



9. Environmental Justice

9.1 Introduction

California Government Code §65040.12 tasks the California Office of Planning and Research (OPR), which oversees General Planning in California, as a coordinating agency for state government environmental justice programs and with establishing guidelines for Environmental Justice Elements. Jurisdictions in which a disproportionate burden of environmental risk is present and that affects only certain populations within the jurisdiction must include an Environmental Justice element within the General Plan that achieves the following:

1) Propose methods for the equitable distribution of new public facilities and services that increase and enhance community quality of life throughout the community, given the fiscal and legal constraints that restrict the siting of these facilities;

2) Propose methods for providing for the location, if any, of industrial facilities and uses that, even with the best available technology, will contain or produce material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant hazard to human health and safety, in a manner that seeks to avoid over-concentrating these uses in proximity to schools or residential dwellings;

3) Propose methods for providing for the location of new schools and residential dwellings in a manner that seeks to avoid locating these uses in proximity to industrial facilities and uses that will contain or produce material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant hazard to human health and safety; and

4) Propose methods for promoting more livable communities by expanding opportunities for transit-oriented development so that residents minimize traffic and pollution impacts from traveling for purposes of work, shopping, schools, and recreation.

With the passage of Senate Bill 1000 in 2016, cities and counties that have disadvantaged communities must incorporate environmental justice policies into their General Plans, either in a separate element or by integrating related goals, policies, and objectives throughout the other elements. Jurisdictions that do not encompass a disadvantage community are not required to include an Environmental Justice Element or adhere to the guidelines regarding Environmental Justice Element contents as established in OPR's General Plan Guidelines.

The statute defines a “disadvantaged community” as an area identified by the California Environmental Protection Agency Pursuant to Section 39711 of the Health and Safety Code OR an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation” (Gov. Code §65302(h)(4)(A)). A “low-income area” is defined as “an area with household incomes at or below 80 percent of the statewide median income OR with household incomes at or below the threshold designated as low income by the Department of Housing and Community Developments list of state income limits adopted pursuant to Section 50093” (Gov. Code §65302(h)(4)(C)).



1 According to Gov. Code §65302(h) the Environmental Justice Element must identify objectives and
2 policies to reduce the unique or compounded health risks in disadvantaged communities by means such as
3 reducing air pollution exposure and improving air quality, and promoting public facilities, food access, safe
4 and sanitary homes, and physical activity. The Environmental Justice Element must also identify objectives
5 and policies to promote civil engagement in the public decision-making process and objectives and policies
6 that prioritize improvements and programs that address the needs of disadvantaged communities.

7 Although the Town of Loomis is not identified by the California Environmental Protection Agency as a
8 “disadvantaged community,” the Town has chosen to include an Environmental Justice Element. The
9 Town's purpose in including an Environmental Justice Element in its General Plan is to establish and
10 maintain a comprehensive program to ensure all communities within the Town have the same advantages
11 in accessing a healthy environment. This will serve to benefit public health, enhance the quality of life in
12 Loomis and complement the goals and policies of other general plan elements, especially the Land Use,
13 Circulation, Housing, Safety, Public Services and Facilities, and Conservation of Resources Elements.

14 **9.2 Goals, Objectives, Policies, and Implementation Measures**

15 **9.2.1 Goals**

16 **EJ-1:** The goal of the Loomis General Plan Environmental Justice Element is to support a thriving
17 community by reducing health and environmental impacts, particularly on disadvantaged or low income
18 communities within the Town.

19 **9.2.2 Objectives, Policies, and Implementation Measures**

20 **Objective EJ-1.1** The provision of a full range of access to housing, public facilities, and economic
21 centers, improvement in the quality of the built and natural environment, and promotion of civil
22 engagement.

23 **Policy EJ-1.1.1:** Consider environmental justice issues as they pertain to the equitable provision of
24 public services, access, housing, amenities, and environmental quality.

25 **Implementation Measure EJ-1.1.1.1:** The Town shall consider matters of community equity and
26 environmental justice during the public project review process. Target date: Ongoing review standard.

27 **Implementation Measure EJ-1.1.1.2:** The Town shall modify the General Plan, zoning code, and zoning
28 map to maintain environmental justice within the Town and achieve equitable conditions throughout the
29 Town. Target date: Ongoing review standard.

30 **Implementation Measure EJ-1.1.1.3:** The Town shall continue to work with Placer County and local
31 service organizations to ensure services that enhance health and well-being are available to all members of
32 the community, such as food access, cooling centers, emergency shelters, and disaster relief. Target date:
33 Ongoing.

34 **9.2.3 Supporting Objectives, Policies, and Implementation Measures**

35 Related goals, objectives, policies and implementation measures in the Town's General Plan that implement
36 and/or support the environmental justice Goals, Objectives, Policies, and implementation measures include



1 those found in the Land Use Element, Circulation Element, Housing Element, Conservation of Resources
 2 Element, Parks and Recreation Element, Public Services and Facilities, Economic Development and
 3 Finance Element, and Public Health and Safety Element. These goals, objectives, policies, and
 4 implementation measures are listed below:

5 **Land Use Element:**

6 **D. Agricultural and Open Space Land Use Policies:**

- 7 1. Loomis shall allow property owners the "right-to-farm" their parcels through the protection and
 8 operation of agricultural land uses.
- 9 3. Loomis shall use buffers, zoning restrictions, setbacks, conservation easements, roadways, and
 10 other design and regulatory measures to protect properties used for agricultural operations from
 11 encroachment by urban development.

12 **Residential Land Use Policies:**

- 13 1. Loomis shall maintain a balance between residential building density and the capacity of the
 14 circulation system, schools, fire and police services, and other public service facilities.
- 15 3. New development should not create undue demand on schools, roads, or adversely affect the quality
 16 of life in adjoining neighborhoods.
- 17 4. Loomis shall encourage the enhancement, revitalization, and rehabilitation of residential areas
 18 throughout the Town.
- 19 9. Loomis shall promote the full utilization of land already committed to urban development before
 20 utilities and public services are extended to areas without existing urban infrastructure.

21 **Commercial and Industrial Land Use Policies:**

- 22 2. Downtown Loomis shall be developed and maintained as a focal point for personal shopping and
 23 services within the community.
- 24 8. New industrial development shall be allowed only if impacts associated with noise, odor and visual
 25 intrusion into surrounding uses can be mitigated to acceptable levels.
- 26 10. New commercial land uses shall be discouraged away from the Town Core except when property
 27 is demonstrably unsuitable for residential use because of proximity to noise sources such as major
 28 arterials or railroad lines

29 **Implementation Measures:**

- 30 3. Amend the Zoning Ordinance to provide requirements for the development of commercially- zoned
 31 parcels adjacent to residential zoning that require commercial development to buffer residential uses from
 32 the noise, night lighting, and other impacts of commercial uses.

33 **Other Land Use Policies:**



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

2 a. Emphasize pedestrian and bicycle circulation in all projects.

3 b. Give individual attention to each mode of transportation with potential to serve a project and the
 4 Town, including pedestrian, bicycle, transit, rail, and automobile.

5 c. Plan for trail systems, where appropriate to connect areas of development with natural and recreational
 6 resources.

7 6. Encourage an active, varied, and concentrated development life within commercial areas.

8 a. Create and maintain pedestrian oriented centers of development within commercial areas that contain
 9 mixtures of retail, other employment, and other uses.

10 b. Create mixed use projects within the Downtown Core centers that combine residential, retail, office,
 11 and other uses.

13 **Parks, Recreation, and Open Space Element:**

14 **Policy PROS-1.1.1: The Town will seek to achieve five acres of park land for each 1,000 residents. All**
 15 **parkland and open space will either be owned by the Town, or the Town will have legal interest in the**
 16 **land through a long-term joint use agreement or entitlement.**

17 **Implementation Measure PROS-1.1.1.1: The Town will update the Zoning Code to require park land,**
 18 **dedication of land, and/or payment of in lieu fees for new development.**

19 **Implementation Measure PROS-1.1.1.2: The Town will update the Zoning Code to consider different**
 20 **methods of achieving parkland for new development and may consider the following:**

21 a. Provisions that might allow an applicant to count additional park land or open space toward the
 22 total acreage used to calculate allowed development in order to encourage. Additional parkland
 23 without loss of development potential.

24 b. The relocation of development potential within a project to preserve additional land adjacent to or
 25 within riparian areas, oak woodland, conservation areas, and natural drainages that would allow
 26 extension of trails.

27 c. Standards that might allow some private amenities in new multiple family development to count
 28 toward parkland.

29 d. Emphasize provision of parkland over payment of in-lieu fees.

30 **Implementation Measure PROS-1.2.1.1: New recreational facilities serving the Town will seek new park**
 31 **and recreation areas near the Downtown Core, Library, and Heritage Park.**

32 **Implementation Measure PROS-1.2.1.2: The Town will pursue the creation of a multi-use community**
 33 **center.**



1 **Policy PROS-1.3.1:** The Town will continue and expand upon the mutually beneficial relationship
2 between the Town of Loomis and the School Districts in providing active use recreation facilities and
3 allowing Town residents greater access to those facilities. The Town may also seek new partnerships with
4 Placer County, Loomis Basin Horseman's Association, Placer Land Trust, and other similar groups to
5 jointly construct and operate parks, recreational facilities, and open space.

6 **Implementation Measure PROS-1.3.1.1:** As appropriate, the Town will support and cooperate with
7 volunteer groups and organizations that provide recreational activities for Town residents.

8 **Implementation Measure PROS-1.3.1.2:** Open space areas within proposed developments shall be
9 designed as part of an integrated Town-wide network, in conjunction with bicycle, safe routes to schools,
10 pedestrian and equestrian trails.

11 **Policy PROS-2.1:** Allow for the development and operation of smaller parks such as tot lots, exercise
12 pads, and green space throughout the Town and linked by trails, sidewalks and open space.

13 **Implementation Measure PROS-2.1.1.3:** Loomis shall work with Placer County (or non-profit,
14 businesses, or others) in the provision of public recreation facilities.

15 **Policy PROS-2.1.1:** The Town will encourage the compatible recreational use of riparian and stream
16 corridors.

17 **Implementation Measures PROS-2.1.1.1:** Designate linear trail corridors along riparian areas, Sierra
18 College Boulevard, Interstate 80, and north of the Union Pacific railroad as open space to maintain native
19 landscaping and provide a visual buffer between uses and major transportation corridors.

20 **Implementation Measure PROS-2.1.1.3:** Ensure that local trails are extended to connect to regional
21 trails.

22 **Circulation Element**

23 **Policy CIR-1.1.1:** In order to minimize congestion, maintain Level of Service C on all roads
24 and intersections within the Town of Loomis. Level of Service D may be allowed in
25 conjunction with development approved within the Town as an exception to this standard, at
26 the intersections of King Road and Taylor Road, Horseshoe Bar Road and Taylor Road,
27 Horseshoe Bar Road and I-80 Westbound Ramps, Horseshoe Bar Road and I-80 Eastbound
28 Ramps, Sierra College Boulevard and Brace Road, and Webb Street and Taylor Road, when:

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

33 **Policy CIR-3.1.1:** Work to ensure compatibility and complimentary relationships between the
34 circulation system and existing and planned land uses that helps to promote environmental objectives
35 such as safe and uncongested neighborhoods, energy conservation, reduction of air and noise
36 pollution, and provision of and access to, bicycle, pedestrian and transit facilities.



1 **Policy CIR-3.1.2:** Promote a safe and efficient roadway system for the movement of both people and
2 goods, motorized and non-motorized.

3 **Policy CIR-3.1.3:** Maintain projected level of service where possible, and ensure that future
4 development and the circulation system are in balance. Improve the circulation system as necessary,
5 in accordance with spacing/access standards, to support multi-modal means of transportation of all
6 users and goods.

7 **Policy CIR-3.1.4:** Develop and maintain standards that provide for the design, construction, and
8 maintenance of "Complete Streets".

9 **Policy CIR-3.2.1:** Through layout of land uses, improved alternate modes, and provision of more
10 direct routes, strive to reduce VMT per capita.

11 **Policy CIR-3.2.2:** Develop and maintain VMT thresholds consistent with California Governor's Office
12 of Planning and Research (OPR) recommendations and the California Environmental Quality Act
13 (CEQA) Guidelines.

14 **Policy CIR-3.2.3:** In the event that significant adverse VMT impacts will result from the
15 construction of new developments in the Town, the Town shall make every reasonable effort
16 to have the developers adequately mitigate the adverse impacts.

17 **Policy CIR-3.2.4:** The Town shall make every reasonable effort to have the developers of a
18 new development project fund, implement, operate, and/or participate in Travel Demand
19 Management (TDM) programs.

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

22 **Policy CIR-4.1.1:** The Town shall promote bicycle travel, as appropriate, and shall pursue all
23 available sources of funding for the development and improvement of bicycle facilities.

24 **Policy CIR-4.1.2:** Bicycle facilities shall be identified, scheduled, and implemented in compliance
25 with the Town's current *Bicycle Transportation Plan* and the *Trails Master Plan*, as well as on other
26 appropriate routes at the discretion of the Town Council.

27 **Policy CIR-4.1.3:** Bicycle and pedestrian connections shall be continuous and convenient to the
28 nearest neighborhood center, school, or park.

29 **Policy CIR-4.1.4:** Orient development to encourage pedestrian and transit accessibility. Strategies
30 include locating buildings and primary entrances adjacent to public streets, and providing clear and
31 direct pedestrian paths across parking areas and intersections.

32 **Policy CIR-4.1.5:** Provide pedestrian facilities that are accessible to persons with disabilities,
33 compliant with Americans with Disabilities Act (ADA) 2010 standards for Accessible Design, and
34 ensure roadway improvement projects address accessibility and use universal design concepts.

35 **Policy CIR-5.1.1:** The Town should work with Placer County Transit and other transit
36 providers to plan and implement public transportation services within the Town that
37 are timely, cost-effective, and responsive to growth patterns and transit demand.



- 1 a. Transit routes should conform to plans established by Placer County Transit, and
 2 should generally coincide with major destinations for employment and
 3 shopping, the locations of major institutions, concentrations of multi-family
 4 housing, and locations of other land uses likely to attract public transit
 5 ridership.
- 6 b. Bus routes should follow major roads with service to residential
 7 neighborhoods via collector streets.
- 8 c. Bus stops should be located in conformance with the applicable policies of Placer County
 9 Transit.

10 **Policy CIR-5.1.2:** The Town should consider the transit needs of senior, disabled, minority, low-
 11 income, and transit-dependent persons in making decisions regarding transit services and in
 12 compliance with the Americans with Disabilities Act.

13 **Policy CIR-5.1.3:** The Town should support efforts to provide demand-responsive service
 14 ("paratransit") and other transportation services for those unable to use conventional transit.

15 **Policy CIR-6.1.1:** The Town shall create and maintain a street system which protects residential
 16 neighborhoods from unnecessary levels of traffic, while providing for logical traffic circulation.

17 **Policy CIR-6.1.2:** The Town shall design streets and approve development in such a manner as to
 18 prevent and eliminate high traffic flows and parking problems within residential neighborhoods.

19 **Policy CIR-6.1.4:** New local streets shall be designed to promote the interconnection of
 20 residential neighborhoods while simultaneously discouraging through-traffic within residential
 21 neighborhoods.

22 **Policy CIR-7.1.2:** The Town shall require proposed new development projects to analyze their
 23 contribution to increased vehicle, pedestrian, and bicycle traffic and to implement, contribute fair
 24 share cost to, or dedicate right-of-way for, the roadway improvements necessary to address their
 25 impact.

26 **Public Services and Facilities Element**

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

31 **Policy PSF-1.1.2:** New subdivisions shall be served by electric power, and wired communications, and
 32 development projects shall provide for said services and their associated infrastructure prior to occupancy.

33 **Policy PSF-1.1.3:** The Town shall coordinate with public and private utility providers to encourage all
 34 infrastructure and services use the best available technology and/or emerging technology to meet the needs of
 35 the Town

36 **Policy PSF-1.1.4:** The Town shall encourage expansion and improvement of wireless communications systems
 37 and facilities.

38 **Policy PSF-1.1.6:** New construction and reconstruction/restoration shall consider energy conservation in the
 39 selection of building materials, building orientation, and landscaping, and shall encourage the use of solar
 40 infrastructure on new and existing structures, including public facilities, to actively participate in local, state,
 41 and federal energy conservation programs and strategies.



- 1 **Policy PSF-1.2.1:** New development projects shall comply with the current Fire Code and local fire safety
2 ordinances, pay their fair share to mitigate the increased demands on fire service, and shall coordinate with the
3 appropriate fire district to ensure, per fire department review, that adequate fire access and design safety is
4 provided. New development shall not lower the Insurance Service Office (ISO) rating generated by review for
5 insurance services and current ratings shall be maintained.
- 6 **Implementation Measure PSF-1.2.1.1:** The Town shall actively seek certification as a Fire Wise Community
7 and new subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan. Target date: Short-term
8 and ongoing.
- 9 **Implementation Measure PSF-1.2.1.2:** Development project applications shall be referred to the Fire Districts
10 for review and comment. Target date: Ongoing.
- 11 **Policy PSF-1.2.2:** The Town shall cooperate with the appropriate administrative fire districts and ambulance
12 service in the provision of prompt and adequate emergency medical service.
- 13 **Implementation Measure PSF-1.3.1.1:** New developments shall be required to fund their fair share of law
14 enforcement services, so that at least the minimum standard may be maintained. Target date: Ongoing.
- 15 **Implementation Measure PSF-1.4.1.1:** New development projects connecting to the community water supply
16 and or sewage disposal system shall provide a “Will Serve” letter to the Town indicating adequate water service
17 is secured through Placer County Water Agency (PCWA) and adequate sewage disposal service is secured
18 through South Placer Municipal Utility District (SPMUD). Target date: Ongoing
- 19 **Implementation Measure PSF-1.4.1.2:** New development projects shall fund, upgrade, expand, and/or provide
20 new water and/or sewage infrastructure that is sized adequately to meet expected peak flow demands from the
21 development. Where feasible, the sizing of new infrastructure should be based on anticipated cumulative growth
22 projections in the project area with reimbursement agreements arranging to pay back developers for the cost of
23 oversizing to accommodate future growth. Target date: Ongoing.
- 24 **Policy PSF-1.4.2:** The Town shall encourage efficient water use and reduced sewer system demand by
25 coordinating with and promoting PCWA water conservation policies and public education, requiring water-
26 conserving design, landscaping, and fixtures in new construction, encouraging water conservation device
27 retrofits in existing uses, and encouraging water-conserving agricultural operations.
- 28 **Policy PDF-1.6.1:** The Town shall ensure that the Loomis Library and Community Learning Center facility is
29 provided to current and future residents, and that new development funds its fair share of library operations fees.
- 30 **Policy PSF-1.7.1:** Loomis shall continue to work with the Town's solid waste collector in improving the
31 recycling and organic waste programs within the Town and ensuring adequate waste disposal service is
32 provided.
- 33 **Policy PSF-1.7.2:** The Town should support source reduction, composting, and recycling efforts by encouraging
34 businesses to use recycled products in their operations, encouraging consumers to use recycled products, and
35 through the use of recycled products in all Town departments, whenever economically and technically feasible.
- 36 **Policy PSF-1.7.3:** New developments shall be served by waste collection services to ensure maintenance of
37 health standards.
- 38 **Policy PSF-1.7.4:** If in the future adequate landfill space, as determined by the County, is not available to meet
39 the Town's needs, no new development shall be approved until such time as adequate regional landfill space is
40 identified.



1 **Policy PSF-2.1.1:** Loomis shall work with the school districts in reviewing district land use decisions involving
2 the provision of adequate educational facilities for Loomis's students, including the provision of safe routes to
3 school.

4 **Implementation Measure PSF-2.1.1.1:** Loomis shall continue the Joint Use Agreements with the schools to
5 provide the community with educational and recreational access to school facilities and will work with the
6 schools to achieve fair and affordable usage fees. Target date: Ongoing.

7 **Implementation Measure PSF-2.1.1.3:** Loomis shall work with the school districts serving the Town to
8 develop a Safe Routes to School Program as outlined by the United States Department of Transportation and
9 shall coordinate with the districts to encourage ride-sharing, carpools, and school bus systems for students in
10 Loomis. Target date: Long-term.

11 **Conservation of Resources Element**

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

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

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

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

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

29 **Implementation Measure NR-1.2.1.11:** The following activities are prohibited within stream corridor
30 setbacks: filling or dumping; the disposal of agricultural wastes; channelization or placement of dams;
31 the use of pesticides that may be carried into stream waters except as needed to safeguard public health
32 such as with mosquito abatement or other vector control programs; grading, or the removal of natural
33 vegetation within the required setback area, except with grading permit approval. This measure is not
34 intended to prevent the reasonable maintenance of natural vegetation to improve vegetation health and
35 habitat value.

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

39 **Policy NR-1.4.2:** The Town shall encourage the preservation, replacement, and expansion of tree canopy
40 within the limits of the Town.

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



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

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

11 **Implementation Measure AQGHGE-1.1.2.2: The Town will promote available incentives to**
12 **encourage the replacement of existing inefficient and highly polluting wood stoves, wood inserts, or**
13 **fireplaces with cleaner burning and more efficient home heating devices.**

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

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

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

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

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

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

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

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

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

43 **Implementation Measure AQGHGE-1.1.6.2: The Town will coordinate with local and regional transit**



1 organizations and transportation planning agencies to work to increase connectivity between
2 complementary forms of transit (e.g., rail and bus, bus and bicycle/pedestrian trails, micro transit) with
3 the intent to improve availability and accessibility of alternative transportation options to access local and
4 regional destinations.

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

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

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

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

26 **Policy AQGHGE-1.3.1:** Collaborate with local energy providers to support energy efficiency incentive
27 programs, consumer education, and the purchase and distribution of renewable and low greenhouse gas
28 emissions sources of electricity.

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

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

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

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

39 **Public Health, Safety, and Noise Element**

40 **Safety:**

41 **Policy PHS-1.1.2:** Require an engineering analysis of new development proposals in areas with possible
42 soil instability, flooding, or seismic hazards, and require new development to include project features that
43 minimize these risks.



- 1 **Policy PHS-1.1.3:** Discourage grading activities during the rainy season, unless adequately mitigated, to
2 avoid erosion, drainage to riparian areas, and sedimentation of creeks.
- 3 **Policy PHS-1.1.5:** The Town shall support opportunities to retrofit existing unreinforced masonry
4 buildings to bring such buildings into compliance with State requirements for seismic safety.
- 5 **Policy PHS-2.1.1:** Enforce building codes, fire codes, and other Town ordinances related to fire hazards
6 and fire protection.
- 7 **Policy PHS-2.1.2:** Maintain adequate street widths and turning radii to accommodate fire protection
8 equipment.
- 9 **Policy PHS-2.1.3:** Require that new residential subdivisions provide for adequate water supply and
10 pressure, fire hydrants, and appropriate access to structures by firefighting equipment and personnel.
- 11 **Policy PHS-2.1.4:** Cooperate with the prevailing fire districts to reduce fire hazards, assist in fire
12 suppression, and ensure efficient emergency medical response.
- 13 **Implementation Measure PHS-2.1.4.1:** The Town will collaborate with the prevailing fire districts on
14 fire prevention programs, including those that increase awareness of home fire prevention measures,
15 reduce fire hazards, and promote communication, plan review, and coordination for efficient and effective
16 emergency response.
- 17 **Policy PHS-2.1.5:** Require new projects in Moderate and High Fire Hazard Severity Zones, as designated
18 by the Town of Loomis, to demonstrate compliance with State and local regulations to maintain
19 defensible space.
- 20 **Implementation Measure PHS-2.1.5.1:** The Town will require that new development includes a
21 wildland fire protection plan showing how vegetation clearance will be maintained around structures
22 while preserving oak trees, in application materials for residential subdivisions proposed within or near
23 oak woodlands.
- 24 **Implementation Measure PHS-2.1.6.2:** The Town shall actively seek certification as a Fire Wise
25 Community and new subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan. Target
26 date: Short-term and ongoing. (Implementation Measure PSF-1.2.1.1)
- 27 **Policy PHS-3.1.2:** Prohibit new structures or additions to existing structures in areas identified by the
28 federal Flood Insurance Rate Maps (FIRMs) or the Town Engineer as being subject to inundation in a
29 100-year or more frequent flood event. Exceptions may be granted for public utilities, where necessary.
- 30 **Policy PHS-3.1.3:** Locate new essential public facilities (including hospitals and health care facilities,
31 emergency shelters, fire and law enforcement stations, emergency command centers, and emergency
32 communications facilities) outside of 100-year flood hazard zones.
- 33 **Policy PHS-4.1.1:** Encourage tree planting efforts throughout the Town to provide shade and reduce
34 heat-island effects.
- 35 **Policy PHS-4.1.2:** Continue to partner with relevant organizations and agencies to coordinate
36 provision of designated emergency shelters and services. Provide community notifications as to the
37 locations and times when such shelters are available.
- 38 **Implementation Measure PHS-4.1.2.1:** The Town will collaborate with Placer County and other
39 participating agencies in updating and maintaining the Placer County Local Hazard Mitigation Plan, and
40 shall adopt and implement climate change resiliency and adaptation recommendations from this Plan in
41 conditions for new development and through the Town's investments and public facilities planning.
- 42 **Implementation Measure PHS-4.1.2.2:** The Town will establish an emergency preparedness committee



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

10 **Policy PHS-4.1.3:** Collaborate with local utility and service providers to ensure that new critical facilities,
11 including communication towers, are built to withstand severe weather such as heavy rains, lightning,
12 hail, and high winds.

13 **Policy PHS-4.1.4:** Coordinate with Placer County Water Agency to promote water conservation
14 measures and public education, particularly during and leading up to anticipated drought conditions to
15 conserve regional water supplies, to the extent feasible.

16 **Policy PHS-5.1.1:** Work with public agencies and private companies to identify and reduce public and
17 environmental hazards from releases of hazardous materials.

18 **Policy PHS-5.1.2:** Require compliance with the Placer County Environmental Health Division and the
19 State Regional Water Quality Control Board policies and requirements for the use, storage, and
20 transportation of hazardous materials, and the installation and operation of underground and above ground
21 storage tanks.

22 **Implementation Measure 5.1.2.1:** Prior to the approval of a building or occupancy permit,
23 applicants for discretionary development projects that will use, store, or transport hazardous
24 materials or generate hazardous wastes shall submit a detailed plan for hazardous materials and waste
25 management. When meeting the requirements of the Placer County Environmental Health Division,
26 such a plan will be in the form of a Hazardous Materials Business Plan for review and approval by
27 Placer County Environmental Health.

28 **Policy PHS-5.1.3:** Require land uses that may produce, store or process hazardous or toxic materials to
29 provide a buffer zone between the materials and the property boundaries, sufficient to protect public
30 safety.

31 **Implementation Measure 5.1.3.1:** For projects involving demolition or renovation that could
32 disturb asbestos- or lead-containing materials, such as in older structures, the Town will require a
33 hazardous building assessment to determine if any such materials are present and could pose a risk
34 during demolition, renovation or other construction activities. If determined to be present, the Town
35 will require the project demonstrate how the handling and removal of materials shall be conducted in
36 compliance with EPA, California Occupational Safety and Health Administration standards and
37 Placer County Air Pollution Control District rules and regulations.

38 **Implementation Measure 5.1.3.2:** The Town will provide opportunities for businesses and the
39 public to obtain information related to hazardous materials use, storage, and disposal opportunities
40 by developing a new page on the Town's website that includes the following:

- 41 • provide a brief summary of the role of the local Certified Unified Program Agency (CUPA),
42 identify the agency name, and include a link to the agency's website;
- 43 • provide a brief summary of the Hazardous Materials Business Plan Program requirements,
44 and a link to the local CUPA requirements for the program;



- provide a brief summary of the requirements related to above ground and underground storage tanks.

Policy PHS-6.1.1: Continue to participate in and provide updates to the Placer County Local Hazard Mitigation Plan, Loomis Annex.

Policy PHS-6.1.2: Coordinate with emergency response agencies, school districts, and utility providers to carry out a coordinated response for recovery from an emergency or natural disaster.

Noise:

Policy Noise-1.1.1: New commercial and industrial development in the Town shall be sited and designed to minimize the potential for harmful or annoying noise that would create conflict with existing noise-sensitive land uses.

Policy Noise-1.1.2: Loomis shall encourage strategies to reduce noise and vibration impacts associated with new developments.

Policy Noise-1.1.3: The Town will require feasible site design, buffers, use of insulation, and other appropriate strategies to reduce noise impacts to acceptable levels.

Policy Noise-1.1.5: Noise reduction strategies should focus on site planning and project design solutions rather than noise barriers. When needed to achieve the Town's acceptable noise levels, the following noise reduction strategies shall be considered, and preference shall be given, where feasible, in the following order: (1) site layout, including setbacks, open space separation and shielding of noise-sensitive land uses with non-noise-sensitive uses; (2) acoustical treatment of buildings; and (3) structural measures: construction of earthen berms and/or wood or concrete barriers.

Policy Noise -1.1.6: Provide for alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips.

Policy Noise-1.1.9: Consider the use of traffic calming devices to reduce traffic noise in residential areas, when supported by the residential community in question.

Policy Noise-1.1.10: Require that automobile and truck access to industrial and commercial properties proposed adjacent to residential or other noise-sensitive land uses be located at the maximum practical distance from outdoor activity areas at the noise-sensitive land uses.

Policy Noise-1.1.11: Require that when no other feasible location for industrial or commercial use parking exists other than adjacent to residential uses, the parking shall be buffered from the residential uses by barriers.

Policy Noise-1.1.14: Require that construction activities adjacent to noise-sensitive land uses be limited as necessary to prevent adverse noise impacts.

Policy Noise-1.1.15: Future industrial or commercial development in areas determined to be near noise-sensitive land uses shall be subject to an acoustical analysis to determine the potential for stationary source noise impacts to neighboring noise-sensitive land uses.

Policy Noise-1.1.16: Consider the use of temporary noise barriers, limited hours, and limiting times of year for construction near schools to reduce construction-related noise.

Policy Noise-1.2.1: Review proposed projects for potential impacts associated with noise and vibration, in accordance with the California Environmental Quality Act.

Policy Noise-1.3.2: Support California Department of Transportation and Union Pacific Railroad efforts to install noise attenuation features adjacent to existing residential areas and other noise-



1 sensitive land uses.

2 **Economic Development and Finance Element:**

3 **Policy EDF-1.1.1:** Provide assistance to local businesses to improve their viability and facilitate local
4 expansion.

5 **Policy EDF-1.1.2:** Support business and property-based financing strategies to supplement existing
6 resources and to maintain and improve the Town’s business districts.

7 **Implementation Measure EDF-1.1.3.3:** The Town will coordinate with the Chamber of Commerce to
8 connect small businesses to assistance training and counseling and encourage development of assistance
9 programs available to local small business, including use of the Capital Region Small Business
10 Development Center, the Placer Business Resource Center, and similar entities.

11 **Implementation Measure EDF-1.2.3.3:** The Town will maintain a supply of sites in appropriate sizes,
12 configurations, zoning, access to infrastructure, including appropriate transportation and communication
13 services, and locations to support new employment generating development, with particular focus on
14 those industries that are drawn by the Town’s competitive advantages, contribute to the Town’s fiscal
15 sustainability, and improve the local jobs-housing fit. The Town will maintain flexible zoning and
16 appropriately zoned areas and standards that facilitate adaptive reuse of existing buildings for new
17 employment generating uses. The Town will seek partnerships or opportunities for investment in
18 broadband internet access, if needed to facilitate employment generating development.

19 **Policy EDF-2.1.2:** Encourage the restoration, preservation, renovation, and adaptive reuse of historic
20 buildings.

21 **Policy EDF-3.1.4:** Support retail, office, entertainment, recreation, travel, and other development
22 adjacent to Interstate 80 that capitalizes on freeway visibility and access to Loomis, and that will have
23 positive spillover benefits for other local businesses.

24 **Policy EDF-4.1.1:** Require new development to contribute toward the maintenance of existing levels
25 of public services and facilities – through fees, dedications, or other appropriate means.

26 **Policy EDF-4.1.2:** Consider the fiscal impacts on the Town when making decisions about changes to
27 municipal services or capital facilities that would likely result in increased Town staff levels. The
28 Town Council shall make findings that these impacts were considered and that funding to support
29 increased staff levels appears reasonably available in such cases.

30 **Policy EDF-4.1.5:** Consider new and alternative funding strategies to expand public services and facilities,
31 with a focus on local community priorities.

32 **Housing Element**

33 **A.1** The Town shall adopt these policies and programs with the intent of achieving its fair share of
34 the regional housing allocation, including the number of units for each income classification.

35 **A.2** The Town shall maintain an adequate supply of appropriately zoned land with public services to
36 accommodate projected housing needs.

37 **A.3** The Town shall ensure that its adopted policies, regulations and procedures satisfy important
38 Town objectives, but do not unnecessarily add to the cost of housing.



- 1 A.4 The Town shall give development projects that include a lower-income residential component the
2 highest priority for permit processing.
- 3 A.5 The Town shall promote the policies of the General Plan and encourage mixed use projects where
4 housing is provided in conjunction with compatible non-residential uses.
- 5 A-7 The. Town shall apply for appropriate state or federal funds to assist with the construction of housing
6 for low-income households, as appropriate.
- 7 A-8. The Town shall consider an inclusionary housing ordinance as a means of integrating affordable units
8 within new residential development.
- 9 A.9 The Town shall ensure that housing for low-income households that is part of a market-rate project
10 shall not be concentrated into a single building or portion of the site but shall be dispersed throughout
11 the project, to the extent practical, given the size of the project and other site constraints.
- 12 A.10 The Town shall encourage low-income housing units in density bonus projects to be available at the
13 same time as the market-rate units.
- 14 A.11 The Town will encourage the development of multifamily dwellings in locations where adequate
15 facilities are available, such as the Town Center, and where such development would be consistent
16 with neighborhood character.
- 17 A-13. The Town will continue to encourage the appropriate development of accessory dwelling units
18 (ADUs) to expand the housing supply and unit mix.
- 19 A-15. The Town will pursue adequate water sources and conservation programs to accommodate residential
20 demand.
- 21 C-1. The Town shall continue to apply. For CDBG funding for the purpose of rehabilitating low-cost,
22 owner-occupied, and rental housing.
- 23 C-4. The Town shall require the abatement of unsafe structures, while giving property owners ample time
24 to correct deficiencies. Residents displaced by such abatement should be provided relocation
25 assistance.
- 26 C-5. The demolitions of existing housing units occupied by low- and moderate-income persons should be
27 allowed only. when a structure is found to be substandard and unsuitable for rehabilitation and tenants
28 are given reasonable notice and relocation assistance.
- 29 C-7. The Town will allow affordable dwellings that do not meet current lot size, setback, or other zoning
30 standards to be rehabilitated, as long as the non-conformity is not increased and there is no threat to
31 public health and/or safety.
- 32 D.1 The Town shall encourage the development of housing for seniors, including congregate care
33 facilities.
- 34 D.2 Town policies, programs, and ordinances shall provide opportunities for handicapped persons to
35 reside in all neighborhoods.



- 1 D.4 The Town shall encourage housing development that meets the special needs of disabled
2 persons, including developmentally disabled individuals, and ensure that all new
3 multifamily developments comply with the handicapped provisions of the California
4 Building Code and Americans with Disabilities Act (ADA).
- 5 E-1. The Town shall continue to coordinate with Placer County. And/or neighboring cities in
6 developing emergency shelter programs that provide adequate shelter and services for the
7 South Placer County area.
- 8 F-1. All new dwelling units shall be required to meet current state requirements for energy
9 efficiency. The retrofitting of existing units shall be encouraged.
- 10 F-2. New land use patterns should encourage energy efficiency, to the extent feasible.
- 11 G.1 The Town declares that all persons regardless of race, creed, age or gender shall have equal access to
12 sound and affordable housing.
- 13 G.2 The Town will promote the enforcement of the policies of the State Fair Employment and
14 Housing Commission.