

1 **ELEMENT 6**
2 **Conservation of Resources**

3 Natural Resources and Open Space 6-2
4 Air Quality, Greenhouse Gas Emissions, and Energy 6-7
5 Cultural and Historic Resources6-11

6. Conservation of Resources

6.1 Introduction

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

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

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

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

6.2 Natural Resources and Open Space

6.2.1 Introduction

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

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Identifying ways to preserve open space areas and views is important in retaining the community's rural atmosphere.¶
Loomis needs to strengthen Town requirements for protecting stream corridors and riparian habitat for wildlife and plant species, groundwater supplies, visual qualities, and recreational opportunities.¶
Development pressures suggest that Loomis consider rezoning some of its agricultural/residential land to increase land and infrastructure efficiency. However, residents have expressed their preference for the retention of large lot, rural residential parcels.¶

6.2.2 Goals, Objectives, Policies, and Implementation Measures

6.2.2.1 Goals

1 NR-1. Foster preserved and enhanced local, unique, and sensitive biological communities and species
2 that occur within the Town.

3 NR-2. Protect groundwater and surface water quality of streams and other aquatic resources within the
4 Town.

6 **6.2.2.2 Objectives, Policies, and Implementation Measures**

7 Objective NR-1.1: To protect areas rich in wildlife or plant species of a fragile ecological nature,
8 including areas providing habitat for sensitive plant and wildlife species such as species that are
9 considered rare or endangered.

10 Policy NR-1.1.1: The Town shall actively encourage the preservation of vegetation communities that
11 provide habitat for sensitive plant and wildlife species.

12 Implementation Measure NR-1.1.1.1: The Town shall require projects to identify sensitive plant and
13 wildlife species that may occur on a project site through the preparation of a Biotic Resource
14 Evaluation. Prior to approval of discretionary development permits involving parcels near significant
15 ecological resource areas, the Town shall require, as part of the environmental review process, a
16 biotic resources evaluation [redacted] by a qualified biologist. The biologist shall follow accepted
17 protocols for surveys (if needed) and subsequent procedures that may be necessary to complete the
18 evaluation. The Biotic Resource Evaluation shall identify all "Significant Ecological Areas" that
19 may be directly or indirectly impacted by a Project. Significant Ecological Areas shall include, but
20 not be limited to:

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

29 Implementation Measure NR-1.1.1.2: The Town will limit development on slopes with a gradient in
30 excess of 30 percent or in areas of sensitive or highly utilized habitat, through appropriate zoning
31 standards and individual development project review.

32 Implementation Measure NR-1.1.1.3: Where direct and indirect impacts to special-status plant and
33 wildlife species or their habitat cannot be avoided, project proponents shall develop appropriate avoidance
34 and minimization measures for implementation during construction and operation of the project and
35 appropriate mitigation to reduce impacts to these resources to the extent feasible.

36 Objective NR-1.2: To protect stream and associated riparian habitats that occur within the Town
37 including protection of water quality within streams and other watercourses.

38 Policy NR-1.2.1: The Town shall encourage projects to avoid and minimize direct and indirect impacts
39 to streams and associated riparian habitats to the maximum extent feasible. The Town shall
40 discourage grading activities during the rainy season, unless adequately mitigated, to avoid

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Deleted: Preserved, maintained, and enhanced creeks and upland and aquatic riparian areas for that offertheir aesthetic, wildlife habitat, and recreational values.

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Protected oak woodlands and significant stands of native trees.¶

Deleted: 4. To pProtected major landscape features within Loomis, including open space areas and natural features within the Town, including significant topography and rock outcroppings, open meadows, and grazing areas oak woodlands and significant specimens of native trees....

1 sedimentation of creeks and damage to riparian areas.

2 Implementation Measure NR-1.2.1.1: Development adjacent to streams shall be designed, constructed,
3 and maintained to avoid adverse impacts on upland and wetland riparian vegetation, stream bank
4 stability, and stream water quality to the maximum extent feasible.

Commented [J5]: Add definition of streams to glossary.

Commented [DB6R5]: Will be added to glossary section.

Deleted: Implementation Measure NR-1.2.1.1 shall apply to all watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps applicable to the Town or as otherwise designated by the Town.

5 Implementation Measure NR-1.2.1.2: Grading activities within or adjacent to riparian corridors will
6 not occur during the rainy season (approximately November-March) unless the project proponent
7 incorporates appropriate Best Management Practices as approved by the Town and applicable
8 regulatory agencies to protect water quality of streams and associated riparian habitats during
9 grading activities.

10 Implementation Measure NR-1.2.1.3: Proposed structures and grading shall be set back a minimum
11 of 100 feet from the outermost extent of riparian vegetation or outside of the 100-year flood plain
12 whichever is greatest. Lesser setbacks may be approved where site-specific studies of biology and
13 hydrology, prepared by qualified professionals approved by the Town, demonstrate that a lesser
14 setback will provide equal protection for stream resources.

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15 Implementation Measure NR-1.2.1.4: Development shall be set back from ephemeral or intermittent
16 streams a minimum of 50 feet, to the extent of riparian vegetation, or to the 100-year floodplain,
17 whichever is greatest.

18 Implementation Measure NR-1.2.1.5: Proposed development shall include surface water drainage
19 facilities that are designed, constructed, and maintained to ensure that the increased runoff caused by
20 development does not contribute to the erosion of stream banks, or introduce pollutants into
21 watercourses.

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22 Implementation Measure NR-1.2.1.6: The Town shall encourage the use of natural stormwater drainage
23 systems to preserve and enhance existing natural features. The Town shall promote flood control efforts
24 that maintain natural conditions within riparian areas.

25 Implementation Measure NR-1.2.1.7: Proposed development shall incorporate measures to minimize
26 soil erosion, and stream and drainage way sedimentation during construction, and over the life of each
27 project. The Town will periodically review its ordinances requiring erosion and sediment control, and
28 will update them when necessary to ensure their continuing effectiveness.

29 Implementation Measure NR-1.2.1.8: Proposed development shall be designed, constructed, and
30 maintained to prevent the discharge of untreated effluent into local streams to the maximum extent
31 feasible, including the introduction of contaminants such as pesticides, fertilizers, and petroleum
32 products and other contaminants carried by urban runoff.

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33 Implementation Measure NR-1.2.1.9: The Town shall require that development projects proposing to
34 encroach into a creek corridor or creek/aquatic resource setback to do one or more of the following, in
35 descending order of desirability and subject to appropriate regulatory approval:

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- 36 -Avoid the disturbance of riparian vegetation;
- 37 -Replace riparian vegetation (on-site, in-kind);
- 38 -Restore another section of creek (in-kind) where the restoration will provide benefit to streams
39 within the Town of Loomis; and/or
- 40 -Pay a mitigation fee for restoration elsewhere (e.g., aquatic resource mitigation banking
41 program).
- 42

Commented [J9]: Preference to be within Loomis or maximally beneficial to the Town of Loomis. Review language 6B 3 and 4 in current General Plan

Commented [DB10R9]: Added clarification to text for preference for benefits to resources within the Town.

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1 Implementation Measure NR-1.2.1.10: Prior to approval of discretionary development permits
 2 involving parcels near significant ecological resource areas such as stream courses and associated
 3 riparian areas, project applicants shall demonstrate that upland grading activities will not contribute
 4 to the direct cumulative degradation of stream quality.

5 Implementation Measure NR-1.2.1.11: The following activities are prohibited within stream corridor
 6 setbacks: filling or dumping; the disposal of agricultural wastes; channelization or placement of dams; the
 7 use of pesticides that may be carried into stream waters except as needed to safeguard public health
 8 as well as necessary abatement of other water quality problems; grading, or the removal of natural
 9 vegetation within the required setback area, except with grading permit approval. This measure is not
 10 intended to prevent the reasonable maintenance of natural vegetation to improve vegetation health and
 11 habitat value.

12 Implementation Measure NR-1.2.1.12: Where creek or other aquatic resource protection is required
 13 or proposed, the Town shall require newly proposed public and private development to:
 14 -Preserve creek corridors and setbacks through easements or dedications. Parcel lines or
 15 easements shall be located to optimize resource protection;
 16 -Designate easement or dedication areas as open space;
 17 -Protect creek corridors and their habitat value by:
 18 1) providing adequate setbacks;
 19 2) maintaining creek corridors in their natural state;
 20 3) employing restoration techniques, where necessary and appropriate;
 21 4) using appropriate native riparian vegetation within creek corridors similar to
 22 vegetation found within the watershed where impacts occur;
 23 5) prohibit the planting of invasive or non-native plants within creek setbacks;
 24 6) avoid native tree removal within creek corridors except as necessary to address
 25 health and safety concerns;
 26 7) Use techniques that ensure development will not cause or worsen natural
 27 hazards near creeks, and will include erosion and sediment control practices such
 28 as:
 29 -turbidity screens (to minimize erosion and siltation); and
 30 -temporary vegetation sufficient to stabilize disturbed areas.

31 Implementation Measure NR-1.2.1.13: The Town shall require the preservation of native riparian and
 32 aquatic resource areas as open space to the maximum extent feasible ~~using fee title or~~
 33 ~~conservation easement acquisition, land~~
 34 conservancy participation, and/or other measures as appropriate.

35 Implementation Measure NR-1.2.1.14: The Town shall identify opportunities to periodically
 36 monitor designated biological open space areas to ensure the long-term protection of the intended
 37 functions and values of the open space consistent with available funding. ~~The Town will obtain~~
 38 ~~permission from private property owners prior to monitoring private parcels.~~

39 Implementation Measure NR-1.2.1.15: The Town shall encourage the use of volunteer labor from
 40 environmental groups or organizations to participate in open space maintenance and habitat
 41 improvement. The Town shall encourage periodic open space maintenance days within designated
 42 biological open space to remove trash and note areas of habitat degradation. ~~Town staff will not be~~
 43 ~~mandated to participate in or organize open space maintenance activities with the exception of~~
 44 ~~providing access permission as appropriate to land owned by the Town.~~

45 Implementation Measure NR-1.2.1.16: The Town shall allow and encourage educational

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- Commented [DB12R11]: Added additional text to clarify exemptions
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- Commented [J13]: Review language to make sure there are not unintended consequences for land owners.
- Commented [DB14R13]: Added phrase "newly proposed" in front of public and private development.
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- Deleted: _
- Deleted: and
- Commented [J15]: Consider implications
- Commented [DB16R15]: Text now limits tree removal to native trees and only for "newly proposed" projects.
- Commented [J17]: Designate a trigger for this to be applied.
- Commented [DB18R17]: Added text that this applies to new public and private projects.
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- Commented [J19]: Add that permissions are required from property owners
- Commented [DB20R19]: Edited text.
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- Deleted: The Town shall encourage periodic open space maintenance days within designated biological open space to remove trash and note areas of habitat degradation....
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- Commented [J21]: Town staff cannot be mandated to participate in this process.
- Commented [DB22R21]: Clarified text to state staff
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1 opportunities within designated public open space with the purpose of educating residents as to the
2 inherent value of open space and protecting the unique biological resources of the region. Groups
3 and organizations requesting access to open spaces will be required to demonstrate that proposed
4 activities will not negatively affect the existing functions and values of open spaces.

5 Objective NR-1.3: To protect aquatic resources, including wetlands, that occur within the Town.

6 Policy NR-1.3.1: Aquatic resources, including wetlands shall be preserved whenever feasible.
7 Appropriate mitigation approved by the Town and applicable regulatory agencies shall be implemented
8 when direct or indirect impacts to aquatic resources cannot be avoided.

9 Implementation Measure 1.3.1.1: The environmental review of development proposed on sites with
10 aquatic resources shall include the preparation of an aquatic resources delineation, and the formulation of
11 appropriate mitigation measures to address project-related direct and indirect impacts to regulated
12 aquatic resources. The Town shall support the "no net loss" policy for aquatic resources regulated by the
13 applicable state and federal regulatory agencies. Coordination with these agencies at all levels of project
14 review and permitting shall continue to ensure that appropriate mitigation measures and the concerns of
15 these agencies are adequately addressed during the review process.

Deleted: U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Central Valley Regional Water Quality Control Board, and the California Department of Fish and Wildlife...

16 Implementation Measure 1.3.1.2: The Town shall require that newly-created parcels include adequate
17 space outside of aquatic resource and riparian setback areas to ensure that property owners will not
18 place improvements within areas that require protection.

19 Implementation Measure 1.3.1.3: The Town shall require new development to mitigate loss of aquatic
20 resources in both regulated and non-regulated features to achieve "no net loss" through any combination
21 of the following, in descending order of desirability:

- 22 (1) Avoidance of aquatic resource habitat;
- 23 (2) Where avoidance is not feasible, minimization of impacts on the resource;
- 24 (3) Compensation, including use of a mitigation banking program that provides the
25 opportunity to mitigate impacts to rare, threatened, and endangered species and/or
26 the habitat which supports these species in aquatic and riparian areas. Mitigation and
27 compensation are encouraged to be located within the Town or to benefit resources
28 that occur within the Town; or
- 29 (4) Replacement of a degraded or destroyed aquatic resources at a ratio of at least 1:1,
30 based on the biotic value of the resource and proposed mitigation as determined by
31 the required environmental analysis and appropriate regulatory agencies. The
32 review authority may reduce the replacement ratio as an incentive, where
33 replacement of aquatic resources is proposed to be located within or in close
34 proximity to the Town subject to regulatory agency approval.

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Commented [J23]: General review of this language to make sure Town has desire and authority to implement. Have a goal for resource protection to occur within the Town or benefit the Town.

Commented [DB24R23]: Added text with preference for it to occur within or benefit Town resources

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35 Implementation Measure 1.3.1.4: The Town shall require project-by-project review of sites where
36 vernal pools exist, to assess project-related direct and indirect impacts to threatened and
37 endangered pool plant species and identify appropriate mitigation measures.

38 Objective NR-1.4: To protect oak woodlands, heritage trees, and significant stands of native trees that
39 occur within the Town

40 Policy NR-1.4.1: Oak woodland, individual heritage trees and significant stands of heritage trees
41 shall be preserved onsite whenever feasible during project design and construction consistent with
42 the Town's tree ordinance.

1 Implementation Measure 1.4.1.1: Project proponents shall show that project design has avoided oak
2 woodland, heritage trees, and significant stands of native trees to the greatest extent feasible.

3 Implementation Measure 1.4.1.2: Project design shall include appropriate tree protection measures
4 during construction for protected trees to be preserved onsite.

5 Implementation Measure 1.4.1.3: Healthy heritage trees and protected trees subject to the tree
6 ordinance should only be removed or significantly trimmed when determined to be necessary
7 because of safety concerns, conflicts with utility lines and other infrastructure, the need for thinning
8 to maintain a healthy stand of trees, to implement required fire reduction, or where there is no
9 feasible alternative to removal.

10 Policy NR-1.3.3: Native oak woodland and protected oak trees should be protected to the greatest
11 extent feasible.

12 Implementation Measure 1.3.1.1: Proposed development shall be designed, constructed, and
13 maintained to preserve individual heritage trees and significant stands of heritage trees, and provide
14 for the protection of root zones and the continuing health of the trees. When trees are removed, they
15 shall be replaced in sufficient numbers to maintain the volume of the Town's overall tree canopy
16 over a 20 year period. Tree removal within stream corridors is also subject to the above policy on
17 stream corridor protection.

18 Implementation Measure 1.3.1.2: When trees are removed, they shall be replaced in sufficient
19 numbers to maintain the volume of the Town's overall tree canopy over a 20 year period.

- 20 ~~1. **Biotic Resources Evaluation.** Prior to approval of discretionary development permits~~
 21 ~~involving parcels near significant ecological resource areas, the Town shall require, as part~~
 22 ~~of the environmental review process, a biotic resources evaluation by a qualified biologist.~~
 23 ~~The biologist shall follow accepted protocols for surveys (if needed) and subsequent~~
 24 ~~procedures that may be necessary to complete the evaluation. "Significant Ecological~~
 25 ~~Areas" shall include, but not be limited to:~~
- 26 ~~• Regulated aquatic resource areas;~~
 - 27 ~~• Stream environment zones;~~
 - 28 ~~• Suitable habitat for rare, threatened, or endangered species, and species of concern;~~
 - 29 ~~• Large areas of non-fragmented native or naturalized habitat, including oak woodlands~~
 30 ~~and riparian habitat;~~
 - 31 ~~• Potential wildlife movement corridors; and~~
 - 32 ~~• Important spawning areas for anadromous fish.~~

33 ~~2. **Grading.** The Town shall discourage grading activities during the rainy season, unless~~
 34 ~~adequately mitigated, to avoid sedimentation of creeks and damage to riparian areas;~~

35 ~~a. Prior to approval of discretionary development permits involving parcels near~~
 36 ~~significant ecological resource areas, project applicants shall demonstrate that~~
 37 ~~upland grading activities will not contribute to the direct cumulative degradation of~~
 38 ~~stream quality.~~

39 ~~b. The Town will limit development on slopes with a gradient in excess of 30 percent or~~
 40 ~~in areas of sensitive or highly utilized habitat, through appropriate zoning standards~~
 41 ~~and individual development project review.~~

Commented [MS25]: Note: These prior 2001 General Plan policies have been replaced with the above objectives, policies and implementation measures to address the same topics.

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3. ~~Native Tree Protection.~~ Individual heritage trees and significant stands of heritage trees shall be preserved. Healthy heritage trees shall be removed or significantly trimmed only when necessary because of safety concerns, conflicts with utility lines and other infrastructure, the need for thinning to maintain a healthy stand of trees, or where there is no feasible alternative to removal. Proposed development shall be designed, constructed, and maintained to preserve individual heritage trees and significant stands of heritage trees, and provide for the protection of root zones and the continuing health of the trees. When trees are removed, they shall be replaced in sufficient numbers to maintain the volume of the Town's overall tree canopy over a 20-year period. Tree removal within stream corridors is also subject to the above policy on stream corridor protection.

Deleted: ~~Hazardous materials.~~ The Town shall require that industrial and commercial uses that store or use hazardous materials provide a buffer zone sufficient to protect public safety, including the safety of nearby wildlife.

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4. ~~Stream Corridor Protection.~~ The streams of Loomis are among the most significant and valuable of the Town's natural resources. Development adjacent to streams shall be designed, constructed, and maintained to avoid adverse impacts on upland and wetland riparian vegetation, stream bank stability, and stream water quality to the maximum extent feasible. These policies shall apply to all watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps applicable to the Town ~~or as otherwise designated by the Town.~~ See also the policies for wetland ~~aquatic resource~~ protection below.

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a. Proposed structures and grading shall be set back the greater of: 100 feet from the outermost extent of riparian vegetation as defined in the Zoning Ordinance, or outside of the 100-year flood plain. Lesser setbacks may be approved where site-specific studies of biology and hydrology, prepared by qualified professionals approved by the Town, demonstrate that a lesser setback will provide equal protection for stream resources.

b. Development shall be set back from ephemeral or intermittent streams a minimum of 50 feet, to the extent of riparian vegetation, or to the 100-year floodplain, whichever is greatest.

c. Land uses and development within the setback areas required by this policy shall be limited to: the grazing of livestock at half or less of the animal densities allowed by the Zoning Ordinance; open wire fencing to confine livestock; bridges; public utilities and infrastructure; and other uses allowed by the applicable zoning district as permitted or conditional uses, with conditional use permit approval.

d. The following activities are prohibited within stream corridor setbacks: filling or dumping; the disposal of agricultural wastes; channelization or dams; the use of pesticides that may be carried into stream waters; grading, or the removal of natural vegetation within the required setback area, except with grading permit approval. This is not intended to prevent the reasonable maintenance of natural vegetation to improve plant health and habitat value.

e. The Town shall require that development projects proposing to encroach into a creek corridor or creek/ ~~aquatic resource~~ setback to do one or more of the following, in descending order of desirability:

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- Avoid the disturbance of riparian vegetation;
- Replace riparian vegetation (on-site, in-kind);
- Restore another section of creek (in-kind); and/or
- Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking)

program).

f. The Town shall require that newly created parcels include adequate space outside of aquatic resource and riparian setback areas to ensure that property owners will not place improvements within areas that require protection.

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g. Proposed development shall include surface water drainage facilities that are designed, constructed, and maintained to ensure that the increased runoff caused by development does not contribute to the erosion of stream banks, or introduce pollutants into watercourses.

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

i. Where creek or other aquatic resource protection is required or proposed, the Town shall require public and private development to:

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Preserve creek corridors and setbacks through easements or dedications. Parcel lines or easements shall be located to optimize resource protection;

Designate easement or dedication areas as open space;

Protect creek corridors and their habitat value by:

1) providing adequate setbacks;

2) maintaining creek corridors in their natural state;

3) employing restoration techniques, where necessary and appropriate;

4) using appropriate riparian vegetation within creek corridors similar to vegetation found within the watershed;

5) prohibit the planting of invasive, non-native plants within creek setbacks; and

6) avoiding tree removal within creek corridors except as necessary to address health and safety concerns.

Use techniques that ensure development will not cause or worsen natural hazards near creeks, and will include erosion and sediment control practices such as:

1) turbidity screens (to minimize erosion and siltation); and

2) temporary vegetation sufficient to stabilize disturbed areas.

5. Water Quality. The Town will contribute toward the maintenance of high quality local surface and groundwater resources through the following, and other feasible measures:

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a. Proposed development shall incorporate measures to minimize soil erosion, and stream and drainage way sedimentation during construction, and over the life of each project.

b. The Town will periodically review its ordinances requiring erosion and sediment control, and will update them when necessary to ensure their continuing effectiveness.

e. Proposed development shall be designed, constructed, and maintained to prevent the discharge of untreated effluent into local streams to the maximum extent feasible, including the introduction of contaminants such as pesticides, fertilizers, and petroleum products and other contaminants carried by urban runoff.

6. Regulated Aquatic Resources. The following policies apply to properties with regulated aquatic resources. Additional applicable policies may be found under "stream corridor protection," above.

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a. The environmental review of development on sites with ~~aquatic resources~~ shall include ~~an aquatic resources delineation~~, and the formulation of appropriate mitigation measures ~~to address project related direct and indirect impacts to regulated aquatic resources~~. The Town shall support the "no net loss" policy for ~~aquatic resources~~ regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, ~~the Central Valley Regional Water Quality Control Board~~, and the California Department of Fish and ~~Wildlife~~. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

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- Deleted: a wetlands delineation-
- Deleted: wetland areas-
- Deleted: Game-

b. The Town shall require new development to mitigate wetland loss ~~of aquatic resources~~ in both regulated and non-regulated ~~features~~ to achieve "no net loss" through any combination of the following, in descending order of desirability:

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- (5) Avoidance of ~~aquatic~~ riparian habitat;
- (6) Where avoidance is not feasible, minimization of impacts on the resource;
- (7) Compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in ~~aquatic~~ and riparian areas, that are encouraged to be located within the Town; or
- (8) Replacement of a degraded or destroyed ~~aquatic resources~~ at a ratio of ~~at least 1:1~~, based on the biotic value of the ~~resource and proposed mitigation~~ as determined by the required environmental analysis. The review authority may reduce the replacement ratio as an incentive, where replacement ~~of aquatic resources is~~ proposed to be located within or in close proximity to the Town. The Town shall cooperate with regulating agencies to ensure that ~~their~~ concerns are adequately addressed.

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

d. The Town will require the preservation of native riparian and wetland areas as open space to the maximum extent feasible, using fee title or conservation easement acquisition, land conservancy participation, and/or other measures as appropriate.

7. **Interagency coordination.** Loomis will work cooperatively with state, regional, and local agencies in protecting natural resources.

Implementation Measures

1. Amend the Zoning Ordinance to provide development standards that will implement the above policies.

6.3 Air Quality, Greenhouse Gas Emissions, and Energy

Deleted: <#>The Town shall prepare and adopt a Tree Protection Ordinance that expands the current Heritage Tree Ordinance. The new ordinance should identify specific species of trees to be protected and preserved, criteria and permit requirements for tree removal, requirements for the replacement of removed trees and maintenance of the Town's overall tree canopy, and requirements for the protection of retained trees during development project construction, and their long-term maintenance.¶
Responsibility: Planning Department¶
Timing: 2001-2002 fiscal year.¶

6.3.1 Introduction

Air pollution affects public health and the environment on localized and regional scales. Similarly, greenhouse gas emissions contribute to global climate change, which has localized effects. State and regional standards and targets have been established for air pollutants and greenhouse gas emissions, as well as energy efficiency and production – this state and regional guidance is intended

1 to reduce harmful air pollution and greenhouse gas emissions, and to reduce reliance upon
2 greenhouse gas producing energy sources. However, the co-benefits of planning to reduce air
3 pollutant and greenhouse gas emissions and to enhance energy efficiency speak to the goals in other
4 Elements of this General Plan. For example, land use and transportation policies that reduce
5 vehicular transportation demand and promote alternatives to automobile travel also can reduce
6 household and business transportation costs, enhance transportation access, reduce time spent
7 commuting, and provide other benefits. Relatively compact and infill development can reduce
8 automobile travel, but also can more efficient to serve with public infrastructure and services.
9 Measures that promote energy efficiency reduce greenhouse gas emissions, but also save on
10 household and business utility costs. Encouraging reinvestment in existing developed areas can
11 reduce air pollutant and greenhouse gas emissions, but also helps to conserve important open space
12 functions, such as agriculture, recreation, watershed protection, and visual enjoyment.

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

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

20 **6.3.2 Goals, Objectives, Policies, and Implementation Measures**

21 **6.3.2.1 Goals**

22 **Goal AQ-1.** Reduced generation of air pollutant and greenhouse gas (GHG) emissions, and reduced
23 reliance upon GHG-generating energy sources.

24 **6.3.2.2 Objectives, Policies, and Implementation Measures**

25 **Objective AQ-1.1.** Integrate the Town's land use and circulation planning, as well as
26 incorporation of technologies to reduce air pollutant and greenhouse gas emissions.

27 **Policy AQ-1.1.1:** Coordinate with the Placer County Air Pollution Control District and other
28 agencies in efforts to reduce air pollutant and greenhouse gas emissions from existing sources and
29 new development.

30 **Policy AQGHGE-1.1.2:** Encourage incorporation of technologies that are less polluting in new
31 and existing development.

32 **Implementation Measure AQGHGE-1.1.2.1:** During the development review process, the Town
33 will require that project proponents conduct an air quality analysis to determine potential air quality
34 impacts. Analysis will evaluate emissions relative to Placer County Air Pollution Control District
35 thresholds of significance or other applicable thresholds. Those projects that exceed applicable
36 significance thresholds, or could otherwise result in a significant air quality impact, shall incorporate
37 applicable and feasible mitigation measures, as recommended by Placer County Air Pollution Control
38 District or otherwise demonstrated to achieve reductions, in order to minimize or offset construction
39 and operational emissions.

40 **Implementation Measure AQGHGE-1.1.2.2:** The Town will promote available incentives to

1 encourage the replacement of existing inefficient and highly polluting wood stoves, wood inserts, or
2 fireplaces with cleaner burning and more efficient home heating devices.

3 **Implementation Measure AQGHGE-1.1.2.3:** The Town will develop an ordinance prohibiting the
4 installation of wood burning stoves and fireplaces and regulating and limiting natural gas devices in
5 new development, with appropriate phasing and exemptions. The Town will consider exemptions
6 where, due to the specific requirements of the proposed use, the use of all-electric devices is
7 demonstrated to be infeasible. The Town will consider electricity reliability and will coordinate with
8 prevailing electricity suppliers regarding the reliability of electricity sources in the development of this
9 ordinance.

10 **Policy AQGHGE-1.1.3:** Support land use and transportation projects that place homes and
11 destinations in closer proximity, increase accessibility to transit, improve bicycle/pedestrian
12 access, promote carpooling or vanpooling, or otherwise reduce passenger vehicle travel demand.

13 **Implementation Measure AQGHGE-1.1.3.1:** The Town will maintain and update, as
14 appropriate, transportation impact fees that are allocated based on net vehicular travel demand
15 rather than peak-hour trip generation and new development shall contribute on a fair-share basis to
16 the cost of providing multi-modal transportation, including bikeways, pedestrian paths, and transit
17 facilities.

18 **Implementation Measure AQGHGE-1.1.3.2:** The Town will require that new developments
19 dedicate land sufficient for park-and-ride lots when the location is appropriate for such facilities.

20 **Implementation Measure AQGHGE-1.1.3.3:** The Town will pursue funding for transportation and
21 infrastructure improvement programs targeted at affecting air pollutant and greenhouse gas emissions
22 reductions.

23 **Policy AQGHGE-1.1.4:** Reduce air pollutant and greenhouse gas emissions from Town operations, to
24 the extent feasible, through investments in energy efficiency, renewable energy generation, and clean
25 transportation.

26 **Implementation Measure AQGHGE-1.1.4.1:** The Town's vehicle and equipment fleets will be
27 updated over time with more fuel-efficient, low-emission vehicles.

28 **Implementation Measure AQGHGE-1.1.4.2:** The Town will pursue funding to install electric vehicle
29 infrastructure to serve both Town vehicles and the community and examining financial incentives
30 available to install solar power generating facilities on Town-owned structures.

31 **Implementation Measure AQGHGE-1.1.4.3:** The Town will use the lowest commercially available
32 volatile organic compound emitting architectural coatings (e.g., paints, stains, industrial maintenance
33 coatings, traffic coatings, and many other products) with the objective of using coatings with a VOC
34 standard of less than 10 g/L (i.e.) in all cases for which such coatings are available.

35 **Policy AQGHGE-1.1.5:** Review and condition development projects, as appropriate, for
36 consistency with State and regional greenhouse gas emissions reduction targets.

37 **Policy AQGHGE-1.1.6:** Prioritize projects that manage travel demand by providing for a complementary
38 land use mix, integrating alternative transportation infrastructure and programs, improving the jobs-
39 housing balance such that local employment opportunities fit the local job interests and ability of
40 residents, improving proximity and access to key destinations, or otherwise decrease vehicle miles

1 traveled.

2 **Implementation Measure AQGHGE-1.1.6.1:** The Town will evaluate proposed projects to determine
3 whether they would contribute on a fair-share basis to meeting the State's greenhouse gas emissions
4 reduction mandates. For most types of development projects, the Town will use an efficiency-based
5 threshold (net greenhouse gas emissions per-capita or per service population or other appropriate
6 normalizing metric) to evaluate new development and whether net new greenhouse gas emissions would
7 be consistent with the State's greenhouse gas emissions reduction mandates. Where an efficiency-based
8 threshold is not appropriate for demonstrating a project's consistency with State greenhouse gas
9 emissions reduction mandates, the Town may employ mass emissions-based thresholds. When necessary,
10 new development shall incorporate feasible greenhouse gas emissions reduction measures, best available
11 control technologies, performance standards, and/or verifiable and additional offsets or off-site energy
12 efficiency improvements or other off-site reduction measures.

13 **Implementation Measure AQGHGE-1.1.6.2:** The Town will coordinate with local and regional transit
14 organizations and transportation planning agencies to work to increase connectivity between
15 complementary forms of transit (e.g., rail and bus, bus and bicycle/pedestrian trails, micro transit) with
16 the intent to improve availability and accessibility of alternative transportation options to access local and
17 regional destinations.

18 **Objective AQGHGE-1.2.** The protection of public and environmental health through reduced
19 exposure to air pollutant and toxic air contaminant emissions.

20 **Policy AQGHGE-1.2.1:** The Town shall consider land use compatibility for the purposes of potential
21 emissions sources and proximity to sensitive receptors, and shall encourage the use of applicable buffer
22 distances, as recommended by the California Air Resources Board, between sensitive receptors and
23 sources of substantial pollutant concentrations, and planting recommendations for vegetation to reduce
24 air pollutant emissions exposure. In cases in which recommended buffers are infeasible, feasible
25 alternative methods to reduce ambient air pollutant concentrations from potential sources of toxic air
26 contaminants shall be incorporated.

27 **Implementation Measure AQGHGE-1.2.1.1:** Recognizing that trees and other vegetation can provide
28 a biological means of reducing air contaminants, existing trees should be retained and incorporated into
29 project design wherever feasible. The additional planting of an appropriate number of trees along
30 roadways and in parking areas shall be encouraged.

31 **Implementation Measure AQGHGE-1.2.1.2:** The Town will coordinate with Placer County Air
32 Pollution Control District in evaluating the exposure of sensitive receptors to toxic air contaminants.
33 When projects could generate or expose sensitive receptors to substantial air pollutant concentrations,
34 the Town will require a screening level analysis, and if necessary, a more detailed health risk analysis
35 to assess potential health impacts. Projects shown to result in significant health risks shall incorporate
36 strategies recommended by Placer County Air Pollution Control District and other effective strategies,
37 as needed, to reduce exposure and related impacts.

38 **Implementation Measure AQGHGE-1.2.1.3:** The Town will evaluate proposed development using
39 Placer County Air Pollution Control District -recommended buffer distances for land uses known to
40 generate substantial odors in order to minimize the exposure of sensitive receptors to such odors.

41 **Objective AQGHGE-1.3.** Reduce energy consumption and increase use, generation, and storage
42 of renewable energy.

43 **Policy AQGHGE-1.3.1.** Collaborate with local energy providers to support energy efficiency incentive

1 programs, consumer education, and the purchase and distribution of renewable and low greenhouse gas
2 emissions sources of electricity.

3 **Policy AQGHGE-1.3.2:** Encourage the increased availability, storage, and use of renewable energy in
4 Loomis.

5 **Policy AQGHGE-1.3.3:** Encourage energy efficiency measures in existing and new development.

6 **Implementation Measure AQGHGE-1.3.3.1:** The Town will maintain and update the Municipal
7 Code, as appropriate, to provide clear guidance for renewable energy generation and storage
8 infrastructure.

9 **Implementation Measure AQGHGE-1.3.3.2:** The Town will pursue funding and financing programs
10 for the installation and use of renewable energy infrastructure in new and existing development, as well
11 as energy efficiency retrofits of existing buildings.

12 **6.4 Cultural and Historical Resources**

13 **6.4.1 Introduction**

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

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

30 **6.4.2 Goals, Objectives, Policies, and Implementation Measures**

31 **6.4.2.1 Goals**

32 **Goal H-1:** Preserve the historic character of the town.

33 **Goal H-2:** Celebrate, preserve, enhance, discover, explore, share, learn from, and expand on the history
34 of Loomis. Use the history and cultural resources of the community to educate, share, interpret, and
35 celebrate the past and present character of the Town.

1 **6.4.2.2 Objectives, Policies, and Implementation Measures**

2 **Objective H-1.1:** The preservation of the historic character of the Town through the
3 preservation of significant historic buildings, structures, sites, and districts, as well as prehistoric
4 archeological resources.

5 **Policy H-1.1.1:** The Town shall actively encourage the maintenance and preservation of
6 significant cultural resources.

7 **Implementation Measure H-1.1.1.1:** The Town shall encourage the maintenance of
8 significant cultural resources when it is feasible. Identification and evaluation of cultural
9 resources and their significance should take place early in the planning process by
10 qualified professionals, and alternatives for preservation should be considered in the
11 decision-making process. Guidance for the Town for both requirements for required types
12 of reports and also for Town report review will be provided for consultant studies related
13 to the identification and evaluation of any resources, helping in the decision making
14 regarding any actions proposed.

15 **Implementation Measure H-1.1.1.2:** The Town shall require projects to minimize
16 impacts, should a prehistoric or historic archeological site be found during construction,
17 through a resource protection plan, developed and included in the approvals for every
18 project that could encounter subsurface finds.

19 **Implementation Measure H-1.1.1.3:** The Town will encourage the occupancy of historic
20 buildings to ensure maintenance and long-term preservation through facilitating fee reductions of
21 local agency development fees.

22 **Policy H-1.1.2:** Loomis shall encourage the reuse and revitalization of historic buildings.

23 **Policy H-1.1.3:** The significant alteration of character-defining features of buildings deemed by
24 the Town to be historically valuable shall be prohibited in cases where alternatives for reuse are
25 found to be feasible.

26 **Implementation Measure H-1.1.3.1:** Whenever possible, the Town will offer flexibility
27 in development standards consistent with the California Historic Building Code to
28 developers working with historic properties.

29 **Objective H-1.2:** To share the rich history of the Town with residents and tourists to the
30 community.

31 **Policy H-1.2.1:** The Town shall use its prehistory and history to create programs with concerned
32 groups to help share historical information with the local residents and visitors. This shall
33 include information on the under-represented populations historically associated with the Town,
34 such as the traditionally and culturally affiliated California Native American tribes that once
35 occupied the area and the Asian individuals and groups who came to work and settle in the
36 Town.

1 **Implementation Measure H-1.1.2.1** The Town may consider coordination with the
2 Loomis Basin Historical Society, the South Placer Heritage Foundation, school groups, local
3 historians, and others in the community to prepare a cultural resources inventory, as
4 resources permit. Any such cultural resource inventory shall be subject to the adoption of
5 the Town Council before being considered an official document of the Town. A set of
6 local standards for listing in this inventory should be devised. The survey could be
7 completed by created districts, historic themes, or any grouping desired. The inventory
8 could be a combination of archival research, field studies, oral histories, and reviews of
9 local buildings, structures and sites.

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

12 Placer County Archives

13 Maps: <https://www.placer.ca.gov/2843/Online-Maps>

14 Deeds/Official Records: <https://placer.access.preservica.com/>

15 Photographs

16 Loomis Library

17 Loomis Basin Historical Society collection

18 Local History collection

19 Genealogy collection

20 California State Library

21 Sanborn Fire Insurance maps

22 Historic map collection

23 Other Sources

24 Loomis Fire Department

25 On-line newspapers

26 Methodist Church

27 **Implementation Measure H-1.1.2.2:** Work with the Chamber of Commerce to include
28 interpretive text in locations of former sites and current locations of buildings and structures, as
29 well as features where historic events, important at any level (national, state, or local), occurred in
30 conjunction with the Chamber's Fruit Label program. The program shall allow for on-going
31 additions as more places are recognized as of interest or importance. Signage choices may include
32 text, graphic, or other appropriate interpretive methods maintained by the Chamber, Town, or
33 other appropriate organizations.

1 **Implementation Measure H-1.1.2.3:** The Town shall work with appropriate organizations to
2 provide a school program for local history for third-grade students, the grade at which State
3 educational standards require local history. This unit can be coordinated with the
4 interpretive signage, gearing the overall content for the classroom to be age-appropriate.