second unit, residential care facility, organizational house, residential accessory structure, mobile home, mobile home park
RE Residential Estate Zoning District	2.3 ac/du	Single-family dwelling, second unit, residential care facility, residential accessory use, mobile home, mobile home park
RR Rural Residential Zoning District	1 ac/du	Single-family dwelling, second unit, residential care facility, mobile home, mobile home park
RS <sup>1</sup> Single-Family Zoning District	1 du/half ac – 2-6 du/ac	Single-family dwelling, second unit, residential care facility, multi-family housing 2 units, mobile home, mobile home park, carriage house
RM <sup>1</sup> Medium Density Residential Zoning District	6-10 du/ac	Single-family dwelling, second unit, multi-family housing, rooming or boarding house, residential care facility, mobile home, mobile home park, organizational house
RH High Density Residential Zoning District	10-15 du/ac	Multifamily housing, rooming or boarding house, mobile home, mobile home park, organizational house, residential care facility
RH-20 High Density Residential Zoning District	20 du/ac	Overlay district for “The Village at Loomis” project site, allows very low- and low-income units on 7 acres of high density residential at 20-25 du/ac with a minimum density of 20 du/ac
CC Central Commercial District	15 du/ac	Multifamily housing, multifamily housing as part of a mixed-use structure, live/work units, emergency shelter
CG General Commercial District	2-10 du/acre	Multifamily housing, multifamily housing as part of a mixed-use structure, live/work units, emergency shelter
CO Office Commercial District	2-10 du/acre	Multifamily housing as part of a mixed-use structure, residential care facility for elderly or 7 or more clients
CT Tourist/Destination Commercial District	2-10 du/acre	Multifamily housing as part of a mixed-use structure, residential care facility for the elderly

Source: Town of Loomis Zoning Ordinance, reviewed 2020.

<sup>1</sup> The RS and RM zoning districts have subdistricts, please refer to Table 22 below for development standards for each subdistrict.



## Development Standards

### Zoning Standards

Table 26 presents the Town’s development standards, which are applied to all new residential developments.

**TABLE 26: TOWN OF LOOMIS DEVELOPMENT STANDARDS<sup>1</sup>**

District	Net Lot Area	Lot Depth (Ft)	Lot Width (Ft)	Lot Coverage (Max %)	Setbacks (Ft.)				Max Height (Ft)
					Front	Side	Total for Two Sides	Rear	
RA	4.6 ac	100	160	20 <sup>2</sup>	50 <sup>3</sup>	25	—	25	35 and 2 stories
RE	2.3 ac	100	160	20 <sup>2</sup>	50 <sup>3</sup>	25	—	25	35 and 2 stories
RR	40,000 sf	100	135	20	50 <sup>3</sup>	20	—	20	35 and 2 stories
RS-20	20,000 sf	100	100	25	20	—	20	20	35 and 2 stories
RS-10	10,000 sf	100	60	30 <sup>4</sup>	20	—	20	20	30 and 2 stories
RS-10A	10,000 sf	100	60	30	20	—	20	20	30 and 2 stories
RS-7	7,000 sf	100	60	35	20	—	20	20	30 and 2 stories
RS-5	5,000 sf	80	55	35	20	—	20	20	30 and 2 stories
RM-5	5,000 sf	80	55	40 <sup>4</sup>	15 min	—	20	20	30 and 2 stories
RM-3.5	3,500 sf	70	50	50	15 min	—	20	20	30 and 2 stories
RH <sup>5</sup>	10,000 sf	100	60	40 <sup>4</sup>	15 min	—	20	6	30 and 2 stories

Source: Town of Loomis Zoning Code, reviewed 2020.

Notes:

1. Refer to the Town of Loomis Zoning Code for specific footnotes pertaining to this table.
2. The Zoning Code provides an exception that may allow up to 25 percent coverage on a nonconforming parcel that the review authority determines is significantly smaller than the minimum area required by the zone.
3. The Zoning Code allows for a front setback of 75 feet from the property line if a public or private street or street easement is within the setback area.
4. The General Plan allows lot coverage up to 40 percent in the RS-10 zone, up to 50 percent in the RM-5 zone, and up to 60 percent in the RH zone. As part of the 2020 General Plan Update, the Town will ensure consistency between General Plan land use designations and the Zoning Code (**Program 1**).
5. The Town has included **Program 6** to increase the RH height limit to allow for 3 stories, to ensure there are no constraints to the development of multifamily units.

The Town offers various mechanisms to provide relief from development standards typically required of all residential projects, including allowing mixed-use residential buildings in commercial districts without a conditional use permit, exceptions to height limits (subject to a design review), density bonus for affordable housing projects, and planned development districts that allow flexibility of development standards to accommodate unique topographical conditions that would otherwise increase development costs.

# HOUSING

## Typical Densities for Development

The Town of Loomis is a small, semi-rural community town bisected by I-80 and with few physical constraints to development. There were no significant subdivisions in the previous Housing Element cycle, likely as a result of the cost of land in Loomis paired with the large-lot character of much of the Town. Typical single-family residential lots in the RS zone vary in size from approximately 3,500 to 20,000 square feet and support 1 to 2 single-family homes each. Single-family residential lots in the RR, RE, and RA zones can range from 1 acre to 4.6 acres or more in size (approximately 200,376 square feet). Typical single-family densities are 1 to 2 homes per acre. Multifamily densities are 24 units per acre, based on the density of the only multi-family complex in the Town, which was constructed prior to Town incorporation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located.

## Parking

Table 27 presents the parking standards for single- and multifamily units. These standards include guest parking requirements. The local ordinance allows the Director to reduce or waive the number of parking spaces required when the applicant can provide quantitative proof fewer spaces are needed. The ordinance also allows waiver of parking requirements in Downtown for off-hour uses. Allowing for relaxed parking standards ensures parking requirements are not a constraint to the development of affordable housing.

**TABLE 27: PARKING STANDARDS<sup>1</sup>**

Housing Type	Parking Space Requirement
Single-Family	2 covered spaces, plus 1 additional space for each bedroom over 3
Multifamily <sup>2</sup>	2 covered spaces per unit, plus 1 for each bedroom over 3, plus 1 guest parking space for each 3 units
Multifamily (mixed-use)	1 per studio or 1 bedroom unit, 2 per each 2- or 3-bedroom unit, 1 guest parking space per each 4 units
Organizational Home	1 space per each bedroom
Mobile Home (Individual)	1 covered space per unit
Mobile Home Park	1 covered space per each unit, plus 0.5 guest parking space, plus 0.25 space for each vehicle storage unit
Rooming and Boarding Houses	1 space per each bedroom
Second Unit	1 space for each studio or 1 bedroom unit, 2 for 2- or 3-bedroom units, plus off-street parking space for main dwelling
Senior Housing Project	1 space for each 2 units, with half the spaces covered, plus 1 guest parking for each 10 units

Source: Town of Loomis Zoning Code, reviewed 2020.

Notes:

1. Refer to the Town of Loomis Zoning Code for specific details.
2. The Town has included **Program 6** to remove constraints on multifamily development by reducing parking requirements for multifamily uses.

## Density Bonus

Under current state law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. The Town of Loomis allows a density bonus of 25 percent for a housing development of five or more units, which complies with the eligibility requirements. A 10-percent density bonus is allowed for condominium projects that meet the eligibility requirements outlined in the local ordinance. The Town has included **Program 6** to comply with current density bonus law, as defined in Government Code Section 65915.

## Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. **Table 28** summarizes the permitted housing types.

**TABLE 28: HOUSING TYPES PERMITTED BY ZONING DISTRICT**

Housing Types Permitted	RA	RE	RR	RS	RM	RH-20
Single-Family Dwelling	P	P	P	P	P	NP
Multifamily (2 Units)	NP	NP	NP	UP	P	P
Multifamily (3-5 Units)	NP	NP	NP	NP	P	P
Multifamily (6-9 Units)	NP	NP	NP	NP	MUP	P
Multifamily (10+ Units)	NP	NP	NP	NP	UP	MUP <sup>1</sup>
Mobile Home	P	P	P	P	P	P
Mobile Home Park	UP	UP	UP	UP	UP	UP
Accessory Dwelling Units	P	P	P	P	P	NP
Emergency Shelter	<i>Permitted by right in C-G and C-C zoning districts, allowed in P-I with UP</i>					
Transitional Housing <sup>2</sup>	P	P	P	P	P	P
Supportive Housing <sup>2</sup>	P	P	P	P	P	P
Single-Room Occupancy Units <sup>3</sup>	NP	NP	NP	NP	NP	NP

# HOUSING

Housing Types Permitted	RA	RE	RR	RS	RM	RH-20
Care Facilities (6 or fewer persons)	P	P	P	P	P	P
Care Facilities (7 or more persons) <sup>4</sup>	NP	NP	UP	UP	UP	UP
Employee Housing <sup>5</sup>	NP	NP	NP	NP	NP	NP

Source: Town of L Municipal Code.

Refer to the Town of Loomis Zoning Code for specific details.

Notes: P= Permitted Use; UP= Use Permit; MUP= Minor Use Permit; S=Permit by Specific Use Regulations; NP=Not Permitted

1. The RH-20 Overlay was adopted in 2014 through Ordinance 255 and 256 to allow a minimum of 20 units per acre by right (see Chapter 13.24.020 of the Town Zoning Ordinance).
2. The Town treats transitional and supportive housing consistent with residential dwellings of the same type (e.g., single-family, multi-family).
3. To comply with State law, the Town has included **Program 5** to permit SROs in residential districts (Government Code Section 65583).
4. To remove constraints on development of housing to serve special needs group and comply with the definition of family (**Program 5**), the Town has also included **Program 5** to allow care facilities as a single-family use in all zones that permit uses of a similar type.
5. To comply with State law, the Town has included **Program 5** to permit employee housing compliant with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).

## Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

California legislation (SB 2 [Cedillo, 2007]) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

In 2014, the Town amended its Zoning Ordinance to establish standards for development of new emergency shelters. Emergency shelters are a permitted use within the General Commercial (C-G) and Central Commercial (C-C) zoning districts within a current structure and requires a use permit approval for all new construction projects in both zones. The ordinance also allows emergency shelters in the Public Institutional (P-I) zoning district with approval of a use permit. The Town will review parking standards for emergency shelters and will amend the Zoning Ordinance necessary to ensure that standards are sufficient to accommodate all staff, provided they do not require more parking for

emergency shelters than other residential or commercial uses within the CG and CC zones. Additionally, the Town will remove the use permit requirement for new construction (**Program 6**).

To address the need for an emergency shelter, the Town identified two suitable sites, ranging in size from 2-3 acres. These sites are located within one mile of a grocery store, convenience stores, and the Depot transit stop downtown. Each site can accommodate at least one year-round emergency shelter in the CC zone. Both sites have readily available utilities and other infrastructure to support construction of a new emergency shelter.

## Transitional and Supportive Housing Types

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on- or off-site services with no limit on the length of stay and which is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focuses on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to Government Code Section 65583, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Town's Zoning Ordinance allows supportive and transitional housing where other residential dwellings of the same type are allowed, such as single-family and multifamily uses. To further address state law, the Town has included **Program 6** to allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, per Government Code Sections 65583 and 65650.

## Extremely Low-Income Housing

Extremely low-income households typically comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. AB 2634 (Lieber 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

To encourage and facilitate the development of housing affordable to extremely low-income households and in accordance with Government Code Section 65583, the Town will define single-room occupancy units and identify zones where they are permitted (**Program 5**).

## Constraints on Persons with Disabilities

The Town of Loomis incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statutes address the fair housing practices adhered to by the Town, which include practices against housing discrimination toward persons with disabilities. In compliance with Government Code Section 65583, the Town permits supportive housing for disabled residents in any residential zone that permits residential uses of a similar type in the same zone. To ensure there are no constraints to persons with disabilities, **Program 20** has been incorporated into the Housing Element to mitigate any possible constraints.

- **Reasonable accommodations** – The Town’s Zoning Ordinance includes administrative procedures for reviewing and approving requests for modifications to land use and zoning requirements or procedures regulating the siting, funding, development, and use of housing for people with disabilities to ensure reasonable accommodations (Chapter 13.39). A reasonable accommodation limited term permit may be approved by the director only after the director first finds:
  - The housing, the subject of the request for reasonable accommodation, is to be used by an individual under the Fair Housing Amendments Act of 1988.
  - The request for accommodation is necessary to make specific housing available to an individual protected under the Fair Housing Amendments Act of 1988.
  - The requested accommodation would not impose an undue financial or administrative burden to the town of Loomis.
  - The requested accommodation would not require a fundamental alteration in the nature of the housing program of the town of Loomis.
  - The establishment, maintenance or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed activity.

**Program 20** has been included for the Town to review the current reasonable accommodation procedure and ensure the required findings are not potential barriers to housing for persons with disabilities.

- **Separation requirements** – The Town’s Zoning Ordinance does not impose any separation requirements between supportive housing or residential care facilities.
- **Site planning requirements** – Currently, the Town’s Zoning Ordinance requires special regulations for residential care facilities for the elderly and limits the maximum number of persons who may reside in the facility by lot size, including employees. The Town has included **Program 5** to amend the language of Chapter 13.42.240 to remove site planning requirements for residential care facilities for the elderly for six or fewer persons to ensure the standards are

no different than for other residential uses in the same zone and to permit residential care facilities with seven or more persons without a use permit in all residential zones.

- **Definition of “family”** – To ensure the Town does not have any practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals, the Town has included **Program 5** to include a definition of family that does not limit family by size or blood relation.

## Residential Care Facilities

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

The Town’s Zoning Ordinance considers congregate care housing as residential care facilities for the elderly. Residential care facilities for the elderly with six or fewer persons are permitted in all residential zones and facilities with seven or more are permitted with approval of a use permit in all residential zones. Similarly, residential care facilities (non-congregate care) with six or fewer persons are permitted in all residential zones and residential care facilities (non-congregate care) with seven or more persons require a use permit in the RR, RS, RM, and RH zone.

The Town’s Zoning Ordinance requires special regulations for residential care facilities for the elderly, including lot size. To comply with current State law, the Town has included **Program 5** to remove the site planning requirements for residential care facilities for the elderly for six or fewer persons and to permit residential care facilities with seven or more persons without a use permit in all residential zones.

## Building Code and Energy Conservation Requirements

The Town implements Title 24 of the California Code of Regulations, in which California has adopted the California Building Code and other model codes (e.g., electrical, plumbing, mechanical, etc.). The Town has not adopted local amendments to the various model codes, and therefore has no additional inspection requirements that would otherwise increase the cost of housing. While minimum building standards are essential to ensure safe housing, additional standards controlling design or excessive safety standards may increase the cost of housing unnecessarily.

## Code Enforcement

The Building Department is responsible for enforcing both state and Town regulations governing maintenance of all buildings and property. The purpose of code enforcement of housing in need of rehabilitation is to ensure the safety of the Town’s residents; without basic living standards being met, life and safety are threatened. The Town does have a code enforcement division to address health and safety concerns in the community. The code enforcement division will respond to complaints and

# HOUSING

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investigate violations to ensure compliance with the Town’s Municipal Code. Complaints can be submitted by a neighbor or other resident who is affected by the violation. Violations can be reported by calling the code enforcement division or by submitting a complaint form, which is available on the Town’s website. The code enforcement division also helps educate property owners who are the subject of a violation how to reach compliance.

## On- and Off-Site Improvements

The Town requires typical off-site improvements for residential development to ensure public health and safety. Typical off-site improvements vary depending on the location of the project. Typical frontage improvements for residential subdivisions include, but are not limited to, sidewalk, curb, gutter, 18 feet of pavement width, and drainage systems. A primary residential street servicing more than 100 lots, but no more than 500 lots, requires a right-of-way of 50 feet and back-to-back curb width of 42 feet. Minor residential streets require a right-of-way of 50 feet and back-to-back curb width of 38 feet. The minimum sidewalk width for a primary or minor residential street is 4 feet. Requests for exceptions from improvement design requirements are allowed with approval by the Town’s Engineer. The Town’s off-site standards are not any more restrictive than those of surrounding jurisdictions and the Town does not believe the off-site standards act as an impediment to the production of housing for lower-income households.

Water service is provided by Placer County Water Agency, which establishes off-site improvement standards. Connection to South Placer Municipal Utility District sewer service is required for all single- and multifamily projects if they are within 400 feet of existing sewer lines.

## Development Fees

The financing of public facilities and services for new development in Loomis, as in most California jurisdictions, is funded in part by exactions and fees levied against development projects in proportion to the anticipated fiscal impact on the community. In all instances, the fees are determined based on a proportional share of the cost necessary to fund capital improvements. In this sense, they are fixed overhead costs that cannot be reduced by policy. Although these fees are necessary to meet Town standards, they can have substantial impact on the cost of housing, particularly affordable housing.

**Table 29** presents the typical residential development fees for a single-family and a multifamily project.

**Table 30** describes minimum Town fees for typical planning permits. The planning fees per dwelling unit (DU) are comparable or less than those charged by other jurisdictions in Placer County and are not considered a barrier to residential development because of their relatively low value.

The Town’s development standards and fees are available on the Town’s website.



TABLE 29: TYPICAL RESIDENTIAL DEVELOPMENT FEES

Fee Description	Single-Family Fee Per DU	Multifamily Fee Per DU
Drainage	\$944.00	\$605.00
Road Circulation/Major Roads	\$3,813.00	\$2,650.00
Horseshoe Bar/Interchange Fee	\$3,096.00	\$2,151.00
Sierra College Circulation Fee	\$1,364.00	\$948.00
Community Facility Fee	\$2,637.00	\$5,587.00
Dry Creek Watershed Drainage Improvement Fee	\$311.00	\$119.00
Quimby In-Lieu Fee		
Passive Park/Open Space	\$6,781.00	\$5,587.00
Park Facility Improvements		
Placer County Capital Facility Impact	\$2,210.37	\$1,553.97
<b>TOTAL</b>	<b>\$21,156.37</b>	<b>\$19,200.97</b>

Source: Town of Loomis, October 2020 Development Fees Schedule

Note: Specific development impact fees apply for low-income density bonus development of five or more dwellings and specific/master plans.

TABLE 30: PLANNING AND DEVELOPMENT FEES

Fee Category	Fee Amount
<b>MINISTERIAL FEES</b>	
Zoning Clearance	\$50.00
Certificate of Compliance	\$1,700.00
Business License	\$93.00
Burn Down Letter Research	\$44.00
Flood Zone Letter Research	\$170.00
<b>PLANNING APPLICATIONS</b>	
Annexations	\$1,097.00
Appeals	\$0.00
Conditional Use Permit (Major)	\$3,800.00
Conditional Use Permit (Minor)	\$1,383.00
Design Review (Major)	\$1,507.00
Design Review (Minor)	\$1,009.00
Extensions of Time	\$390.00
General Plan Amendment (Text or Map)	\$2,731.00
General Plan Amendment (GPA/Rezone Combined)	\$3,702.00

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Fee Category	Fee Amount
Modifications	\$883.00
Variance	\$1,507.00
Variance (Minor)	\$735.00
Zoning Amendment	\$1,623.00
<b>TOWN MAPS</b>	
Lot Line Adjustment	\$2,002.00
Minor Land Division	\$2,495.00
Subdivision	\$9,639.00
Subdivision Final Map	\$2,873.00 plus \$27.00 per lot
<b>ENVIRONMENTAL</b>	
Information Assessment	\$1,031.00
CEQA EIR	actual cost
CEQA ND or MND	actual cost
CEQA Exemption	\$291.00
NEPA EIS	actual cost
<b>OTHER SERVICES</b>	
Zoning Ordinance Interpretation	\$493.00
Tree Removal Permit	\$55.00
Model Homes	\$888.00

Source: Town of Loomis 2009.

Fees for processing applications, while important in offsetting the costs of Town time in planning and regulating development, can be limited to minimize the effect of the cost per unit of housing developed. The fees established by the Town are significantly less than those charged in surrounding jurisdictions; therefore, development fees are not considered a constraint on development in Loomis. The Town's zoning and subdivision permit fees are generally the lowest in the county.

The Town collects development fees for drainage, traffic, parks, community facility, Dry Creek watershed, and Placer County capital improvements. These fees are important because new development has been severely restricted in the past due to inadequate public facilities. If new development occurs without improving the situation, the long-term costs for maintenance and upgrades would be much greater. If the Town did not plan for future growth and expand the water and wastewater systems, very little growth would occur since the Town would not be able to provide service due to the lack of adequate capacity and pressure. The traffic fees are also based on the improvements needed in the transportation system to accommodate future development. The Town has taken the approach to have new development pay its fair share of the cost of the public infrastructure needed to accommodate it so that the costs are not borne by the existing residents through general fund subsidies. However, it is not the Town's intent to add any constraints to the development of affordable housing.

Therefore, the Town has included **Programs 7 and 16** to grant planning fee waivers or other incentives, such as density bonuses, for eligible projects.

## Permit Processing and Procedures

Procedures for processing permits vary based on the permits involved, but it is estimated that from application approval to issuance of a building permit is approximately 2 to 6 weeks.

Generally, the following procedures are common to the permitting process:

- a) Formal or informal pre-application meeting with the Director or Staff
- b) Filing of application and fees
- c) Initial application review - completeness check
- d) Environmental review
- e) Staff report and recommendation
- f) Permit approval or disapproval

Prior to the submittal of a project application and fees, the applicant typically has informal discussions with staff and a pre-application meeting with formal conceptual review. The preliminary staff review is conducted to review the application for completeness once all required documents and fees are submitted to the Town. The project is given a preliminary environmental determination and sent to all responsible agencies for further review. Environmental review is also conducted, with a negative declaration requiring 20 to 30 days and an EIR requiring a minimum of six months. The staff make final recommendations in a Staff Report to the Planning Commission, which is then reviewed by the Commission, including a site visit, prior to the public hearing. The Planning Commission can approve, conditionally approve, or deny the project. The project can be appealed within 10 calendar days to the Town Council. A design review or other approvals are then conducted, as required. Building plans are reviewed and approved by the planning, engineering, and building staff and a permit is issued.

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in **Table 31**, processing times for Loomis are relatively quick: single-family projects require five weeks, while multifamily projects typically require four months. Planned development projects can accommodate various types of large-scale, complex developments and are typically processed within 5 to 6.5 months. Review times differ on a case-by-case basis depending on the type and complexity of the project.

Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. The Town has a checklist of all general plan and zoning standards that a project must meet and makes this available to developers as part of the Town's SB 330 process. Approval of a pre-application applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is

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submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

The costs associated with development project review will vary between projects. Loomis utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The Town utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the Town’s development review, public hearing, and permitting process are not considered a constraint on housing development. While the Town’s development review process is not seen as a constraint to the development of housing, **Program 3** has been included to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.

The typical amount of time between entitlement and pulling a building permit is generally 30 to 60 days from the time the plans are submitted until the permit is issued, which includes the time the applicant responds to comments. This can vary depending on the responsiveness of an applicant in meeting the entitlement conditions of approval. Once a building permit is applied for, plan review typically occurs in two weeks; each subsequent review is completed in one week. A typical project takes 2 to 3 review cycles, though delays on the applicant’s side extends the timeframe between entitlement and building permit.

**TABLE 31: TYPICAL PROCESSING TIMELINE BY PROJECT TYPE**

Type of Approval or Permit	Typical Processing Time		
	Single-Family Process	Multifamily Process	Planned Development Process
Step 1: Initial Site Plan Review	4 weeks	4 weeks	8-12 weeks
Step 2: Architectural Design and Final Site Plan	NA	8-10 weeks	8-10 weeks
Step 3A: Building Permit - Single	1 week	1 week	1 week
Step 3B: Building Permit - Complex	2-3 weeks	2-3 weeks	2-3 weeks
Step 4: Approved Final Grading Plan	1 week	1 week	1-2 weeks
<b>Estimated Total Processing Time</b>	<b>5 Weeks</b>	<b>4 Months</b>	<b>5-6.5 Months</b>

Source: Town of Loomis 2020

**Table 32** lists the review authority for various applications in the Town of Loomis. Use Permits are reviewed by the Planning Commission, which notices and holds a public hearing to decide on approval. The Planning Director reviews Minor Use Permits (MUP). The Director may refer MUP applications to the Planning Commission and appeal to the Town Council as an option. MUP applications are noticed and a hearing is held if it is requested after the noticing. The decision and findings are recorded for Use

Permits and Minor Use Permits. Conditions of approval may be imposed for either type of permit. Additionally, design review approval by the Planning Director is often required for subdivision applications. (See **Table 32** for the types of permits required for residential construction.)

**TABLE 32: REVIEW AUTHORITY**

Type of Decision	Role of Review Authority (1)		
	Director	Planning Commission	Town Council
Zoning Clearance	Decision (2)	Appeal	Appeal
Master Development Plan	Recommend	Recommend	Decision
Master Sign Plan	Decision (2)	Appeal	Appeal
Minor Use Plan (MUP)	Decision (2)	Appeal	Appeal
Use Permit (UP)	Recommend	Decision	Appeal
Minor Variance	Decision (2)	Appeal	Appeal
Variance	Recommend	Decision	Appeal
Design Review – Permitted use or MUP	Decision	Appeal	Appeal
Design Review – UP use	Recommend	Decision	Appeal
Limited Term Permit	Decision	Appeal	Appeal
Sign Permit	Decision (2)	Appeal	Appeal

Source: Town of Loomis, 2020

Notes:

1. "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Chapter 13.74 (Appeals).
2. The Director may defer action and refer the request to the Commission, so that the Commission may instead make the decision.

## Design Review Process

Design review is required for all multifamily projects proposed in Loomis. In addition, new two-story residential units (excluding second units but not carriage homes) and second-story additions on lots less than 40,000 square feet require individual design review. Design review is also required for nonresidential development and exterior additions or façade changes to buildings, except for exterior remodels of existing single-family residences.

According to the Town of Loomis Zoning Ordinance, design review is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-

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town, historic, and rural character of the community. Therefore, the purposes of these procedures and requirements are to:

1. Recognize the interdependence of land values and aesthetics and encourage the orderly and harmonious appearance of development within the community;
2. Ensure that new uses and structures enhance their sites and are compatible with the highest standards of improvement in the surrounding neighborhoods;
3. Retain and strengthen the visual quality and attractive character of the community;
4. Assist project developers in understanding the Town's concerns for the aesthetics of development, and
5. Ensure that development complies with all applicable Town standards and guidelines, and does not adversely affect community health, safety, aesthetics, or natural resources.

Projects undergoing design review are evaluated for architectural design, building massing, and appropriate scale to the surroundings and community. The project should include an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc. The project must provide safe and efficient public access, circulation, parking, appropriate open space, and landscaping, including the use of water-efficient landscaping, be consistent with the General Plan, and in compliance with any applicable design guidelines and/or adopted design review policies.

Although the Town does not have adopted residential design guidelines specifically for the multifamily development, the Town's Zoning Ordinance does include site and building design criteria, such as materials for fencing, landscaping, building height, outdoor lighting, solid waste storage, and parking requirements for all new construction. In 1992, the Town adopted the Loomis Town Center Master Plan for the main street area of the town along Taylor Road. The master plan includes design standards for building orientation and façade design, landscaping, building density and height, parking, and setbacks specific to the main street area on Taylor Road.

Design reviews are conducted by the Planning Commission and requests for design reviews can be combined with other discretionary project approvals, such as a use permit. This allows applicants to appear before the Planning Commission just once, by taking their use permit application and design review to a single meeting. The Planning Commission must make findings regarding compliance with the review criteria on which the decision is based. If approved by the Commission, conditions may be imposed for full approval.

Local, state, and federal regulations and requirements add to the cost of residential development through the subdivision process. These constraints can include mitigation of California Department of Fish and Wildlife concerns, California Fire Safe Regulations, regional water quality requirements, flood insurance restrictions, and CEQA review.

To ensure design review standards are objective, the Town has included program 3 to review design review standards and revise, as necessary.

## Use Permits

A use permit or minor use permit provides a process for reviewing uses and activities that may be appropriate in the applicable zoning district, but whose effects on site and surroundings cannot be determined before being proposed for a specific site. Use permits shall be approved or disapproved by the commission; minor use permits shall be approved or disapproved by the director, provided that the director may choose to refer any minor use permit application to the commission for hearing and decision. A minor use permit review and approval process typically takes 4 weeks; a use permit review and approval typically takes 4 to 8 weeks.

The review authority may approve or disapprove an application for use permit or minor use permit approval. The review authority may approve a use permit or minor use permit only after first finding all the following:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and the municipal code;
2. The proposed use is consistent with the general plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

## Review of Local Ordinances

The Town does not have any locally adopted ordinances that hinder the development of housing.

## Available Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas within the Town. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are as follows:

- Electricity: Pacific Gas and Electric Company (PG&E)
- Telephone: AT&T
- Fiber Cable: AT&T, Wave Cable, DISH, DirectTV, HughesNet, Cal.net, Pivotal Global Capacity, Winters Broadband, and South Valley Internet.

# HOUSING

## Non-Governmental Constraints

### Construction Costs

Construction costs vary widely depending on the type, size, and amenities of the development. According to Placer County Building Division, the construction costs for a typical single-family dwelling is approximately \$118 to \$163 per square foot.

According to an Internet source of construction cost data ([www.building-cost.net](http://www.building-cost.net)) provided by the Craftsman Book Company, a wood-framed single-story four-cornered home in the Town of Loomis is estimated to cost approximately \$269,627, excluding the cost of buying land. This cost estimate is based on a 2,000-square-foot house of good quality construction, including a two-car garage and forced air heating. **Table 33** summarizes the projected construction costs.

**TABLE 33: CONSTRUCTION COSTS**

Item Name	Materials	Labor	Equipment	Total
Direct Job Costs (e.g., foundation, plumbing, materials)	\$112,075	\$102,700	\$5,096	\$219,871
Indirect Job Costs (e.g., insurance, plans and specifications)	\$17,281	\$1,693	--	\$18,974
Contractor Markup	\$30,782	--	--	\$30,782
<b>Total Cost</b>	<b>\$160,138</b>	<b>\$104,393</b>	<b>\$5,096</b>	<b>\$269,627</b>

Source: *Building-Cost.net*, accessed September 2020

### Land Costs

As of January 2021, there are six undeveloped lots listed for sale or under contract in Loomis. The land costs ranged from \$62,591 to \$242,268 per acre, depending on the location. The cost of land in Loomis presents a potential constraint on development due to the lack of available vacant land resulting in high price per acre.

### Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Loomis. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower-interest rates. Over the past few years, the interest rate has been very low, dipping to as low as 2.9 percent as of this year, but it is now slowly increasing. Housing prices in the Town remain too high for persons of lower incomes, even with the lower-interest rates. The constraint on homeownership in Loomis is not the availability of financing, but the high cost of housing, much of which is unaffordable to lower-income households.



The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Loomis. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. Typically, when interest rates decline, sales increase, and vice versa. **Table 34** illustrates interest rates as of January 2021. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans.

**TABLE 34: INTEREST RATES**

Loan	Interest	APR
30-Year Fixed	2.9%	2.9%
20-Year Fixed	2.9%	3.0%
10-Year Fixed	2.3%	2.4%
7-Year ARM	3.3%	3.1%

Source: [www.nerdwallet.com](http://www.nerdwallet.com), January 2021.

## Infrastructure Capacity

The proximity, availability, and capacity of infrastructure help to determine the suitability of residential land. Below is an evaluation of water and sewer capacity available to accommodate the housing needs during the planning period.

### Water

Water service in Loomis is predominantly provided by the Placer County Water Agency (PCWA). Water supplies include 120,000 acre-feet per year (AFY) from the Middle Fork of the American River, 125,400 AFY from PG&E, 35,000 AFY from the Central Valley Project, 5,000 AFY from Canyon Creek, and 340,000 AFY from Middle Fork Project Reservoirs Storage Capacity. PCWA estimates normal-year demand to be 158,800 AFY, compared to a current delivery capacity of 236,900 AFY. This includes water deliveries to a service population of over 248,000 and 7,000 acres of agricultural land. Water is provided on a first-come first-served basis by the PCWA. The Town prefers a policy assuring sufficient water to meet its projected General Plan needs. However, projected use is not anticipated to surpass supply during the planning period. PCWA anticipates serving subscribers' needs through 2030 and water services are available to serve the high-density parcels with additional infrastructure. No major deficiencies have been identified in the PCWA system or for the infill or higher-density housing sites.

However, some areas of Loomis are not served by the PCWA system and rely on groundwater from private wells. The largest area not served by PCWA includes properties along Barton Road, an area with low-density development potential. Groundwater distribution and well yield vary greatly in the planning area. In addition, water quality is variable depending on the source. In 1974, an estimate of available groundwater was between 40 and 200 million gallons per day (mgd).

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The Town has sufficient existing water, sewer, and dry utilities to accommodate the Town's RHNA. Site 8 currently identified to meet a portion of the lower income RHNA has access to infrastructure. Site 8 is located within close proximity to water lines, specifically within 600 feet of a water line and 300 feet of a sewer line. Additionally, the line ties in directly behind the Raley's site. The Town will also ensure that additional sites identified as part of the rezone process to meet the lower income RHNA will have available and accessible infrastructure.

## Wastewater

Over half of the Town of Loomis is connected to wastewater collection infrastructure. The South Placer Municipal Utility District (SPMUD) provides this service. There are three larger-sized sewer lines that serve the Town of Loomis, including a 15-inch line near Taylor Road (Lower Loomis Trunk), a combination 15-inch and 18-inch line south of Horseshoe Bar Road and along Brace Road and Dias Lane (Loomis Diversion Line), and a 10-inch line that serves the southern portion of the Town near Barton Road and Monte Claire Lane. Wastewater is transported for treatment to the Roseville Regional Wastewater Treatment Plant (WWTP), which is a consolidation of the Dry Creek Treatment Facility and the Pleasant Grove Treatment Facility. As of 2019, flows to both WWTPs were below design flows. Both WWTPs are permitted discharges under the National Pollutant Discharge Elimination System (NPDES). Specifically, the Dry Creek WWTP is permitted to discharge an average dry weather flow not to exceed 18 mgd, while the Pleasant Grove WWTP is permitted to discharge an average dry weather flow not to exceed 12 mgd. According to SPMUD, for fiscal year 2019-2020, the Dry Creek WWTP had an average dry-weather inflow of 8.6 mgd, with SPMUD's portion being 1.9 mgd, and the Pleasant Grove WWTP had an average dry-weather inflow of 7.6 mgd, with SPMUD's portion being 2.2 mgd. Therefore, there is currently adequate capacity at the WWTPs to serve the area, based on the existing intensity of development in the region.

## Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted Housing Element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

To comply with SB 1087, upon adoption, the Town will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

## Environmental and Physical Constraints

The following potential physical and environmental constraints may affect development regulated by the Town of Loomis by limiting the development potential and/or adding mitigation costs to a project.

## Environmental Constraints

- Four sensitive biological communities are known to occur in Loomis: Oak Woodland, Native Perennial Grasslands, Riparian and Stream, and Wetlands. In addition, activities such as oak and heritage tree removal are regulated by the Town and could add additional barriers to development.
- Vernal pools occur on the impermeable Mehrten breccia that exists on the ridge tops within the Town of Loomis. If a pool were discovered at the site of a potential project, it would constrain development in its vicinity. The Town's Zoning Ordinance includes wetland protection and restoration regulations to minimize impacts to wetlands.
- There are 36 special-status species that have the potential to occur in Loomis, including the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), Cooper's hawk (*Accipiter cooperii*), Swainson's hawk (*Buteo swainsoni*), and white-tailed kite (*Elanus leucurus*). The occurrence of any of these species on a site could pose constraints to a housing project.
- The Town's Tree Conservation Ordinance is designed to encourage resource sensitive mitigation and facilitate the preservation and maintenance of protected trees (heritage and oak), without limiting development potential. Mitigation requirements may become cumbersome for residential projects, as tree replacement is required depending on the types of trees being removed (e.g., three replacement trees for every 10- to 24.9-inch blue oaks removed). However, tree replacement for the retention of the Town's tree canopy is much less costly to developers than paying the in-lieu mitigation fee.

## Physical Constraints

- Parcels with steep slopes may have constraints associated with landslide hazards and some sites may have soil types with high erosion potential.
- Flood hazards pose potential constraints to some areas in Loomis. In particular, sites adjacent to Secret Ravine, Antelope Creek, Sucker Ravine, and their tributaries have a higher potential for constraints.
- Rock outcroppings on potential development sites can pose a constraint. These outcroppings either need to be avoided or in some limited cases removed, which can be an additional expense.
- Stationary noise sources near potential sites for development may pose constraints. For example, the railroad tracks that run through Town exceed acceptable noise levels.
- Housing may be limited within 500 feet of the I-80 freeway under CEQA, due to the health hazards of siting sensitive uses near urban roads with over 100,000 vehicles per day.

## **Opportunities for Energy Conservation**

Planning to maximize energy efficiency and incorporating energy conservation and green building features, can contribute to reduced housing costs. Energy-efficient design promotes sustainable community characteristics and may reduce automobile dependence. Additionally, maximizing energy efficiency renders a reduction in greenhouse gas emissions contributing to global climate change. In response to recent legislation on global climate change (SB 375), local governments are now required to implement measures that cut greenhouse gas emissions attributable to land use decisions (see discussion on Global Climate Change below). The Housing Element programs can support energy efficiency that benefits both the market and the changing climate by establishing a more compact urban core to reduce automobile trips and implementing passive solar construction techniques.

The Town supports energy conservation in new and existing housing through application of State residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code) and through appropriate land use policies and development standards that reduce energy consumption.

Additionally, the Town's Planning Commission encourages energy-efficient measures with projects and requires plumbing for solar technology in subdivision homes.

PG&E provides a variety of energy-conservation services for residents and participates in energy assistance programs for lower-income households. These programs include Energy Watch Partnerships and the Charitable Contributions Program. The Energy Watch Partnerships help residents lower energy bills and promotes clean energy production. The Charitable Contributions Program gives millions of dollars each year to non-profit organizations to support environmental and energy sustainability. Projects that are funded include residential and community solar energy distribution projects, public education projects, and energy efficiency programs. The goal is to ensure 75 percent of the dollars assist under-served communities, which includes low-income households, people with disabilities, and seniors.

## **Energy Consumption**

Residential water heating and space heating/cooling are major sources of energy consumption. By encouraging solar energy technology for residential heating/cooling in both retrofits and new construction, the Town can play a major role in energy conservation. The best method to encourage use of these solar systems for heating and cooling is to not restrict use in zoning and building ordinances and to require subdivision layouts that facilitate solar use.

Residential water heating can be made more energy efficient through application of solar water heating technologies. Solar water heating uses the sun to heat water, which is then stored for later use. A conventional water heater is needed only as a back-up. By cutting the amount of natural gas needed to heat water 50–75 percent per building, solar water heating systems can lower energy bills and reduce global warming pollution. Loomis has the opportunity to implement solar technologies with help of recent legislation. The Solar Water Heating and Efficiency Act of 2007 (AB 1470), approved in October

2007, created a \$250 million 10-year program to provide consumer rebates for solar water heating systems.

## **Global Climate Change**

The Town addresses global climate change throughout their General Plan to combat production of emissions. Climate change is addressed primarily in the Conservation of Resources Element of the General Plan.

Through conservation measures established in the General Plan, the Town seeks to minimize the percentage of household income that must be dedicated to energy costs and to minimize production of greenhouse gases that contribute to global climate change. Programs have been included to incorporate newly adopted state energy-efficiency standards and to encourage alternative energy-efficient technologies.

## **Continuing Efforts to Address Non-Governmental Constraints**

In an effort to continue to mitigate non-governmental constraints, the Town contracted with Cascadia Partners to provide outreach in anticipation of the Housing Element update process. Outreach was scheduled so that it would be a contribution to the update of the Housing Element, including showing preferences by the participants about how Loomis would meet its Regional Housing Needs Allocation. The process began in February 2021 with interviews and ongoing input was gathered through completing surveys. The overall theme of the outreach was to educate residents on infill housing, higher density projects and project affordability. The Town plans to continue this effort beyond the Housing Element update process.

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## Review of Previous Housing Element

The following table describes the results and evaluates the effectiveness of 2013–2021 Housing Element programs.

The Town continuously promotes housing for special needs groups in a variety of ways by continuing to permit residential care facilities by right in specific zones, allowing for the development of ADUs consistent with state law, provides handouts and other materials that include information on fee waivers for affordable development including housing for special needs groups as well as provides incentives for the development of special needs housing such as a reduction in site coverage, setbacks, reduced parcel size, and/or parking requirements.

Program		Implementation Status	Continue-Modify-Delete
<p>PROGRAM 1. As part of any overall General Plan update, the Town will review land use patterns, existing densities, the location of job centers and the availability of services to identify areas where public services can support higher density residential development. The Town will also track opportunity sites for higher density residential development.</p>	<p>Responsible Entity: Planning Director                      Timeframe: Ongoing                      Desired Result: Implementation of the mixed-use concept of the General Plan and increased range of housing opportunities for residents.</p>	<p>The Town reviews land use patterns, existing densities, location of job centers, and availability of services on a project-by-project basis and when a vacant parcel changes owner. In the case where a vacant parcel is purchased by a new owner, the Town works with the new owner to review opportunities for development, including higher-density residential. The Town tracks sites identified for higher-density residential and works with owners to reduce barriers to development. In 2020, the development process began for the Taylor Road Mixed-Use project with work beginning on site improvements necessary to include 35 residential units on a mixed-use site.</p>	<p>Continue.</p>

Program	Implementation Status	Continue-Modify-Delete	
<p>PROGRAM 2. Within the Town Center, the Town will continue to pursue strategies for providing adequate water, sewer services, and drainage facilities for the areas designated for residential development. This includes working with the appropriate agencies and pursuing funding for infrastructure, such as the Infill Infrastructure Grant Program (HCD).</p>	<p>Responsible Entity: Town Engineer            Timeframe: Ongoing            Desired Result: Full implementation of the mixed-use concept of the General Plan through supportive public/private financing programs to eliminate barriers to high-density residential development</p>	<p>Water, sewer, and drainage facilities have been upgraded in the Town by the associated agencies, including SPMUD and PCWA. The Town has worked with these agencies to ensure the upgrades provide sufficient capacity to accommodate new residential development.</p>	<p>Modify to address State Law.</p>
<p>PROGRAM 3. The Town will continue to implement the expedited permit assistance program for residential projects including pre-application meetings, flexibility in lot size as allowed under the Zoning Ordinance and streamlining the approval process of affordable residential units.</p>	<p>Responsible Entity: Planning Director            Timeframe: Ongoing            Desired Result: Expedited development review procedures and other incentives to qualified sponsors of affordable housing projects to encourage the production, preservation, and rehabilitation of housing</p>	<p>The Town provides interested applicants with a form that outlines all requirements to be eligible for expedited permit processing and provides assistance completing the form on a project-by-project basis. The Town also allows flexibility with density if a residential development requests to build at below the minimum density but meets all other zoning requirements. No projects have requested developing at densities below the minimum.</p>	<p>Continue.</p>
<p>PROGRAM 4. The Town will continue to work with the County to assist with the production of affordable housing, through regional land banking, financing pools,</p>	<p>Responsible Entity: Town Manager and Planning Director            Timeframe: Ongoing</p>	<p>Most projects pursued in the Town are privately funded and no developers requested assistance identifying or applying for additional funding during the</p>	<p>Continue.</p>

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Program	Implementation Status	Continue-Modify-Delete
<p>and other mechanisms, such as housing trust funds. For example, HCD sponsors the Local Housing Trust Fund Program (LHTF) to help finance housing trust funds dedicated to the creation and preservation of affordable housing. In order to encourage extremely low-income housing, the Town will prioritize funding for projects that include extremely low-income units. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.</p>	<p>Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.</p> <p>Objective: 5 units</p>	<p>previous planning period. Additionally, there has been no developer interest in developing housing affordable to extremely low-income households in Loomis.</p> <p>In 2020, the Town began construction of a handout with information on affordable housing production and other materials to be posted on the Town’s website in early 2021. The purpose of this information is to improve accessibility of development standards and incentives for interested parties.</p>
<p>PROGRAM 5. The Town will continue to implement the following incentive programs for the construction of affordable housing:</p> <ul style="list-style-type: none"> <li>a. Allow second residential units "by right" in all residential zones (except RH).</li> <li>b. Allow mobile homes and manufactured housing in all residential zoning districts.</li> <li>c. Allow "hardship mobile homes" in residential zones.</li> </ul>	<p>Responsible Entity: Planning Director</p> <p>Timeframe: Review and report to Town Council as part of the annual reporting process (GC 65400}</p> <p>Desired Result: Continued use of these programs to encourage the development of affordable housing</p>	<p>The Town allows second residential units in the RA, RE, RR, RS, and RM zoning districts and mobile and manufactured homes in all residential zoning districts (Chapter 13.24.040). Between 2016 and 2020, the Town permitted eight second residential units. No new mobile or manufactured homes were proposed. The Town provides density bonuses for residential development in which at least 20 percent of the total units are for lower-income households, 10 percent of the total</p> <p>Modify to comply with new State Law.</p>



Program	Implementation Status	Continue-Modify-Delete	
<p>d. Allow density bonuses for the construction of units for low and very low-income residents and for senior housing projects.</p> <p>e. Consider "cluster developments" in order to reduce site improvement costs, allow more efficient use of developable lands, and conserve open space.</p> <p>The Town will review these programs to determine effectiveness, and revise, as necessary, to encourage construction of affordable housing.</p>	<p>units are for very low-income households, 50 percent of the total units are for seniors, or if 20 percent of total units in a condominium project are for moderate-income households (Chapter 13.32.020). The Town allows clustered residential development in the RA, RE, and RR zoning districts with a use permit (Chapter 13.24.080). No density bonuses were requested, or clustered residential development proposed in the previous planning period.</p>		
<p>PROGRAM 6. The Town will seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) Funds, BEGIN Program (down payment assistance for first-time homebuyers), Self Help Housing (CalHome Program), HOME funding, collecting the Low-Income Density Bonus Fee, and pursuing other financing resources, as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet extremely low, very low,</p>	<p>Responsible Entity: Planning Director and Finance Director</p> <p>Timeframe: Apply for funding on an annual basis. Organizations will be contacted on annually regarding available funding. Town Council will update at least annually as part of the annual reporting process (GC 65400)</p> <p>Desired Result: Assist with financial incentives to qualified sponsors of affordable housing projects to encourage the production of</p>	<p>In 2020, the Town began creation of a handout and other materials that include information supporting and encouraging affordable development. These materials are expected to be completed and made available on the Town's website in early 2021. There was no developer interest in constructing affordable housing in Loomis in the previous planning period.</p> <p>The Town has not pursued CDBG funding because the Town's median income is too high and therefore the Town does not qualify. The program will be revised to</p>	<p>Continue.</p>

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Program	Implementation Status	Continue-Modify-Delete	
<p>and low-income needs. This will be accomplished by working with appropriate non-profit organizations, such as Mercy Housing, to identify funding opportunities. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.</p>	<p>affordable housing. The Town will coordinate efforts to match potential developers and sites with funding resources for affordable housing</p>	<p>include proactive efforts in hopes of making this program more successful.</p>	
<p>PROGRAM 7. The Town will identify financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low- and moderate-income housing.</p>	<p>Responsible Entity: Town Manager and Planning Director            Timeframe: Within 2 years of Housing Element adoption            Desired Result: Provide incentives to qualified sponsors of affordable housing projects to encourage the production or rehabilitation of housing. Leverage local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.</p>	<p>Due to limited staffing, the Town has not identified financial institutions operating in the Town that fall under the requirements of the Community Reinvestment Act and requested that these institutions develop specific programs for providing financing for low- and moderate- income housing and does not plan to carry this program forward. The Town will work to incentivize affordable housing with other programs.</p>	<p>Continue.</p>
<p>PROGRAM 8. The Town will research an inclusionary housing ordinance. This ordinance will identify acceptable methods</p>	<p>Responsible Entity: Planning Director</p>	<p>The Town proposed an inclusionary housing ordinance in 2010, but the ordinance was not approved by Town</p>	<p>Continue.</p>

Program	Implementation Status	Continue-Modify-Delete
<p>to provide affordable housing such as:</p> <ul style="list-style-type: none"> <li>a) construction of housing on- site,</li> <li>b) construction of housing off-site,</li> <li>c) dedication of land for housing, and</li> <li>d) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:</li> </ul> <ul style="list-style-type: none"> <li>• Limiting the application of the ordinance to developments exceeding a certain size.</li> <li>• Percentage of housing units required to be set aside as affordable.</li> <li>• Design and building requirements.</li> <li>• Timing of affordable unit construction.</li> <li>• Determination of a fee in lieu of developing affordable units.</li> <li>• Developer incentives, such as fee deferrals and waivers.</li> <li>• Administration of affordability control.</li> </ul> <p>If an inclusionary housing ordinance is adopted, an evaluation of its effects on the cost and supply of housing will be conducted. If constraints are identified, the inclusionary housing ordinance will be written to minimize the constraints and</p>	<p>Timeframe: Determination of the appropriateness of an inclusionary ordinance within three years after adoption of the Housing Element</p> <p>Desired Result: An inclusionary housing ordinance</p> <p>Objective: 15 units</p>	<p>Council. The Town will continue to gage interested in this opportunity.</p>

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Program	Implementation Status	Continue-Modify-Delete
<p>increase the chances of housing development at multiple income levels.</p>	<p>Responsible Entity: Planning Director            Timeframe: Within 2 years of housing element adoption            Desired Result: Endorse a more proactive approach to providing affordable housing and provide more areas of higher residential densities            Objective: 10 units</p>	<p>The Town works with property owners and developers to provide information to facilitate residential development in non-residential zones. Regulatory concessions and incentives to encourage construction of affordable housing are determined on a project-by-project basis, but may include tradeoffs for roadway improvements, density bonuses, and parking reductions. Additionally, the Town adopted Ordinances 255 and 256 in 2014 to create the RH-20 Overlay to allow at least 20 units per acre on approximately 7 acres of land. This was approved but all other approval on the Village at Loomis multifamily project was overturned by a special election in 2019; no other multifamily projects were proposed during the planning period.</p>
<p>PROGRAM 9. The Town will partner with the development community to facilitate residential development in the commercial and multi-family zones to diversify the housing stock. Specifically, the Town will:</p> <ul style="list-style-type: none"> <li>• Contact potential affordable housing developers such as the Affordable Housing Development Corporation (AHDC).</li> <li>• Identify specific sites for multi-family development at 20 units per acre (see also Program 10).</li> <li>• Identify funding opportunities and assist in preparing applications for funds (see also Programs 6 and 7).</li> <li>• Work with housing sponsors to help with scores for readiness and neighborhood revitalization.</li> <li>• Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing (see also Program 5).</li> </ul>		<p>Modify.</p>

Program	Implementation Status	Continue-Modify-Delete	
<p>PROGRAM 10. In order to meet State law requirements (Government Code Sections 65583(c)(1) (A) and 65583(c)(1) (B)) to address the RHNA, the Town shall amend the General Plan and the Zoning Ordinance to provide adequate sites for a minimum of 129 very low and low- income units (see Table 21) at a minimum of 20 dwelling units per acre "by right" (without conditional use permit or other discretionary action) at the "Village at Loomis" properties or another suitable site(s). At least half (50%) of these sites shall be zoned for residential uses only. The Town of Loomis recognizes that parcels greater than one acre in size are best suited for facilitation the development of affordable housing. The Town will work with the property owner to subdivide property into appropriately sized sites. The Town will evaluate existing development standards and create new standards, as necessary, to help achieve higher densities on these sites.</p>	<p>Responsible Entity: Planning Director</p> <p>Timeframe: To be completed by October 31, 2014</p> <p>Desired Result: Encourage higher density residential development and meet State law requirements for the very low income and low income RHNA</p> <p>Objective: 129 units</p>	<p>In 2014, the Town adopted Ordinances 255 and 256 to amend the Zoning Code to include the RH-20 Overlay on approximately 7 acres of land, allowing 20–25 units per acre to accommodate 129 very low- and low-income units.</p> <p>The 2020 General Plan Update will include a land use designation that addresses this density.</p>	Continue
<p>PROGRAM 11. Under limited circumstances, State law allows local</p>	<p>Responsible Entity: Planning Director</p>	<p>As part of the 2020 General Plan Update, the Town is investigating methods of</p>	Continue.

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Program	Implementation Status	Continue-Modify-Delete
<p>governments to count existing units toward meeting their regional housing need. Under the alternative sites analysis, a local government may take credit for existing units that will be: (1) substantially rehabilitated, (2) converted from non-affordable to affordable (multifamily rental housing of 4 or more units), or (3) preserved at affordable housing costs to low or very low-income households. As new projects, code enforcement actions, and other opportunities arise, the Town will investigate ways to meet their housing needs through rehabilitation and preservation of existing units.</p>	<p>Timeframe: Two years after adoption of the Housing Element            Desired Result: Rehabilitation and preservation of the existing affordable housing stock            Objective: 5 units</p>	<p>rehabilitation and preservation of existing units. The results of this will be used to determine the need for a rehabilitation program.</p>
<p>PROGRAM 12. The Town will amend Section 13.32.070 (Density Bonus Agreement) of the Zoning Ordinance to comply with changes in the State Density Bonus law (Government Code Section 65915).</p>	<p>Responsible Entity: Planning Director            Timeframe: Within one year after the adoption of the Housing Element            Desired Result: Provide additional housing opportunities and to ensure that the Zoning Ordinance is in compliance with State law            Objective: 10 units</p>	<p>The Town provides density bonuses for residential development in which at least 20 percent of the total units are for lower-income households, 10 percent of the total units are for very low-income households, 50 percent of the total units are for seniors, or if 20 percent of total units in a condominium project are for moderate-income households (Chapter 13.32.020). As part of the 2020 General Plan Update, the Town has reviewed the existing density</p>

Program	Implementation Status	Continue-Modify-Delete
PROGRAM 13. The Town will provide incentives for smaller, more affordable secondary dwelling units. Such incentives can include reduced fees, permit streamlining, smaller lot size requirements for second units, and standardized building plans.	<p>Responsible Entity: Planning Director</p> <p>Timeframe: Within one year after the adoption of the Housing Element</p> <p>Desired Result: Provide incentives to homeowners and encourage smaller, more affordable secondary dwelling units.</p> <p>Objective: 15 units</p>	bonus and will amend as necessary to meet new State law requirements.
PROGRAM 14. The Town shall consider an affordable housing linkage fee on nonresidential development to support the development of affordable housing. This ordinance will consider alternatives to paying the fee such as construction of housing on-site, construction of housing off-site, and/or dedication of land for housing.	<p>Responsible Entity: Planning Director</p> <p>Timeframe: Within two years after the adoption of the Housing Element.</p> <p>Desired Result: Promote affordable housing.</p> <p>Objective: 5 units</p>	The Town reduces impact fees by 50 percent to incentivize construction of accessory dwelling units.
PROGRAM 15. The Town will examine alternatives to establish a local housing	Responsible Entity: Town Manager and Planning Director	Due to limited staffing, the Town has not examined alternatives to establish a local housing trust fund from a combination of

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Program	Implementation Status	Continue-Modify-Delete	
trust fund from a combination of public and private resources.	<p>Timeframe: Within 2 years of adoption</p> <p>Desired Result: Local financing resources to facilitate the development of housing for low- and moderate-income families and workers</p>	public and private resources but is still interested in establishing a local housing trust fund.	
PROGRAM 16. The Town shall amend the Development Code to include the definition of "Extremely Low-Income" as defined by Section 50093 of the California Health and Safety Code.	<p>Responsible Entity: Planning Director</p> <p>Timeframe: Within 2 years of Housing Element adoption</p> <p>Desired Result: Zoning Ordinance amendment</p> <p>Objective: n/a</p>	The Town amended Chapter 13.80.020 of the Town's Zoning Ordinance to include the definition of "extremely low-income," as defined by Section 50106 of the California Health and Safety Code.	Delete. The Town completed this program.
PROGRAM 17. In order to encourage housing for extremely low, very low-, and low-income households, the Town shall allow single-room occupancy units (SROs) in the RH (High Density Residential), RM-3.5 (Medium Density Residential), RM-5 (Medium Density Residential), and CG (General Commercial) zoning districts with a conditional use permit. Standards and procedures shall be developed to encourage and facilitate development of	<p>Responsible Entity: Planning Director</p> <p>Timeframe: Within two years of Housing Element adoption</p> <p>Desired Result: Encourage SROs as an option for development of lower income housing units</p> <p>Objective: 5 extremely low-income units</p>	The Town allows single-room occupancy units in compliance with State law and will update Zoning Ordinance to reflect current Town practices as part of the 2021–2029 Housing Element.	Modify. Combine with Programs 13 and 23.



Program	Implementation Status	Continue-Modify-Delete	
SROs. Parking needs will be analyzed during development of the standards and procedures.			
PROGRAM 18. The Town shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The Town may use the Local Housing Trust Fund Program (LHTF) to subsidize the service and mitigation fees for housing affordable to extremely low-income households. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.	<p>Responsible Entity: Planning Director</p> <p>Timeframe: Within two years of Housing Element adoption; promotional material will be prepared and utilized within six months after adoption of the Housing Element</p> <p>Desired Result: Increase incentives for construction of Extremely Low-Income Housing</p>	<p>In 2020, the Town began creation of a handout and other materials that include information on fee waivers for affordable development. These materials are expected to be completed and made available on the Town’s website in early 2021.</p> <p>Due to limited staffing, the Town has not yet created a Local Housing Trust Fund Program but is still interested in establishing one.</p>	Continue, combine with Program 8.
PROGRAM 19. The Town will coordinate with service providers, Placer County Water Agency and South Placer Municipal	Responsible Entity: Planning Director	The Town works with applicants and service providers to ensure availability of infrastructure, or requirements for	Continue.

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Program	Implementation Status	Continue-Modify-Delete
<p>Utility District, in order to ensure availability and adequate capacity to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. In addition, the Town will provide a copy of the Housing Element and any future amendments to water and sewer providers immediately after adoption.</p>	<p>Timeframe: Ongoing            Desired Result: Ensure availability of utilities for housing needs.</p>	<p>upgrades or expansion, as part of a pre-application process prior to formal submittal. The Town prioritizes affordable housing development projects during this process; however, none were proposed during the prior planning period. The Town provided a copy of the previous Housing Element to PCWA and SPMUD in 2014 immediately after adoption.</p>
<p>PROGRAM 20. The Town will consider adopting reasonable design guidelines that are responsive to changing markets and desired amenities and allow for a range of well-designed housing choices compatible with smart growth principles. Promotion and facilitation of affordable multifamily housing will be a primary focus of the guidelines. Standards should be predictable and have no adverse impact on the cost or supply of housing. These guidelines will expand on the standards set forth in Zoning Ordinance Section 13.42.250 addressing multifamily residential housing.</p>	<p>Responsible Entity: Planning Director            Timeframe: Determination of the appropriateness of reasonable design guidelines within three years after adoption of the Housing Element            Desired Result: Ensure that developers have clear guidelines for designs that preserve community values without suppressing creativity.</p>	<p>Chapter 13.62.040 of the Town’s Zoning Code provides design review guidelines to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the small-town, historic, and rural character of the community.</p>

Program	Implementation Status	Continue-Modify-Delete	
<p>PROGRAM 21. The Town will seek appropriate funding through the CalHome Program and the Community Development Block Grant Program to provide housing rehabilitation loans and weatherization services for extremely low, very low, and low-income households.</p>	<p>Responsible Entity: Planning Director                      Timeframe: Ongoing                      Desired Result: Provide appropriate financial incentives to promote conservation of existing housing units.                      Objective: 10 units</p>	<p>Due to limited staffing, the Town did not apply for funding through the CalHome Program and CDBG program to provide housing rehabilitation loans and weatherization services for extremely low-, very low-, and low-income households. The Town is still interested in this and will identify proactive steps for the program moving forward.</p>	Continue.
<p>PROGRAM 22. The Town will establish a code compliance mechanism that effectively utilizes funding resources, efficiently ensures safe homes, and avoids displacement. The Town can utilize the Franchise Tax Board’s Substandard Housing Program, which allocated funds to local jurisdictions to strengthen code compliance operations.</p>	<p>Responsible Entity: Planning Director                      Timeframe: Within three years of Housing Element adoption                      Desired Result: Reduce substandard and unsuitable residential development. Will help to determine specific areas where rehabilitation may be warranted.                      Objective: 5 units</p>	<p>Due to limited staffing, the Town has not established a code compliance mechanism that utilizes funding resources, efficiently ensures safe homes, and avoids displacement but rather address code enforcement issues on a reactive basis.</p>	Modify, continue.
<p>PROGRAM 23. The Town will continue to implement incentive programs for senior housing, including the density bonus ordinance.</p>	<p>Responsible Entity: Planning Director                      Timeframe: On-going                      Desired Result: Promote development of senior housing in</p>	<p>The Town provides density bonuses for residential development in which at least 50 percent of the total units are for seniors (Chapter 13.32.020). In order to ensure affordability of the project, senior projects, and other residential projects for lower-</p>	Modify to include all special needs groups, combine with Programs 13 and 17.

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Program	Implementation Status	Continue-Modify-Delete	
order to respond to the growing senior population in the area.	income households, are eligible for one of the following depending on the findings of the Town Council: a reduction in site development standards (e.g., site coverage, setbacks, reduced parcel size, and/or parking requirements) or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, approval of mixed-use zoning not otherwise allowed if nonresidential land uses will reduce the cost of the housing development, or other regulatory incentives or concessions proposed by the developer or the Town that will result in identifiable cost reductions (Chapter 13.32.030).		
PROGRAM 24. The Town will continue to allow small group housing projects (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.	Responsible Entity: Planning Director Timeframe: Ongoing Desired Result: Ensure a fair process and reasonable protections for sponsors of group housing which meets specialized housing needs.	In 2005, the Town adopted Ordinance 202 to amend Chapter 13.24.040 of the Town’s Zoning Code to allow small group homes, or residential care facilities, with six or fewer residents in all residential zones subject to the same rules that apply to single-family dwellings.	Delete. The Town completed this program.

Program	Implementation Status	Continue-Modify-Delete	
<p>PROGRAM 25. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal design features include:</p> <ul style="list-style-type: none"> <li>• Entrances to homes without steps.</li> <li>• Hallways and doors that comfortably accommodate strollers and wheelchairs.</li> <li>• Lever door handles and doors of the appropriate weight.</li> <li>• Electrical outlets that can be accessed without having to move furniture.</li> <li>• Rocker action light switches to aide people with a loss of finger dexterity.</li> <li>• Showers that can accommodate a wheelchair, and that have adjustable showerheads to accommodate people of different heights.</li> <li>• Kitchens with varying counter heights.</li> </ul> <p>The Town will have brochures on universal design available at the Planning Department front counter. The Town will</p>	<p>Responsible Entity: Planning Director</p> <p>Timeframe: Information material available within one year of Housing Element adoption</p> <p>Desired Result: A greater number of homes that accommodate people of different abilities.</p>	<p>The Town is in the process of creating brochures on universal design that will be available at the Planning Department front counter and information will be added to the website by summer 2021.</p> <p>The Town continues to work with homebuilders to ensure ADA compliance.</p>	<p>Modify. Combine with Program 36.</p>

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Program	Implementation Status	Continue-Modify-Delete
<p>work with homebuilders to encourage the incorporation of universal design features in new construction and remodels in a way that does not increase housing costs.</p>	<p>Responsible Entity: Planning Director            Timeframe: Ongoing            Desired Result: Supportive inter-jurisdictional programs to alleviate or prevent homelessness. Leverage limited local resources to achieve greater results than might occur by individual smaller jurisdictions working independently.</p>	<p>Modify. Combine with Program 27.</p>
<p>PROGRAM 27. SB 2 considerably strengthened the requirements on zoning for emergency shelters and transitional housing. Regardless of the need, all jurisdictions must have a zone in place to permit at least one year-round emergency shelter without a CUP or any discretionary permit requirements. The Town shall amend the Zoning Ordinance to permit emergency shelters without a conditional</p>	<p>Responsible Entity: Planning Director            Timeframe: Within one year of adoption of the Housing Element            Desired Result: Compliance with State law and increased housing choices for the homeless</p>	<p>Modify. Combine with Program 26.</p>

Program	Implementation Status	Continue-Modify-Delete
<p>use permit (CUP) or other discretionary permits in the CC and CG zoning districts. Altogether, these zones have 27 vacant parcels, approximately 53.1 acres.</p> <p>The Zoning Ordinance can include locational and operational criteria for emergency shelters such as:</p> <ul style="list-style-type: none"> <li>Proximity of public transit, supportive services, and commercial services;</li> <li>Hours of operation;</li> <li>External lighting and noise;</li> <li>Provision of security measures for the proper operation and management of a proposed facility;</li> <li>Measures to avoid queues of individuals outside proposed facility; and</li> <li>Compliance with county and State health and safety requirements for food, medical, and other supportive services provided onsite.</li> </ul> <p>Such criteria should act to facilitate emergency shelters through clear and unambiguous guidelines for the application review process and the basis for approval.</p>		

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Program	Implementation Status	Continue-Modify-Delete	
<p>The Town will work with local service providers to ensure that the development standards and permitting process will not impede the approval and development of emergency shelters.</p>			
<p>PROGRAM 28. The Town shall amend the Zoning Ordinance to define transitional housing and supportive housing as a residential use, subject to the same standards that apply to other residential uses types in the same zoning district. The Town will work with local service providers to ensure that the development standards and permitting process will not impede the approval and development of transitional housing.</p>	<p>Responsible Entity: Planning Director            Timeframe: Within one year of adoption of the Housing Element            Desired Result: Compliance with State law and increased housing choices for the homeless</p>	<p>In 2014, the Town adopted Ordinance 255 to amend Chapter 13.26.040 of the Town’s Zoning Code to allow transitional and supportive housing in all zones where residential uses are permitted and subject them only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<p>Modify to address new State Law.</p>
<p>PROGRAM 29. The Town will continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical, and encourage the use of trees for shading and cooling.</p>	<p>Responsible Entity: Planning Director            Timeframe: Ongoing            Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.</p>	<p>The first subdivision application was submitted to the Town in 2020. The Town is currently in the process of working with the applicant to make sure that all necessary materials and information are included. The Town has informed the applicant of requirements of the Subdivision Map Act to orient housing for</p>	<p>Modify. Combine with Programs 30, 31, and 32.</p>



Program	Implementation Status	Continue-Modify-Delete	
PROGRAM 30. The Town will encourage developers to be innovative in designing energy efficient homes and improve the energy efficiency of new construction.	<p>Responsible Entity: Planning Director</p> <p>Timeframe: Ongoing</p> <p>Desired Result: Energy efficient residential developments and reduction of consumption of non-renewable energy resources.</p>	<p>solar access and include other measures to promote shading and cooling.</p> <p>The Town enforces the 2019 California Building Code through which it requires developers to use energy-efficient designs for new housing and remodels or repairs.</p>	Modify. Combine with Programs 29, 31 and 32.
PROGRAM 31. The Town will continue to provide information on their website on weatherization programs funded by the State, PG&E, and others.	<p>Responsible Entity: Planning Director</p> <p>Timeframe: Ongoing</p> <p>Desired Result: Better information and access to weatherization programs for the residents of Loomis. Collect information from PG&amp;E and other sponsors and display in public places such as Town Hall and the Library.</p>	<p>In 2020, the Town began an update of its website to include information on weatherization programs, affordable housing, and development incentives, among other topics. The materials are expected to be available in early 2021.</p>	Modify. Combine with Programs 29, 30 and 32.
PROGRAM 32. The Town will promote the installation and use of photovoltaic systems by promoting stub outs on all housing.	<p>Responsible Entity: Planning Director and Building Official</p> <p>Timeframe: Within a year after the adoption of the Housing Element.</p>	<p>In 2020, the Town began an update of its website to include information on weatherization programs, promote use of photovoltaic systems, and development incentives, among other topics. The</p>	Modify. Combine with Programs 29, 30 and 31.

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Program		Implementation Status	Continue-Modify-Delete
PROGRAM 33. The Town will encourage water-efficient landscaping, xeriscaping, and/or energy efficient irrigation systems in residential developments. Additionally, the Town will have material available to residents regarding the PCWA's Water-Wise House Call Program.	<p>Desired Result: Assist in the reduction of the ecological footprint. Reduce impact on local power grid.</p> <p>Responsible Entity: Planning Director</p> <p>Timeframe: Within one year after the adoption of the Housing Element</p> <p>Desired Result: Reduce water consumption and impact existing infrastructure. Reduce cost for landscape maintenance.</p>	materials are expected to be available in early 2021. Additionally, the Town promotes these systems through the building permit process.	Continue. Modify to include new programs.
PROGRAM 34. The Town will continue to post Equal Opportunity Bulletins and other Fair Housing materials and posters in a variety of locations throughout the community, such as the Town Hall, Library, Post Office, and Chamber of Commerce.	<p>Responsible Entity: Town Manager</p> <p>Timeframe: Ongoing</p> <p>Desired Result: Better information regarding equal opportunity</p>	In 2020, the Town began an update of its website to include information on fair housing and equal opportunity, affordable housing, and development incentives,	Modify to address State Law. Combine with Program 35.

Program	Implementation Status	Continue-Modify-Delete	
<p>In addition, the Town will provide this information to all appropriate organizations and agencies working to provide low-income housing in the community, as well as post the information on the Town website.</p>	<p>protections for all residents of the Town of Loomis.</p>	<p>among other topics. The materials are expected to be available in early 2021.</p>	
<p>PROGRAM 35. The Town will refer people experiencing discrimination in housing to Department of Fair Employment and Housing or Legal Services of Northern California for help.</p>	<p>Responsible Entity: Town Manager            Timeframe: On-going            Desired Result: Provide access to assistance programs for those seeking remedies to discrimination.</p>	<p>The Town did not receive any discrimination complaints during the previous planning period. If a resident brings forward a fair housing complaint, the Town will refer them to the California Department of Fair Employment and Housing, HUD Office of Fair Housing and Equal Opportunity, and Legal Services of Northern California. Information on where to direct fair housing issues will be included in the Town’s website update expected to be completed in early 2021.</p>	<p>Modify to address State Law. Combine with Program 34.</p>
<p>PROGRAM 36. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the Town will continue to implement its reasonable accommodation ordinance to provide people with disabilities reasonable accommodation in rules, policies, practices</p>	<p>Responsible Entity: Planning Director            Timeframe: Ongoing            Desired Result: A process for making requests for reasonable accommodation to land use and zoning decisions and procedures</p>	<p>In 2005, the Town adopted Ordinance 216 establishing Chapter 13.39, Reasonable Accommodation. The purpose of this ordinance was to provide people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing and provide a process</p>	<p>Modify. Combine with Program 25.</p>

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Program	Implementation Status	Continue-Modify-Delete
<p>and procedures that may be necessary to ensure equal access to housing. The Town will promote its reasonable accommodations procedures on its web site and with handouts at Town Hall.</p>	<p>regulating the siting, funding, development and use of housing for people with disabilities</p>	<p>for making requests for reasonable accommodation with respect to land use and zoning decisions and procedures regulating the siting, funding, development, and use of housing. Additional information on this process will be made available online through the Town’s website update, expected to be completed in early 2021.</p> <p>The Town will review the ordinance to ensure compliance with State Law.</p>

## Goals, Policies, and Programs

State law requires that the Housing Element contain a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing (Government Code Section 65583(b)). This section describes the proposed goals, policies, implementation programs, and objectives of the Housing Element for the Town of Loomis.

Goals refer to general statements of purpose and indicate the direction the Town will take with respect to the housing problems identified. Policies are statements of the Town's position regarding the various housing issues identified and provide a link between the goals and the quantified objectives. Programs are steps to be taken to implement the policies. Some of the programs contain quantified objectives, which refer to the number of units that are expected to be constructed, conserved, or rehabilitated through a specific program during the timeframe of the Housing Element (2021–2029). The quantified objectives represent measurable outcomes, which can be used to evaluate the success of the Housing Element in the future.

### A. Affordable Housing

**GOAL A: To provide a continuing supply of affordable housing to meet the needs of existing and future residents of the Town of Loomis in all income categories.**

#### Policies

- A-1. The Town shall adopt these policies and programs with the intent of achieving its fair share of the regional housing allocation, including the number of units for each income classification.
- A-2. The Town shall maintain an adequate supply of appropriately zoned land with access to public services to accommodate projected housing needs.
- A-3. The Town shall ensure that its adopted policies, regulations, and procedures satisfy important Town objectives, but do not unnecessarily add to the cost of housing.
- A-4. The Town shall give development projects that include a lower-income residential component the highest priority for permit processing.
- A-5. The Town shall promote the policies of the General Plan and encourage mixed-use projects where housing is provided in conjunction with compatible non-residential uses.

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- A-6. The Town will make significant efforts to support Placer County's efforts to create a fair, reasonable, and balanced nonprofit housing development corporation whose primary focus will be to serve the Placer County area (incorporated and unincorporated).
- A-7. The Town shall apply for appropriate state or federal funds to assist with the construction of housing for low-income households, as appropriate.
- A-8. The Town shall consider an inclusionary housing ordinance as a means of integrating affordable units within new residential development.
- A-9. The Town shall ensure that housing for low-income households that is part of a market-rate project shall not be concentrated into a single building or portion of the site but shall be dispersed throughout the project, to the extent practical given the size of the project and other site constraints.
- A-10. The Town shall encourage low-income housing units in density bonus projects to be available at the same time as the market-rate units.
- A-11. The Town will encourage the development of multifamily dwellings in locations where adequate facilities are available, such as the Town Center, and where such development would be consistent with neighborhood character.
- A-12. The Town will allow dwellings to be rehabilitated that do not meet current lot size, setback, yard requirement, and other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health or safety.
- A-13. The Town will continue to encourage the appropriate development of accessory dwelling units (ADUs) to expand the housing supply and unit mix.
- A-14. The Town will explore and encourage innovative housing alternatives, such as well-designed manufactured units or "sweat equity" units for which a homebuyer contributes to the cost through helping to build the home, to diversify the housing stock and affordability levels.
- A-15. The Town will pursue adequate water sources and conservation programs to accommodate residential demand.
- A-16. The Town shall continue to use affordable housing incentives, including density bonuses, reduced development standards, approval of mixed-use zoning, and other regulatory incentives.

## Programs

1. As part of any overall General Plan update, the Town will review land use patterns and existing densities to ensure consistency and determine the location of job centers and the availability of services to identify areas where public services can support higher-density residential development. The Town will also track opportunity sites for higher-density residential development in areas of high opportunity and access to resources.

Responsible Entity: Planning Director

Timeframe: Complete the review as part of the 2020 General Plan update by summer 2022.

Funding: General Fund

2. Conduct a comprehensive review of the Town's Zoning Ordinance to ensure compliance with state and federal fair housing laws and analyze the effectiveness of the goals, policies, programs, and codes in furthering the development of housing for all Loomis residents.

Responsible Entity: Planning Director

Timeframe: Complete a comprehensive review of the Zoning Ordinance and necessary amendments by June 2022. Review annually thereafter.

Funding: General Fund

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

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

Responsible Entity: Planning Director

Timeframe: Develop an SB 35 streamlining approval process by January 2022 and implement as applications are received. Provide pre-applications by request. Review and revise as needed the design review standards by January 2022.

Funding: Permit fees, General Fund, SB 2 Funding

Quantified Objective: 15 units

4. The Town will continue to work with the County to assist with the production of affordable housing through regional land banking, financing pools, and other mechanisms. The Town will consider establishing a local housing trust fund similar to the Placer County Housing Trust either

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in coordination with the County, through a Town-led program, or through a combination of public and private resources. The Placer County Housing Trust is supported by developer fees that are used to help fund a variety of affordable housing projects and existing housing programs. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications and encouraging the use of this program for developments in areas with access to resources and opportunity.

Responsible Entity: Town Manager and Planning Director

Timeframe: Examine alternatives by December 2022 and create program by May 2023.

Funding: General Fund, development fees, permit fees

Quantified Objectives: 20 units affordable to lower-income households

5. The Town will remove barriers to housing for special needs groups by amending the Zoning Ordinance to address the following:
  - a. **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
  - b. **Single-Room Occupancy Units:** To encourage housing mobility, allow single-room occupancy (SRO) units in the RH (High-Density Residential), RM-3.5 (Medium-Density Residential), RM-5 (Medium-Density Residential), and CG (General Commercial) zoning districts with a conditional use permit, in compliance with Government Code Section 65583(c)(1).
  - c. **Definition of Family:** Add a definition of family that states “one or more persons living together in a dwelling unit.”
  - d. **Residential Care Facilities:** Remove site planning requirements for residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831 and to facilitate construction of residential care facilities in areas of concentrated special needs groups to reduce displacement risk. Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the Town’s definition of family.
  - e. **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.



Responsible Entity: Planning Director

Timeframe: Amend the Zoning Ordinance within one year of Housing Element adoption.

Funding: General Fund

Quantified Objectives: 20 units; of these, encourage 5 lower-income units in areas of concentrated overpayment and 10 units for special needs groups in areas high resource areas to improve access to opportunity

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

Responsible Entity: Planning Director

Timeframe: Amend the Zoning Ordinance and create an ADU ordinance within one year of Housing Element adoption.

Funding: General Fund

7. Quantified Objective: 15 units; 5 lower-income units in areas with a higher median income to promote housing mobility and 5 special needs units in areas of concentrated special needs groups and/or near services. The Town will implement the following incentive programs to

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encourage the construction of housing that is affordable to extremely low-, very low-, and low-income persons:

- a. Allow density bonuses for the construction of affordable units and senior housing, in compliance with Government Code Section 65915, as revised.
- b. Provide financial assistance (when feasible), or in-kind technical assistance.
- c. Provide expedited application and permit processing.
- d. Assist in identifying and applying for funding and grant opportunities.
- e. Consider "cluster developments" to reduce site improvement costs, allow more efficient use of developable lands, and conserve open space.
- f. Offer additional incentives beyond the density bonus, such as parking reductions, as feasible.
- g. Develop and offer additional density bonus incentives beyond those provided under Government Code Section 65915 in the multifamily zones within the Town's Downtown.

Responsible Entity: Planning Director

Timeframe: Annually meet with developers to identify barriers to and opportunities for affordable development. Provide developers with a list of eligibility requirements for expedited application and permit processing and density bonuses.

Funding: General Fund

Quantified Objective: 35 affordable units; of these 5 in areas with lower median income to reduce displacement risk, 5 in areas of higher median income to promote mobility and mixed-income neighborhoods, and 5 in areas of concentrated special needs groups

- 8. The Town will seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) funds, Self Help Housing (CalHome Program), HOME funding, collecting the Low-Income Density Bonus Fee, and pursuing other financing resources, as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet extremely low-, very low- and low-income needs. This will be accomplished by working with appropriate nonprofit organizations, such as Mercy Housing, to identify funding opportunities. The Town shall promote the benefits of this program to the development community by creating a handout to be distributed with land development applications.

Responsible Entity: Planning Director and Finance Director

Timeframe: Apply for funding on an annual basis. Organizations will be contacted annually regarding available funding. Town Council will update at least once a year as part of the annual reporting process (Government Code Section 65400).

Funding: General Fund, HOME funds, CDBG funds, Technical Assistance Grants

Quantified Objective: 10 affordable units

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

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

Responsible Entity: Planning Director

Timeframe: Analyze variables to be incorporated in the inclusionary ordinance by December 2023 and recommend adoption to Town Council by March 2024.

Funding: General Fund

Quantified Objective: 15 lower-income units, encourage 5 in areas of concentrated overpayment

10. The Town will partner with the development community to facilitate residential development in the commercial and multifamily zones to diversify the housing stock, increase mobility and access to resources, and provide more areas of higher-density residential uses. Specifically, the Town will:
  - a. Contact potential affordable housing developers, such as the Affordable Housing Development Corporation (AHDC).

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- b. Work with housing sponsors to help with scores for readiness and neighborhood revitalization.
- c. Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing (see also **Program 7**).

Responsible Entity: Planning Director

Timeframe: Reach out to developers annually, and provide support and concessions as needed.

Funding: General Fund, HOME funds, CDBG funds

Quantified Objective: 5 units, all of which should be encouraged in areas with a lower median income near services in commercial and multifamily zones

- 11. To ensure the Town has sufficient capacity to meet the Regional Housing Needs Allocation (RHNA), the Town will complete the following:
  - Review and revise to ensure that the 7 acres on the Villages at Loomis site (Site 8 in Table 23) establishes the location of the High-Density Overlay on the larger 28.68-acre site. Provide technical assistance to developers with identifying funding to complete necessary access road extension to accommodate affordable housing on the High-Density Overlay site on the Village property (Site 8).
  - Identify and rezone at least 2.2 acres to accommodate a minimum of 35 units on site(s) listed in Table 23 or on other appropriate sites in the Town. Sites will be rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). The rezone will accommodate 100 percent of the shortfall during the planning period and will include the following components. These sites have been analyzed as part of the Assessment of Fair Housing and found not to exacerbate fair housing issues.
    - Permit owner-occupied and rental multifamily uses by right and do not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households
    - Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre for suburban and metropolitan jurisdictions
    - Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses
    - Ensure sites will be available for development during the planning period where water and sewer can be provided
    - Encourage integration of low-income units throughout the sites identified
  - Amend the General Plan Land Use Element to increase the allowable density in the Town’s Town Center Commercial (TC) land use designation from 15 units per acre to 20 units per

acre and will amend the Zoning Code to increase the allowable density in the Central Commercial (CC) zoning district from 15 units per acre to 20 units per acre.

Responsible Entity: Planning Director

Timeframe: Identify the location of the High-Density Overlay 7 acre site (Site 8 from Table 23) within one year from the beginning of the planning period, identify and rezone additional sites within the first 3 years of the planning period to accommodate the 35 units shortfall, and amend the General Plan TC land use designation by 2022, and the Zoning Ordinance by 2023. Funding: General Fund

Quantified Objective: 35 lower-income units

12. To reduce displacement risk for low-income households by increasing the supply of affordable units, the Town will encourage the construction of ADUs through the following actions:
  - a. Develop and/or coordinate with Placer County to provide standardized building plans for ADUs to reduce permit costs.
  - b. Provide guidance and educational materials for building ADUs on the Town's website, including permitting procedures and construction resources. Additionally, the Town shall present homeowner associations with information about the community and neighborhood benefits of ADUs, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law, and ask homeowner associations to encourage such uses.
  - c. Distribute materials on the benefits of a second unit in areas of high opportunity to increase mobility for low-income households.
  - d. Develop and implement a monitoring program that will track ADU approvals and affordability. The Town will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The Town will evaluate ADU production and affordability two years into the planning period (2023), and if it is determined these units are not meeting the lower-income housing need, the Town shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Responsible Entity: Planning Director

Timeframe: Make ADU materials and standardized plans available by June 2022, evaluate effectiveness of ADU approvals and affordability by 2023, and rezone, if necessary, by 2024.

Funding: General Fund

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Quantified Objective: A minimum of 24 ADUs, 12 of which in areas of concentrated overpayment and special needs groups to reduce displacement risk and 6 in highest resource areas to facilitate housing mobility

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

Responsible Entity: Planning Director

Timeframe: Make information on incentives available on the Town website and through flyers at Town Hall by December 2021 and provide materials on incentive eligibility and benefits to developers at annual meeting to discuss affordable housing opportunities.

Funding: General Fund

Quantified Objective: 6 subsidized lower-income units, 4 of which in areas with a higher percentage of special needs groups and/or concentrated overpayment to reduce displacement risk

- 14. The Town will coordinate with the Placer County Water Agency (PCWA), and the South Placer Municipal Utility District, to ensure availability and adequate capacity of water, sewer services, and drainage facilities to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. The Town will also work with service providers to pursue funding for infrastructure, such as the Infill Infrastructure Grant Program (HCD). In addition, the Town will provide a copy of the Housing Element and any future amendments to water and sewer providers immediately after adoption.

Responsible Entity: Planning Director and Town Engineer

Timeframe: Provide the Housing Element to service providers upon adoption.

Funding: General Fund

- 15. In addition to implementing the State Density Bonus (**Program 6**), the Town will amend the Zoning Ordinance to allow a density of 20 dwelling units per acre for affordable housing projects targeted for special needs groups, as identified in the Housing Element, in zones that allow for multifamily development.

Responsible Entity: Planning Director

Timeframe: Amend the Zoning Ordinance within one year of Housing Element adoption.

Funding: General Fund

## B. Quality of Design

### GOAL B: To promote quality residential development in the Town.

#### Policy

- B-1 The Town will continue to encourage residential development that is of high architectural and physical quality and compatible with neighboring land uses.

#### Program

- 16. The Town will adopt design guidelines that are responsive to changing markets and desired amenities and that allow for a range of well-designed housing choices compatible with smart growth principles. Promotion and facilitation of affordable multifamily housing will be a primary focus of the guidelines. Standards should be objective and predictable such that they require no subjective judgement and are uniformly verifiable and should have no adverse impact on the cost or supply of housing. These guidelines will expand on the standards set forth in Zoning Ordinance Section 13.42.250 addressing multifamily residential housing.

Responsible Entity: Planning Director

Timeframe: Determination of the appropriateness of reasonable design guidelines within three years after adoption of the Housing Element.

Funding: General Fund

## C. Conservation and Rehabilitation

### GOAL C: To conserve the Town's current stock of affordable housing.

#### Policies

- C-1 The Town shall continue to apply for CDBG funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing.
- C-2. The Town shall encourage private financing to rehabilitate housing.
- C-3. The Town shall discourage the conversion of mobile home parks to other types of housing, except where the conversion results in replacement with comparably affordable housing or the living conditions within the mobile home park are such

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that an alternative land use will better serve the community or the residents of the mobile home park.

- C-4. The Town shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- C-5. The demolition of existing housing units occupied by low- and moderate-income persons should be allowed only when a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice and relocation assistance.
- C-6. The Town will support efforts to convert mobile home parks where residents currently lease their spaces into parks where residents own their spaces.
- C-7. The Town will allow affordable dwellings that do not meet current lot size, setback, or other zoning standards to be rehabilitated, as long as the non-conformity is not increased and there is no threat to public health and/or safety.

## Programs

17. The Town will seek appropriate funding through the CalHome Program and the CDBG Program to provide housing rehabilitation loans and weatherization services for all residents, with an targeted emphasis on promoting the availability of this funding in an areas of concentrated poverty or overpayment.

Responsible Entity: Planning Director

Timeframe: Seek funding for housing rehabilitation on an ongoing basis.

Funding: CalHome, CDBG funds

Quantified Objective: 5 units, 3 of which in areas of concentrated poverty or overpayment

18. The Town will establish a code compliance mechanism that effectively uses funding resources, efficiently ensures safe homes, and avoids displacement. The Town can use the Franchise Tax Board’s Substandard Housing Program, which allocates funds<sup>1</sup> to local jurisdictions to strengthen code compliance operations.

Responsible Entity: Planning Director

Timeframe: Establish code compliance mechanism within three years of Housing Element adoption.

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<sup>1</sup> Property owners in violation of Health and Safety Code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by the Franchise Tax Board (FTB) is transferred to the Local Code Enforcement Rehabilitation fund. These funds are allocated and disbursed to the cities and counties that generated the notification of substandard housing to the FTB.



Funding: Franchise Tax Board Substandard Housing Program funds

Quantified Objective: 5 units, target rehabilitation of 3 units through the code compliance mechanism in areas of concentrated substandard housing condition

## D. Special Housing Needs

**GOAL D: To meet the housing needs of special groups of Town residents, including a growing senior population, large families, single mothers, farmworkers, and the disabled, including developmentally disabled.**

### Policies

- D-1. The Town shall encourage the development of housing for seniors, including congregate care facilities.
- D-2. Town policies, programs, and ordinances shall provide opportunities for handicapped persons to reside in all neighborhoods.
- D-3. The Town will reduce the parking requirements for special needs housing if a proponent can demonstrate a reduced parking need and it does not affect public health and safety.
- D-4. The Town shall encourage housing development that meets the special needs of disabled persons, including developmentally disabled individuals, and ensure that all new multifamily developments comply with the handicapped provisions of the California Building Code and Americans with Disabilities Act (ADA).

### Programs

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

Responsible Entity: Planning Director

Timeframe: Develop an outreach program and meet with Alta California Regional Center to coordinate implementation within one year of Housing Element adoption.

Funding: General Fund

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

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

Responsible Entity: Planning Director

Timeframe: Make materials available on the Town website and at Town Hall by September 2021, process reasonable accommodation requests as received, and work with developers to incorporate universal design in new residential development as projects are proposed.

Funding: General Fund

Quantified Objective: 5 units; of these, promote universal design of 2 units in areas with a higher concentration of special needs groups and 1 in an area of high opportunity to promote housing mobility

## E. Homelessness

**GOAL E: To prevent and reduce homelessness in the Town through a variety of programs, including increased affordable housing opportunities and access to emergency shelter for all persons in need.**

### Policy

E-1. The Town shall continue to coordinate with Placer County and/or neighboring cities in developing emergency shelter programs that provide adequate shelter and services for the South Placer County area.

### Program

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

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

Responsible Entity: Planning Director

Timeframe: Annually coordinate with the Placer County Department of Health and Human Services, Placer Collaborative Network, and Consortium on Homelessness throughout the planning period.

Funding: General Fund, State Emergency Shelter Program, HUD

## F. Energy Conservation

**GOAL F: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Town residents.**

### Policies

- 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.
- F-2. New land use patterns should encourage energy efficiency, to the extent feasible.

### Programs

- 22. The Town will continue to promote energy efficiency in existing housing and new development by:
  - a. Implementing the provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical, and encourage the use of trees for shading and cooling.
  - b. Encouraging developers to be innovative in designing energy efficient homes and improving the energy efficiency of new construction.
  - c. Providing information on their website on weatherization programs funded by the State of California, Pacific Gas and Electric Company (PG&E), and others.
  - d. Promoting the installation and use of photovoltaic systems by promoting stub outs on all housing.

Responsible Entity: Planning Director

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Timeframe: Make information available on the Town website and in public places, such as the library and Town Hall, by December 2021, and implement provisions of the Subdivision Map Act as development applications are received.

Funding: General Fund

23. The Town will continue to strive for water efficiency in residential development through the following actions:

- a. Encourage xeriscaping and water-efficient landscaping and irrigation systems.
- b. Make materials on PCWA's Water-Wise House Call Program available to all residents on the Town website.

Responsible Entity: Planning Director

Timeframe: Provide information on the Town website by September 2021 and encourage water-efficient practices as projects are processed through the Planning Department on an ongoing basis.

Funding: General Fund, application and permit fees

## G. Equal Opportunity

**GOAL G: To assure equal access to sound, affordable housing for all persons regardless of race, creed, age, or gender.**

### Policies

- G-1. The Town declares that all persons regardless of race, creed, age, or gender shall have equal access to sound and affordable housing.
  
- G-2. The Town will promote the enforcement of the policies of the State Fair Employment and Housing Commission.

### Program

24. To comply with AB 686, the Town will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law.

Specific actions include:

- Implement **Programs 17, 18, 19 and 20** to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g., **Programs 4, 12, and 13**) and facilitating affordable housing in high opportunity areas (e.g., **Programs 9, 10, and 16**).
- Post Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity bulletins and other fair housing materials and posters twice per year in a variety of locations throughout the community, such as the Town Hall, library, post office, and Chamber of Commerce, as well as post on the Town's website.
- Provide fair housing materials to all appropriate organizations and agencies working to provide low-income housing in the community.
- Annually provide materials to property managers on the benefits of subsidized housing units. Encourage 3 landlords/property owners to register their units as a participating voucher property.

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- By December 2021, provide information on the Town’s website about affordable homeownership and rental options in the Town and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Refer people experiencing discrimination in housing to the Department of Fair Employment and Housing or Legal Services of Northern California for help.
- Work with a nonprofit affordable housing developer, such as Mercy Housing, to develop the Heritage Park subdivision.
- Meet annually with transit agencies to assess the need for increased service between neighborhoods to improve residents’ access to employment and identify mechanisms to fund expansion. Encourage the addition of a transit stop south of I-80 to meet the needs of special needs groups in this area.
- Meet with service providers for special needs groups by May 2022, and annually thereafter, to identify funding and other mechanisms to expand availability of services and housing for special needs groups.
- By December 2021, complete the current community outreach efforts to educate the public on the variety of housing types that can be affordable and gather their input on preferences.
- Meet with developers by December 2021 to identify mechanisms to remove barriers to develop housing for special needs groups and identify opportunity areas.
- Encourage and facilitate integration of housing affordable to lower-income units in the development of the sites identified to meet the lower-income RHNA.

Responsible Entity: Town Manager and Planning Director

Timeframe: Refer to each strategy in the AFFH program for specific timeframes.

Funding: General Fund

## Quantified Housing Objectives

**Table 35** summarizes the housing objectives and shows if the units will be provided by new construction, rehabilitation, or conservation. New construction refers to the number of new units that could potentially be constructed by each measure. Rehabilitation refers to the number of existing units expected to be rehabilitated. Conservation refers to the preservation of affordable housing stock. Because a jurisdiction may not have the resources to provide the state-mandated housing allocation, the quantified objectives do not need to match the state allocation by income category.

TABLE 35: QUANTIFIED OBJECTIVES

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	58	59	71	49	115
New Construction					
Program 3	5	5	5		
Program 4	6	7	7		
Program 5	5	10	5		
Program 6	3	5	7		
Program 7		15	15	5	
Program 8			5	5	
Program 9		5	10		
Program 10		15	15		
Program 11			5		
Program 12			13	10	1
Program 13		3	3		
Rehabilitation					
Program 17			5		
Conservation					
Program 18	2		3		
Program 20		5			
<b>Total</b>	<b>21</b>	<b>70</b>	<b>85</b>	<b>20</b>	<b>1*</b>

*Town of Loomis, March 2021*

*\*It is assumed that the market will address the need for above moderate-income households.*

# HOUSING

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