

Purple Text = Text already reviewed by the Land Use Committee

Yellow Highlight = New Text, usually objectives

Red Text = Text possibly not under the correct Goal/Objective/Policy

Goals, Objectives, Policies, and Implementation Measures

Goals

LU-1: To maintain the heritage and rural character of Loomis in developments by emphasizing rural character, quality, preservation of natural resources, and livability in their design, and the provision of necessary services and facilities.

Objective LU-1.1: To preserve the small-town character through architectural and landscape design and unique Town gateways that reflect the Town's heritage.

Policy LU-1.1.1: Natural features shall be incorporated into project design as buffers or landscaped areas.

Policy LU-1.1.2: Commercial buildings shall be pedestrian oriented and street facing, utilizing materials that compliment surrounding uses.

Policy LU-1.1.3: Loomis shall preserve the rural character of the Town at gateways, such as commercial centers, through landscaping, lower-intensity uses outside of Downtown, and incorporation of natural features and materials.

Policy LU-1.1.4: Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to ensure their permanent attractiveness.

Objective LU-1.2: To protect agricultural and open space in Loomis.

Policy LU-1.2.1: Loomis shall allow property owners the "right-to-farm" their parcels through the protection and operation of agricultural land uses.

Policy LU-1.2.2: Equestrian activities shall be protected by considering the effect that future density and design of residential development has in enhancing or inhibiting these activities.

Policy LU-1.2.3: Loomis shall use buffers, zoning restrictions, setbacks, conservation easements, roadways, and other design and regulatory measures to protect properties used for agricultural operations from encroachment by urban development.

Policy LU-1.2.4: Loomis shall provide for the use of the Williamson Act agricultural preserve program to allow landowners the property tax advantages of a long-term commitment to agricultural use.

Policy LU-1.2.5: Respect and preserve natural resources within rural areas.

- a. Design buildings to blend into the landscape.
- b. Emphasize native vegetation and natural forms in site design and project landscaping.

LU-2: To protect major landscape features within Loomis, including significant topography and rock outcroppings, open meadows and grazing areas.

Objective LU-2.1. Require that new development design with, rather than simply change, the natural environment.

Policy LU-2.1.1: The Town may approve the clustering of development on sites where clustering is ~~feasible, and~~ necessary to protect sensitive natural features (such as creeks, native trees, rock outcrops) and avoid potentially hazardous areas (such as steep slopes, flood zones, and unstable soils).

Policy LU-2.1.2: Proposed development shall be planned and designed to preserve and enhance significant natural features (e.g. creeks, wetlands, native trees, rock outcrops, wildlife habitat), and retain the existing topography, or be designed so that the end result of the grading is natural in appearance with curves, hills and contours rather than retaining walls or stepped.

Policy LU-2.1.3: Loomis shall encourage the retention and enhancement of natural vegetation along major roadways, drainages, trails, and regional open space to provide and protect scenic open spaces.

Policy LU-2.1.4: New commercial development shall preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping.

Policy LU-2.1.5: The Town does not guarantee that any individual project will be able to achieve the maximum densities as designated in the General Plan, or the minimum parcel sizes provided by the Zoning Ordinance.

Policy LU-2.1.6: The design of development ~~should~~ shall respect the key natural resources and existing quality development on each site, including ecological systems, vegetative communities, major trees, water courses, land forms, archaeological resources, and historically and architecturally important structures. Proposed project designs ~~should~~ shall identify and conserve special areas of high ecological sensitivity throughout the Town. ~~Examples of resources to preserve include riparian corridors, wetlands, and oak woodlands.~~

LU-3: To focus more intensive land uses near the downtown and freeway interchange, while maintaining the predominantly agricultural/rural character of Loomis outside the Downtown area.

Objective LU-3.1: Require intensive land uses to be in or near the downtown and freeway interchange, require less intensive land uses at the periphery of the Town.

Policy LU-3.1.1: Outside of the Downtown, Loomis shall promote a rural residential environment consisting primarily of single-family homes.

Policy LU-3.1.2: New commercial land uses shall be discouraged away from the Downtown and Gateway, except when property is demonstrably unsuitable for residential use because of proximity to noise sources such as major arterials or railroad lines.

~~LU-4: To attract development that provides jobs to Town residents, provided that those uses are consistent with the Town's character.~~

~~LU-5: To designate adequate land to accommodate commercial and industrial development and attract development that is consistent with the Town's character.~~

Objective LU-5.1: Ensure that size and type of commercial land uses are appropriately scaled for their location in the Town.

Policy LU-5.1.1: Loomis shall promote the full utilization of land already committed to urban development before utilities and public services are extended to areas without existing urban infrastructure.

~~**Policy LU-5.1.2:** On the Residential Medium Density site on the west side of Humphrey Road immediately south of the H. Clarke Powers School the allowable density of two to six dwelling units per acre shall be distributed on the site with lower density on the edges of the parcel. An application for the proposed subdivision of the property shall demonstrate special attention to potential flooding and drainage issues, and any proposed project shall be designed to create no greater volume of storm water runoff to downstream properties after development.~~

Policy LU-5.1.2: The boundaries of proposed land use designations should be coincident with existing property boundaries, to the extent possible. One possible exception may be when the frontage of a large lot along a major arterial would be inappropriate for residential uses, while much of the remainder could be suited for residential use.

Policy LU-5.1.3: Ensure a range of employment, recreation, commercial, and housing opportunities

~~LU-6: To improve the Town's commercial base to increase municipal revenues and provide a wider range of goods and services for residents, in addition to encouraging some commercial uses near the freeway and in the downtown that can attract or serve patrons from outside the community.~~

Objective: LU-6.1: Strive to maintain a balance of land uses to support Town residents.

Policy LU-6.1.1: Encourage an active, varied, and concentrated development life within commercial areas.

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

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

LU-7. To reduce generation of air pollutant and greenhouse gas (GHG) emissions, and reduced reliance upon GHG-generating energy sources.

Objective LU-7.1: Minimize the need to drive by providing trails and project connectivity that creates access for pedestrians, bicycles and equestrians.

Policy LU-7.1.1: Design projects to minimize the need to use automobiles for transportation.

- a. Emphasize pedestrian and bicycle circulation in all projects.
- b. Give individual attention to each mode of transportation with potential to serve a project and the Town, including pedestrian, bicycle, transit, rail, and automobile.
- c. Plan for trail systems, where appropriate to connect areas of development with natural and recreational resources.

Policy LU-7.1.2: Circulation patterns within and around new commercial development shall be designed to avoid diverting traffic through existing residential neighborhoods.

Objective LU-7.2. Ensure adequate access and circulation between Horseshoe Bar Road and King Road at the General Commercial designations north of the Raley's Center, and at I-80 and King Road.

Policy LU-7.2.1: The riparian corridors extending through this area shall be protected consistent with the policies in the Conservation of Resources chapter of this General Plan.

Policy LU-7.2.2: Extend existing trails and provide for new trails connecting to local and regional trails.

LU-8. New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhoods.

Objective LU-8.1: Continue to consult with service providers before consideration of new development.

Policy LU-8.1.1: Loomis shall maintain a balance between residential building density and the capacity of the circulation system, schools, fire and police services, and other public service facilities.

Policy LU-8.1.2: New residential development shall be required to bear the full financial burden for new public service capital improvements required to serve the residents of the development, through impact fees, environmental mitigation fees, and other appropriate measures.

Policy LU-8.1.3: When subdivision is proposed within an existing residential neighborhood, and the General Plan and/or Zoning Ordinance allow new parcels smaller than those existing around the parcel(s) to be divided, the proposed parcels should be increased in size consistent with the nearby residential lots fronting upon the same street.

Policy LU-8.1.4: New lighting (including lighted signage) that is part of residential, commercial, industrial, or recreational development shall be oriented away from sensitive uses and shielded to the extent possible to minimize spillover light and glare. Lighting plans shall be required for all proposed commercial and industrial development prior to issuance of building permits.

LU-9. To create an identity, appearance, and mix of land uses that provide for the integrated development of all parcels and that will be attractive to both travelers and Town residents.

Objective LU-9.1: Protect the character of the Town through design guidelines and implementation of the development code.

Policy LU-9.1.1: Loomis shall deny projects that are not consistent with the Town's design standards.

Policy LU-9.1.2: New development near the freeway shall avoid the construction of sound walls.

Policy LU-9.1.3: Commercial development shall be subject to design criteria which visually integrate commercial development into the architectural heritage of the Town. Projects found inconsistent with Loomis' distinct character shall be denied or revised.

Policy LU-9.1.4: The Town will adopt design standards that will specifically address the business corridor of Taylor Road and Horseshoe Bar.

Policy LU-9.1.5: The Commercial uses shall buffer abutting existing or planned residential uses.

Objective LU-9.2. Encourage the development of commercial uses south of I-80 along Horseshoe Bar Road to be visitor and destination oriented.

Policy LU-9.2.1: Proposed development shall be planned to provide a gradual transition of intensity between development adjacent to I-80 and existing commercial, and the neighboring residential areas, to minimize the potential for land use conflicts with residential uses, and problems for residents. The west General Commercial site should be developed with a mixture of land uses consisting of three tiers: general commercial and/or office uses should be located adjacent to the Raley's center; low profile office structures should be placed in a second tier after the commercial uses; and medium- to medium-high density residential should be located adjacent to the existing residential areas to the north of this site. Any residential uses on the Office/Professional site (the parcel at I-80 and King Road) should be developed with shared driveways to minimize access points on the new extension of Boyington Road. (See the Circulation Element regarding the Boyington Road extension (page 81), and Figure 4-3 (page 85). The location/alignment of this extension will be determined at the time subdivision or other development of the presently vacant properties is proposed.

Policy LU-9.2.2: The planning of proposed subdivision and development in the Residential Estate designation northwest of Rocklin and Barton Roads is encouraged to be coordinated among the different property ownerships. To the extent feasible, building sites should be setback from Rocklin Road and Barton Road to retain native vegetation and terrain features, and preserve the present appearance as a rural road corridor. Access to new parcels is to be provided by new roads from Barton Road and Rocklin Road, with no individual driveway access to Rocklin Road.

Policy LU-9.2.3: The arrangement of uses on the overall site should be allowed to emphasize the creation of a destination or significant stopover for travelers, provide enhanced shopping and entertainment opportunities for Town residents, and tie into the historic downtown area to support the economic viability of the downtown.

Policy LU-9.2.4: Provide traveler-oriented commercial uses that are accessed primarily by automobiles and concentrated near the Horseshoe Bar Road interchange. Moving toward Brace Road, uses shall then transition to more locally-oriented commercial and office uses, laid out to provide a pedestrian orientation.

Policy LU-9.2.5: Commercial uses shall set back and buffered from Brace Road to maintain the rural residential character of the roadway corridor.

Policy LU-9.2.6: Provide a design and appearance that will reinforce the rural character of Loomis by: integrating existing natural features, including significant trees and rock outcrops; · building design that emphasizes low-profile structures, local native materials, and the local historic architectural vernacular, and site development incorporating appropriate vegetation, preferably native, that can act as a buffer and screen, as well as add to the ambiance of the development.

Policy LU-9.2.7: The following issues shall be addressed: details of proposed land uses, densities and building intensities, site planning and other general development standards, design guidelines, site access, internal and external circulation, infrastructure and utilities, and project and parcel phasing, to the extent that phasing is known by the property owner, or owners in the case of multiple properties participating in a project proposal.

Policy LU-9.2.8: Provide for the long-term protection, preservation, and sustainability of the Secret Ravine riparian corridor, and its aquatic and terrestrial habitats.

Policy LU-9.2.9: Extend existing trails and provide for new trails connecting to local and regional trails.

LU-10. To maintain and enhance the Downtown pursuant to adopted design guidelines, and public facilities reflecting the unique character of the Town.

Objective LU-10.1: Protect and enhance the Downtown as a focal point for the Town.

Policy LU-10.1.1: The Commercial uses shall buffer abutting existing or planned residential uses.

Policy LU-10.1.2: Downtown Loomis shall be developed and maintained as a focal point for personal shopping and services within the community.

Policy LU-10.1.3: Loomis shall promote the redevelopment of the railroad right-of-way areas to celebrate and enhance the heritage of the Town.

Policy LU-10.1.4: Commercial development shall be consistent with the design criteria which visually integrate commercial development into the architectural heritage of the Town.

Policy LU-10.1.5: Loomis shall require landscaping throughout -off-street parking lots to mitigate the adverse visual impact of large paved areas and provide shading to assist in energy conservation within adjacent buildings.

LU-11. To create and support gathering places for community residents and visitors.

Objective LU-11.1: Enhance the public spaces within the Town.

Policy LU-11.1.1: The Support areas such as the Blue Goose and Blue Anchor Park as centers for community activity.

Policy LU-11.1.2: The Support creation of a museum honoring the historic importance of the Loomis Basin.

Policy LU-11.1.3: The Support the creation of a community and civic center in the vicinity of the Town Library.

LU-12. To provide a variety of places where people can live, work, play, and shop.

Objective LU-12.2. Promote Residential Estate designation along the railroad, northeast of Sierra College and Taylor Ranch.

Policy LU-12.2.1: Proposed development shall provide at least two points of vehicle access shall be provided to the development through public streets.

Policy LU-12.2.2: Site planning may provide for a variety of parcel sizes provided that larger residential parcels are provided at the perimeter and smaller parcels provided toward the center and railroad so that the total number of housing units is consistent with the land use designation.

Policy LU-12.2.3: Proposed development shall provide a buffer of 50 feet from the adjacent Rural Residential and Rural Estate designated lands. The buffer may be trails, trees, open space, extended rear yards, or similar rural features and shall be in addition to any required setback.

Policy LU-12.2.4: Proposed development shall be separated from the railroad by a landscape area of 100 feet. The landscape area that may include trails, trees, open space, manicured landscaping, or similar rural features, and shall be in addition to any required setback.

Policy LU-12.2.5: Proposed development shall include off-road internal trails and provide connections to a Town-wide trail system.

LU-13. To maintain open communication with the railroad to ensure that improvements along their right of way are consistent with the needs of the Town.

Objective LU-13.1: Continue to work with the railroad to ensure adjacent development is compatible with rail operations.

Policy LU-13.1: Refer all development adjacent to the railroad right of way to the railroad for review and comment.

Policy LU-13.2: Support leasing or purchase of railroad right of way by the Town.

LU-14. To ensure new development is designed to encourage neighborliness, a sense of belonging to the community, and community pride.

Objective LU-14.1: Ensure that new development is compatible with the vision of the Town.

Policy LU-14.1.1: Loomis shall prohibit the development of gated residential communities.

Policy LU-14.1.2: Loomis shall encourage the enhancement, revitalization, and rehabilitation of residential areas throughout the Town.

Policy LU-14.1.3: Multi-family residential areas shall be designed to be compatible with nearby single-family residential neighborhoods in terms of height and massing, and overall design. Multi-family residential development shall not be permitted on arterials serving as entryways to the Town unless substantial setbacks and landscaping are provided.

Policy LU-14.1.4: New industrial development shall be allowed only if impacts associated with noise, odor and visual intrusion into surrounding uses can be mitigated to acceptable levels.

LU-15. To maintain the distinct identity and small-town neighborly character of Loomis through the appropriate design of new development, and by the preservation of open space and natural resources.

Objective LU-15.1: Support the preparation and adoption of development standards for all land use types in the Town.

Policy LU-15.1.1: Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to insure their permanent attractiveness.

Policy LU-15.1.2: Each development project should be designed to be consistent with the unique local context of Loomis.

- a. Design projects that fit their context in terms of building form, siting and massing.
- b. Design projects to be consistent with a site's natural features and surroundings.

Policy LU-15.1.3: Design each project at a human scale consistent with surrounding natural and built features.

- a. Project design should give special attention to scale in all parts of a project, including grading, massing, site design and building detailing.
- b. Project design should follow the rules of good proportion, where the mass of the building is balanced. and the parts relate well to one another.

Implementation Measure LU-2.2.1.1: Amend the Zoning Ordinance to provide requirements for the development of commercially- zoned parcels adjacent to residential zoning that require commercial development to buffer residential uses from the noise, night lighting, and other impacts of commercial uses.

Implementation Measure LU-2.5.1.1: Amend the Zoning Ordinance and Zoning Map consistent with this General Plan.

Implementation Measure LU-2.7.1.1: Prepare and adopt development and design standards for the Downtown Core and Gateway.

Implementation Measure LU-2.7.1.2: In accordance with the Town Center Master Plan, orientate buildings to ensure sidewalk orientation, natural materials in the façade and lighting, encouraging stone and brick with outside seating compatible with the existing Town buildings.

Implementation Measure LU-2.8.1.1: Provide for the preparation of detailed objective design standards for multi-family residential projects, and design guidelines for commercial, and industrial and other nonresidential development projects, to expand on the general policies this General Plan, and provide developers with clear expressions of community preferences for project design, without mandating single architectural styles.

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

Implementation Measure: Amend the zoning district map and text to identify where full coverage vs. lower in the Town Center Commercial. Specifically only a few parcels in the center of Downtown along Taylor Road near Horseshoe Bar Intersection would qualify for 100 percent coverage. (Shed to shed map defining area...new figure)