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## **SECTION I: INTRODUCTION**

### **A. PURPOSE OF THE MASTER PLAN**

In recent years, parks, recreational facilities, and open spaces have come to be recognized as essential to a healthy environment in our community. The necessity to provide park and recreation facilities and to preserve the open spaces that help define a community comes as a response to the increasing degree of urbanization throughout the nation, increased population density, the loss of open space and natural areas, and the increasing amount of leisure time available to our society. One of the most visible components that identify a community are its natural spaces and its park and recreation facilities.

The Town of Loomis is an example of a community that has preserved its rural character for decades. As one of the slower growing communities in Placer County, it has been confronted with demands for more parks, recreation, and open space preservation without funding for these. From the broad powers granted to the Town of Loomis through state general law, the Town Council is directly responsible for providing a healthy, enjoyable community for the present and future residents of the Town.

According to two (2) separate studies conducted in 2000 and 2001 of over 16,400 home sales, homes located within 1500 feet of natural areas noted an increase in property value of \$10,648 (Active Living Research – [www.activelivingresearch.org](http://www.activelivingresearch.org)). These studies indicate that there is economic value related to natural (untouched) areas of land.

Along with providing adequate public services, Loomis faces the challenge of providing adequate recreation opportunities and parks and open space resources for its population in a time of budgetary limitations and fiscal uncertainty for the foreseeable future. Increasing recreational demand will continue to be stimulated by public interest in the environment, parks, open space, and health and fitness commensurate with the increasing amount of leisure time and pursuit of recreational activities. This anticipation of continued cultural change and accelerating recreational demand must be balanced economically through sustainable revenue sources. The Town of Loomis must focus on these needs and continue with an aggressive and farsighted approach to establishing and funding a sound parks, recreation, and open space program, both for the existing and future residents of the Town. However, achieving this in such financially challenging times in a Town that was incorporated without a budget or permanent source of funding for these purposes is the principal challenge facing this endeavor.

Therefore, the purpose of this updated master plan is to provide the Town of Loomis with a comprehensive view of its parks, open space, and recreation resources and to develop a practical program for financing the acquisition, development, operation, and maintenance of a sound parks, open space, and recreation program that will serve the residents of Loomis until the year 2030.

### **B. BACKGROUND**

The Town of Loomis was incorporated in December 1984. Since then, the Town has provided limited park services without recreation programs to its residents. The Town has benefited from a strong relationship with Placer County who has assisted the Town since its incorporation in providing park services to the residents of the area. Until the late 1990's, park and recreation services were

generally considered to be an important, but nonessential public service provided by the Town and those services were not included in the tax funding agreement that was worked out with Placer County at the time Loomis was incorporated.

This earlier philosophy and the lack of tax funding has resulted in inadequate funding for park and open space needs in Loomis. Now, 26 years after incorporating, the lack of a permanent source of funding to sustain park, recreation, and open space activities serves as one of the most significant challenges to establishing such activities in the Town of Loomis.

The Town has been working for more than a decade to develop a master plan for its parks, recreation, and open space resources. In 1997, the Town completed a park and recreation needs assessment that indicated a need for additional parks and recreation facilities and services including new parks, ball fields, playgrounds, court games, and bike paths and trails. The results of that needs assessment indicated a 1998 parkland need for northern Loomis (north of Highway 80 corridor) of 21 acres and a projected 2005 need of 28 acres. Southern Loomis, which does not have any existing public park facilities, was projected to need 9 acres of parkland by the year 2005. Overall, park needs were further defined as needing approximately 8 acres of active parkland and 30 acres of passive open space acreage.

In 1998, the County of Placer and the Town of Loomis began to examine a future course of action for the management and operation of parks and recreation services in West Placer County. In February 1998, the Town of Loomis published a first draft of its Park and Recreation Master Plan in response to its parks and recreation needs assessment. That draft, which did not address open space preservation, became the Background Report for the Park and Recreation Element of the General Plan adopted on April 14, 1998.

In July 2001, the Town Council adopted an update to its General Plan which included new goals to ensure adequate park and recreation facilities for its population and to provide for a multi-use community center. It also provided a set of policies to be pursued by the Town in meeting its park and recreation needs (see Figure I-1). The Town's General Plan recognized that the provision of park and open space lands was one of the most important attributes in providing and maintaining the quality of life of the Town. The commitment of the Town's public officials to achieving this objective requires a clear understanding that open space and parklands are limited resources and that without budgetary and development standards that are committed to meeting this need, the opportunities for acquisition and protection of parks and open space lands may be lost as the Town develops.

In 2004, the Town began a public process to include open space requirements as part of its ongoing planning and education activities and completing a Parks and Recreation Master Plan. Between 2004 and 2008, the Town appointed a succession of two open space committees (OSC-1 & OSC-2) and a Parks and Open Space Commission comprised of local citizens to make recommendations in completing a Parks, Recreation, and Open Space Master Plan. Those committees, the OSC-1, the OSC-2, and the Parks and Open Space Commission, deliberated on park and open space issues and made a number of recommendations for inclusion in completing a revised Master Plan document.

The OSC-2 committee prepared and submitted a report on its recommendations to the Town Council in December 2006. In 2007, the Town then appointed the Parks and Open Space Commission and in April 2008, the Town began a revised draft of the Park, Recreation, and Open

Space Master Plan for study by that Commission. That draft plan did not receive thorough consideration by the Commission before the Commission was disbanded in February 2009.

**Figure I-1**  
**Parks and Recreation Policies of the 2001 Town of Loomis General Plan\***

1. *The Town will pursue all of the available funding mechanisms to provide a multi-use community center.*
2. *The Town will work toward providing additional park and recreation facilities to meet the needs of Loomis residents as the Town's population increases.*
3. *Loomis shall adopt Town Park and Recreational standards to guide and promote the development of recreational open space in addition to working with Placer County in the provision of public recreation facilities.*
4. *New residential development shall provide for the recreational open space needs of their residents.*
5. *Loomis shall encourage the compatible recreational use of riparian and stream corridors where feasible.*
6. *Loomis shall support and cooperate with volunteer groups and organizations that provide recreational activities for Town residents.*
7. *Open space areas within proposed development shall be designed as part of an integrated town-wide network in conjunction with bicycle, pedestrian, and equestrian trails.*
8. *Loomis will continue to work with local school districts in the county to extend park and recreation opportunities for Loomis residents through joint -use facilities.*
9. *New lighted park and recreation facility shall undergo review to determine whether lighting would impact adjacent residential uses. If such impacts would occur, facilities shall remain either unlighted, or lighting shall be limited either by timing or location as appropriate.*

*\*From Page 50 of the Town of Loomis General Plan 2001*

In May of 2009, the Town Council appointed an ad hoc Park, Recreation, and Open Space Committee (PROSC) to work with Town staff and the Town Council in part to engage in a process for finalizing the Parks, Recreation, and Open Space Master Plan. As a part of that process, it was determined by the PROSC and Town staff that consulting assistance would be needed to complete the Master Plan. Following a competitive process, the Town contracted with RRM Design Group in September 2009 to work with staff, the PROSC, and the greater community of Loomis in a public process to complete a Master Plan document that would be presented to the Town Council for action. Utilizing the report that had been previously prepared by the OSC-2 committee, the PROSC refined those recommendations and presented them to the Town Council to determine which of them should be incorporated into a final document. The Town Council has provided that direction, and in response this final document has been prepared, subject to any changes to its provisions derived through the editing and the public hearing process.

### **C. PUBLIC PROCESS**

The process of completing the Master Plan document involved the initial submittal and completion of an October 13, 2009, questionnaire that was filled out by the individual members of the PROSC. This was followed by a battery of early key stakeholder interviews that were conducted by the

consultant on October 27, 2009. Following these 27 interviews, the consultant facilitated an initial meeting with the PROSC to identify issues and ideas and to prioritize those issues and ideas that were most important and least important in completing the Master Plan. Between October 2009 and February 2010, the PROSC and Town Council concentrated on refining the recommendations derived from the OSC-2 report to provide direction to the consultant.

On February 27, 2010, the consultants facilitated a public workshop hosted by the PROSC at the Loomis Train Depot to present their initial findings and conclusions and the results of previous meetings. They also presented various strategies for preserving open space and for funding parks, recreation, and open space preservation efforts in the future. At the conclusion of that meeting, the consultants facilitated an interactive questionnaire session to test public sentiment among workshop attendees regarding a variety of parks, recreation, and open space issues. Following that workshop, the consultant met with the PROSC to obtain direction on how to incorporate the feedback received in the Master Plan document. Detailed reports on the results of these meetings, interviews, and workshop activities were prepared and completed and those results have been used in completing this document.

In February 2010, the Town Council reviewed the remaining recommendations contained in the December 2006 OSC-2 report and provided direction to the PROSC on those provisions and recommendations that should be contained in a final Parks, Recreation, and Open Space Master Plan.

#### **D. SUMMARY OF PROVISIONS**

In addition to describing the recreation service area, the population and demographics, and the parks, recreation, and open space resources and needs of the Town of Loomis, this Master Plan presents detailed criteria on planning for parks, recreation, and open space preservation with recommended policies on achieving its objectives. It also contains provisions addressing operations and maintenance issues, the administration and implementation of the recommendations of the Master Plan, and options and recommendations for funding, pursuing priority acquisitions, and taking legislative actions to achieve its implementation over time.

Among the questions addressed by this document are the following:

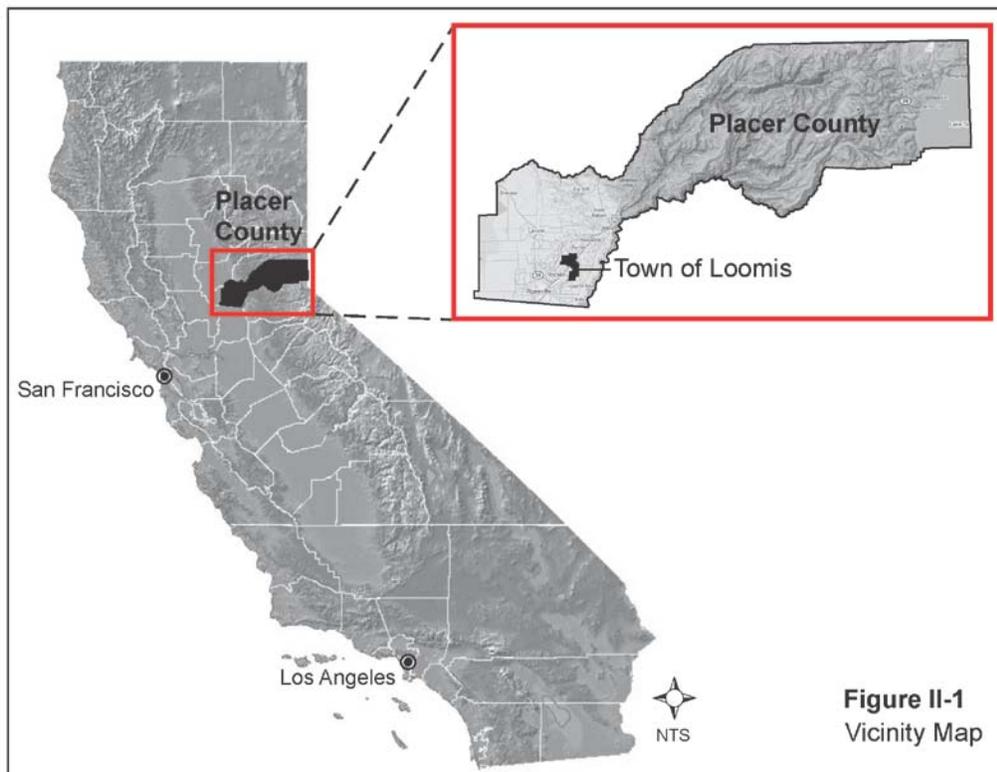
1. What techniques should the Town use to preserve the open spaces it wants to protect?
2. Where should the Town concentrate on acquiring and improving new parkland?
3. How should new development participate in providing and maintaining new parks and open space resources?
4. How can the Town fund the acquisition, improvement, and maintenance of park and recreation facilities?
5. How should this Master Plan be implemented?
6. How should the Town deal with the Heritage Park subdivision property it acquired in 2010?

Finally, this document should be considered as a strategic supplement to the Town's General Plan that was adopted in 2001 and its recommendations should be considered as part and parcel of implementing the goals and policies of that General Plan document. At such time as the Town decides to update its General Plan, that update should incorporate the goals and policies of this Master Plan.

## SECTION II: THE TOWN OF LOOMIS RECREATION SERVICE AREA

### A. LOCATION AND BOUNDARIES

The Town of Loomis is comprised of approximately 4,700 acres and is located in West Placer County, immediately east of the City of Rocklin (see Figure II-1). The unincorporated areas of Penryn and Newcastle are situated to the east of the Town, with the community of Granite Bay being situated to the southeast of Loomis. Highway 80 extends west-to-east through the Town center and is a dominant transportation feature in the central portion of the Town's boundaries. On the north, the unincorporated areas of Placer County known generally as the Penryn-Horseshoe Bar community planning area occurs which extends north from the Town for several miles. The boundaries of the study area correspond to the incorporated Town boundaries of Loomis as reflected in Figure II-2.



### B. GEOGRAPHY AND VEGETATION

The Town is comprised of relatively flat terrain in most areas, with a transition to the east to more sloped areas bisected by drainages and creeks. Elevations range from about 300 feet to about 500 feet. Natural vegetation is predominantly oak grasslands with oak and cottonwood groves occurring in an east-west direction in association with some of the major and minor creek environment (see Figure II-2). Antelope Creek and Secret Ravine Creek are two of the more significant creeks in the Town that provide year around drainage and support a population of Chinook salmon and steelhead trout.

Climatically, the area experiences warm-to-hot dry summers and mild, moist winters. Annual temperatures average 62 degrees Fahrenheit, but range from below freezing in the winter to over 100 degrees Fahrenheit during some summer days. Average annual rainfall is about 19 inches.

## C. PLANNING AREAS

For the purposes of preparing this Parks, Recreation, and Open Space Master Plan, the Town of Loomis has been divided into three (3) planning areas that are reflected in Figure II-3. The Land Use Map (see Figure II-4) and the Zoning Map (see Figure II-5) shows the distribution of land use designations throughout the Town and Table 2.1 reflects the actual acreages by land use category.

### 1) The Northwestern Loomis Planning Area

This area of rural Loomis that lies on the north side of the Highway 80 corridor has no Town park and recreation facilities but it does contain the recreation facilities of H. Clarke Powers Elementary School. Comprised of approximately 1,142 acres, this area contains Antelope Creek and most of Sucker Ravine Creek as they flow from north to south through the Town. This area is characterized by large lot Residential Agricultural land uses with pockets of Residential Estate and Rural Residential land uses. There is one vacant Industrial zoned parcel adjacent to the railroad tracks that was included in this area due to its lack of legal access.

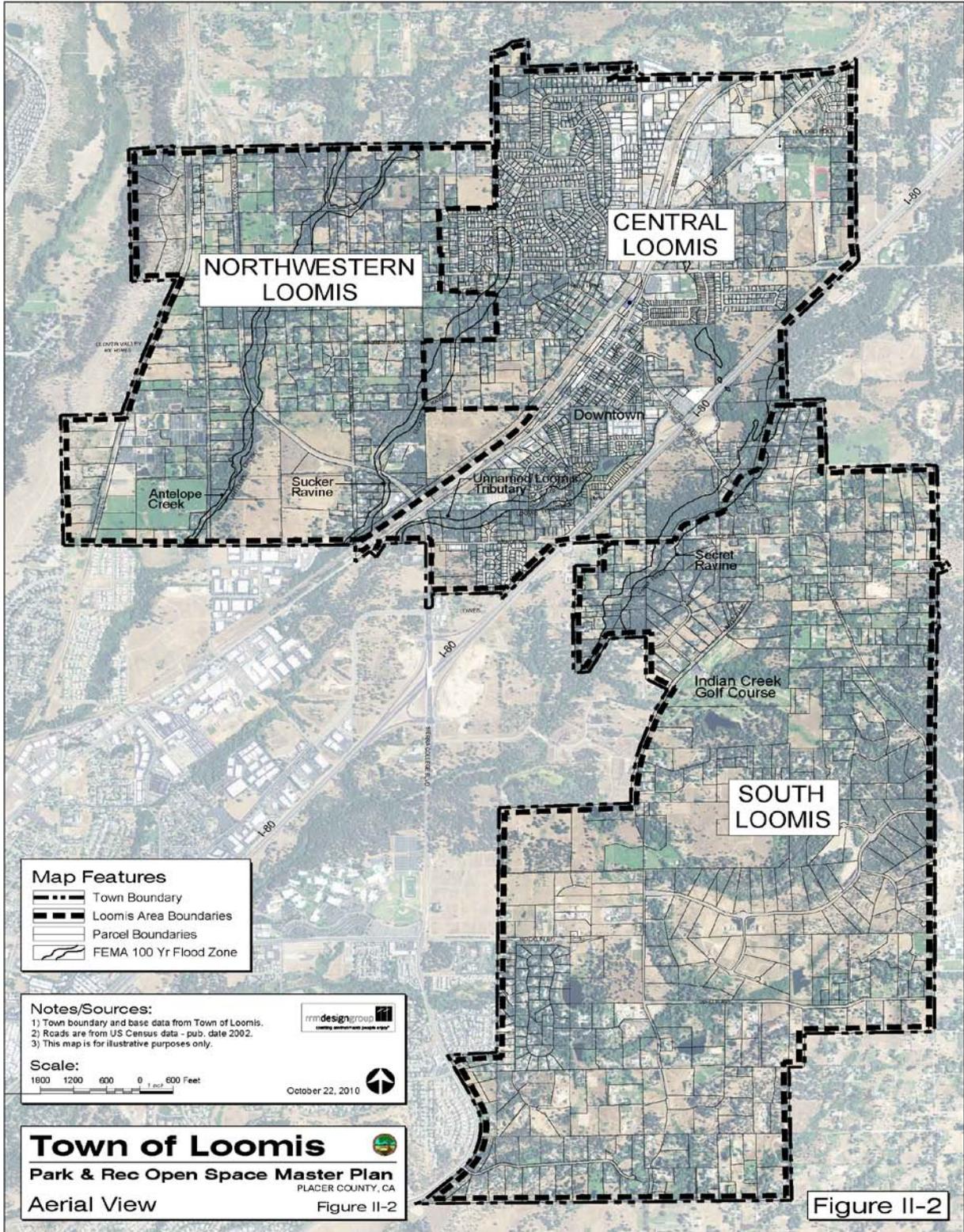
### 2) The Central Loomis Planning Area

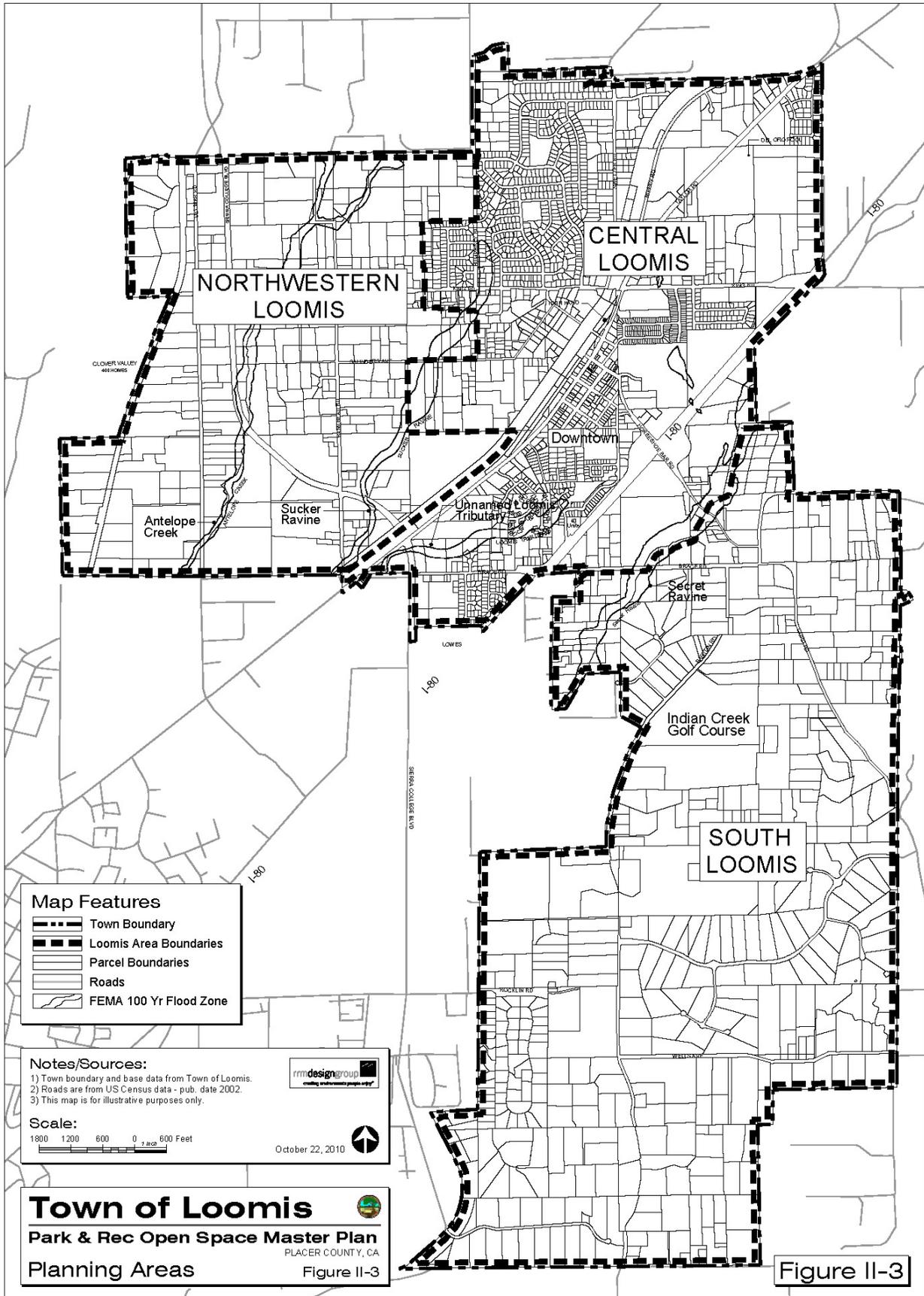
This is the most populous area of Loomis that contains all of the existing office, commercial, and industrial development within the Town. This area, which is comprised of 1,406 acres, also contains all of the Single Family Residential, Medium Density Residential and Multifamily Residential development as well as all of the commercial land uses on Taylor Road, Highway 80, and within the Town Center area. It also contains a stretch of an unnamed creek to the northwest of the I-80 corridor. The Town Center area is the Town's oldest commercial district and also has the oldest homes and features in the community. Industrial uses are located along the railroad tracks, Swetzer Road, and Rippey Road and the Town's few public facilities such as the Library, the Veterans Memorial Hall, and the Elementary and High Schools are located in the Central Loomis area. It also contains the only two parks the Town owns: Loomis Park and the yet-to-be-completed Downtown Park. Because of its Tourist/Destination Commercial zoning, the vacant parcels sandwiched between Highway 80 and the north side of Secret Ravine Creek have been included in this area.

### 3) The South Loomis Planning Area

The South Loomis planning area is the largest of the three and is located entirely on the south side of Secret Ravine Creek. It is almost totally rural residential in character. Comprised of 2152 acres, the vast majority of the parcels in this area are larger acreages with 4.6 acre parcels being the minimum lot size and are designated for Residential Agriculture, Residential Estates, or Rural Residential uses. The only known Conservation Easement in the Town is that which covers portions of the Sierra de Montserrat (Montserrat) development in this planning area. The Indian Creek Country Club off Barton Road and several churches are the only exceptions to the rural uses in this area.

Table 2.1 (page 11) reflects the acreages devoted to a range of land uses found in the Town of Loomis.





**Table 2.1  
Town of Loomis  
Land Use by Category**

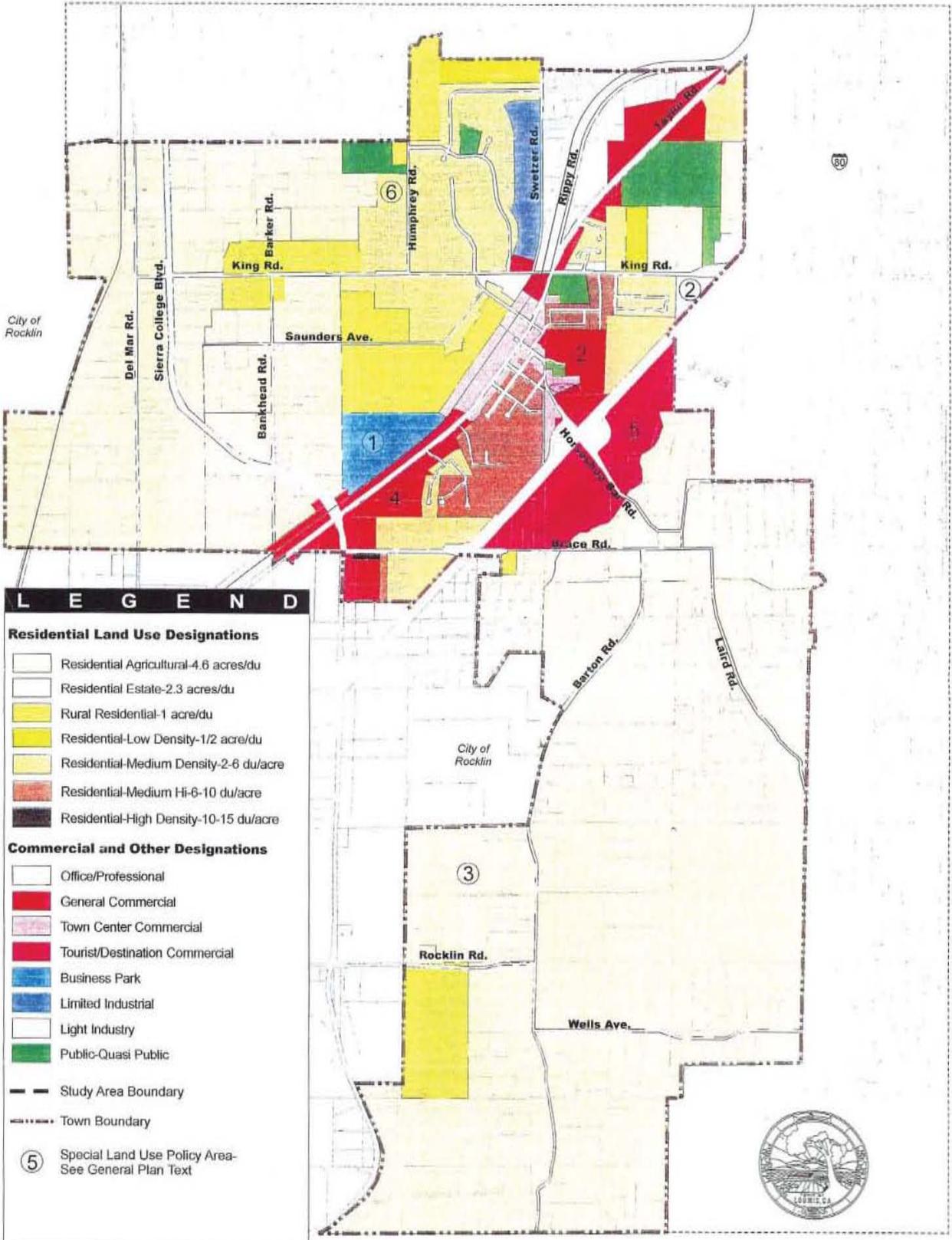
<i>Land Use Type</i>	<i>Estimated Acreage</i>
Medium Density Residential (2-6 units/acre)	397
Medium High Density Residential (6-10 units/acre)	121.2
High Density Residential (10-15 units/acre)	1.4
Low Density Residential (2 units/acre)	32.2
Rural Residential (1 unit per acre)	269.9
Residential Estate ( 1 unit/2.3 acres)	686.1
Residential Agricultural (1 unit/4.6 acres)	2295.3
Commercial	280.6
Industrial	187
Public/Quasi-Public	67.4
<i>Total Acres</i>	<i>4338.1</i>

*Source: Town of Loomis General Plan Update FEIR 2001.*

**D. POPULATION AND DEMOGRAPHICS**

At the time of writing this document, the results of the 2010 Census that are expected to be published in 2011 were not available. Therefore, this section had to rely on 2000 Census data. At such time as those 2010 results are made available, the Town may wish to revisit the statistics presented in this section.

In 2000, Loomis had a population of 6,260. Of the total population, 34 were in group quarters and the remainder were housed in single family and multiple family dwellings. Table 2.2 below tracks the population increase since 1990 and is an indicator of the growth rate that the Town has experienced in many years. The growth has been in single family dwellings with virtually no change in multiple family dwellings or mobile homes.



**LEGEND**

**Residential Land Use Designations**

- Residential Agricultural-4.6 acres/du
- Residential Estate-2.3 acres/du
- Rural Residential-1 acre/du
- Residential-Low Density-1/2 acre/du
- Residential-Medium Density-2-6 du/acre
- Residential-Medium Hi-6-10 du/acre
- Residential-High Density-10-15 du/acre

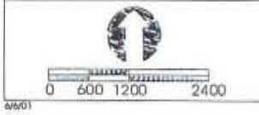
**Commercial and Other Designations**

- Office/Professional
- General Commercial
- Town Center Commercial
- Tourist/Destination Commercial
- Business Park
- Limited Industrial
- Light Industry
- Public-Quasi Public

Study Area Boundary

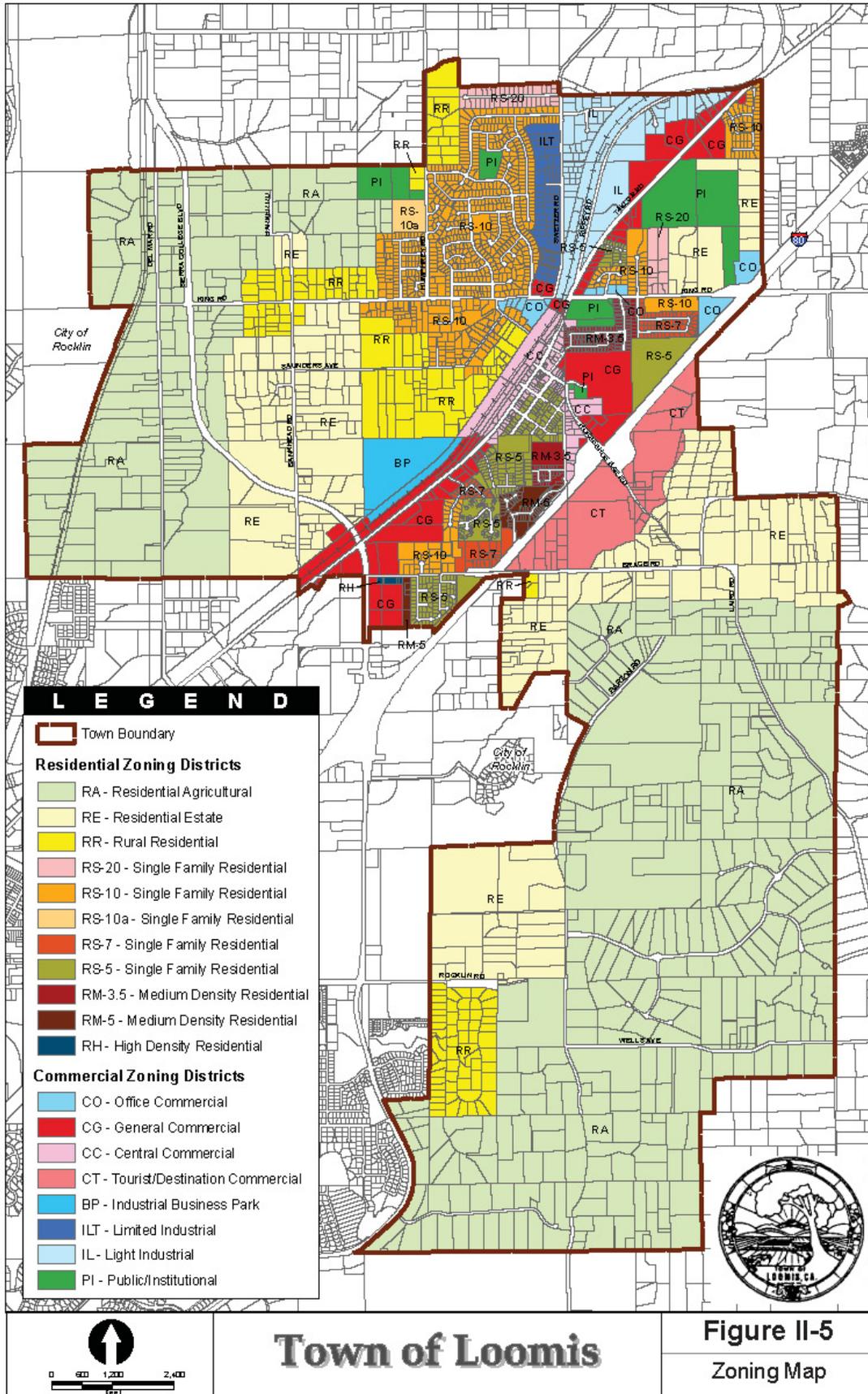
Town Boundary

Special Land Use Policy Area- See General Plan Text



# Town of Loomis

**Figure II-4**  
Land Use Map



**Table 2.2  
Town of Loomis  
Growth in Population and Housing**

Year	Population			Housing		
	Total	Household	Group	Total	Single Family	Multi Family*
1990	5,650	5,595	55	2,021	1,798	223
1995	5,950	5,895	55	2,170	1,943	227
2000	6,260	6,226	34	2,273	2095	178
2003	6,349	6,315	34	2,336	2158	178
2004	6,320	6,286	34	2,342	2162	180
2005	6,320	6,286	34	2,353	2179	174
2006	6,501	6,467	34	2,441	2,267	174
2007	6,529	6,495	34	2,452	2,278	174

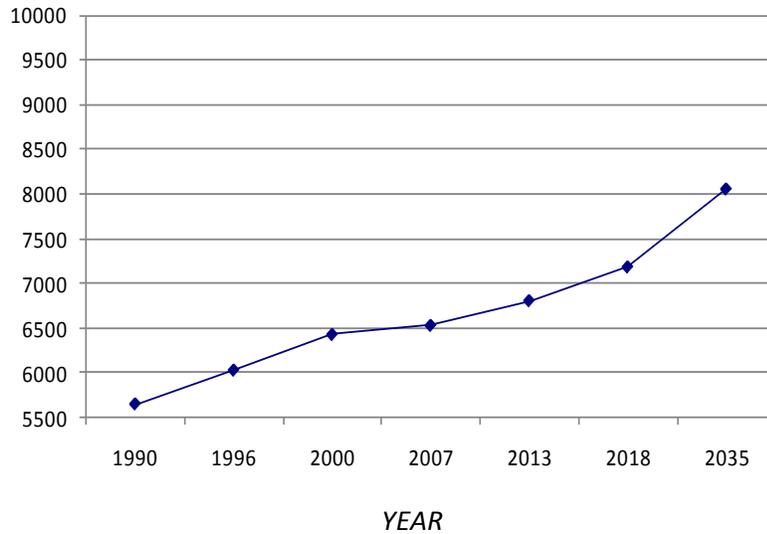
*Source: California Department of Finance City/County Population and Housing Estimates per SACOG 7/31/2007*

\* Multi consists of Duplexes through 4-plexes consistently at 95, over five units per structure consistent at 15 and mobile homes which grew by number from 113 to 118 during that period

From this information, persons per household (PPH) can be derived. The 1990 PPH was 2.94 according to SACOG baseline projections. In 1995, that figure fell to 2.9 PPH. Between 2000 and 2005 the PPH fell from 2.754 to 2.686. In the future, this number is anticipated to continue to decrease as retirees move into the region. The trend to smaller households is consistent throughout the region and Placer County. In fact, for Placer County the 1990 figure is 2.64 PPH falling to 2.41 PPH by 2010.

Table 2.3 below indicates the growth graphically at a rate of 1.1% over the 1990 to 2035 period. From 2000 to the year 2007, Loomis grew at a rate significantly less than the surrounding areas. That rate between 2000 and 2007 (6,427 to 6,529 persons ) was 1.6% annually for the Town of Loomis while Placer County's total population increased by nearly 31% between 2000 and 2007 from 248,399 to 324,495 people. Loomis households grew at about 1% per year over the last 7 years. The growth in Loomis has not been consistent over each year, but rather tends to spike over certain years. Development of one or two larger projects at one time can create a spike in Loomis given the small numbers overall, while still averaging 1% or less.

**Table 2.3  
Town of Loomis  
Population Growth and Projections**



The Sacramento Area Council of Governments (SACOG) projects that the number of households in Town will be 2521 dwelling units in 2013, 2763 dwelling units in 2018 and, 3223 dwelling units in 2035 per its April 30, 2007 Draft Land Use Allocations. A total of 3913 units represents the maximum buildout of current General Plan according to FEIR- anticipated then to occur by 2020. Using a declining number of persons per household (currently 2.729 down to the current County average of 2.5), this would predict future populations of 6806 in 2013; 7184 in 2018; and 8057 persons by 2035. These growth projections and persons per household are intended for future planning and are not intended to be precise numbers. However, for the purposes of this Master Plan, it has assumed that the population of the Town of Loomis will be approaching 8,000 people by 2030, the 20 year planning horizon line of this document.

**1) Age**

The median age of the Town of Loomis in 2000 was 38.4 years up from 33 years in 1990. This is just above Placer County’s median age of 38 which is up from 35.1 years. The age distribution of all residents, particularly children, is important to the development of a parks and recreation program. Of the 6260 persons in the Town in 2000, 1801 were classified as children of age 17 or less. This correlates to a percentage of 28.8%.

Elderly persons within the Town of Loomis consist of 733 individuals or 11.7% of the total up from 7.3% in 1990. Elderly persons consist of those individuals at or over the age of 65, and the percentage of the elderly population is larger for the entire County at 13.1% than with the Town of Loomis. Overall, the populations of both Loomis and Placer County are getting older while the percentage of people under 18 in Loomis remained fairly stable between 1990 and 2000.

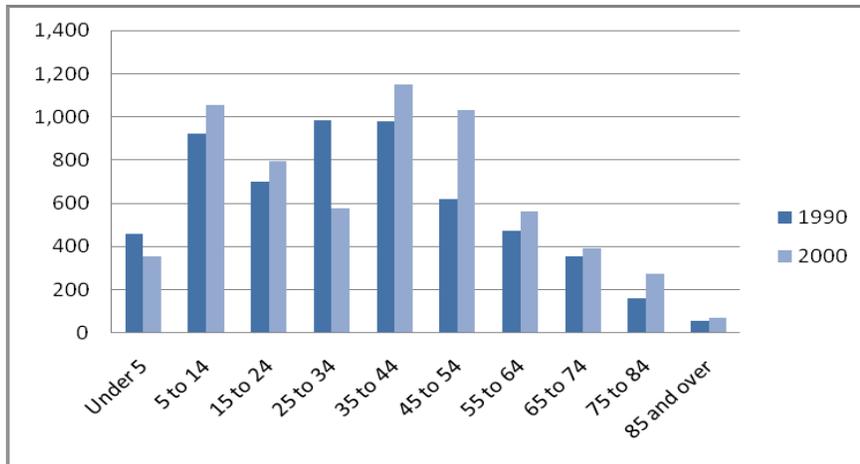
**Table 2.4**  
**Age Distribution for Loomis Compared to Placer County, 2000**

Age Group	Loomis		Placer County	
	Population	Percent	Population	Percent
0 to 17	1801	28.8%	65,758	26.5%
18 to 64	3726	59.5%	150,081	60.4%
65 and Older	733	11.7%	32,560	13.1%
<b>Total</b>	<b>6260</b>	<b>100%</b>	<b>248,399</b>	<b>100%</b>

Source: U.S. Census 2000

Figure II-6 below illustrates the age distribution in Loomis for 1990 and 2000 in 10-year increments. This chart indicates an overall increase in the average age of residents since 1990. The population shifts so that more individuals fall into the 45 to 54 age group in 2000 than in 1990 with a 40 percent increase in that category. Decreases in population are greatest for the 25 to 34 age group at nearly 40 percent as well.

**Figure II-6**  
**1990 & 2000 Age Distribution**



Source: U.S. Census, 2000

**2) Gender**

Gender differences are one characteristic important to follow in the population. The gender feature compares male versus female numbers in the population as a whole. Again, Placer County and Loomis are similar in gender distribution.

**Table 2.5**  
**Population Distribution by Sex, 2000**

Jurisdiction	Male		Female	
	Population	Percent	Population	Percent
Loomis	3110	49.7%	3150	50.3%
Placer County	121,892	49.1	126,507	50.9%

Source: U.S. Census, 2000

## **SECTION III: PARK, RECREATION, AND OPEN SPACE RESOURCES**

The Town of Loomis encompasses several resources providing open space, natural scenery, bike trails and park and recreation opportunities. The Town currently administers only one (1) park site, and has contributed funds to the Loomis Unified School District to develop community recreation facilities at four of the area's schools, to Del Oro High School (for the track and the tennis courts), and to Placer County's Loomis Basin Community Park adjacent to the Town's boundaries for the girls softball facility's restroom.

Table 3-1 shows a listing of the park sites, the types of facilities, and the acreage, locations and developmental status. Further, the map reflected in Figure III-1 shows the locations of those parks and school sites within or near the Town.

### **A. EXISTING PARK AND RECREATION FACILITIES**

#### **1) Loomis Basin Regional Park**

The Loomis Basin Regional Park is a 33 acre regional park located immediately east of the Town on King Road, while Placer County manages this facility, the Town has contributed funding to this site for development, so it has been assumed to be part of the Town's recreation facilities. The north side of the park contains a tot lot, 2 ball fields, horseshoe pits and a small group picnic area. The south side includes 3 ball fields, 2 tot lots, basketball court, horseshoe pits, covered pavilion and an equestrian arena.

#### **2) Sunrise–Loomis Neighborhood Park**

The Sunrise-Loomis Neighborhood Park is located in the Central Loomis Planning Area on Arcadia Avenue, located between Humphrey and Swetzer Roads. This park is approximately four (4) acres in size and features open turf areas with a softball backstop, a small and large playground with adjacent picnic area, meandering sidewalk, a basketball court, and sand play area.

#### **3) Downtown Park (in planning stage)**

This park site that stretches along the southern edge of the railroad tracks and west of the Train Depot in downtown Loomis has been the focus of a community-based design effort since 2009 to develop a central public gathering place and park in the heart of Loomis. The Town is currently overseeing the completion of construction documents for this park that it hopes to build the first phase of improvements during 2010- 2011.



**Table 3.1  
Park and Recreational Facilities Available to the Town of Loomis**

<b>Facility</b>	<b>Amenities</b>	<b>Acreage</b>	<b>Location</b>
<b>Parks</b>			
Loomis Basin Regional Park (Placer County)	North: 3 softball fields; tot lot; picnic area; soccer field; snack bar. South: 3 baseball fields; basketball court; equestrian center; covered group picnic area; jogging trail; tot lot.	33	Intersection of King and Winters Roads Eastern outskirts of Loomis
Sunrise-Loomis Neighborhood Park	1 temporary softball field; tot lot; open space.	4	Central Loomis Planning Area on Arcadia Avenue, between Humphrey and Swetzer Roads
Downtown Park (pending)	Skate plaza, tot lot, water feature	3	Horseshoe Bar Central Loomis
<b>School Facilities</b>			
Del Oro High School	1 softball field; 2 soccer fields; 1 football field; track field; 4 basketball courts; 5 tennis courts; 2 handball courts; 2 baseball diamonds; 2 gymnasiums; multi-purpose cafeteria; theater; swimming pool; cross-country trail; parcourse.	25	Taylor Road Central Loomis
Franklin Elementary School	3 softball diamonds; 1 soccer field; 2 basketball courts; 1 track field; 2 volleyball courts; gymnasium; amphitheater; 2 tot lots.	4.2	Laird Road Southern Loomis
H. Clarke Powers School	1 softball and 1 baseball field; 3 soccer fields; gymnasium; outdoor amphitheater; 2 tot lots.	6.5	Humphrey Road Central Loomis
Loomis Elementary School	2 softball fields, including 3 soccer fields; 2 volleyball courts; 3 basketball courts; track/field; multi-purpose gym; 3 tot lots.	3.5	Intersection of Taylor and King Roads Central Loomis
Placer Elementary School	3 softball fields; 2 soccer fields; gymnasium with amphitheater; track; 2 tot lots.	4.5	Horseshoe Bar Road Central Loomis
<b>Total Acreage</b>		<b>83.7</b>	

Source: Town of Loomis General Plan 2001

## **B. POTENTIAL FUTURE PARK SITES**

### **1) The Heritage Park Subdivision Site**

In late 2009, the Town of Loomis acquired the Heritage Park site located adjacent to the Highway 80 corridor in the Central Loomis Planning Area. The subdivision that was approved for 40 homes on this site back in 2006 reflected an approximately one (1) acre passive use park, the site contains a pond and part of a tributary creek that was to have been preserved as an open space feature as a condition of approval of those development plans. When activity to implement those plans stalled in the face of the economic downturn, the Town attempted to work with new owners to reduce the development from 40 lots to 29 lots. When the note holder took back the property, the Town recognized the potential this site had to offer and decided to move forward with acquiring it. In order to utilize a public park, access needs to be improved to the site. While the Town currently has no plans for what type or how large of park to place on this site, it hopes to pursue a public planning process in the near future to resolve its future use.

### **2) Loomis Village Park Site**

The Loomis Village parcel is a significant vacant land holding of 54 acres that has been the focus of potential development proposals during the real estate boom. Located just north of the Highway 80 corridor and east of Horseshoe Bar Road in Central Loomis, the center of this site contains an oak woodland area with wetlands and signature rock outcrops that the town has long wanted to protect. The previous site planning of development proposals have acknowledged the appropriateness of preserving a portion of this site as an 8.3 acre passive use open space park, but those proposals have stalled in the face of the economic turndown. It is anticipated that with a future economic recovery that developer interest in the site will return and lead to future development applications to be considered by the Town of Loomis. Because of the significant development potential of this site, it is anticipated that there will be parkland and open space dedication requirements associated with any entitlements granted to the property and that the 8.3 acre area in the center of the site that had been designated as a passive use park and open space in preview development plans will be set aside as a park and open space as a condition of development.

## **C. EXISTING SCHOOL PARK AND RECREATION RESOURCES**

The Town of Loomis is located within the Loomis Union School District and the Placer Union High School District. This School Districts include the entire Town area as well as substantial areas outside of the current incorporated boundaries. The Loomis Union School District boundaries extend to the southeast of the Town boundaries to the Placer County line. The High School District includes schools in Auburn, Colfax, and Forest Hill. One (1) high school and three (3) elementary schools currently have developed recreation facilities that are available for use by the Town residents due to the fact that these facilities have been funded by a partnership between the Town and the School District. These local elementary school grounds provide some of the only developed active use recreation spaces for the residents of Loomis.

**1) Del Oro High School**

Located to the east of the Town center in the Central Loomis Planning Area, the High School provides a significant recreation resource to the Town. The high school has the most significant concentration of active area recreational facilities in the area and also serves as a regional recreation resource with its swimming pool, large gymnasium, track, theater, football field, and tennis courts.

**2) Loomis Elementary School**

Loomis Elementary School is located in the Central Loomis Planning Area at the southeast intersection of Taylor and King Roads. The total area of the school grounds is about seven acres. The total area utilized for recreational facilities is about 3.5 acres. The Town of Loomis has contributed funds to the School District for the development of the community recreation facilities at the school. Recreation facilities include two softball/little league fields, volleyball courts, three basketball courts, a running track with turf infield, playground, and a children’s playground. All of the recreation facilities are maintained by the Loomis Elementary School District.

**3) Franklin Elementary School**

The Town of Loomis has also contributed funds towards recreation facilities developed at the Franklin Elementary School, located in the Southern Loomis Planning Area on Laird Road. This school is not within the Town limits, but is located adjacent to the Town’s boundaries on the east. The facilities developed on this school site will be inventoried and assumed to be part of the Town’s recreation facilities since the Town has contributed funding to this site for development. The total area of the school grounds is approximately 11.5 acres with the recreation facilities located on about 4.2 acres of this total. Park and recreation facilities at this school include a children’s play ground, a separate tot lot, town softball fields, a running track with a turf infield used for soccer and other field sports, two volleyball courts and an open turf field for multi-play activities. A new 4.5 acre community park has been developed on this site that includes a new synthetic baseball diamond overlaid with a soccer field, a picnic and BBQ area, landscaping, and a walking trail.

**4) H. Clarke Powers School**

This elementary school located on Humphrey Road was constructed in 1998. The Town of Loomis has contributed funds towards the development of park and recreation facilities at this school. The facilities constructed include two ball fields, two “overlay” soccer fields, and a disc golf course. The total acreage is 15 acres, and the area of the recreation fields is approximately 6.5 acres.

**5) Sierra Community College**

Located to the southwest of the Town of Loomis at Rocklin Road and Sierra College Boulevard, the community college provides for significant recreation facilities which may be accessed by the residents of the Town. While the College does not promote recreational use of their facilities by the general public, its facilities, and especially the fields and trails at the College, are often used by residents in and around the area. Extensive physical education classes are available as well as non-credit recreational offerings in the Kaleidoscope and Osher Lifelong Learning program.

#### **D. EXISTING RECREATION PROGRAMS**

At the present time, the Town of Loomis does not officially sponsor or offer recreation programs to the general public and there are currently no recreation programs offered by Placer County. Recreation activities and programs are provided to the residents by a variety of community organizations and clubs, such as Little League, Youth Soccer, the Del Oro Junior Golden Eagles Football program, the Loomis Dolphins Swim Team, Basketball and other volunteer-run organizations. Del Oro High School coaches conduct ten (10) different summer camps and clinics. The large majority of these organizations utilize the facilities at Del Oro High School and the three elementary schools in Loomis for the facility space needs to support these activities.

The Placer Foothill Recreation District, a large portion of which is located in unincorporated south Placer County, includes incorporated Loomis and it had been once proposed to serve the recreation needs of the greater Loomis area. The District advocates have been concerned that eventually Loomis area residents will be refused services by surrounding recreation districts or charged much higher out-of-district fees. The District once had conceptual plans for an aquatic center to be funded and constructed as part of the formation of this district.

In Loomis, there are several different community meeting facilities and other “quasi-public” buildings that are used to house some of the different recreation and leisure-interest programs enjoyed by the residents of Loomis. Most often mentioned among these facilities are the Loomis Fire Department building, the Veteran’s Memorial building, the Blue Goose, the Library, and the Loomis Train Depot. These buildings are often used for a variety of community programs and activities. Churches also host community non-member activities such as senior programs and community gardens.

During the last two summers the Town has provided a summer swim program and summer concerts during June, July, and August at Del Oro High School. Outside of the Town of Loomis boundaries, the City of Roseville has a well developed park and recreation program with a multitude of recreation program offerings and activities. Other adjacent communities such as the City of Rocklin and even programs offered by the City of Folsom are attended by Loomis residents.

The two most popular recreation programs for youth in and around the town of Loomis are Little League and Youth Soccer. Contacts with the league representative for each of these programs indicated that they do not maintain records for enrollment in and outside of the Town’s boundaries. For Little League, the league registrar indicated that there were about 183 players in the South Placer League area which includes the Town of Loomis, Penryn and Ophir and about 700 in the Lakeside League which includes Granite Bay area. The teams within both boundaries compete against one another and also utilize the fields in and around the Town of Loomis for their games.

Participation in soccer continues to gain in popularity. For the 2010 season, the Placer Youth Soccer League indicated that the total attendance in youth soccer exceeded about 11,000 players – 8,000+ of which are from Roseville and Rocklin -- with over 800 teams fielded. The areas where youth soccer players are registered include the Town of Loomis, Penryn, Ophir, Granite Bay and other areas in Southwest Placer County.

Other popular sports in the Town of Loomis include swimming at Del Oro High School under the auspice of the Loomis Dolphins Swim Team, basketball for youth and adults, gymnastics, the Senior Center at the United Methodist Church at 6414 Brace Road, and other activities. Most of these

activities take place in or at school facilities or at other quasi-public facilities such as the Veteran's Memorial Hall.

The sports leagues and organizations contacted during the Master Plan update process indicated that the fields and facilities currently available at the few Town and County parks, and also at the schools, are generally sufficient. At times, there are scheduling problems and during some seasons of the year, the concurrent use of soccer fields which overlay softball fields is not possible. However, all leagues and teams experience difficulty in scheduling practice times and games at "optimum" times due to the demands placed on the few existing facilities.

## **E. ADDITIONAL REGIONAL OR AREA-WIDE RECREATION RESOURCES**

In addition to parks and school facilities within the Town of Loomis, recreational opportunities are provided by the following sources:

### **1) Bikeways**

As part of the County Bikeway System, the Town of Loomis adopted a Bikeway Master Plan in 2003 and recently approved a comprehensive update of that plan with its adoption of the Bicycle Transportation Plan – 2010 (see Figure III-2). That plan thoroughly documented existing conditions and bikeway facilities and recommended developing Class I separated bike paths along the railroad right-of-way and along three creek systems that traverse through the Town. That plan also recommended improving a number of Class II bike lanes and Class III bike routes in the Town to connect to bike paths and trail routes that adjoin the Town boundaries.

### **2) Off-Street Trails**

In 2010, the Town of Loomis also adopted its Trails Master Plan which outlined a number of short range and long range opportunities and recommendations to develop a multi-use trail system to serve the Town and to connect to trail systems beyond the Town's boundaries (see Figure III-3). That plan also established design standards for a variety of multi-use trail installations along some of the Town's creeks and railroad tracks.

### **3) Equestrian Trails**

In addition to the Trails Master Plan 2010, there are several trail corridors that are designated by the Loomis Basin Horseman's Association Trail System map within the Town of Loomis although not developed. When the Town approved the Montserrat subdivision, a multi-use trail was required along the side of the road between Barton and Laird and a multi-use trail has recently been completed along Rutherford Road as required.

Both the Town of Loomis and Placer County have adopted a Trail Master Plan and several community plans in the areas adjacent to the Town which designate trails and pathways along roadways, creeks and other geographic features. Trails are designated by the County in the following areas:

**a) Town Area Northwest of I-80**

- English Colony Road from Sierra College Boulevard on west to Town of Penryn on east
- Secret Ravine Creek from the Loomis Basin Regional Park west to Brace Road

**b) Town Area Southeast of I-80**

- Horseshoe Bar Road from the intersection with Barton Road east to Folsom Lake in the Lakeshore Area
- Barton Road south to the Town limits
- King Road east to the Lakeshore neighborhood and Folsom Lake

In addition to these trails, Placer County and the Loomis Basin Horseman's Association have also officially designated equestrian trails in the area. Trails are designated along the Brace Road, Barton Road, Laird Road, and the area along Secret Ravine Creek. In most other areas, the narrow road sections present problems to trail users. However, creek beds, shoulders of roads and the general openness of much of the Service Area offers many places to walk, hike and ride horses.

**4) Regional Recreation Facilities**

Residents of the Town of Loomis have access to several unique regional opportunities, such as Folsom Lake State Recreation Area, the American River Parkway and many private and municipal golf courses.

Located to the southeast of the Town of Loomis, the Folsom Lake State Recreation Area (FLSRA) encompasses more than 30,000 acres of natural areas, 18,000 acres of lake area, lake shoreline, camping, more than 80 miles of trails and other features. The two primary access points to the FLSRA for residents of Loomis are at Beals Point and at the Granite Bay access. Each of these areas include developed beaches, boating access, parking areas, camping and picnic facilities and concessions. Another lake access area is located to the east of the Town at the Rattlesnake Bar access. This area features boat launching, camping and trail access points. This area can be accessed from Rattlesnake Bar Road. These areas are heavily used during the summer months and at times are closed due to overcrowding. A regional trail connection is also located at Beals Point and Granite Bay and provides a connection from these areas to the American River Parkway along the north shore of Lake Natomas to the lower American River Parkway trail system.

Several notable golf courses are located in and around the Town of Loomis. These include the Indian Creek Country Club on Barton Road, Twelve Bridges in Lincoln Hills, Granite Bay, Sunset Whitney, Woodcreek Oaks and others in the surrounding areas.

Other notable regional park and recreation resources include the Griffith Quarry Historic Park on Rock Springs Road, Traylor Ranch on Humphrey Road, and Mormon Park located off of Boulder Creek Road.

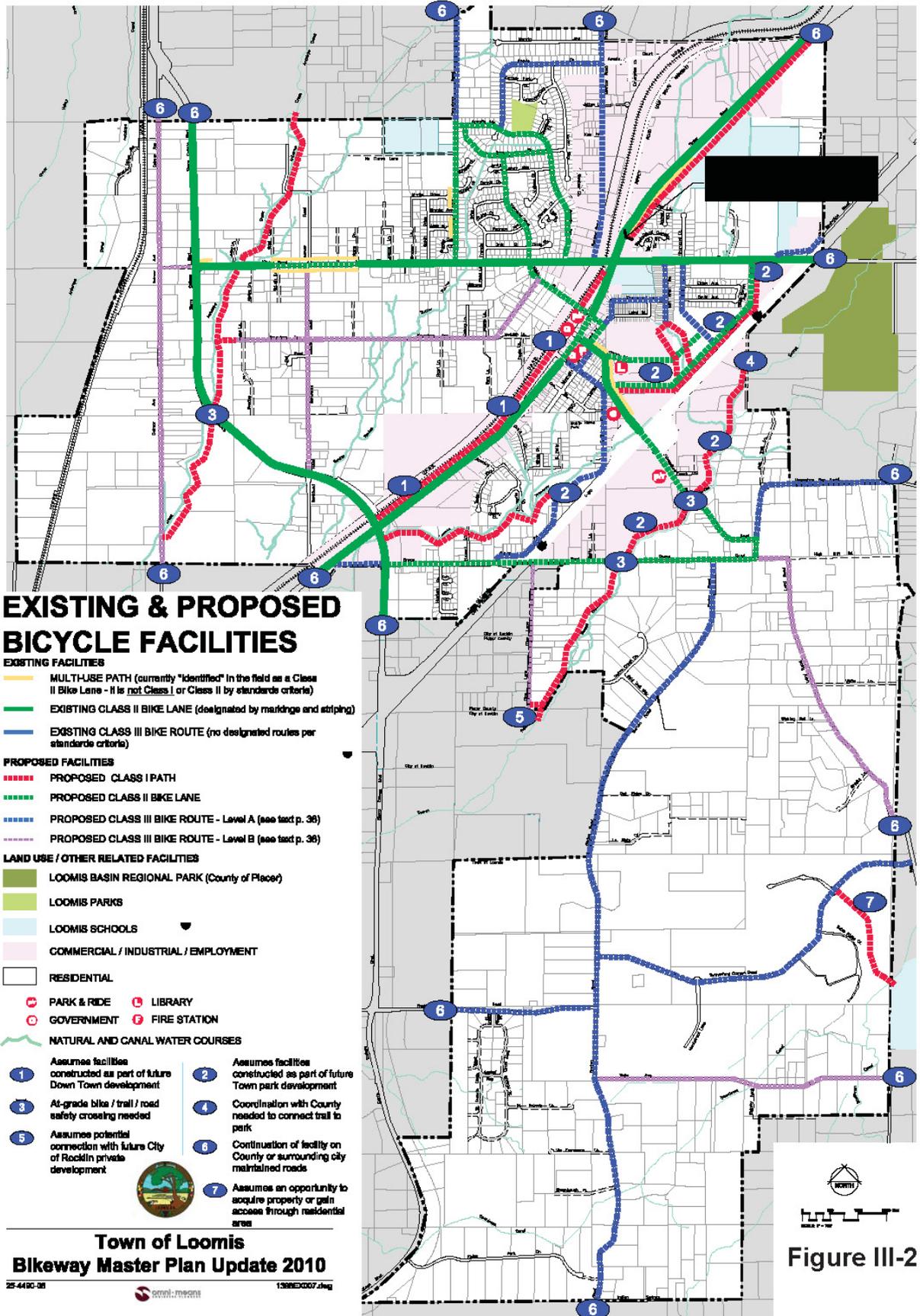
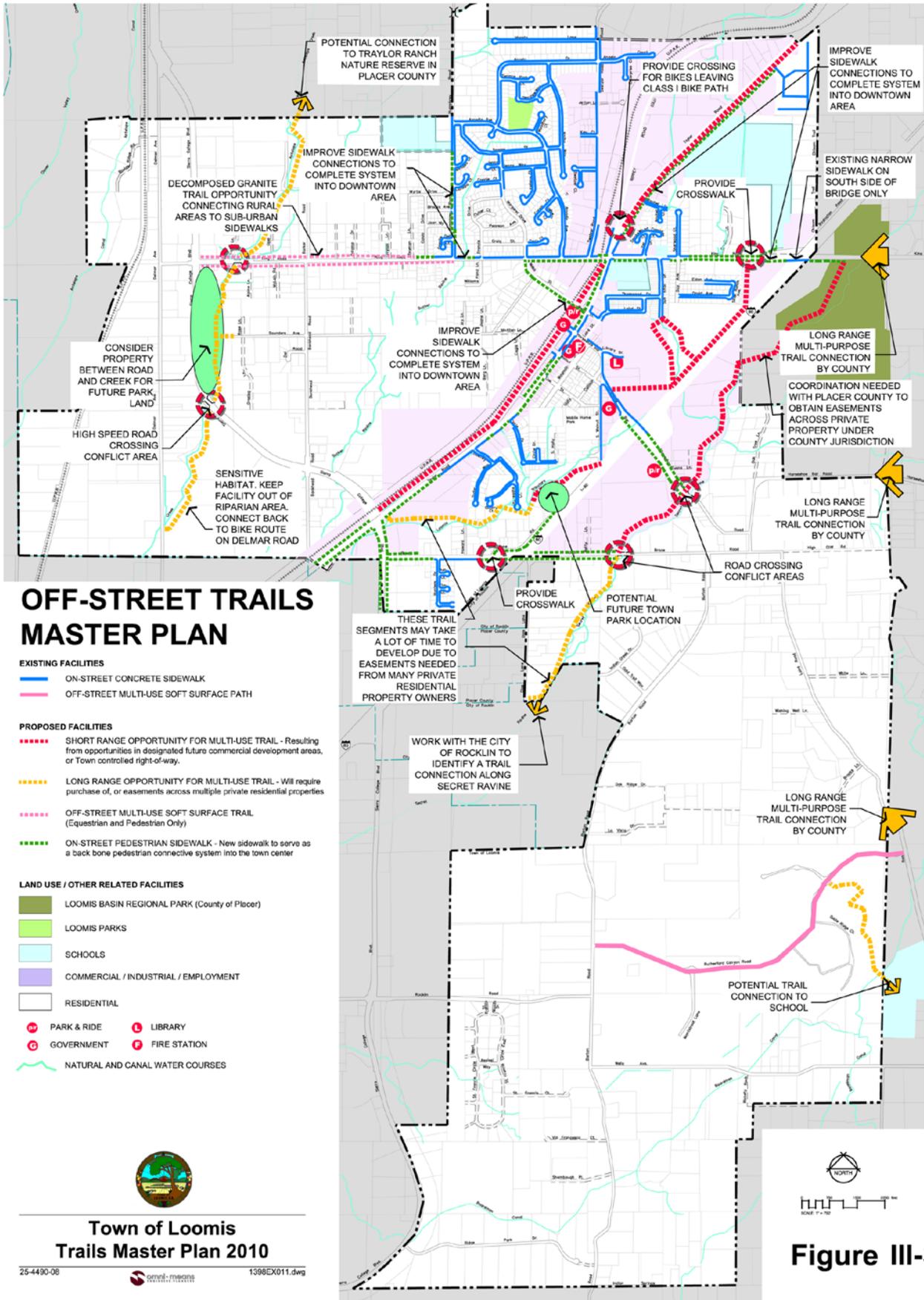


Figure III-2



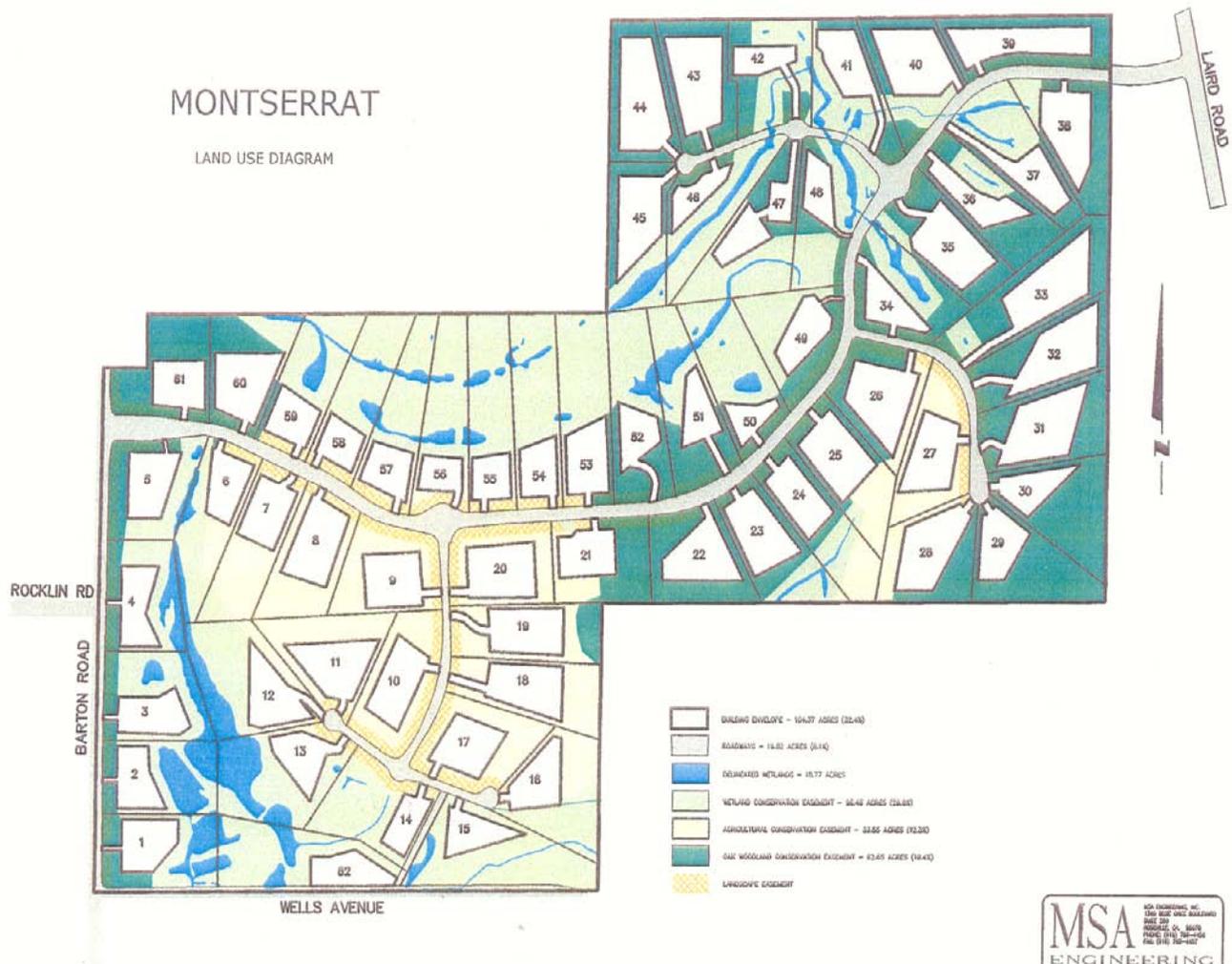
## F. EXISTING OPEN SPACE RESOURCES

As a bucolic community nestled in the western foothills of the Sierra Nevada range, the Town of Loomis treasures its natural character and small-town charm. With its natural creeks, extensive oak woodlands, granite rock outcrops, seasonal wetlands, and open meadows, Loomis enjoys a wealth of open space resources. While many of those resources are protected and regulated by state and federal laws, very few of them are permanently protected or preserved in public ownership or by legal instruments such as Conservation Easements. Outlined below are some of the existing and potential open space resources that may need a more concentrated effort to secure their permanent preservation.

### 1) Existing Conservation Areas

The only known area in the Town of Loomis to be covered by a Conservation Easement is a significant portion of the Montserrat development in the South Loomis planning area (see Figure III-4). Table 3.2 on the following page shows those acreages of the site devoted to development and conservation uses as part of the Montserrat development.

**Figure III-4  
Montserrat Conservation Areas**



**Table 3.2  
Montserrat Site Statistics**

Use	Acres
Building Envelopes	104
Roadways	20
Delineated Wetlands	16
Wetland Conservation Easement	96
Agricultural Conservation Easement	32
Oak Woodland Conservation Easement	53
Landscape Easement	1
<b>TOTAL</b>	<b>322.5</b>

Outside of designated building envelopes, a perpetual Conservation Easement that was dedicated in 2006 is currently held by the Wildlife Heritage Foundation, a 501(c)(3) California nonprofit corporation. There are two conservation areas covered by the easements:

- A Wetlands Preservation Easement (WPE) which covers approximately 91.84 acres of which 15.77 acres are considered wetlands
- An Oak Woodland Conservation Easement (OCE) that covers approximately 66.8 acres

At 158.9 acres and with significant restrictions on what can be done in these areas, this represents a significant conservation area. However, the areas protected are broken up by building envelopes for homesites and the restrictions of the easement agreements preclude public access into the areas protected.

## **2) Natural Streams**

The boundaries of the Town of Loomis include three major stream courses with tributaries that are part of the Dry Creek watershed and that have the potential for the future implementation of trails and pathways along their alignments per the Dry Creek Greenway Plan (see Figure III-5). The Dry Creek Greenway Master Plan provides another regional framework for developing these trail corridors which Loomis has supported. However, these stream corridors are primarily held in private ownership. While these streams can often provide relatively uninterrupted trail alignments between area and regional recreation facilities located within and outside of the Town boundaries, their design would need to carefully avoid environmentally sensitive habitat areas. Further, they would necessitate the public acquisition of right-of-way from private land owners in order to accommodate a public trail system.

Secret Ravine Creek is perhaps the most significant creek corridor located in the Town of Loomis. Located south of Highway 80 and roughly paralleling it, Secret Ravine Creek also provides for potential connections to local and regional recreation facilities. Mormon Park and Loomis Basin Regional Park, both located east of the

town limits of Loomis, is located on Secret Ravine Creek. Secret Ravine Creek is a tributary of Dry Creek and is designated as a possible trail connector in several different County transportation and recreation planning documents. Both the Placer County Transportation Agency and the Town of Loomis Bikeway Master Plan 2010 have designated Secret Ravine Creek as a Class 1 bicycle corridor in their regional bicycle transportation plan. This Class 1 designation extends from the Loomis Basin Regional Park west into the City of Roseville. Secret Ravine Creek is also designated as a proposed trail corridor in the Loomis Basin Horsemen's Trails Master Plan.

Antelope Creek is located to the north of Highway 80 in the north western Loomis Planning area. In the far north area of the Town of Loomis, Antelope Creek parallels Swetzer Road for some distance and then runs to the southwest to where it passes under King Road immediately east of its intersection with Sierra College Boulevard. The Antelope Creek alignment is important in that it potentially connects the northern areas of the Town of Loomis, Penryn and possibly even to Roseville. Antelope Creek is a tributary of Dry Creek and provides additional opportunities for a multi-purpose open space corridor along Dry Creek and its upstream tributaries which provide for flood protection, open space and habitat management and for recreation trails and pathways.

Sucker Ravine Creek is located between Antelope Creek and the freeway, south of King Road. Within the Sunrise-Loomis area, Sucker Ravine Creek is culverted. Much of this creek is located on larger parcels which are currently underdeveloped and passes under Sierra College Parkway and down to Taylor Road towards Rocklin.

Unnamed tributaries to the three major creeks in the area provide more opportunities for multi-purpose open space corridors. The Town has recently been conditioning projects along a drainage area between Walnut (the Heritage Park Subdivision) and Sierra College (Homewood Lumber site) for the potential of a pathway.

In the General Plan for the Town of Loomis, the Conservation of Resources Element sets a goal to "preserve, maintain, and enhance creeks and riparian areas for their aesthetic, wildlife habitat, and recreational values" and sets a policy of a 100' setback from the outermost extent of riparian vegetation, or outside of the 100-year floodplain along watercourses that are designated with "blue" lines on the USGS maps. A lesser setback may be approved where site-specific studies of biology and hydrology, prepared by qualified professionals approved by the Town, demonstrate that a lesser setback will provide equal protection for stream resources. Development shall be setback 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. These policies have been placed into the Zoning Ordinance. Additionally, staff has been recommending a policy of a minimum setback from wetland areas of 25'. With each setback discussion, the question of value of the stream or wetland occurs and evolves a response. These corridors and setbacks become natural opportunities for pathways and trails in many locations.

### **3) Oak Woodlands**

The Town of Loomis is graced with generous oak woodlands throughout the community with particular concentrations along the creek corridors and in South and Northwest Loomis. The Town has strong regulations governing the removal of oak trees and a significant stand of oak woodland was preserved by the Montserrat Conservation Easements. The Town requires development applications to work around and avoid the removal of oak trees. There is also a significant stand of oaks in the central portion of the Loomis Village parcel in Central Loomis that the town is determined to protect by requiring the dedication of a passive use park and open space preserve as a condition of any future development.

### **4) Rock Outcroppings**

Another set of features valued for their uniqueness by foothill communities are the granite rock outcroppings present in many parts of the community. The Town has taken efforts to preserve these rock outcroppings as features unique to its identity. Such is the case with rock outcroppings in the Loomis Village area where previous planning efforts proposed placing the outcroppings within the passive use park in the central portions of the site.

### **5) Wildlife Populations**

Much of Loomis provides habitat for a variety of wildlife that adds a dimension of nature and spirit to everyday rural life. Preserving habitat for this natural wildlife adds to the character, value, quality, and richness of the community

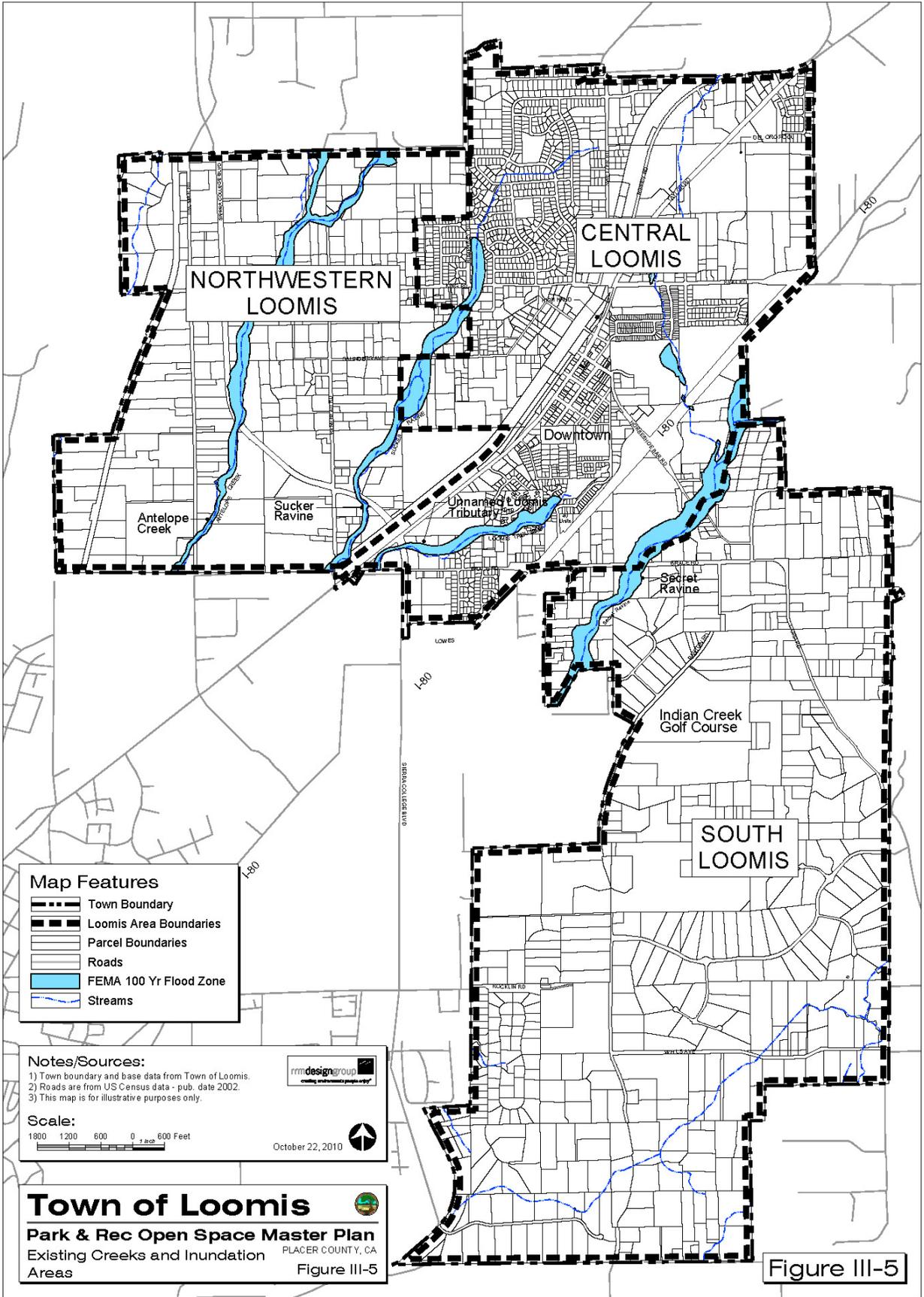


Figure III-5

## **SECTION IV: PARK, RECREATION AND OPEN SPACE NEEDS**

In evaluating the parks, school sites, and other recreational facilities within the Town's planning areas, it is possible to determine relative levels of recreation services being provided throughout the community. This process also can help identify those areas deficient in park and recreation facilities.

To assess recreation acreage needs, it is necessary first to understand the meaning of the term. Recreation acreage is that land available for active use recreation. Active use recreation acreage does not include open space, trails or other facilities which have limited use or access. It is the policy of the Town of Loomis to maintain a Park Standard requiring a total of ten (10) acres of parkland for each 1,000 population. Of the ten (10) acres, five (5) acres are to be developed as active use community and neighborhood parks and the remaining five (5) acres are to be devoted to open space.

This section shows that the Town appears to be well served with active use parks and recreation facilities, but there are geographic areas that are deficient in park facilities due to the distances from the parks or from a particular facility. This section reviews the three (3) planning areas, their present and projected populations, their level of park and recreational services; and their available school acreage.

### **A. QUIMBY ACT PROVISIONS**

The Municipal Code of the Town of Loomis contains provisions for the Quimby Act that govern park land dedication and the payment of impact fees in the Town. Those provisions are also outlined in Chapters 7, 8 and 9 of the Mitigation Fee Report as prepared by Sinclair and Associates and as adopted by the Town in 2005.

The Town of Loomis General Plan Recreation Element (adopted in July 2001) defines the goals of the Town relative to the acquisition of active park land in Loomis. The General Plan establishes the following policies and goals:

1. The appropriate park standard to apply in Loomis is five (5) acres of active park land for each one thousand residents.
2. The Town will evaluate and consider financing options to procure park land and recreational facilities, including impact fees on new development, and will evaluate the existing park land in-lieu impact fee program and recommend appropriate revisions.

The Town of Loomis Park and Recreation Master Plan that was adopted in February 1998 also supports this standard by recommending the implementation of a ratio of five (5) acres of active park land per one thousand residents, and five (5) acres of passive parks and open space land per one thousand residents. The Master Plan further defines the active park land goal as consisting of three (3) acres of neighborhood parks and two (2) acres of community parks per one thousand residents. The Master Plan recommended that the Town adopt fees equal to the then existing Placer County fee, with annual adjustments for inflation.

These goals, standards and implementation measures establish the Town's vision for active park and recreation facilities to serve the community. The Town of Loomis intends to pursue methods to

implement this vision and Chapter 7, 8, and 9 of the Mitigation Fee Report was provided to assist the Town in setting fees for active park land acquisition, first by calculating the park dedication requirements and in-lieu fee for qualifying residential subdivisions under the Quimby Act, and second, by calculating a fee for acquisition of park land for commercial developments and for construction of homes on residential parcels not covered by the Quimby Act. The fees not covered under the Quimby Act are proposed to be adopted under the authority of the Mitigation Fee Act.

Park land dedication requirements for major residential subdivisions are subject to the Quimby Act. The Quimby Act permits an agency to require the dedication of three (3) acres of land per one thousand residents as a condition of approval for residential subdivisions of five (5) or more parcels. If the amount of existing park land exceeds a ratio of three (3) acres per thousand residents, the agency may require the dedication of the existing ratio, up to a maximum of five (5) acres per thousand residents. In the event that a proposed residential subdivision is less than fifty parcels, the agency can only require the payment of an in-lieu fee (and not the dedication of land). This report verifies the existing park land ratio as exceeding five (5) acres per thousand, and calculates the Quimby Act in-lieu fee.

To implement the Quimby Act, an agency must take certain actions to require a dedication of land or the payment of a fee in lieu of the dedication of land:

1. Adopt a general plan or specific plan containing policies and standards for parks and recreation facilities.
2. Adopt an ordinance requiring the dedication of land or the imposition of a requirement for the payment of a fee in lieu of the dedication of land, or a combination of both. The ordinance must include definite standards for determining the proportion of a subdivision to be dedicated and the amount of the in-lieu fee. The amount of land to be dedicated and the fee must be based upon the density of each residential type.
3. Determine that the amount and location of land to be dedicated or the fees to be paid bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

The Town of Loomis has taken all three of these actions. The Town has also established a separate goal of achieving five (5) acres of passive park land and open space for each one thousand residents. Passive park land and open space is distinguished from active park land in that the former is intended to address the preservation of unimproved natural resource lands, while the latter is intended to provide facilities for adult and youth active recreational and sports activities.

The fee for the construction of park facility improvements on active park land (and minor improvements on passive park/open space land) is the subject of a separate chapter and fee.

Together, the provision of park land acquisition by dedication or payment of a fee, the fee for construction of park facility improvements and the passive park land/open space mitigation fee are intended to address the need for parks and open space generated by new development.

## B. PARK AND RECREATION NEEDS

In meeting the recreation needs of the Town of Loomis, it is necessary to assess such needs quantitatively. By using County and the proposed Town standards of five (5) acres of active use parkland per 1,000 population, tables 4.1 and 4.2 were developed. These tables illustrate present and future recreation needs of the Town of Loomis. For purposes of park and recreation planning analysis, park and recreation acreage needs have been assessed for Northwest, Central and South Loomis as well as the community as a whole.

**Table 4.1**  
**Neighborhood and Community Park Acres needed by Planning Area**

Year	Total Active Parks Needed @ 5 Acres/1,000 Population	Neighborhood Park Acres Needed @ 3 Acres/1,000 Population			Community Park Acres Needed @ 2 Acres/1,000 Population		
		Northwest	Central	South	Northwest	Central	South
1996	30.0 acres	2.7	9.9	5.4	1.8	6.6	3.6
2000	31.3 acres	2.9	10.2	5.6	1.9	6.8	3.8
2005	31.6 acres	3.2	10.2	5.7	2.1	6.8	3.8
2010	34.6 acres	3.3	11.1	6.2	2.5	7.4	4.1
2030	40.0 acres	3.8	12.8	7.3	2.9	8.5	4.7

**Table 4.2**  
**Total Required Park and Recreation Facilities by Planning Area**

Facility Type	2010 (Population 6,800)				2030 (Population 8,000)			
	Planning Area				Planning Area			
	Northwest	Central	Southern	Totals	Northwest	Central	Southern	Totals
Tot Lots 1 per 1,000 pop	1.24	4.39	1.17	6.80	1.46	5.16	1.38	8.00
Playground 1 per 3,000 pop.	0.41	1.46	0.39	2.26	0.49	1.72	0.46	2.67
Tennis Court 1 per 6,000 pop.	0.21	0.73	0.20	1.14	0.21	0.86	0.23	1.33
Basket Ball Court 1 per 6,000 pop.	0.21	0.73	0.20	1.14	0.24	0.86	0.23	1.33
Hardball Field 1 per 3,000 pop.	0.41	1.46	0.39	2.26	0.49	1.72	0.46	2.67
Hiking, Horse Trails 1 mi. per 1,000 pop.	1.24	4.39	1.17	6.80	1.46	5.16	1.38	8.00
Youth Soccer Field 1 per 2,000 pop.	0.62	2.19	0.59	3.40	0.73	2.58	0.69	4.00
Adult Soccer Field 1 per 2,000	0.62	2.19	0.59	3.40	0.73	2.58	0.69	4.00
Golf course 1 per 50,000 pop.	0.03	0.09	0.02	0.13	0.03	0.10	0.03	0.16

As for the parklands available to meet these active use recreational needs, Table 3.1 in the previous section presents the various park facilities, their size, and the recreational amenities contained within each of those facilities. This analysis of the park and recreation facilities in the Town includes acreages and facilities found in the local schools due to the cooperative financial relationship

between the Town and the School Districts. However, it is generally recognized that school sites have more restrictions and limitations regarding public use.

The Town of Loomis presently only has a single park of 4 acres that it owns and maintains to meet a 34.6 acre need in 2010 and a 40 acre need in 2030. However, by adding the 3 acres of Downtown Park that is due to get under construction within a year, by adding the County's 33 acre Loomis Basin Regional Park, and by adding the acreage devoted to active use recreation at the various schools that serve the community (not including Sierra Community College), there are 83.7 acres in and around the Town that are devoted to active use recreation uses. This is nearly 50 acres greater than the identified active use parkland need in 2010 and over 43 acres greater than the projected 2030 need.

The previous 2008 draft of the Parks, Recreation, and Open Space Master Plan chose to discount the active use recreation areas on school sites due to the concern that the school sites have more restrictions and limitations regarding public use and perhaps desired by the Town, despite the fact that these areas are indeed devoted to active use recreation that is accessible to residents of the Town. That document cited a study completed by the City of Rocklin on the relative availability of community recreation facilities on school grounds that concluded that such facilities were available for public use anywhere from 30% to 45% of the time.

In view of the fact that the Town has developed something of a symbiotic relationship with the School Districts by providing the schools with funding for active use recreation improvements in return for the schools managing and maintaining those facilities and allowing Town residents to use them, this is a relationship that should be taken into account in meeting park needs. Therefore, rather than totally ignoring the availability of school sites to meet active use recreation needs, this Master Plan has credited the school sites with meeting a portion equal to 45% of their recreational facilities to meet the Town's overall recreational needs. Discounting the school site's acreage devoted to active use recreation to 45% reveals that there are 59.6 acres of active use parklands in the Town to meet a 34.6 acre need in 2010 and a 40 acre need in 2030.

As for actual active use recreation facilities, Table 4-2 demonstrates that the existing facilities also exceed the existing and projected needs. Where 6.8 tot lots were identified as needed in 2010, 12 are currently provided. Where 2.09 baseball diamonds are needed, 7 are provided. Where 6.26 soccer fields are needed, 12 are provided, etc.

Therefore, it can be concluded that the Town of Loomis contains active use park and recreation facilities that exceed its 2010 needs by 25 acres and its projected 2030 needs by 19.6 acres based on its own parkland dedication requirements and based on the standards of the National Recreation and Park Association (NRPA). Conversely, if the Town chose not to include any of the recreation facilities provided by the schools, but still include the Loomis Basin Regional Park in the calculation, the resulting 40 acres of parks would still exceed its existing 2010 need of 34.6 acres of parks and would already meet the projected need of 40 acres of parks by 2030.

That being said, there is nothing to prevent the Town of Loomis from providing more parks and recreation facilities than called for by the NRPA standards or by its own parkland dedication requirements other than its ability to fund the acquisition, improvement, operations, and maintenance associated with the provision of additional park and recreation facilities. In fact the

public process and the deliberations of the PROSC on this Master Plan revealed strong support for providing additional park and recreation facilities in Central Loomis, including:

1. The completion of Downtown Park in downtown Loomis
2. The development of a skate park plaza in Downtown Park
3. A passive use park on the Heritage Park Subdivision site
4. A park on the Loomis Village site
5. A multi-use community center with programs to appeal to the youth and seniors in town

While the public process also revealed the strongest support for new parks and recreation facilities in Central Loomis, it also revealed the need to overcome the unequal distribution of parks in the community by requiring new developments in Northwest and South Loomis to provide and maintain mini parks to serve their residents. Providing for these additional parks and recreation facilities in a community of limited financial means will require a resourceful and strategic approach and a careful financial strategy if the Town is to succeed in meeting the aspirations of its citizens.

### **C. OPEN SPACE PRESERVATION NEEDS**

Just as the Town needs to provide 34.6 acres of active use recreation parks to meet the needs of its existing population in 2010 and 40 acres of such parks to meet its projected needs in 2030, the same acreages of preserved open spaces need to be provided to meet the Town's needs and to satisfy its parkland and open space dedication policy. While existing active use parks presently exceed that need in Loomis, the reverse is true when it comes to publicly accessible open space preservation as distinguished from open spaces that are not open to public access, and the PROSC has rightly recognized that this is where the Town needs to concentrate its efforts to meet that policy and to protect those open space attributes that are unique to Loomis.

There are a variety of techniques that can be used in meeting this open space preservation need, including:

1. Acquisition in fee of open space as passive use parks or open space preserves
2. Conditioning new development to dedicate open space either in fee or an easement
3. Acquisition, dedication, or donation of conservation easements
4. Open Space Easements as a condition of limited development techniques
5. Dedication or acquisition of trail easements
6. Clustering new residential subdivisions per the provision of the Town's Zoning Ordinance.

Each of these techniques and tools has its own features, legal requirements, and cost and management implications, and each needs to be applied with due consideration of the physical and ownership conditions of a particular piece of property, the potential costs associated with stewardship, maintenance, and liability exposure, and the extent to which public access to the property is desirable or feasible.

One local organization that has experience in the use of these tools in conducting successful conservation transactions in Placer County is the Placer Land Trust, a 501(c) (3) nonprofit corporation dedicated to preserving and restoring open space resources in Placer County. It is a resourceful and effective organization that has been able to preserve a number of open spaces in Placer County. While it presently holds no conservation easements within the boundaries of the

Town of Loomis, the town should take advantage of their expertise and knowledge in conservation transactions and continue to partner with them to advance the Town's open space preservation initiatives. A Town Memorandum of Understanding (October 2004) created a partnership and account with Placer Land Trust.

A sound open space preservation strategy should use all the tools in the open space preservation toolbox and deploy them strategically and flexibly in meeting the Town's open space preservation needs. In the case of the Town of Loomis with its financial limitations, either the Town will need to act to creating a funding entity or develop the financial capability to sustain its open space preservation efforts, or it will need to concentrate on those techniques that are not funding intensive.

The public process conducted for this Master Plan revealed that the Town should focus its preservation efforts first and foremost on its creek systems and oak woodlands. The creeks have garnered particular attention not only for their environmental habitat values but for their further potential to serve as a trails network throughout the community. Indeed the recently approved 2010 Bikeways Master Plan proposed multi-use trails along some of the major creek systems in Loomis. However, because the creeks are largely held within private land ownership, the public acquisition of the creeks and/or trail easements along the creeks will be a challenging, expensive, and time-consuming proposition. While there were more in the public process that preferred to preserve and leave the creeks in private ownership through protective easements, there were some advocates who wanted to have the public acquire them for both riparian habitat protection and the development of trail systems. There were also those who did not want the Town to impose on their private property rights.

In addressing the preservation of its creek systems, the Town will need to be flexible, strategic, and considerate of adjoining landowners. The Town should first concentrate on those portions of the creek system that fall within large ownerships on which development applications can be anticipated. By working with those landowners, the Town may be able to secure dedication of certain creek corridors and condition those developments to improve the corridor as a sensitive greenway with a trail system. Having a success story to show those who fear public ownership or trail systems along creeks will go a long way towards advancing such a program in the future.

As for oak woodlands, the Town has already witnessed the recordation of a conservation easement covering a significant stand of oaks in the Montserrat development in South Loomis and is currently considering provisions to preserve open woodlands on the Homewood Lumber site near Sierra College Blvd. The Town should continue with its regulations regarding the removal of oak trees and working with landowners to place significant groves into conservation areas.

In contrast to the Montserrat development, the Town should concentrate its open space preservation efforts on acquiring and improving passive use parks that will allow for wildlife habitat as well as the creation of natural open space parks with public access with interpretive features to educate park users on the environmental sensitivity, the wildlife, and the cultural heritage of the area.

## **D. ACQUISITION AND DEVELOPMENT CRITERIA FOR PARKS AND OPEN SPACE**

As part of evaluating the Town's parks, recreation, and open space needs, it is necessary to consider a number of factors within and surrounding the Town. The most comprehensive standards for park and recreation facilities continue to be those adopted by the National Recreation and Park Association (NRPA). Briefly, the NRPA recognizes a standard of three (3) acres per 1,000 population for neighborhood parks and two (2) acres per 1,000 for community parks, resulting in an overall standard of five acres per 1,000 population. The NRPA standards were compiled over several years of research utilizing data from many different Cities and Counties nationwide. These standards, therefore, do not necessarily reflect the recreation needs of this particular area. However, they can be regarded as a point of reference from which to gauge standards appropriate for the community.

The principal reference for park planning in the Town of Loomis is the "Open Space and Recreation Element," an element of the 2001 Town of Loomis General Plan. The document provides general goals, policies, principals and standards for the acquisition, planning, and development of parks and recreational facilities in the Town of Loomis.

Another standard for providing adequate recreation and parklands in the Town is established by Town's Subdivision Ordinance, as authorized in the Government Code by the Quimby Act. This standard determines the amount of park land dedication or in-lieu fees to be paid on new residential development in the Town of Loomis. The objective of this ordinance was to establish a minimum standard of five (5) acres of neighborhood and community park land per 1,000 residents and five (5) acres of publicly accessible open space per 1,000 residents.

### **1) Acquisition Criteria for Parks and Open Space**

Because it is neither practical nor feasible to acquire all additional park sites simultaneously, an evaluation of the effectiveness of each site should include the following considerations:

- Location within the community planning areas
- Minimum park size of 2 – 3 acres to ensure maintenance economy, cost efficiency, adequate supervision and recreational use
- Cost of acquisition and development
- Availability of site for acquisition
- Physical potential and limitations of the site
- Park development programming for the site
- Geographic relationship of the site to school sites, other parks, open spaces, creek/stream areas and circulation routes
- Potential for expansion
- Population density and characteristics within the park service areas
- Accessibility of the site and potential connectivity of site to other parks and school sites
- Public safety and security
- Cost of maintenance and irrigation

As for the acquisition of open spaces, their acquisition criteria differ from those for parks. An evaluation of the effectiveness of each open space preserve should include the following considerations:

- Conservation values of the site
- Motives and motivations of the owner of the site
- Connectivity of the site to other open space preserves
- The type of instrument to be used to preserve the site (i.e., fee purchase, conservation easement, open space dedication, donation, etc.)
- Determination of who or what entity will hold the instrument
- Frequency and expense of stewardship activities
- Opportunities or needs for habitat restoration
- Potential for public access and trails

## **SECTION V: OPERATIONS, MAINTENANCE, AND ADMINISTRATION**

### **A. OVERVIEW**

In developing a Parks, Recreation, and Open Space Master Plan, one must be mindful of more than the costs associated with acquiring new parks and open spaces and improving them for public use. Developing and managing parks and open spaces also requires a commitment to effective operations, sound maintenance, and effective administrative oversight and that commitment comes with expenses.

At present, the Town only operates and maintains one park — the Sunrise-Loomis Neighborhood Park — located on Arcadia Avenue in Central Loomis. Historically, the Town has contracted out for the maintenance of this park at an approximate annual cost of \$25,000 per year and it appears the Town has been able to handle this cost over the years without much difficulty. With the anticipated construction of the first phase of Downtown Park, Town staff has used a rule of thumb figure of \$5,000 per acre per year to maintain a lightly used park in anticipating that the maintenance costs associated with this facility will be approximately \$15,000 per year.

Should Downtown Park become a center of activity as planned with bathrooms and other amenities, annual maintenance costs of this facility would be expected to increase to \$10,000 per acre per year. Beyond acquiring parklands and open spaces, the Town can expect the costs of the following activities outlined below to rise significantly as it strives to provide more park, recreation, and open spaces for its citizens:

#### **1) Operations**

- a. Post-acquisition planning and design of facilities
- b. Construction administration
- c. Management oversight of park usage
- d. Staffing for recreational activities and programs
- e. Budgeting for a facility replacement reserve
- f. Habitat restoration activities

#### **2) Maintenance**

- a. Staffing or contracting for maintenance activities

- b. Staffing or contracting for open space stewardship activities
- c. Maintenance equipment purchases and maintenance
- d. Irrigation system maintenance and water usage
- e. Maintenance and upkeep of public restrooms
- f. Tree trimming, mowing, and trash removal
- g. Maintenance and liability expenses associated with trails

### **3) Administration**

- a. Administrative activities to implement the Master Plan
- b. Landowner outreach for open space preservation activities
- c. Staffing of Parks Recreation and Open Space Committee (PROSC) activities
- d. Staffing of recreational programs
- e. Financial oversight
- f. Acquisition negotiations
- g. Legal expenses
- h. Grantsmanship

Should the Town decide to get more aggressive about acquiring, improving, and managing new parks and recreation facilities on its own, its expenses for operations, maintenance, and administration of these facilities can be expected to rise significantly. Because the Town has no designated source of revenue to cover these expenses, this will place great pressure on the Town's limited general fund at a time when it is facing decreasing sales tax and property tax receipts, and the State's raid on local government revenues. Either the Town will need to create a designated source of revenue to cover parks, recreation, and open space activities, or it will need to become very creative and resourceful in creating and managing these facilities, or both.

## **B. OPTIONS**

In determining how to plan for and fund an expansion of the Town's parks, recreation, and open space facilities, the Town will need to find a way to fund not only the acquisition and improvement of new Parks and Recreation Facilities but to fund long-term operations, maintenance, and administration expenses as well. The 1998 Park & Recreation Master Plan identified and explored 10 methods to raise funds for parks and recreation activities as outlined below, each of which has its own requirements:

1. Lease purchase arrangements
2. Borrowed funds using certificates of participation
3. Formation of a County Service Area (requires vote of the people)
4. Property tax financing (requires vote of the people)
5. General Obligations bond issue (requires vote of the people)
6. Joint Powers Agreement
7. Lighting and Landscape District (requires vote of the people)
8. Nonprofit foundations
9. A combination of the above, and
10. Impact fees on new construction

Before landing on increasing impact fees on new construction as its recommended solution, that plan discounted all of the other options identified for a variety of reasons. In identifying a

\$5,900,000 deficiency in meeting the Town's park needs by 2010, the recommended impact fees that ranged from \$1511.25 to \$1691.70 based on differing types of households did not come close to raising the amount of revenue needed to meet an identified shortfall of \$3,909,422 to meet the parks, recreation, and open space needs. Therefore, relying purely on increases in impact fees appears to be a nonstarter, and the Town would do well to consider other funding methodologies and work in resourceful, even unconventional ways in meeting the parks, recreation, and open space needs of the community.

The public process on this Master Plan included two public workshops that were held on October 27, 2009 and February 27, 2010. A question and answer session conducted at the second of these workshops (see Appendix B) revealed public interest in and even support for other techniques that were further identified to achieve its goals including:

1. Leveraging new development projects to build and maintain new parks and dedicate open spaces at their expense
2. Examine a potential increase in parcel taxes to raise revenue in support of park and recreation activities
3. Examine the creation of a Parks and Open Space District funded by a quarter cent sales tax that was supported by 71% of the respondents attending the second workshop
4. Pursue state and federal grant funding to acquire and improve new parks and trails
5. Partner with other entities on open space preservation efforts to avoid increasing staffing and operations and maintenance costs for the Town
6. Forming a new umbrella Landscape and Lighting District that all new residential development projects of a certain size would be required to join to maintain new parks, recreation, and open space facilities
7. Request of donations

While some of these techniques pose more challenges than others, this Master Plan recommends that a combination of these approaches be used by the Town to place it on sounder financial footing in meeting its park, recreation, and open space needs in the future in a more cost effective way than previously thought. The next section of this Master Plan contains recommendations on how to do just that.

## **SECTION VI: RECOMMENDED POLICIES AND PROGRAMS**

In providing the recommended policies and programs as outlined below, the community of Loomis needs to understand that it is actually in good shape when it comes to meeting its park and recreation needs. This is true not only today, but well into its future. While the Town of Loomis as its own legal entity falls far short of meeting those needs, the community as a whole exceeds them.

Loomis is indeed fortunate to have created such a mutually beneficial relationship with the School Districts that has resulted in providing active use recreation facilities that are well in excess of its projected needs for such activities. The Town of Loomis can say what many communities cannot and it can take great pride in this fact. But that being said, Loomis wants more.

As a town that exhibits great pride in its natural beauty, its heritage, and its small-town character, the Town of Loomis is determined to also provide more parks and to protect the open space resources that define the community, and to ensure its high quality of life is maintained for the

enjoyment of its existing residents and generations to come. While existing active use parks presently exceed the need in Loomis, the reverse is true when it comes to publicly accessible open spaces. The Town should concentrate its efforts on open space policies and facilities to protect the open space attributes that are unique to Loomis. Achieving this goal --and doing so in the most cost-effective way-- is the purpose of the policies and programs outlined below.

## **A. GENERAL POLICIES AND PROGRAMS**

- G-1: Continue the Parks Recreation and Open Space Committee (PROSC) or a commission or like group that would serve as an ad hoc or continuing advisory body to the Town Council to:
- Help to implement this Master Plan
  - Review and advise the Town Council on the planning and design of specific parks, recreation, and open space preservation projects
  - Review and advise the Town Council on Conservation Easement transactions
  - Facilitate the provision of recreational programs to be administered by volunteer and nonprofit organizations in the community
  - Provide an annual report on accomplishments and anticipated next activities from year to year
  - Set up a funding committee to develop a comprehensive funding plan for open space preservation
- G-2: For the next five (5) years, the Town should focus upon activities to acquire and improve new passive use parks in Central Loomis, pursue open space preservation activities along the Town's creek systems and in areas covered by oak woodlands evaluate the feasibility of identifying and acquiring new park sites in Northwestern and South Loomis,, and take the legislative actions necessary to put in place the legal and financial tools needed to implement the Master Plan by 2030.
- G-3: Continue and expand upon the mutually beneficial relationship between the Town of Loomis and the School Districts in providing active use recreation facilities and allowing Town residents greater access to those facilities.
- G-4: Retain the Town's existing requirements that all new residential subdivisions provide a minimum of 5 acres of neighborhood and community parkland per 1000 residents and 5 acres of open space per 1000 residents or pay Quimby Act fees for the functional equivalent thereof. The Town's goal is to have new development (subdivisions) do their part towards achieving the Town's objective of 5 acres for every 1000 residents. Where possible, the Town should watch for and evaluate, and purchase parklands in identified areas of future development to ensure the land for a passive and/or active park is set aside before development occurs. Such situations would necessarily include suitable land, willing sellers, and availability of funds.
- G-5: Require larger residential subdivisions in the Northwestern and South Loomis planning areas to build and maintain a park to serve their residents as part of meeting the Town's Quimby Act requirements, unless a larger public park can be built in these areas in which case new developments would contribute proportionately to such larger facilities.

- G-6: Require all new residential projects in the Central Loomis Planning Area to pay Quimby Act fees to dedicated parks, recreation, and open space improvements projects in Central Loomis and require such projects to join a master Landscape and Lighting District to help cover maintenance expenses associated with those facilities in Central Loomis.
- G.7: Consider conducting a scientific, statistically valid public opinion survey on parks, recreation, and open space needs and gauge the level of community support to establish an Open Space District with a one-quarter cent increase in the Town's sales tax. If there is an indication that 2/3 of the voters might approve such a measure, place such a measure on the ballot.
- G.8: Identify and apply for appropriate grant funding to implement the provisions of this Master Plan.
- G.9: To the maximum extent possible, the Town should consider how to link its parks and open space areas together with an interconnected trail system.
- G.10: Review and update the Parks, Recreation, and Open Space Master Plan at least every ten (10) years.

## **B. PARKS AND RECREATION POLICIES**

- P-1: Complete the construction documents and construct the improvements for Downtown Park.
- P-2: Conduct a public process to resolve the design of a suitable park and wildlife habitat area on the Heritage Park Subdivision site.
- P-3: At such time as applications are filed to develop the Loomis Village site, require the developer to prepare the design of a passive use park and wildlife habitat areas in the center of the site that would include the oak woodlands, wetlands, and rock outcrops as a part of their applications. The design of the park should include a trail system, picnic areas, a tot lot, a public restroom, and interpretive exhibits. As a condition of approval of the development applications, the developer would be required to improve the park per the design plans and to join a master Landscape and Lighting District for its maintenance.
- P-4: At such time as applications are filed to develop the large vacant commercially zoned parcels on the north side of Secret Ravine Creek, require the applicant to prepare a design of a greenway along the north side of Secret Ravine Creek and require the new development to incorporate the creek as an amenity as a part of their applications. The design of the 100 foot wide greenway should include a multi-use trail system, wildlife habitat protection, a public plaza adjacent to the greenway as an adjunct to the commercial development, the removal of non-native plants, and landscaping with native drought tolerant plantings. As a condition of approval of the development applications, the developer will be required to improve the greenway per the design plans as part of the first phase of construction. The developer would also be required to maintain the greenway or to join a master Landscape and Lighting District for its maintenance.

P-5: Take action to identify and acquire a new 6-7 acre park site along the west side of the Antelope Creek corridor in the Northwestern Loomis Planning Area, a new 10-12 acre park site in the South Loomis Planning Area, and require all new residential development projects in each of the Northwestern and South Loomis Planning Areas to pay Quimby Act fees to acquire and improve these future parks.

P-6: Work with Placer County on other park improvement opportunities at Loomis Basin Regional Park.

P-7: Require small family tot lots in all new subdivisions.

^^FINANCIAL METHOD TO PAY FOR ONGOING MAINTENANCE? Can the Town afford , or do they want to afford, to maintain tot lots? Tot lots are costly to maintain, as is any park.]

### **C. RECREATION PROGRAM POLICIES**

R-1: Continue to rely upon the schools, the Placer Foothill Recreation District, nonprofit organizations, volunteer organizations, and sports clubs to provide recreational programs in the Town of Loomis.

R-2: Work with the operators of the Blue Goose facility to evaluate its potential to serve as a more formally dedicated community center that would serve as a headquarters for recreation and community programs in Loomis.

R-3: Subject to the availability of funding, build upon the Town's working relationship with the School Districts to expand the Del Oro High School swimming pool and swimming programs that would be open to the Town's residents at their facilities.

R-4: The Town will serve in a facilitating role in identifying and encouraging recreation programs to meet unmet needs, in seeking grants and encouraging fundraising activities through community and service organizations, school programs, volunteers, and the like to benefit the providers of these programs.

### **D. OPEN SPACE PRESERVATION POLICIES**

OS-1: Continue (Memo Of Understanding- Oct. 2004) the formal working relationship with the Placer Land Trust (PLT) and like organizations as needed to:

- a. Collaborate with the Town in implementing the open space preservation strategies contained in this Master Plan, and to
- b. Provide their experience and expertise in identifying, pursuing, and negotiating open space preservation opportunities in the Town of Loomis and
- c. Provide stewardship services in managing open space preserves.

OS-2: To the maximum extent possible, utilize the tools of purchasing, donating, or dedicating Conservation Easements to permanently preserve significant open spaces in the Town of Loomis and draft a model Conservation Easement Agreement that can be used as a foundational document to be used in negotiating conservation transactions.

- OS-3: Conduct the following natural resource studies:
- a. Conduct a survey to inventory riparian and wetland areas and special natural resources in the Town of Loomis.
  - b. Commission a professional study of the Town's streams and waterways and devise a management and protection plan consistent with the Dry Creek Greenway Plan.
  - c. Commission a professional study to review Town policies and inventory sensitive lands including oak woodlands, rock outcrops, and ridgelines and recommend strategies for their conservation.
- OS-4: Educate and involve local residents and businesses in the Town's open space preservation efforts through proactive educational programs and events to help the public and landowners understand the legal methods to preserve open spaces and the advantages those methods offer to the community and landowners.
- OS-5: Promote environmental connectivity and public access between open spaces and habitat areas when evaluating and approving development applications.
- OS-6: Reach out to and get to know and understand creekside landowners, particularly on Secret Ravine and Antelope creeks, in developing a Master Preservation and Public Access Plan for the creek systems and identify those landowners who may be interested in preserving their section of creek and leaving a legacy to the Town.
- OS-7: Encourage the technique of clustering new residential development on larger properties, per the provision of the Town's Zoning Ordinance, so as to preserve permanent open spaces that would then be placed in a permanent conservation easement on its own separate parcel. The Town should also evaluate potential incentives to reward landowners for using this development technique to make it a more attractive option to future applicants.
- OS-8: Work with the Placer County Planning Department, the City of Rockin, and abutting local Municipal Advisory Committees to identify and preserve open space areas and wildlife corridors contiguous to the Town.
- OS-9: To the extent it is possible to do so without the Town going into debt, the Town should identify and acquire open spaces in known and likely future areas of development before it is otherwise committed and unavailable. This measure will ensure the creation of open space in areas of multiple small subdivisions where land dedication by a developer would be too small to be meaningful. The Town should be willing to hold easements on wetlands and other open space areas.
- OS-10: Evaluate the development of a Wildlife Corridor Ordinance to encourage the technique of optimizing wildlife corridors to promote wildlife movement. Any potential ordinance should not unnecessarily restrict the movement of private animals.
- OS-11: Limit the use of curb & gutter and sidewalks in the rural parts of Loomis, in favor of setbacks and paths.

## **E. FUNDING AND FINANCING**

- F-1: On an annual basis, update the Quimby Act Park Dedication and In-lieu Fee, the Park Land Acquisition Mitigation Fee, the Passive Park and Open Space Land Acquisition Mitigation Fee, and the Park Facility Improvements Mitigation Fee to ensure that these fees reflect changes in property values over time and represent the true value of purchasing park and open space lands at a ratio of 5 acres of park per 1000 population and 5 acres of open space per 1000 population.
- F-2: Take steps to create a Master Landscape and Lighting District into which all new residential development projects, of five units or more, would be required to annex to cover maintenance expenses associated with new park projects.
- F-3: Aggressively pursue state and federal grant funding to cover the costs of special studies, the acquisition and improvement of passive use parks and open space preserves, the acquisition and improvement of trails, and the restoration of natural habitat areas.
- F-4: Consider the creation of a Parks and Open Space District funded by a quarter cent increase in the Town's sales tax that would raise in excess of \$150,000 that would be dedicated to implementing the Parks Recreation and Open Space Master Plan. As an alternative to this approach, consider placing an annual parcel tax increase of \$60 per parcel that would raise approximately the same amount of funds as a quarter cent sales tax increase to fund parks and open space preservation activities.
- F-5: Rely upon all new residential development to provide, construct, and maintain new parks in the Town of Loomis and utilize Quimby Act funds to augment the size of passive use parks.

## **SECTION VII: IMPLEMENTATION**

### **A. SETTING THE STAGE FOR IMPLEMENTATION**

Critical to the success of any plan is the need for a clear roadmap to guide the achievement of its provisions. Implementing this Parks Recreation and Open Space Master Plan will require focus, leadership, sensitivity, and political courage on the part of the Town staff, the PROSC, the Town Planning Commission, and the Town Council. Successful open space preservation efforts require planning strategically and acting opportunistically, so it will be important to remain flexible in implementing the provisions of this Master Plan. Such efforts also require reaching out to, understanding, and engaging those landowners who might be providers of open space and educating them on the techniques and advantages of a full variety of open space preservation tools.

Also it will be essential that the Town of Loomis take action to create a stable source of revenue to fund and sustain its parks, recreation, and open space preservation activities in the most cost-effective manner. The Town will need to leverage new development to provide the parks and recreation facilities and to preserve the open spaces that the Town wants to protect. The Town will need to act proactively to apply for and secure grant funding to the maximum extent possible to cover the costs associated with special studies, land acquisition, planning and design, and construction of parks and trails.

In setting the stage for implementation, the Town needs to take the following steps in organizing for success in pursuing its parks, recreation, and open space preservation policies:

1. Adopt and approve the Master Plan document.
2. The Town Council should assume the responsibility for implementing this Master Plan with the professional assistance of the Town's Planning Department.
3. Maintain a dialogue with the Placer Land Trust about how to expand its formal relationship between the Town and PLT in pursuing the Town's open space preservation initiatives.
4. Apply for grant funding to cover the costs of developing a concept plan for the Heritage Park Subdivision site through a public process and for preparing a comprehensive Creek Management and Restoration Plan of the Town's creek systems.
5. Commission a scientific public opinion survey of the Town's residents on parks, recreation, and open space issues and gauge public opinion regarding the formation of an Open Space District funded by a quarter cent sales tax increase and/or a \$60 annual parcel tax.
6. Commence the process of getting to know and understand open space land owners to establish a positive dialogue that will translate into successful open space preservation activities.
7. Amend Town ordinances as necessary and appropriate to institutionalize the policies of this Master Plan.
8. Develop a policy for Conservation Easements.

## APPENDIX A: DEFINITION OF TERMS

1. **Active Use Park** – A developed public area used for active or organized recreation (e.g. soccer fields, playgrounds, equestrian arenas, golf courses).
2. **Agricultural Area** – An area of land dedicated agriculture as defined in the Town Zoning Ordinance. This may include: livestock grazing fields and facilities, orchards, flower farms, vineyards, plant nurseries, and equestrian facilities.
3. **Conservation Area** – A public or private area protected in order 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 recreational uses) provided they do not impact the primary uses for which the area is protected.
4. **Greenway** – A public trail corridor providing non-motorized access between points of interest such as Passive Parks, Recreation Parks, schools, and the Town Center. Greenways can include: unpaved walking trails, paved bike trails, equestrian trails, short sidewalk segments between portions of Greenway, railroad corridors, and utility corridors.
5. **Important Scenic Resource** – Public or private resources identified as having valued aesthetic properties, or which may contribute to a desirable rural character in the Town. Such features may include: natural resources such as scenic vistas, ridgelines, granite outcroppings, specimen trees, and views of Significant Ecological Areas, and cultural resources (contemporary and historic) such as rustic barns, historic or unique buildings, agricultural areas, equestrian facilities, open storm-water treatment or detention areas, roadway corridors with a soft shoulder or no shoulder, paved pathways or trails (as opposed to concrete sidewalks), areas of dark night sky, Loomis “gateways” that remain in a natural state. These important scenic resources include lands with public rights and lands where there are no public rights.
6. **Open Space** – A public or private area that is predominantly unoccupied by buildings and other impervious surfaces; any structures or facilities are accessory to the primary land use. Open Spaces may be in natural or landscaped condition, and may include: *Active Parks, Passive Parks, Greenways, Conservation Areas, Significant Ecological Areas, Agricultural Areas, Important Scenic Resources*, and open storm-water treatment or detention areas.
7. **Open Space Land** – Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, (4) public health and safety.
8. **Passive Park** – A public area of predominantly undisturbed or restored natural land containing no principle structures, 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).
9. **Significant Ecological Area** – Public or private areas of land containing ecologically sensitive resources including: wetland areas, stream environment zones, habitat for sensitive wildlife and plant species, large areas of non-fragmented habitat, potential wildlife movement corridors,

important spawning areas for anadromous fish, important water infiltration areas, oak woodlands and grasslands, steep slopes, flood plains, forest areas and tree stands, areas of substantial native vegetation, corridors that provide connectivity between other Significant Ecological Areas, and other areas of significant biological productivity or uniqueness.

**10. Tot Lot** – A small area devoted to children’s play.

## Appendix B

# Questionnaire Responses Report #1 Loomis Residents Only

2/27/2010

Page 1

Session: Loomis Questions

Class: Default Class\_copy(3)

Class Points Avg: N/A

(Includes only students who took assessment)

1 Which of the following applies to you? I am:		
A	100%	A resident of Loomis
B	0%	A resident just outside of town
C	0%	Someone who works in Loomis but who lives in another town
D	0%	None of the above

2 Do you agree with this statement? "Those of us who live in large lot zoning already live in a park-like setting in open space. Parks should be in areas where there are concentrations of people."		
A	57%	Agree
B	29%	Disagree
C	14%	No Opinion

3 Where should the town concentrate its efforts in acquiring and improving new park lands in Loomis?		
		
A	5%	North Loomis
B	57%	Central Loomis
C	19%	South Loomis
D	19%	Wherever new developments occur

# Report #1: Loomis Residents Only

Session: Loomis Questions

Class: Default Class\_copy(3)

Class Points Avg: N/A

(Includes only students who took assessment)

4	The town should continue its working relationship with the school districts to provide active youth recreation opportunities in Loomis.	
A	38%	Agree wholeheartedly
B	52%	Agree provided town residents have more access to school facilities
C	10%	Disagree, the town should be providing for more active use recreation facilities on its own

5	Secret Ravine Creek, Sucker Creek, and its tributaries, and Antelope Creek should be:	
		
A	19%	left alone within private ownership
B	38%	preserved as open space within private ownership
C	24%	purchased by the public for the development of a trail system
D	19%	acquired by the public for the protection of riparian habitat without the intrusion of trail systems

6	The open space feature that I most highly value in Loomis are:	
A	43%	Creek systems
B	0%	Ridgelines
C	5%	Rock outcrops
D	48%	Oak Woodlands
E	5%	Wetlands

# Report #1: Loomis Residents Only

Session: Loomis Questions

Class: Default Class\_copy(3)

Class Points Avg: N/A

(Includes only students who took assessment)

7	Which of these statements do you most agree with?	
A	33%	To permanently preserve open space, it should be purchased in fee by the public
B	33%	Open space should be privately owned but protected by conservation/open space easements
C	33%	Large lot zoning already protects open space, so leave it alone

8	If new development will be expected to provide for parks and open space preservation, which of the following strategies would you favor?	
A	19%	Require each new development to provide for and maintain its own on-site park or tot lot
B	57%	Require new development to pay fees to acquire and maintain new parks in Central Loomis where they are most needed
C	24%	Minimize new development and rely on the Town to acquire and maintain new parks and open spaces on its own

9	Does Loomis need its own community center that would be the focal point of recreation programs and community activities?	
		
A	57%	Yes
B	29%	No
C	10%	No opinion
D	5%	Need more information

# Report #1: Loomis Residents Only

Session: Loomis Questions

Class: Default Class\_copy(3)

Class Points Avg: N/A

(Includes only students who took assessment)

10 Now that the Town has acquired the Heritage Park subdivision, how should the town develop and maintain a park on this site?		
A	24%	The Town should improve access to the site and develop a park at its own expense
B	52%	The Town should sell a portion of the 11 acres to a developer in return for the development of an access and a park at the developer's expense
C	24%	The Town should develop the entire site as a park and we should raise taxes to help the Town pay for building and maintaining it

11 For new development in rural Loomis, which approach would you most support?		
A	48%	Allow no more density than that which is presently allowed under zoning, even if it results in no permanent open space preservation
B	48%	Allow density incentives to cluster new homes in a compact area in return for the permanent preservation of 75% of the remaining lands as open space
C	5%	Allow density incentives for the dedication of creeks as permanent open space
D	0%	Rely on regulation rather than density incentives even if it doesn't resolve in permanent open space preservation

12 Would you be willing to consider voting for a 1/4 cent sales tax to establish and fund a Parks and Open Space Authority to develop new parks and trails and protect open spaces in Loomis?		
A	71%	Yes, as it would raise over \$150,000 per year for parks and open space
B	19%	Yes, but the funds raised should also be used for transportation projects
C	10%	No, we should approve a bond issue instead

13 Since the Town of Loomis has no firm or consistent source of funds for maintaining parks and public open spaces, how should the Town raise funds for maintenance and stewardship?		
A	10%	Use the Town's General Fund with no new taxes
B	5%	Increase Development Impact Fees
C	19%	Require new developments to maintain their own public parks
D	48%	Form a Parks and Open Space District with a 1/4 cent sales tax increase
E	19%	Form a Landscape and Lighting District that all significant developments would be required to join

# Report #1: Loomis Residents Only

Session: Loomis Questions

Class: Default Class\_copy(3)

Class Points Avg: N/A

(Includes only students who took assessment)

14	If it was possible, the Town should require a fee on the sale of any real estate in town to raise funds for parks, maintenance, and open space preservation.	
A	52%	Yes
B	48%	No, the Town should rely on a different source of funding

15	The town of Loomis should consider formally partnering with the Placer Land Trust to provide assistance in implementing its Open Space preservation efforts.	
A	33%	Yes, even if the Town had to provide funding and we had to raise taxes to make it happen
B	10%	No, the town should develop its own in-house expertise in managing its preservation efforts and we should raise taxes to make it happen
C	43%	Yes, provided there are no tax increases required
D	14%	No opinion

16	What vehicle should the town of Loomis use to oversee the implementation of the Parks, Recreation and Open Space Master Plan?	
A	24%	Assign this responsibility to Town staff and the Planning Commission
B	76%	Assign this responsibility to Town staff and PROSC
C	0%	No opinion