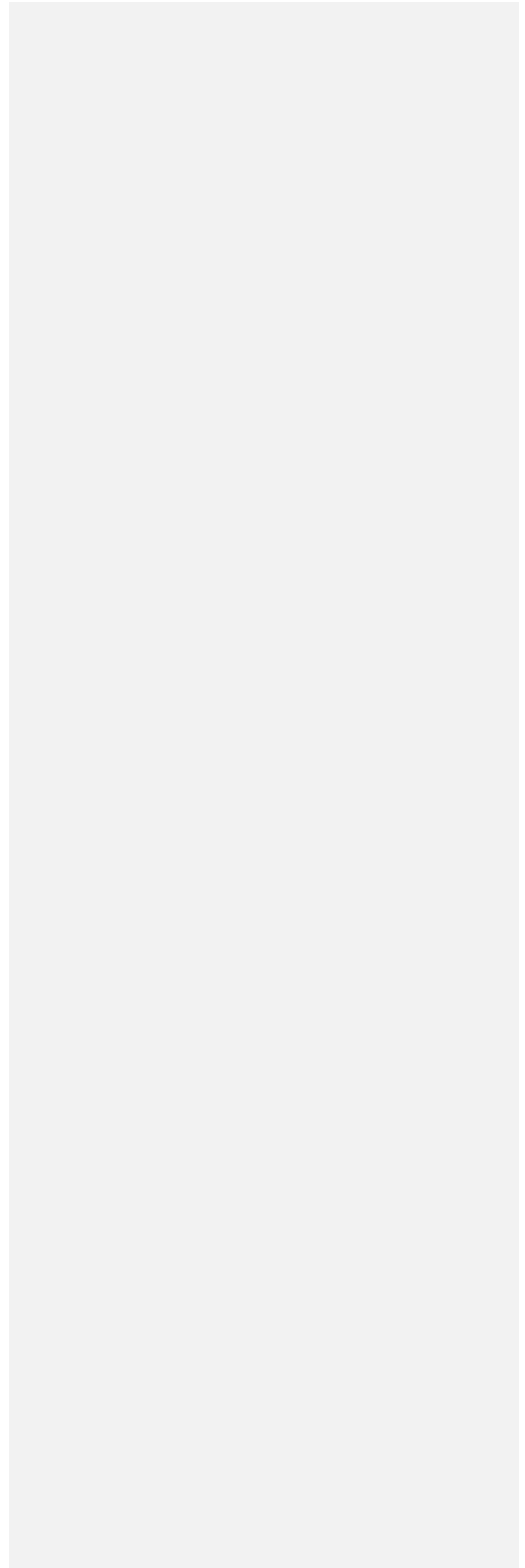


ELEMENT ~~VI~~5

Public Services, and Facilities, ~~and~~ Finance



5. Public Services, and Facilities, and Finance

5.1 Introduction

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

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

Public Services Issues

- ~~Many non-residential and rural residential lots on the periphery of the Town use septic systems and well water. Increasing development under these conditions may degrade ground water quality.~~
- ~~Some of the Town's public school facilities are over permanent capacity and in need of modernization efforts.~~

5.2 Goals, Objectives, Policies, and Implementation Measures

5.2.1 Goals

PSF-1: 1- To achieve and maintain high levels of public and utility services and facilities for Loomis residents, when appropriate through coordination with outside service agencies.

PSF-2: 2- To assist local school districts as feasible in providing adequate educational facilities for Loomis students, and cooperate in developing joint community and recreational uses.

5.2.2 Objectives, Policies, and Implementation Measures

Objective PSF-1.1: The logical extension of utilities to provide a safe and reliable level of utility service.

Policy PSF-1.1.1: 2. Non-residential and higher density residential development shall not be expanded into areas lacking public services infrastructure until existing vacant land with these services within the Town limits is utilized, or proposed development ensures the extension of necessary infrastructure through actual construction or payment of fees.

Policy PSF-1.1.2: New development shall be served by electric power, natural gas or propane, telephone, and high-speed communications, and development projects shall provide for said services and their associated infrastructure prior to occupancy.

Policy PSF-1.1.3: The Town shall coordinate with public and private utility providers to ensure infrastructure and services meet the needs of the Town and encourage expansion and improvement of wireless communications systems and facilities.

Policy PSF-1.1.4: Utilities in new neighborhoods shall be located underground where operationally feasible, preferably with communications and other dry utilities located within joint trenches; above-ground utilities in existing neighborhoods shall be relocated underground where feasible.

Implementation Measure PSF-1.1.4.1: The Town shall review new projects to ensure utilities and telecommunications infrastructure are to be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks. New development projects shall be required to dedicate or set aside adequate right-of-way to accommodate cable routes and equipment housings for present and future public utility networks. Target date: Ongoing.

Implementation Measure PSF-1.1.4.2: The Town shall be compensated for right-of-way use and right-of-way pavement shall be resurfaced to Town paving standards when trenching occurs. Target date: Ongoing.

Policy PSF-1.1.5: ~~8.~~ New construction and reconstruction/restoration shall consider energy conservation in the selection of building materials, building orientation, and landscaping, and shall encourage the use of solar infrastructure on new and existing structures, including public facilities, to ~~to~~ actively participate in the ~~energy conservation programs of the local, state, and federal agencies~~ energy conservation programs and strategies.

Objective PSF-1.2: The maintenance of a good working relationship with the South Placer Fire District and Penryn Fire District in the interest of public safety and the provision of adequate fire protection services.

Policy PSF-1.2.1: New development projects shall comply with the current Fire Code and local fire safety ordinances, pay their fair share to mitigate the increased demands on fire service, and shall coordinate with the appropriate fire district to ensure adequate fire access and design safety is provided.

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

Commented [CC1]: Does the Town wish to pursue this?

Implementation Measure PSF-1.2.1.2: Development project applications shall be referred to the Fire Districts for review and comment. Target date: Ongoing.

Implementation Measure PSF-1.2.1.3: All new development shall pay their fair share of impact fees based on the Fire District's fee schedule and shall design projects to ensure service level standards are maintained. Target date: Ongoing.

Policy PSF-1.2.2: The Town shall cooperate with the South Placer Fire District, Penryn Fire District, and American Medical Response ambulance service in the provision of prompt and adequate emergency medical service.

Objective PSF-1.3: The adequate provision by new development projects to address incremental impacts upon law enforcement services and facilities.

Policy PSF-1.3.1: Within the Town's budgetary constraints, the Town shall fund officer staff levels to maintain the County Sheriff's Department staffing ratio of 1 officer per 1,000 residents. If it is determined that lack of revenues could jeopardize service, a plan and/or policies should be put in effect to generate needed revenues.

Implementation Measure PSF-1.3.1.1: New developments shall be required to fund their fair share of law enforcement services, so that at least the minimum standard may be maintained. Target date: Ongoing.

Policy PSF-1.3.2: The Town shall consider public safety issues related to commercial and residential design to ensure new projects do not strain law enforcement service levels.

Objective PSF-1.4: The adequate provision of water and sewer service that keeps pace with demand, provides for fire protection needs, and maintains public health.

Policy PSF-1.4.1: Proposed development shall be connected to public water supply and sewage disposal systems as follows:

- a. Any dwelling unit proposed within 300 feet of existing community water supply or sewage disposal service shall be connected to that service prior to occupancy, except where the Town Manager determines that connection is infeasible because of elevation difference or insufficient line capacity. The 300-foot distance shall be measured from the property line of the subject parcel that is nearest to the existing water supply or sewage disposal service
- b. All development proposed in nonresidential land use designations shall be connected to the community water supply and sewage disposal systems prior to occupancy.
- c. Residential subdivisions proposing parcels of 2.2 acres or less shall be connected to the community water supply and sewage disposal systems prior to occupancy. Residential subdivisions greater than 2.2 acres not connected to community water or sewer systems shall comply with County Environmental Health regulations for on-site septic systems and shall ensure well-water supplies meet state water quality standards.

Implementation Measure PSF-1.4.1.1: New development projects connecting to the community water supply and/or sewage disposal system shall provide a "Will Serve" letter to the Town indicating adequate water service is secured through PCWA and adequate sewage disposal service is secured through SPMUD. Target date: Ongoing

Implementation Measure PSF-1.4.1.2: New development projects shall fund, upgrade, expand, and/or provide new water and/or sewer infrastructure that is sized adequately to meet expected peak flow demands from the development. The sizing of new infrastructure shall be based upon cumulative growth of the region. Reimbursement agreements may be arranged to pay back developers the cost of oversizing to accommodate cumulative growth. Target date: Ongoing.

Commented [CC2]: Is this approach on sizing acceptable to the community?

Policy PSF-1.4.2: The Town shall encourage efficient water use and reduced sewer system demand by requiring water-conserving design, landscaping, and fixtures in new construction, encouraging water conservation device retrofits in existing uses, and encouraging water-conserving agricultural operations.

Objective PSF-1.5: Maintenance of existing drainage systems and new development that provides adequate drainage and does not exceed the capacity of the Town's drainage system.

Policy PSF-1.5.1: New development applications will be denied unless it is demonstrated they will not overload existing drainage facilities. New projects shall provide for their incremental effect on existing storm drainage facilities as well as provide new facilities needed to adequately service the increased runoff they may generate.

Implementation Measure PSF-1.5.1.1: New developments shall provide a drainage study to the Town Engineer during the application review process and shall improve off-site drainage systems to ensure their capabilities to handle increased flows, as directed by the Town Engineer. Target date: Ongoing.

Policy PSF-1.5.2: The Town shall encourage development designs that encourage low impact development (LID) measures, and minimize drainage concentrations, and impervious coverage to maintain natural drainageways and drainage conditions in conformance with the Placer County Flood Control and Water Conservation District programs and policies.

Implementation Measure PSF-1.5.2.1: Storm water mitigation shall focus on four areas: 1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; 2) promoting permeable landscapes to reduce stormwater surface flows; 3) preventing runoff contamination; and 4) allowing natural treatment of runoff in detention ponds or grass swales. Target date: Ongoing.

Implementation Measure PSF-1.5.2.2: The Town shall evaluate the Town's existing storm drainage infrastructure on an annual basis and shall include repairs in the Town's Capital Improvement Program as need and funding arise. Target date: Ongoing.

Policy PSF-1.5.3: The Town shall acquire easements to creeks and waterways to maintain drainage channels in their natural state and to allow for maintenance of storm drain facilities.

Objective PSF-1.6: Maintenance of the Town's library services.

Policy PDF-1.6.1: The Town shall ensure that the Loomis Library and Community Learning Center facility is provided to current and future residents, and that new development funds its fair share of library operations fees.

Objective PSF-1.7: Increase diversion of total solid waste generated by the Town through source reduction, recycling, composting, and special waste management.

Policy PSF-1.7.1: 5: Loomis shall continue to work with the Town's solid waste collector (Recology Auburn Placer Disposal Service) in improving the recycling program within the Town and ensuring adequate waste disposal service is provided.

Policy PSF-1.7.2: 6: The Town should support source reduction, composting, and recycling efforts by encouraging businesses to use recycled products in their operations, encouraging consumers to use recycled products, and through the use of recycled products in all Town departments, whenever economically and technically feasible.

Policy PSF-1.7.3: New developments shall be served by waste collection services to ensure maintenance of health standards.

Policy PSF-1.7.4: 7: If in the future adequate landfill space cannot be found to meet the Town's needs, no new development shall be approved until such time as adequate landfill space is identified.

Objective PSF-2.1: The provision of adequate schools.

Commented [CC3]: Frequency?

Commented [CC4]: Is there a fee?

Policy PSF-2.1.1.1: 3. Loomis shall work with the school districts (Placer Union High School District and Loomis Union School District) in reviewing district land use decisions involving the provision of adequate educational facilities for Loomis' students, including the provision of safe routes to school.

Implementation Measure PSF-2.1.1.1.1: Loomis shall continue the Joint Use Agreements with the schools to provide the community with educational and recreational access to school facilities. Target date: Ongoing.

Implementation Measure PSF-2.1.1.2: New development projects shall pay the appropriate fees based on each school district's impact fee schedule and shall coordinate with the school districts to ensure that facilities, including the expansion of new facilities, are available prior to residential occupancy, as needed. Target date: Ongoing.

Policies

1. Loomis will work toward achieving and maintaining acceptable levels of municipal services, including public safety, roadway maintenance, library and administrative services. Loomis will cooperate with regional public service agencies to attain adequate service levels for water distribution, sewerage services, flood management, and solid waste collection.

Commented [CC5]: Broken up into smaller categories above

9. The Town shall identify the potential for energy conservation measures for the use of renewable energy sources and alternatives to fossil fuels.

11. The Town shall consider the use of alternative energy sources for all public facilities.

Commented [CC6]: Move to energy section of Conservation of Resources and draft new policies related to energy infrastructure

Local Finance Issues

- The increased levels of public and community services desired by community residents are dependent on property and sales tax revenues, the Town's primary sources of discretionary General Fund revenues.
- Certain types of proposed development may not generate sufficient municipal revenues (e.g., property taxes, sales taxes, transient occupancy tax, etc.) to pay for the cost of the public services the development may require.
- The fact that Loomis is served by several special districts and agencies that assess their own taxes and fees aside from the Town, means that all agencies providing public facilities and services within the Town compete, to some extent, for key revenues.

Commented [CC7]: Moved to Economic Development and Finance Element

Goals

To maintain a fiscally healthy municipality, with new development contributing adequately to maintain current levels of service.

Policies

1. New development shall be required to contribute toward the maintenance of existing levels of public services and facilities through fees, dedications, or other appropriate means.
2. Loomis shall explicitly consider the fiscal impacts on the Town when making decisions about changes to municipal services or capital facilities that would likely result in increased Town staff levels. The Town Council shall make findings that these impacts were considered and that funding to support increased staff levels appears reasonably available in such cases.
3. A fiscal impact analysis shall be required for proposed General Plan amendments.

4. ~~Loomis shall support the development of new commercial and industrial activities to increase the Town's discretionary revenues (which provides funds for capital projects and improved municipal services), provided that the new land uses are consistent with the Town's distinct, rural character.~~

Implementation Measures

~~Within one year of the adoption of this General Plan or as soon as possible, the Town will conduct a study of its fees in relation to the costs to the Town of providing the services for which the fees are charged, and will update its fees as determined by the Council to be appropriate.~~