

Staff Report

TO: Town of Loomis Town Council and Planning Commission
FROM: Anders Hauge, Town of Loomis General Plan Update Project Manager
DATE: June 8, 2022
RE: TOWN OF LOOMIS GENERAL PLAN UPDATE

REQUEST

Direct staff to proceed with the General Plan Update through the following actions.

1. Review the Draft General Plan Update as recommended by the General Plan Update Committees;
2. Recommend preparation of the Draft General Plan and EIR for public circulation and review.

RECOMMENDATION

Staff recommends that the Planning Commission and Town Council:

1. Conduct public scoping for the General Plan Update Environmental Impact Report;
2. Hear a presentation on the Draft General Plan Update changes;
 - a. Land Use Diagram modifications;
 - b. Volume I, II, III, and IV text modifications; and
3. Direct staff to prepare the Town Draft General Plan and Environmental Impact Report.

BACKGROUND

The Town Council directed staff to proceed with the Town of Loomis General Plan Update at their meeting of August 13, 2019.

The Town of Loomis General Plan provides the vision and guidance for development within the Town, it is the Town's Constitution. State General Plan Guidelines and good planning practice recommend that a community's General Plan be updated on a regular basis, typically at five- and twenty-year intervals. The State requires annual reports on the Town's progress implementing the General Plan, the Annual Progress Report, an opportunity for the Town Decision makers to make interim adjustments.

The Town adopted the current General Plan in 2001 and has amended it since that date. With the twenty-year life span of the 2001 General Plan ending, it is appropriate to update the General Plan to reflect the Town's existing conditions, changes in Federal and State regulations, changes to the State General Plan Guidelines, changes in technology, changes in the economy, and to assure the General Plan is internally consistent.

Changes required by the State of California include the addition of a Green House Gas (GHG) Element, the addition of an Environmental Justice Element, the establishment of Vehicle Miles Traveled (VMT) policies in the Transportation Element, and additions reflecting State mandates and guidance for affordable housing to meet our Regional Housing Needs Allocation (RHNA).

The community participation program for the General Plan update has included several components:

OPEN HOUSES

1. Two "Open House" Workshops where approximately 50 Loomis residents met at the Loomis Depot on November 7 and 9, 2020 to obtain community input on the General Plan Update and their concerns and ideas for the Town, and provide the participants with information on the update process;

ON-LINE SURVEYS

2. Rural Main Street Technical Assistance Program 10/16/2020 through 11/6/2020 with 500+ participants;
3. An online housing survey focused on Housing Element topics with input from 208 Loomis residents;
4. An online survey on each General Plan topic area with input from 28 Loomis residents and business owners providing 75 unique comments, and which had over 4,228 views;
5. An online survey on the Town of Loomis Mission Statement that began November 16, 2021 received 130 unique comments;
6. An online survey on the General Plan Committees Recommendations that began in June 2022 and will continue until the release of the Town Draft General Plan;

WORKSHOPS AND FORUMS

7. General Plan Update Open House workshops were conducted on November 7 & 9, 2020 at the Loomis Depot. This event was published in the Loomis News and a door-to-door mailer was sent to Loomis residents. Approximately 60 public members participated;
8. Three workshops by the Local Government Commission on housing, land use, and circulation character: Housing Choices (March 2020), Streetscape Layout and Design (April) 2020, and the Housing Density (May 2020);
9. Three Rural Main Street Technical Assistance workshops were held in September and October 2020.

10. In April 2021 the Town launched the Social Pinpoint platform. To date there are 1,145 followers.
11. Two public forums held on June 15 and 19, 2021 to gain public input on the draft General Plan Update and public workshops for review of the draft plan prior to public hearings.

COMMITTEES

12. Recommendations for modifications to the General Plan by 17 Council-appointed General Plan Committees and Subcommittees comprised of a Town Councilmember (Chairperson), Town Planning Commissioner (Vice Chairperson) and volunteer residents and nonvoting auxiliary members. The Committees met over 80 times over 15 months between December, 2020 and May 2022 with Town staff and the Town's consultants to review the former General Plan and setting, update its policies where appropriate, and formulate additional proposed policies and the draft Land Use Diagram. The meetings were conducted via Zoom, live stream recorded to the Town's YouTube channel, and when allowed in person while maintaining YouTube live stream and Zoom;

WEBSITES

13. A dedicated General Plan Update website containing each version of the General Plan documents as they were drafted for public review and comment with a total participation of 5,485 persons.
14. The Town posted information and updates on the General Plan Update on its Facebook page with 32,464 views to date.

COMMUNICATION

15. A dedicated email address (GPUPDATE@LOOMIS.CA.GOV) was established for the public to submit comments on any of the posted documents;
16. Pre-addressed comment forms;
17. Availability of staff in person and by phone;
18. Town-wide post cards (door-to-door mailing) informing residents and businesses of the Open Houses;
19. Throughout the entire process the Town distributed Email blasts via Mailchimp to every member on the Town's email distribution list;
20. Banners promoting participation in the General Plan update posted at the Loomis Train Depot, over Taylor Road near Horseshoe Bar Road, and the Chamber sign on Horseshoe Bar Road in May 2020;
21. Monthly General Plan status reports were provided to the Town Council, Planning Commission, and posted on the Town's Web site.

With completion of the committees, their recommendations, along with those submitted via comment letter or survey, have been integrated into the Committee Draft General Plan presented for your consideration.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Discretionary projects in California are required to undergo environmental review under the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq. [14 CCR Section 15000 et seq.]). The Town will be the CEQA lead agency and will prepare an Environmental Impact Report (EIR) compliant with the California Environmental Quality Act (CEQA) for the Town of Loomis 2020–2040 General Plan Update (also referred to as “the 2040 General Plan” or “the proposed project”). An Initial Study will not be prepared (CEQA Guidelines Section 15063[a]). In accordance with Section 15082 of the CEQA Guidelines.

The EIR will describe the potential environmental impacts associated with adoption and implementation of the 2040 General Plan. The 2040 General Plan is a policy document that will guide development and conservation within the Town, including the public infrastructure and public facility improvements required to serve future development. Development projects, public facility improvements, population growth, economic development, and other changes contemplated in the Town through the year 2040 could result in environmental impacts, which will be analyzed in the EIR.

The EIR will evaluate the potential environmental effects of implementing the 2040 General Plan Update compared to existing baseline conditions, along with a reasonable range of alternatives, including the no-project alternative. For many environmental topic areas, existing conditions have been identified and summarized in updated background setting sections, provided as Volume III of the General Plan Update. These setting sections will be incorporated by reference into the EIR and used, as appropriate, to inform the existing conditions from which many of the environmental impacts will be analyzed, as further detailed below. The EIR will also address direct, reasonably foreseeable indirect, cumulative, and growth-inducing effects. The EIR will identify feasible mitigation measures, if available, to reduce significant and potentially significant impacts.

The following environmental topic areas will be evaluated in the EIR.

- **Aesthetics and Visual Resources** —The EIR will summarize the existing visual conditions in the Planning Area. This section will evaluate the potential impacts on scenic vistas, scenic roadways, and visual character that may result from 2040 General Plan implementation, as well as impacts related to light and glare, including consideration of how proposed 2040 General Plan policies and implementation measures would help to reduce adverse effects to aesthetic and visual resources.
- **Agriculture and Forestry Resources** — This section will describe the California Department of Conservation Important Farmland Mapping Classifications within the Planning Area, along with any areas that may be held under Williamson Act contracts. The analysis will evaluate the potential for direct and indirect conversion of Important Farmland to non-agricultural uses, or conflicts with active Williamson Act contracts. As forestry resources do not exist within the Planning Area, this section will only briefly discuss the potential for conflicts with, or future conversion of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned for Timberland Production.
- **Air Quality**—Construction and operation of land uses accommodated under the 2040 General Plan would generate air pollutant emissions. Earth would be disturbed during site development activities, generating dust, and construction vehicles and equipment would create short-term pollutant emissions. Development accommodated under the 2040 General Plan may result in additional vehicular traffic and demand for energy that would generate air pollution. The EIR will discuss the regional and local air

quality setting and quantify projected changes in air pollutant emissions as a result of implementation of the 2040 General Plan. The emissions estimates will be derived with consideration of recommended methods and significance thresholds developed by the Placer County Air Pollution Control District, and the EIR will explain how methods and thresholds are designed to assess potential human health effects.

- **Biological Resources**—The EIR will summarize the biological resources in the Planning Area, identify existing habitats, and evaluate the project’s potential effects on waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors, and will include a discussion of potential conflicts with relevant biological resources policies or ordinances, as well as how proposed General Plan policies and implementation measures will reduce or avoid potential impacts.
- **Cultural and Tribal Cultural Resources**—The EIR will summarize existing cultural and Tribal Cultural Resources and evaluate potential impacts on those resources. The EIR will also describe consultation with California Native American tribes to obtain input that informs policies and implementation measures related to cultural and tribal cultural resources.
- **Energy**—The EIR will include an analysis of energy consumption attributable to implementation of the 2040 General Plan, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy. The section will also include a discussion of potential conflicts with applicable plans for renewable energy or energy efficiency. Adverse physical environmental effects associated with energy demand within the Planning Area will be reported in relevant topic area sections, such as Air Quality and Greenhouse Gas Emissions.
- **Geology, Soils, Minerals, and Paleontology**—The EIR will briefly describe the geologic setting as related to seismicity, soils, other geologic hazards, and unique paleontological (fossil) resources. This section will outline design measures, best management practices, and regulatory requirements to minimize impacts on people or structures from seismic, soil, and other geologic hazards. The EIR will also identify any potential impacts to undiscovered fossils. The California Geological Survey mineral land classifications within the Planning Area will be discussed, and impacts to any regionally or locally important mineral resources will be evaluated.
- **Greenhouse Gas Emissions**—The EIR will present an analysis of greenhouse gas emissions attributable to implementation of the 2040 General Plan, and cumulative impacts related to climate change. The EIR will not analyze the impact of climate change or other environmental impacts on the Planning Area, except to the extent the 2040 General Plan would substantially exacerbate these hazards.
- **Hazards and Hazardous Materials**—The EIR will identify potential impacts from the transport, use, or disposal of hazardous materials; accidental releases of hazardous materials; emissions of hazardous or acutely hazardous materials, substances, or waste near a school; proximity to known hazardous materials sites on the Cortese List (California Government Code Section 65962.5); and impairment of an adopted emergency response or evacuation plan. Fire hazards will be discussed in the Wildland Fire Hazards section of the EIR. The Town’s Planning Area is not located in or near any airfields or airports or any associated airport land use plans; therefore, airport safety hazards will not be evaluated in this EIR.

- **Hydrology and Water Quality**—The EIR will provide a brief overview of existing hydrologic and water quality conditions in the Planning Area and will evaluate potential short-term construction-related effects on water quality from stormwater runoff, as well as longer-term effects from the addition of impervious surfaces on stormwater drainage, flooding, and water quality. This section will also evaluate potential impacts on groundwater recharge and sustainability. Potential impacts related to flood flows will also be evaluated in this section. This section will outline design features, best management practices, and regulatory requirements required to minimize hydrology and water quality effects.
- **Land Use and Planning, Population, and Housing**—The EIR will evaluate the potential for the 2040 General Plan to divide an existing community, or to conflict with existing, adopted land use plans or regulations that were adopted for the purpose of reducing or avoiding environmental effects. The EIR will also evaluate the potential for 2040 General Plan implementation to induce substantial unplanned population growth, or to displace substantial numbers of housing units or people that could lead to potentially significant physical environmental effects.
- **Noise and Vibration**—This section will present an analysis of noise generation associated with implementation of the 2040 General Plan, as well as vibration impacts. The Town’s Planning Area is not located in or near noise contours associated with airfields or airports that are a concern for land use compatibility planning; therefore, airport noise will not be evaluated in the EIR.
- **Public Services and Recreation**—The EIR will describe existing public services related to fire, police, schools, and parks, and will evaluate whether the 2040 General Plan would result in potential increases in demand that would require new facilities, the construction of which could cause significant environmental impacts. The EIR will also evaluate whether any increased use of existing neighborhood and regional parks or other recreational facilities would result in substantial physical deterioration of such facilities.
- **Transportation and Circulation**—The EIR will discuss the Town’s transportation network and will identify potential conflicts with applicable policies related to circulation, including transit, roadway, bicycle, and pedestrian facilities and any potential conflicts with State guidance related to increases in travel demand. The EIR will also present an analysis of potential impacts related to hazardous design features and emergency access.
- **Utilities and Service Systems**—The EIR will evaluate physical environmental impacts related to the provision of utility systems, including water supply, wastewater treatment, solid waste disposal, electricity, and natural gas. Stormwater drainage facilities will be assessed in the Hydrology and Water Quality chapter of the EIR.
- **Wildland Fire Hazards**—The Planning Area is located near state responsibility areas to the north and east but is not situated within a state responsibility area or lands classified by the state as very high fire hazard severity zones. However, the Town has adopted fire hazard severity zone ratings for the Planning Area, which include moderate and high hazard classifications. The EIR will evaluate the potential for the 2040 General Plan to exacerbate wildland fire hazards, and any potential conflicts with applicable policies designed to reduce fire hazards.

CEQA SCOPING

A Notice of Preparation (NOP) was submitted to the Office of Planning and Research on May 16, 2022, indicating the Town would be preparing an EIR for the 2040 General Plan (Attachment 1). The purpose of the NOP is to provide an opportunity to comment on the scope and proposed content of the EIR.

The Town will rely on responsible and trustee agencies to provide information relevant to the analysis of resources falling within the jurisdiction of such agencies. Input is requested on the scope of the EIR analysis, mitigation measures, and alternatives. As outlined in CEQA Guidelines Section 15082(b), each responsible and trustee agency must identify specific environmental issues, alternatives, and mitigation measures that should be explored in the EIR. If there is no response within 30 days, the Town will assume that there are no specific environmental issues, alternatives, or mitigation measures that the responsible and trustee agencies believe should be incorporated into the EIR. Specifically, input is requested on:

1. **Scope of Environmental Analysis**—guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the project;
2. **Mitigation Measures**—ideas for feasible mitigation, including mitigation that would avoid, eliminate, or reduce potentially significant or significant impacts; and
3. **Alternatives**—suggestions for alternatives to the proposed project that could potentially reduce or avoid potentially significant or significant impacts.

This workshop serves as the scoping meeting for the EIR. Comments can be submitted to the Town and are due to the Town no later than June 16, 2022.

GENERAL PLAN UPDATE

The General Plan Update includes revisions, additions, deletions, and other modifications to the 2001 General Plan to: reflect the Town's vision into 2040, provide a maintenance update, comply with state law, reflect current physical and economic conditions in the Town, reflect changes in the Town since 2001, and resolve inconsistencies. Revisions also addressed updated formatting, grammar corrections, and other minor improvements. The update proposes to arrange the General Plan into four volumes of which Volume I contains the General Plan and its elements (Attachment 2), Volume II contains adopted implementing standards, guidelines, and plans (Attachment 3), Volume III contains setting and background information (Attachment 4), and Volume IV contains adopted CEQA documentation that can be used for reference (Attachment 5). The following summarizes the changes proposed in each volume of this General Plan Update:

Volume I Town of Loomis General Plan

Introduction

General Plan Update Chapter 1

The Introduction provides an overview of the Town, the area encompassed within the Town boundaries, major features of the Town, the Mission Statement, the planning period covered by this General Plan, an estimate of complete buildout projections, and the future of Loomis through a series of visions and concerns submitted by Town residents and businesses through the public outreach process. Public Workshops and surveys on the Mission Statement, General Plan elements, and overall input were conducted for a two-year period, and those comments and input are summarized in the Introduction. The following changes were made or recommended to date:

- General grammar updates and formatting, as well as updates to reflect changes that occurred since the last General Plan was prepared.
- New Vicinity Map showing the Town’s location on a relief map.
- The Town’s Mission Statement was added into the General Plan. This is the 1991 Mission Statement, with some modifications based on public comments received through the Mission Statement survey. Changes include clarifications, sentence restructuring, and incorporation of suggested text from survey participants on Mission Statement bullets 2 and 5.
- Since the “Opportunities and Constraints” section repeated the statements in the “Future of Loomis” section it was deleted to avoid redundancy and replaced with a section defining the General Plan planning period.
- The Population Change section was modified to show buildout projections based on the mix of land use designations in the Town. The projections show an ultimate or maximum buildout scenario.
- The Future of Loomis section was updated to reflect the comments received from the community during the open house events, through committee participation, comments submitted to the Town and survey results.

Role of the General Plan

General Plan Update Chapter 2

Chapter 2 provides an overview of the General Plan, its content and organization, its purpose, the update preparation process, long-term growth, and regional coordination. The following changes were made or recommended to date:

- General grammar updates and formatting, as well as updates to reflect changes in state law regarding General Plan content;
- An outline of the General Plan’s four volumes and their content was added.
- The summary of the content in each element was updated to reflect the topics covered in each element and the new elements were added.
- A discussion of how the elements are organized was added.
- The Preparation of the General Plan was updated to reflect the process that occurred with this General Plan update.
- The section on Amendments to the General Plan was deleted, as the amendment process is addressed in the Municipal Code. If requested to be retained, an alternative would be to state: “Since state law limits the Town to four General Plan amendments annually, individual requests for amendments outside the periodic review of the entire plan may be delayed so that staff can consolidate amendments coming in over the course of a year.”
- The discussion on long-term growth and LAFCO was updated to reflect the actions the Town took following the 2001 General Plan update and the implementation measure was removed.
- Table 2-1 Regional Planning Considerations was updated to reflect current agencies names and responsibilities.
- Figure 2-1 was removed as it is unreadable and no longer accurate.

Land Use Element

General Plan Update Chapter 3

The Land Use Element Committees recommended to keep the text of the goals, policies, and implementation measures nearly the same. The Element was reorganized but largely preserved, with minor language changes to remove inconsistencies and provide clarity on the purpose of each goal, policy, and implementation measure.

Policies and implementation measures that were duplicated in other elements were removed. The following changes were made or recommended to date:

- The area previously known as the town core will now be identified as “Downtown.”
- The allowable density in the Town Center Commercial (TC) land use designation will increase from 20 dwelling units per acre to 25 units per acre to be consistent with the approved 2021-2029 Housing Element.
- Policies not related to land use were moved to the Circulation Element and the new Economic Development and Finance Element.
- Recommended four land use designation changes for further consideration by the Planning Commission and Town Council:
 - Amend APNs 030-110-009 and 030-110-008 (3994 & 3996 Bankhead Road) from Residential Estate (RE) to Residential Agricultural (RA), based on property owner request.
 - Amend APN 044-200-017 (5945 King Road) from General Commercial (GC) to Light Industrial (ILT), based on property owner request.
 - Amend APN 045-161-018 (5500 Barton Road) from Residential Agricultural (RA) to Rural Residential (RR), based on property owner request, contingent on an agreement between the property owner and the Loomis Union School District to develop a school on a portion of the parcel.
 - Amend APN 044-121-002 (3850 Granite Oaks Lane) from Business Park (BP) to Residential Estate (RE) with property owner support.
 - Amend APN 043-013-013 (3239 Taylor Road) from General Commercial (GC) to Residential - Medium Density (RM), based on property owner request.
 - Amend 17 parcels within the Town-owned Heritage Park subdivision from Residential – Medium-High Density (RMH) to Residential – High Density (RH) to satisfy Program 11 of the adopted 2021-2029 Housing Element.
- New implementation measures should the current Business Park be redesignated as Residential Estate to address access, parcel size, buffers, and landscaping.
- New policies to prepare and support design standards for the Town.

Circulation Element

General Plan Update Chapter 4

The Circulation Committee recommended to add two new goals regarding “collaboration with other agencies” and “parking”, and to keep the text for the existing goals nearly the same. The Circulation Committee recommended to add nine new objectives that would help further organize policies based on attaining a specific goal. The three other objectives were based on existing policies contained in the 2016 Circulation Element. The Circulation Committee recommended new policies and implementation measures to address new technologies, regulations, and Town needs. Policies and implementation measures were added to the subtopic areas as outlined below.

- A Roadway Improvements Standards implementation measure was added to ensure the Town’s pavement standards are updated as needed.
- Multiple Transportation System Management policies and implementation measures were added regarding the Town circulation system to encourage implementation of new traffic control technologies (i.e., Intelligent Transportation System strategies), ensure the Town performs periodic safety analysis and planning, and ensure the Town updates their evacuation plan.
- Multiple Transportation System Management policies and implementation measures were added regarding vehicle miles traveled (VMT) to ensure the Town complies with new California Environmental

Quality Act guidelines, new development mitigates any adverse impacts, and new development implements travel demand management programs.

- Multiple Transportation System Management policies and implementation measures were added regarding emerging technologies to encourage the implementation of electric vehicle charging stations, collaboration with car sharing programs, and implementation of other new modes of transportation.
- Bicycle and Pedestrian Facilities policies were added regarding implementing safe routes to school and transit, as well as promoting pedestrian connectivity in the Downtown Core.
- A Transit Service policy was updated to encourage new bus stops at highly traveled destinations.
- Neighborhood Environment policies were added and updated to reflect current Town procedures and to ensure the Town directs regional traffic to arterials through improvement standards.
- A Roadway Maintenance policy was added ensure utility coordination is performed.
- Collaboration With Other Agencies policies were added to encourage the Town to team with other regional and local agencies to connect the Town's facilities to neighboring facilities and identify funding for regional improvements.
- Parking policies were added to ensure the Town monitors the existing parking supply and standards, and to encourage the provision of bicycle parking.

Public Services and Facilities Element

General Plan Update Chapter 5

The Public Services and Utilities Committee recommended to keep the text of the goals nearly the same and recommended new policies and implementation measures to address current technologies, needs, and limitations. Policies and implementation measures were added to address coordination with service providers, use of new technologies, wireless communications improvements, utility undergrounding, right-of-way use compensation and disturbance, and maintenance of the Town's Land Development Manual and Construction Standards. Policy 1 was separated into multiple policies per each of the different service areas, while the other existing policies were updated to reflect current conditions and operations. Policies and implementation measures were added for each of subtopic areas.

- Fire suppression policies were added to ensure new development complies with the Fire Code, is reviewed by the Fire District, maintains emergency service, and pursues certification as a Fire Wise Community.
- Law enforcement policies were added to ensure staffing levels as the Town population grows and to ensure new development does not strain service levels.
- Water and sewer policies and implementation measures were updated or added to reflect current requirements, encourage water conservation and efficiency, and to ensure service levels are maintained.
- Stormwater policies and implementation measures were not previously addressed and have been added, including policies requiring drainage studies for new projects, encouraging the use of low impact development measures, requiring stormwater mitigation, reviewing the Town's Drainage Master Plan, and maintaining natural drainages.
- With the Town now operating the library, policies and implementation measures were added to encourage library expansion.
- Solid waste policies were primarily maintained but modified to reflect organic waste programs, source reduction, recycling, and other current programs.
- Finally, school-related policies remained primarily the same, with implementation measures added to address joint use agreements, developer fees, and safe routes to school.

Conservation of Resources Element – Biological Resources Section

General Plan Update Chapter 6

The Biological Resources subcommittee and Conservation of Resources umbrella committee generally recommended to keep the text of the goals for the biological resources section of the current General Plan nearly the same and recommended new policies and implementation measures to address current concerns and policies regarding regulation and protection of biological resources. Policies and implementation measures were added to more formally structure existing goals and objectives of the current General Plan for protection and oversight associated with the following biological resources: aquatic resources, stream environment zones, vegetation communities and other features that provide suitable habitat for special-status plant and wildlife species, large areas of non-fragmented habitat (especially oak woodland and riparian habitats), wildlife movement corridors, and spawning areas for anadromous fish. Additions or changes were made to current policies as follows:

- Projects in Loomis will now focus on mitigation that will provide direct benefit to features such as stream courses within the Town limits of Loomis.
- Open space and preserve areas will be monitored to update the Town on the functions and values of preservation over time.
- Educational activities will be allowed and encouraged within designated open space and preserve areas.
- The Town will look for opportunities to not only preserve and replace lost tree canopy, but also to potentially expand existing tree canopy within the Town limits.

Conservation of Resources Element – Air Quality, Greenhouse Gas Emissions, and Energy Sections

General Plan Update Chapter 6

These sections are closely interrelated due to the co-benefits that policies and implementation measures for one resource provides for the others. The current General Plan content related to air quality has been expanded as described below, while the Greenhouse Gas Emissions and Energy Resources sections are new to this Element. The new policies recognize that it is important for the Town to incorporate air pollutant and greenhouse gas emissions reduction and energy efficiency strategies in both existing on-the-ground development, as well as new development proposals. Reducing air pollutant emissions is important to public health and reducing greenhouse gas emissions and improving energy efficiency provides a variety of benefits, both social and economic, for the Town and its residents and businesses. Since transportation is the top source of greenhouse gas emissions and ozone precursor emissions, land use and transportation policies that encourage walking, biking, and use of transit are the most important, but the updated Element also encourage local investment in energy efficiency, renewable energy generation, and clean transportation technologies, in alignment with State strategies and policies to reduce dependence upon fossil fuels. New and refined policies and implementation measures address:

- The Town's land use and transportation planning will be designed to reduce air pollutant and greenhouse gas emissions and less-polluting technologies and design features that improve air quality (such as use of vegetation, buffer distances between substantial emissions sources and sensitive land uses, and building orientation) will be incorporated into both new and existing development.
- The Town will promote incentives to replace highly polluting wood stoves and fireplace and will develop guidance to limit the installation of wood stoves and fireplaces, as well as natural gas devices in new development.
- The Town will pursue funding for transportation improvements that would reduce air pollutant and greenhouse gas emissions and collect transportation impact fees from new development in a way that provides incentives for projects designed and located to reduce the need for vehicular travel.

- The Town will invest in and pursue funding for clean transportation equipment and infrastructure, renewable energy generation, and low-pollutant coatings.

Conservation of Resources Element – Cultural and Historic Resources Section

General Plan Update Chapter 6

In general, the Cultural and Historic Resource Committee recommended to keep the main goal of the original goals, focusing on preserving the historic character of the town. The Committee recommended new policies and implementation measures to address a wider range of policies and implementation efforts to achieve the objectives of preservation of prehistoric and historic period resources, and to share the rich history of the town with both residents and tourists.

Policies and implementation measures include:

- The Town shall actively encourage the maintenance of significant cultural resources, beginning with identification and evaluation of resources in the early planning process for projects. Preservation alternatives shall be considered
- The Town shall provide guidance for reporting and consultant studies helping to guide the decision-making process.
- In the case of an inadvertent discovery during implementation of a project, a resource protection plan shall be in place in advance of the initiation of construction on any project with the potential for subsurface finds.
- Demolition of buildings deemed to be historically or aesthetically valuable shall be prohibited in cases where there are feasible alternatives.
- Develop a program of public interpretation, including signage and other means to convey information on historical sites, or former sites related to individuals and groups who have lived in Loomis through time.
- Create a school program to help convey the local history to children, creating appreciation for the young residents of the Town’s rich history.

Public Health & Safety and Noise Element – Safety Section

General Plan Update Chapter 7

The changes to the safety portion of this Element include updates to comply with new state law provisions, improve the clarity of policy and implementation measure language, remove redundancy, clarify the requirements for new development, and provide updates that reflect current conditions and trends. Revised policies and implementation measures were refined and added to address:

- Improving the resiliency of the Town to adverse effects and increased hazard risks associated with climate change.
- Limitations to, and requirements for grading and vegetation removal and setbacks from riparian areas to reduce erosion and associated water quality effects.
- Adequate water supply and pressure and access for firefighting and defensible space in moderate and high fire hazard severity zones for proposed development.
- Locating essential public facilities outside of flood hazard areas and requiring drainage facilities in new development that would avoid flooding on adjacent and downstream properties.
- Continued participation in updates to, and implementation of, the Placer County Local Hazard Mitigation Plan, and regular coordination between the Town and emergency service providers and Union Pacific Railroad to better prepare for, mobilize during, and recover following an emergency.

Public Health & Safety and Noise Element – Noise Section

General Plan Update Chapter 7

Changes to the noise portion of this Element include updates based on updated noise measurements, policy clarifications and added specifications, and updates to reflect current conditions, trends, and concerns. The primary changes to the Noise Element include the following:

- Adding a definition of substantial noise increase thresholds to conform with CEQA requirements for evaluating changing in noise levels during the planning process.
- Adding a requirement that ground vibrations be analyzed according to Federal Transit Administration (FTA) guidelines for new project next to major sources of vibration such as railroad, freeways, or truck routes.
- Simplifying the Town’s stationary noise sources standards. The current standards are outdated and difficult to apply because they vary depending on the duration of the noise occurrence. The new standards are based simply on average and maximum noise levels which are easily applied and easy to measure.

Parks and Recreation Element

General Plan Update Chapter 8

The Parks and Recreation Element is a new element of the Town of Loomis General Plan for this update.

Information that was previously included in the Land Use Element has been moved to a separate element and expanded on to provide information on existing park facilities and goals for future parks and open space. The Parks and Recreation Committee defined terms such as “open space”, “passive park”, and “active park” to provide clarity and identified possible locations for future parks. The Committee recommended preserving the Town’s existing parks ratio of 5 acres per 1,000 residents. Goals, objectives, policies, and implementation measures were adjusted to reflect park needs and mechanisms of facilitating development of parks, trails, and open space.

New objectives and implementation measures were added to address the following:

- Support the rural vision of the Town while meeting recreational needs.
- Update the Zoning Code to identify mechanisms new development can take to meet parkland requirements.
- Encourage recreational facilities that expand on existing community facilities.
- Support the creation of new parks and a community center.
- Provide connections between existing and new facilities while preserving riparian and conservation areas.

Environmental Justice Element

General Plan Update Chapter 9

The Environmental Justice Element is a new element added to the General Plan. 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. Currently, there are no identified disadvantaged communities within the Town of Loomis; however, the Town’s purpose in including an Environmental Justice Element in its General Plan is to establish and maintain a comprehensive program to ensure all communities within the Town have the same advantages in accessing a healthy environment. This will serve to benefit public health, enhance the quality of life in Loomis and complement the goals and policies of other general plan elements. This element includes an environmental justice goal, objective, and policy, and three implementation measures, and references relevant

policies in each of the other General Plan Elements to demonstrate how environmental justice is comprehensively addressed in the General Plan.

Economic Development and Finance Element

General Plan Update Chapter 10

Economic Development has previously been a subsection of the Land Use and Community Development Element of the General Plan and is now a stand-alone Element requested by the Town to acknowledge the importance of economic development and fiscal sustainability in meeting the Town's overall planning goals. The intent of this Element is to assist in maintaining and expanding a strong, diversified, and balanced revenue base and to maintain and create new high-quality employment opportunities in traditional and emerging industries that, over time, better match the skills and occupations of local employed residents. The Element provides long-term direction for Town staff and guidance for reviewing new development proposals so that economic development and fiscal strategies may be incorporated. Policies from the prior Economic Development subsection of the Land Use and Community Development Element have been carried over to this new Element; refinements to the prior policies have been made, and new policies, objectives, and implementation measures added, in order to improve the clarity of policy and implementation measure language, support coordination with relevant regional organizations, and provide updates that reflect current conditions and trends. Policies and implementation measures were added to address:

- Business retention, expansion, and attraction – both proactive components and changes to the regulatory process to help facilitate expansion and attraction.
- Capitalizing on existing local and regional economic development organizations to provide added resources to the local business community and promote Loomis' competitive advantages for business.
- Adding vibrancy and encouraging reinvestment in the downtown and throughout the core of the community.
- Supporting the expansion of tourism and agritourism activity throughout the Town and establishing venues that host both regular and special events.
- Diversifying and increasing local sources of revenue that are collectively more resilient to economic changes and cycles.
- Maintaining a budget reserve to help the Town address emergencies and economic declines.
- Using financing tools and infrastructure investments to encourage development that promotes General Plan objectives.

Volume II – Implementing Standards, Guidelines, and Plans

This volume of the General Plan contains various standards, guidelines, and plans that have been adopted by the Town. The Town Glossary, found at the end of the 2001 General Plan, was moved to this volume and updated to include the definitions found in other Town planning and technical documents, and to provide a universal definition for technical terms found in the General Plan and other planning documents. Definitions were provided or updated by the various committees regarding technical terms or phrases the Committee identified as needing a definition. The Land Use Committee then reviewed the entire glossary to ensure the definitions were understandable, universal, and representative of the intent of the word or phrase. Outside of the glossary no new plans, standards, or guidelines were developed or adopted through this General Plan update process. Future adopted plans may be added to this volume to provide a central location for informative materials.

Volume III – Setting and Background Reports

The settings for each of the General Plan Elements, known as the General Plan Technical Background Report in the 2001 General Plan, were updated to reflect the current conditions in the Town as well as current federal and

state agencies and laws, local service providers, and demographics. The setting was also expanded to provide background for new elements and topics to be discussed within the General Plan. Although the settings do not provide individualized analysis of each parcel in the Town, they address resources, limitations, and constraints on a broader Town-wide basis that can be used for future CEQA analysis. Background data topics not provided in the 2001 report were added and the existing data was updated to reflect change that has occurred since 2001. Content of the 2001 report was rearranged to reflect the organization of the content in the updated General Plan.

Volume IV – Environmental Documentation

Volume IV of the General Plan includes previously adopted CEQA documentation that may be used to inform projects, development review, and provide background for future CEQA documents. This volume is a reference volume and may also be added to as major CEQA documents for projects, plans, and other actions are adopted by the Town in the future. No new CEQA documentation has been added to this volume; however, once the 2020-2040 General Plan Update EIR is prepared, it will be added to this volume for reference purposes.

The purpose of creating four separate volumes is to: 1) create an inclusive document that contains the data needed for future planning efforts and ensuring that no adopted plans or guidelines are overlooked during development; 2) provide an environmental baseline from which future planning efforts can use; and 3) separate the Elements from the data in the other volumes so that a General Plan Amendment is not required when new setting data, standards, guidelines, plans, and environmental documents are prepared.

Per Loomis General Plan Fiscal Policy 3 (A fiscal impact analysis shall be required for proposed General Plan amendments.), a Fiscal Impact Analysis of the General Plan Update is included for reference (Attachment 6).

LAND USE DESIGNATION CHANGES

During the General Plan update process, landowners were encouraged to bring forth land use designation change requests on their property. In addition, suggestions for land use changes were made through the survey process, and HCD required the Town to designate an additional 2.2 acres of land as Residential High Density to accommodate the Town's Regional Housing Needs Allocation. The land use committee and subcommittee members considered these requests and requirements and made recommendations to change the designation on a portion of Heritage Park to Residential High Density per HCD's requirement, and also recommended land use designation changes on five other properties or groups of properties. These changes are presented in Table 1 and are outlined in blue in Figure 1.

Figure 1 also identifies the Downtown area of Loomis as well as the various gateways into Loomis from surrounding communities.

Figure 1 Land Use Diagram Showing Designation Changes, Downtown, and Gateways

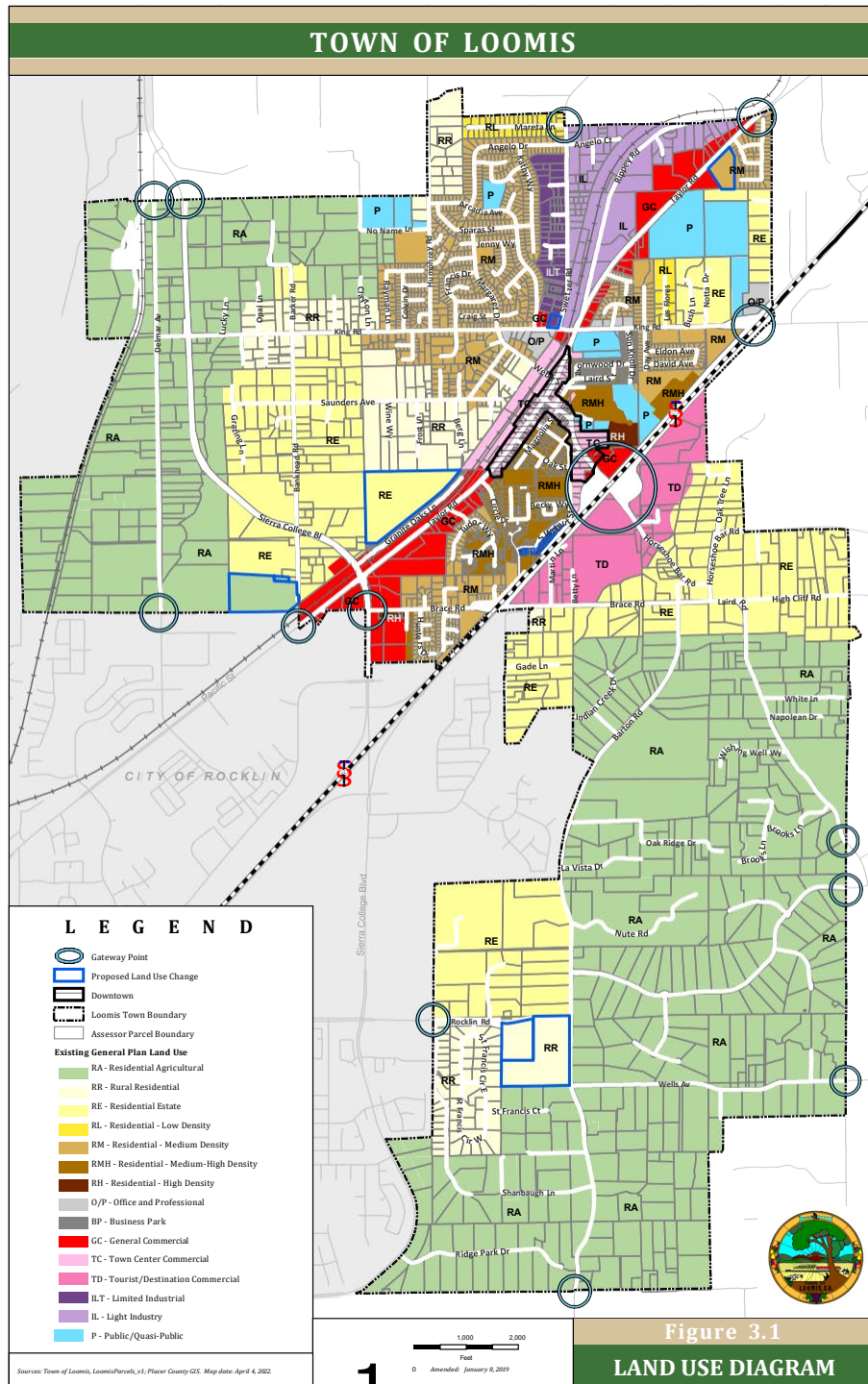


Table 1 – Recommended Land Use Designation Changes and New Land Use Designation Change Requests					
APN	Location	Current Designation	Proposed Designation	SB 330 Unit Change	Discussion
<i>Committee Recommended Land Use Designation Changes</i>					
030-110-009 and 030-110-008 19.8 and 0.62 acres	3996 & 3994 Bankhead Road. Southern City limit with Rocklin south of Sierra College Boulevard west of and at the southern end of Bankhead Rd.	RE (8 units)	RA (4 units)	-4	Small change
044-200-017-00 1.2 acres	5945 King Rd. Northwest corner of King Road and Swetzer Rd. intersection	GC (10 units)	ILT (1 unit)	-9	Small change, however adjacent to ILT and IL; less compatible with residential uses.
045-161-018 and 045-161-020 28.1 and 11.1 acres	5500 Barton Rd 045-161-018 and 5780 Rocklin Rd 045-161-020 Southwest corner of Rocklin Rd. and Barton Rd. intersection	RA (8 units)	RR (39 units)	+31	Large gain. If the school site is redesignated as Public, some of this gain will decrease. <i>Committee recommended only with an agreement between the property owner and LUSD when the General Plan is approved.</i>
043-013-013 6.3 acres	3239 Taylor Rd. East side of Taylor Road just south of Lemos Ranch Dr. At Alice’s Fruit Stand	GC (60 units)	RM (36 units)	-24	Noticeable change. This site is adjacent to RM, but also other GC lots.
044-121-002 30 acres	East of Bankhead Rd., north of Sierra College Blvd, the railroad track and Taylor Rd. South of Wine Wy /Frost Ln	BP (0 units)	RE (13 units)	+13	Some increase in units, large lots, but site and access constraints are present.
044-350-002 through -017 2.54 acres /16 lots)	16 of the Heritage Park parcels along S. Walnut St. nearest I-80	RMH (25 units)	RH (63 units)	+38	This change is in response to the HCD mandate for another 2.2 acres of RH designated land. The Town owns this land.
Total Potential Unit Change				+45	This gain could occur if

all the changes are made above.

Non-Committee Reviewed Land Use Designation Change Requests

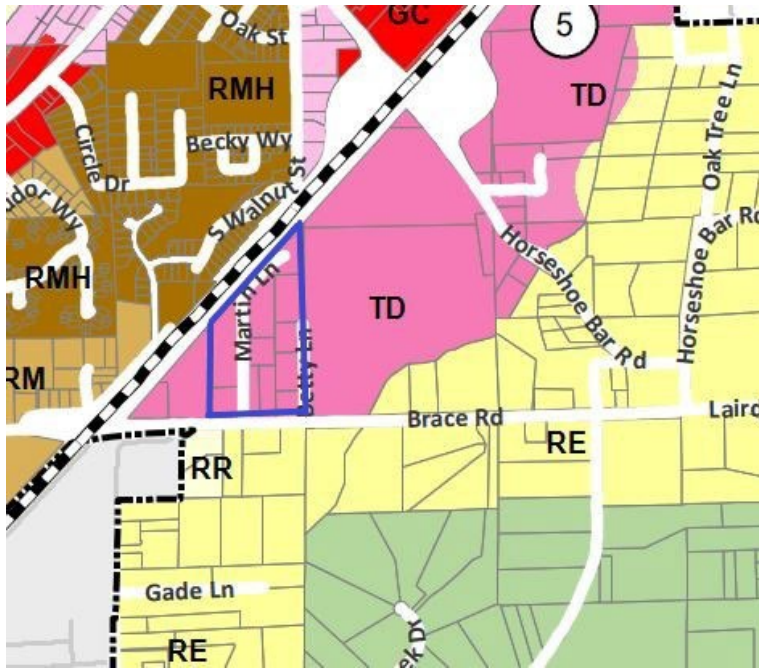
Brace Rd. TD to RA: 044-150-039 (2.8 ac) 044-150-048 (1.3 ac) 044-150-038 (1.4 ac) 044-150-037 (2.0 ac) 044-150-027 (1.5 ac) 044-150-035 (1.0 ac) 044-150-026 (1.0 ac) 044-150-036 (1.0 ac) 044-150-031 (0.9 ac) 044-150-033 (1.3 ac) 044-150-032 (1.0 ac) <i>15.2 total acres</i>	3960, 3899, 3949 and 3959 Martin Lane; 3938, 3946, 3958 Betty Lane; and 5895, 5945, 5955, and 5985 Brace Rd. Parcels along Betty Lane and Martin Lane, north of Brace Road between the Turtle Island property to the east and up to and including the Little Orchard Preschool to the west.	TD (150 units)	RA (11 units)	-139	Significant reduction. These requests to change from tourist commercial to Residential Ag. were submitted via a petition asking to be designated RA in response to the RV Campground application on the parcel adjacent to the preschool. There are no adjacent RA parcels. Parcels to the south and east are RE, except Turtle Island Tourist Commercial. These parcels are all less than the 4.6 acres minimum for RA and all but one are too small for RE (2.3 acres). All are developed with a single-family unit. This leaves the RV campground site and Teeny Tots as a pocket of tourist commercial. This will require additional acres of designation increase. Redesignation of the remainder of Heritage Park to RH would not be enough to balance the density loss. See Table 2.
045-150-033 (Sierra Christian Church) 5 acres (includes existing church, etc.)	5645 Rocklin Road North side of Rocklin Road across from St. Francis Woods	RE (2 units)	RH (64 units)	+62	Noticeable increase in units. Options to allow high density residential: 1) redesignate to RH, 2) split parcel with redesignation only on

					created parcel, 3) create a specific allowance for church sites in GP policy and allow for high density residential on church sites with appropriate permits/ conditions in zoning ordinance or 4) PD overlay on the site to allow for this use. Options 1 and 2 create spot designations, but if the town benefits, spot designations are not an issue.
Non-reviewed Total Potential Unit Change				-77	This unit change is if both the Brace Road and the Sierra Christian Church sites are changed.
Grand Total Potential Unit Change (If all above changes are approved)				-32	This unit change only occurs if <u>all</u> the above changes are approved.

Following the completion of the land use committees, a petition from 11 landowners on Brace Road was received by the Town, requesting their property designation be changed from Tourist Destination Commercial to Residential Agricultural. Since this was not received during the committee meetings, it is brought forward to the Planning Commission and Town Council for consideration. Figure 2 illustrates on which parcels the change is requested.

The 11 Brace Road lots currently each contain one single-family home and there is one preschool. The designation reduction of the parcels from Tourist Commercial to Residential Agricultural, Residential Estate, or even Rural Residential results in the loss of 139 potential residential units. Tourist Destination Commercial allows for 2-10 units/acre, while RA allows for 1 unit/4.6 acres. Technically, all the lots are nonconforming for RA, all but one is nonconforming for RE (1 unit/2.3 acres) and one is nonconforming for RR (1 unit/acre). There are no adjacent RA parcels. Adjacent designations include RR, RE, and TD (See Figure 2).

Figure 2 Properties along Brace Road Requesting a Designation Change to RA



This analysis assumes 1 unit per lot, equivalent to an RR designation, since there is one existing unit per lot and the lots are sized for one unit per acre (RR). This allows for 11 units on these lots, as opposed to 150 units on TD (2-10 units/acre). Assuming all the other committee recommended changes (+45 units) occur this leaves a need to accommodate 94 additional units (-139+45= -94) that need to be accommodated through redesignating land to a higher density designation elsewhere in the Town. This can be accomplished through changing the land use designation of another parcel to a higher density designation to balance the density loss. For example, the remainder of Heritage Park, plus another area of Town, will need to become RH, or a larger area redesignated to a RMH or a commercial designation to balance out the no net loss regulations of SB 330. Putting this in perspective of what that area could look like, the rest of Heritage Park (3.04 acres, excluding the 5.29 acres of park area and 2.5 acres of HCD required RH) changed to RH, would achieve 76 units. Canceling out the 46 units that could already occur due to the existing RMH designation, the balance achieved on the remaining 3.04 acres of Heritage Park is 46 units. This leaves an outstanding balance of 48 units that would need to be accommodated through redesignating other parcels in Town to reach a zero balance.

Table 2 shows different designation change scenarios in acres needed to balance the density that would be lost on the Brace Road parcels. It accounts for the units that would be allowed under the existing designation and identifies an acreage needed to accommodate the 94-unit decrease. For example, balancing the decrease in density resulting from the designation change of these 11 parcels would require conversion of 94 acres of RR to RL, 12 acres of RL to GC or RMH, 4 acres of RR to RH or some other combination of designation changes. The option requiring the fewest acres would be changing 3.8 acres of RA or RE to RH:

$$\begin{aligned}
 &3.8 \text{ acres RE} = 1 \text{ unit} \\
 &\underline{3.8 \text{ acres RH} = 95 \text{ units}} \\
 &95 \text{ units} - 1 \text{ unit} = 94 \text{ units}
 \end{aligned}$$

Table 2 – Acreage by Designation Needed to Balance the Brace Road Density Loss

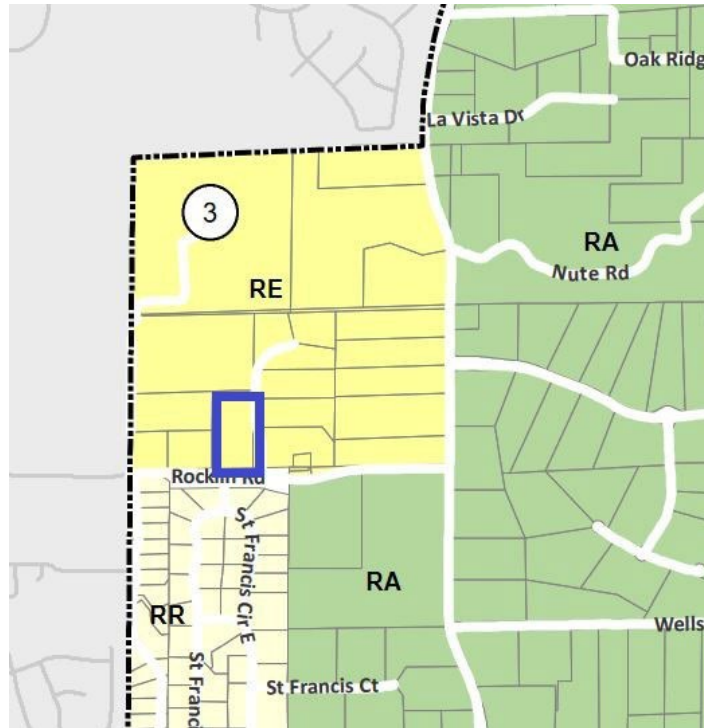
	Designation Change From:							
	RH (25 units/acre)	TC (20 units/acre)	RMH, O/P, GC, TD (6-10 & 2-10 units/acre)	RM (2-6 units/acre)	RL (2 units/acre)	RR (1 unit/acre)	RE (0.44 unit/acre)	RA (0.22 unit/acre)
Change to RH	--	18.8 acres	6.3 acres	4.9 acres	4.1 acres	3.9 acres	3.8 acres	3.8 acres
Change to TC	reduction	--	9.4 acres	6.7 acres	5.2 acres	4.9 acres	4.8 acres	4.8 acres
Change to RMH, O/P, GC, TD	reduction	reduction	--	23.5 acres	11.8 acres	10.5 acres	9.8 acres	9.6 acres
Change to RM	reduction	reduction	reduction	--	23.5 acres	18.8 acres	16.9 acres	16.3 acres
Change to RL	reduction	reduction	reduction	reduction	--	94 acres	60.3 acres	52.8 acres
Change to RR	reduction	reduction	reduction	reduction	reduction	--	167.9 acres	120.5 acres

Or a combination of the above that balances out to 94 units

However, the potential for spot designating increases when changing the designation from a very low-density designation to a very high-density designation, as there are no high-density or moderately high-density designations adjacent to residential estate areas.

Additionally, a general plan and zoning amendment application has recently been formally submitted on a parcel that was considered by the committee, but not recommended for change until a project application is submitted (Figure 3). Since the application has now been submitted, it is requested that the Planning Commission and Town Council provide direction on the requested change. This property is the Sierra Christian Church property located on Rocklin Road across from St. Francis Woods (Figure 3). The property is currently designated and zoned RE Residential Estate, contains a church, church hall, Headstart preschool, and a community garden. They are requesting a designation change and rezone to Residential High Density (RH) to accommodate up to 70 affordable senior housing units. There are no RH parcels south of I-80.

Figure 3 Sierra Christian Church Property Requesting a Designation Change to RH



ATTACHMENTS

1. NOP and Scoping Comment Form
2. General Plan Volume I
3. General Plan Volume II
4. General Plan Volume III
5. General Plan Volume IV (Table of Contents only)
6. General Plan Update Fiscal Impact Analysis