

## **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, Volume II contains adopted implementing standards, guidelines, and plans, Volume III contains setting and background information, and Volume IV contains adopted CEQA documentation that can be used for reference. The following summarizes the changes proposed:

### **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.

Chapter

# 3

## LAND USE

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# 1 **LAND USE**

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## 2 **INTRODUCTION**

3 Rural is a term used often when describing the Town of Loomis. The Town's  
4 agricultural and railroad roots are in evidence everywhere. The Town represents an  
5 earlier time when going into town meant leaving the farm for school or commerce.  
6 Development has occurred over the years and with each new project the Town  
7 strives to respect its past while moving into the future. The overarching goal of this  
8 Land Use Element is to keep Loomis rural while accommodating reasonable change.  
9 The following concepts are important to the Town.

- 10 A. Development intensity, including lot coverage and building heights, increases  
11 closer to the Downtown, and decreases toward the Town Limits.
- 12 B. Outside of the Downtown, buildings are set apart from each other and set  
13 back from the roadway.
- 14 C. Within the Downtown, buildings are oriented toward Taylor Road and provide  
15 a human-scale entry and amenities.
- 16 D. Except for agricultural buildings and some industrial buildings, buildings are  
17 generally two stories or less in height.

18 The General Plan maintains the historical arrangement of land uses recognizing the  
19 importance of the land use pattern in determining community character. Higher-  
20 intensity uses are intended to be concentrated adjacent to the Downtown, along  
21 Taylor Road, and adjacent to Interstate 80 (I-80), with the land uses in surrounding  
22 areas becoming progressively less intense (and with progressively lower residential  
23 densities) as the distance from the Downtown increases. This arrangement of land  
24 uses within the Town is known in Loomis as the "core concept."

25 Land use is only part of the equation. Design, paths and trails, and operation of the  
26 use are also important. With its rural heritage, the Town celebrates agriculture and  
27 encourages it to flourish. This plan has implementation that results in design  
28 guidelines and modifications to the development code to ensure that construction

# LAND USE

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1 fits in with the character of the neighborhood, and that uses remain good neighbors  
2 to existing residents and businesses. Edges are important to land use, whether the  
3 edge is between two different land uses, or between the Town and surrounding  
4 jurisdictions.

5 The Land Use Diagram (Figure 3-1) shows the progression of uses around the Town  
6 with the density and intensity increasing toward the Downtown. Changes to the  
7 design standards and development code will address the edges between land uses.

## 8 **COMMUNITY DESIGN AND CHARACTER**

9 The Land Use Element provides goals, objectives, policies, and implementation  
10 measures to help retain and enhance the unique character of both the  
11 urbanized and predominantly rural areas of Loomis. These provisions  
12 encourage development that is pedestrian-oriented, compact in form, diverse,  
13 and attractive in appearance. These approaches to design are intended to  
14 conserve and enhance the natural and aesthetic resources of the Town, improve  
15 the Town's opportunities to maintain the type of healthier economy enjoyed by  
16 attractive communities, and allow development that conserves natural resources  
17 and encourages community-building among residents, consistent with the  
18 Circulation Element and the Parks and Recreation Element.

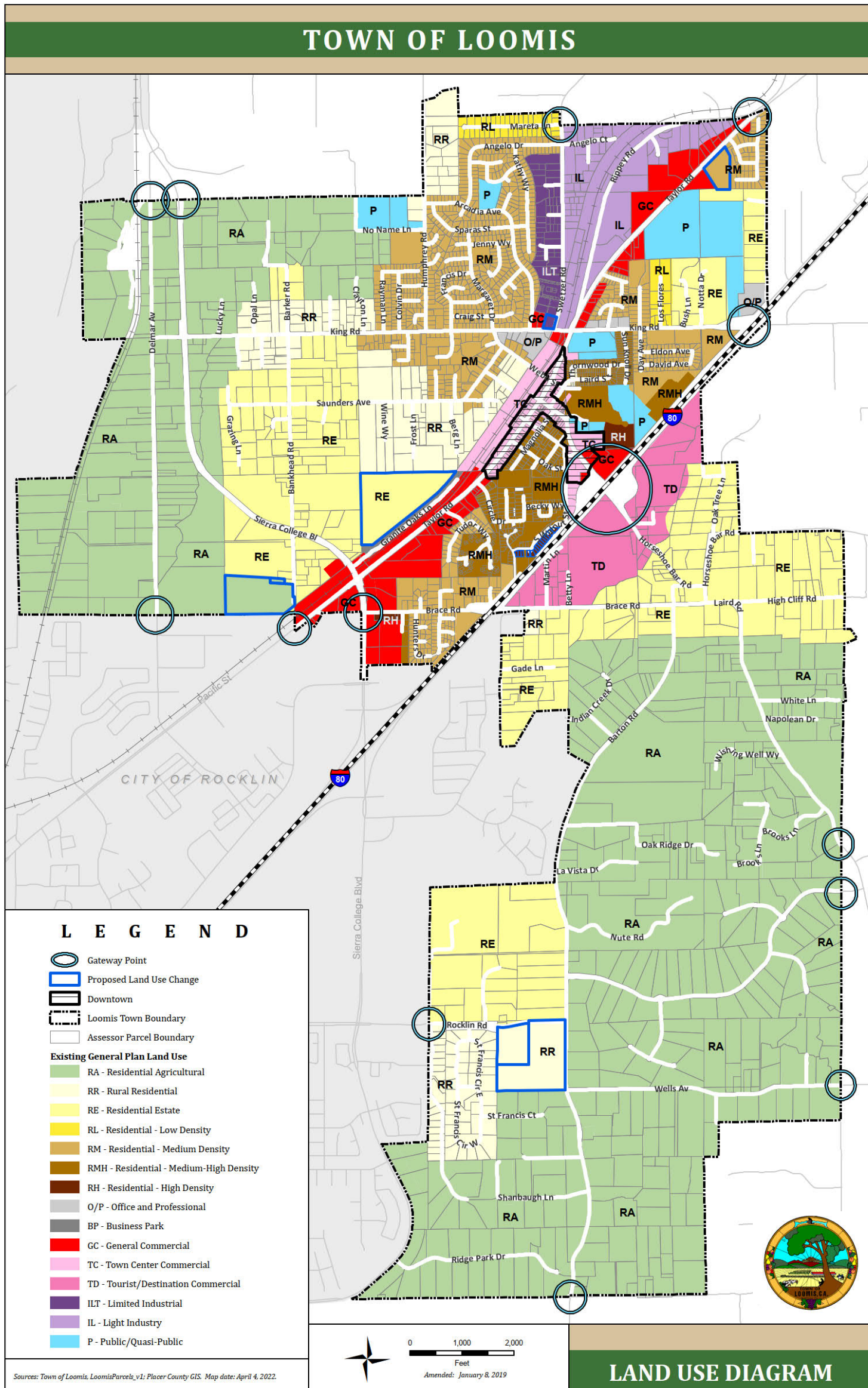
## 19 **LAND USE DESIGNATIONS**

20 The Land Use Element designates the general distribution and intensity of land uses,  
21 including housing, business, industry, open space, education, public buildings, and  
22 others. The Land Use Diagram (Figure 3.1) includes a series of residential and non-  
23 residential land use designations. These land use designations identify the locations  
24 in the Town where specific types of land uses may occur. While the land use  
25 designations are implemented (carried out on a day- to-day basis) by the specific  
26 rules provided for each zoning district in the Zoning Ordinance, the General Plan  
27 provides the overall parameters of density and intensity, and a description of the  
28 general types of land uses appropriate in each designation.

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1 Figure 3-1, Land Use Diagram



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1 The following descriptions of land use designations use the terms "density" and  
2 "intensity." Density refers to the number of residential units normally allowed per  
3 gross acre of land (prior to dedications for streets and other improvements). The  
4 density range listed for each land use designation is its "base density." On any  
5 particular property, the maximum base density may be exceeded if a proposed  
6 development receives the density bonus required by State law for affordable  
7 housing projects, or if the property qualifies for, and is developed with a second unit.

8 The "intensity" of a land use is expressed in two ways - the type of land use itself  
9 and building mass - both of which are summarized broadly in the description of  
10 each land use designation. Both are also regulated specifically by the Town's Zoning  
11 Ordinance. The types of land uses allowed in each designation are described in  
12 general terms, because the Zoning Ordinance is intended to provide detailed lists of  
13 the specific allowable land uses within the general categories provided here. In all  
14 cases where this discussion speaks of the primary land uses that are appropriate in  
15 each designation, it is expected that the Zoning Ordinance may also allow additional  
16 land uses that are related to, and compatible with the primary uses.

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

## 20 **Residential Designations**

21 Over time, residential development has evolved in Loomis, with distinct differences  
22 in characteristics visible between the Downtown and rural areas. Buildings in the  
23 Downtown are meant to enhance the pedestrian-oriented character while  
24 maintaining the small-town charm of Loomis. Many units in and near Downtown  
25 have their own front yard and entrance, as well as a private back yard. High-density  
26 residential uses are oriented toward the street, which is not always found in lower-  
27 density residential development in Loomis.

28 Larger lot residential development, found outside of Downtown, includes classic  
29 farm homes as well as larger attached- and detached single-family homes. While  
30 second residential units are permitted on all residential land, they are more  
31 commonly seen on larger residential lots. Second residential units can be used in a

1 variety of ways, including rental to non-family members to off-set housing costs,  
 2 providing needed space for family members, or serving as an at-home studio or  
 3 office. The character of residential development in more rural areas includes space  
 4 between buildings and open fencing, allowing for greater visibility lending to the  
 5 rural and small-town character.

6 Though less common than classic rural residential development in Loomis,  
 7 Clustered Residential Development is a site planning tool that concentrates  
 8 allowable residential development in one portion of a site to avoid problems that  
 9 may be encountered if the development were spread over the entire property. In  
 10 general, the Town intends that residential development occur in strict compliance  
 11 with the minimum parcel size requirements of the Zoning Ordinance, which are  
 12 derived from the density ranges provided for each residential land use category by  
 13 this General Plan. Under limited circumstances, however, specific site characteristics  
 14 of access, scenic rural character, slopes, soil stability, natural resources such as  
 15 trees, streams, and rock outcroppings, infrastructure, or other similar factors may  
 16 be sufficiently sensitive or constraining to warrant a different approach to project  
 17 design than provided by the normal development standards. In these cases, the  
 18 Town may require development to be clustered in areas of the site smaller than  
 19 normally allowed by the applicable zoning district, to permanently maintain the  
 20 more sensitive areas in an undeveloped state.

21 **Commercial and Other Designations**

22 Commercial uses are largely concentrated in and adjacent to the Downtown. The  
 23 Downtown includes the existing “main street” along Taylor Road, areas adjacent to  
 24 the railroad with available land and architecturally significant buildings, and areas  
 25 around Horseshoe Bar Road where many residences have been converted to  
 26 commercial uses. Commercial development is encouraged to reuse unique, existing  
 27 structures to conserve the historic and architecturally distinct character. Historically,  
 28 Downtown commerce included fruit packaging and distribution, resulting in the  
 29 sheds and market halls that have been converted to current uses. Buildings are  
 30 oriented toward the “main street” with frontages consisting of frequent entrances,  
 31 outdoor seating, displays, and windows.

# LAND USE

<b>Table 3-1. General Plan Land Use Categories, Maximum Density and Intensity</b>			
<b>Land Use Category</b>	<b>Maximum Residential Density</b>	<b>Maximum Site Coverage*</b>	<b>Maximum Floor Area Ratio (FAR)</b>
<b>Residential Agricultural.</b> This land use designation is key in maintaining the rural character of Loomis, and is appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low-density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.	1 d.u./ 4.6 acres	20%	N.A.
<b>Residential Estate.</b> Like the Rural Agricultural land use designation, appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low-density residential uses.	1 d.u./ 2.3 acres	20%	N.A.
<b>Rural Residential.</b> The Rural Residential designation allows for agricultural uses; however, the keeping of large animals will be based on parcel size. As in the other lowest density residential designations, proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.	1 d.u./acre	20%	N.A.
<b>Residential - Low Density.</b> Residential uses in this designation are typically single-family neighborhoods and related uses.	2 d.u./acre	25%	N.A.
<b>Residential - Medium Density.</b> Like Residential – Low Density, this residential designation is appropriate for single-family housing, though allows smaller-lot development.	2 – 6 d.u./acre	35%	N.A.
<b>Residential - Medium-High Density.</b> This residential land use designation is intended to accommodate smaller lot single-family	6 – 10 d.u./acre	40%	N.A.

<b>Table 3-1. General Plan Land Use Categories, Maximum Density and Intensity</b>			
<b>Land Use Category</b>	<b>Maximum Residential Density</b>	<b>Maximum Site Coverage*</b>	<b>Maximum Floor Area Ratio (FAR)</b>
residential development, and lower density multi-family development including duplexes.			
<b>Residential - High Density.</b> Residential – High Density is appropriate for duplexes, townhouses, apartments, and other multifamily housing.	10 – 25 d.u./acre	50%	N.A.
<b>Office and Professional.</b> The Office and Professional designation is intended for general business offices, professional offices, and medical offices. Real estate and financial offices, and other similar uses may also be allowed. Medium Density residential uses may be allowed as part of mixed-use structures. Building heights are generally limited to two stories or 30 feet, and structural development shall not exceed 35 percent of lot coverage.	2 - 10 d.u./acre in mixed-use projects	60%	N.A.
<b>General Commercial.</b> This designation is intended mainly for retail and service commercial uses located outside of the Downtown. Areas within this land use designation may also accommodate Medium Density residential uses as part of mixed-use structures or site development.	2 - 10 d.u./acre in mixed-use projects, as allowed by specific area policies	50%	N.A.
<b>Town Center Commercial.</b> The Town Center Commercial designation is intended to accommodate a mixture of land uses, with primarily retail commercial and office uses on the ground floors of commercial structures, and residential units allowed on second or third floors. The density of these mixed-use residential units should not exceed 20 dwelling units per acre.	20 d.u./acre in mixed-use projects	100%	0.25 – 1.6



# LAND USE

<b>Table 3-1. General Plan Land Use Categories, Maximum Density and Intensity</b>			
<b>Land Use Category</b>	<b>Maximum Residential Density</b>	<b>Maximum Site Coverage*</b>	<b>Maximum Floor Area Ratio (FAR)</b>
<b>Tourist Destination Commercial.</b> This land use designation is intended to accommodate a mixture of office/business park, retail commercial, lodging, conference center, and other traveler-serving uses, local-serving entertainment uses, and medium-density residential uses as part of mixed-use structures.	2 - 10 d.u./acre in mixed-use projects	40% by Ord 206	N.A.
<b>Farm and Agricultural Business Park.</b> This land use designation is intended for farm and agricultural business, uses with buildings of similar or compatible architecture with shared circulation and parking, with setbacks from streets and other property boundaries, and with landscaping throughout. Buildings greater than 50,000 square feet are not envisioned in this designation.	N.A.	60%	N.A.
<b>Limited Industrial.</b> The purpose of the designation is to provide locations for light industrial uses that can operate near residential uses without adversely affecting residents. This designation is intended to provide for the evolution of the area over time, to industrial uses that are more compatible with the adjacent residential area.	N.A.	50%	N.A.
<b>Light Industry.</b> The Light industry land use designation is applied to approximately 110 acres along both sides of Rippey Road, from King Road to the north Town boundary. This designation is intended for the manufacturing, assembly, production, storage, or sale of consumer goods and services, and for heavy commercial uses that involve outdoor activity or storage areas. Research and development offices, start-up businesses, warehouses, manufacturing plants, and other similar types of uses and supporting uses may be allowed. This	N.A.	50%	N.A.

Table 3-1. General Plan Land Use Categories, Maximum Density and Intensity			
Land Use Category	Maximum Residential Density	Maximum Site Coverage*	Maximum Floor Area Ratio (FAR)
designation is not intended for heavy industrial uses, such as chemical plants.			
<b>Public/Quasi-Public.</b> The Public/Quasi-Public land use designation is applied to properties owned by the Town and other public agencies (including school districts), which include a range of uses such as libraries, parks, schools, fire stations, emergency medical service facilities, etc.	N.A.	50%	N.A.
<b>Open Space &amp; Conservation.</b> This designation may be applied to public and private parks, trails, conservation areas, buffers, tree planting or preservation sites, wetlands, slopes, or other areas where development will be precluded. While some of the areas may have trails, restrooms and other public serving improvements, very little development of building or ground disturbance is anticipated.	<u>N.A.</u>	<u>&lt;5%</u>	<u>&lt;5%</u>

\*See "Site Coverage" in Volume II - Glossary

1 Outside of Downtown, commercial uses are still oriented toward streets but may be  
2 less pedestrian-oriented in some places, offering larger parking lots instead. These  
3 commercial areas serve as “gateways” to the Town, offering services, resources, and  
4 other amenities catering to both residents and visitors.

## 5 **Goals, Objectives, Policies, and Implementation Measures**

### 6 **Goal LU-1:**

7 To maintain the heritage and rural character of Loomis in developments by  
8 emphasizing rural character, quality, preservation of natural resources, and  
9 livability in their design, and the provision of necessary services and facilities.

### 10 **Objective LU-1.1:**

11 To preserve the small-town character through architectural and landscape  
12 design and unique Town gateways that reflect the Town’s heritage.

### 13 **Policy LU-1.1.1:**

14 Natural features and materials shall be incorporated into project design  
15 as buffers or landscaped areas.

### 16 **Policy LU-1.1.2:**

17 Commercial buildings shall be pedestrian oriented and street facing,  
18 utilizing materials that complement surrounding uses.

### 19 **Implementation Measure LU-1.1.2.1:**

20 Adopt and maintain design standards that require the orientation of  
21 commercial buildings to ensure sidewalk orientation, natural  
22 materials in the façade and lighting, encouraging stone and brick with  
23 outside seating compatible with the existing Town buildings.

### 24 **Policy LU-1.1.3:**

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

1           **Policy LU-1.1.43:**

2           Loomis shall require the design of future residential projects to  
 3           emphasize character, quality, livability, and the provision of necessary  
 4           services and facilities to ensure their permanent attractiveness.

5           **Implementation Measure LU-1.1.43.1:**

6           Adopt and maintain design standards for residential subdivisions that  
 7           address street improvements, parking, massing and scale, and  
 8           compatibility with adjacent neighborhoods.

9           **Objective LU-1.2:**

10          To protect agricultural areas and open space in Loomis.

11          **Policy LU-1.2.1:**

12          Loomis shall allow property owners the "right-to-farm" their parcels  
 13          through the protection and operation of agricultural land uses.

14          **Policy LU-1.2.2:**

15          Equestrian and farming activities shall be protected by considering the  
 16          effect that future density and design of residential development has in  
 17          enhancing or inhibiting these activities.

18          **Policy LU-1.2.3:**

19          Loomis shall use buffers, zoning restrictions, setbacks, conservation  
 20          easements, roadways, and other design and regulatory measures to protect  
 21          properties used for agricultural operations from encroachment by urban  
 22          development.

23          **Policy LU-1.2.4:**

24          Loomis shall provide for the use of the Williamson Act agricultural  
 25          preserve program to allow landowners the property tax advantages of a  
 26          long-term commitment to agricultural use.

1       **Objective LU-1.3:**

2           Require development to incorporate existing natural features, and retain the  
3           native character of the site within its design.

4       ~~**Policy LU-1.3.1: (already stated on page 3-6)**~~

5           ~~The Town does not guarantee that any individual project will be able to~~  
6           ~~achieve the maximum densities as designated in the General Plan, or the~~  
7           ~~minimum parcel sizes provided by the Zoning Ordinance.~~

8       **Policy LU-1.3.12:**

9           The design of development shall respect the key natural resources and  
10          existing quality development on each site, including ecological systems,  
11          vegetative communities, major trees, water courses, land forms,  
12          archaeological resources, and historically and architecturally important  
13          structures. Proposed project designs shall identify and conserve special  
14          areas of high ecological sensitivity.

15       **Policy LU-1.3.23:**

16          The Town may approve the clustering of development on sites where  
17          clustering that protects sensitive natural features (such as creeks, native  
18          trees, rock outcrops) and avoids potentially hazardous areas (such as  
19          steep slopes, flood zones, areas prone to fire risk, and unstable soils).

20       **Policy LU-1.3.34:**

21          Loomis shall encourage the retention and enhancement of natural  
22          vegetation along major roadways, drainages, trails, and regional open  
23          space to provide and protect scenic open spaces.

24       **Policy LU-1.3.45:**

25          Proposed residential and recreational development shall be planned and  
26          designed to preserve and enhance significant natural features (e.g.  
27          creeks, wetlands, native trees, rock outcrops, wildlife habitat), and retain  
28          the existing topography, or be designed so that the end result of the



1 grading is natural in appearance with curves, hills and contours rather  
2 than retaining walls or stepped.

3 **Policy LU-1.3.56:**

4 New commercial and industrial development shall be encouraged to  
5 preserve and integrate existing natural features (e.g. creeks, native trees,  
6 rock outcrops) and topography into project landscaping.

7 **Objective LU-1.4:**

8 Protect the character of the Town through design standards ~~guidelines~~ and  
9 implementation of the development code.

10 **Policy LU-1.4.1:**

11 Projects shall be designed to be consistent with the unique local context  
12 of Loomis and designed at a human scale consistent with surrounding  
13 natural and built features.

14 a. Design projects that fit their context in terms of building form,  
15 siting, scale, and massing.

16 b. Design projects to be consistent with a site's natural features and  
17 surroundings.

18 c. Project design should give special attention to scale in all parts of a  
19 project, including grading, massing, site design, and building  
20 detailing.

21 d. Project design should follow the rules of good proportion, where  
22 the mass of the building is balanced and the parts relate well to  
23 one another.

24 **Policy LU-1.4.2:**

25 Projects shall be consistent with the Town's design standards and  
26 development code.

1                   **Implementation Measure LU-1.4.2.1:**

2                   Update the Zoning Ordinance and Zoning Map to be consistent with  
3                   this General Plan.

4                   **Implementation Measure LU-1.4.2.2:**

5                   Modify the Zoning Ordinance to include total coverage and floor area  
6                   ratio (FAR).

7                   **Implementation Measure LU-1.4.2.3:**

8                   Amend the Zoning Map and text to identify where structure full  
9                   coverage may approach 100 percent, and other areas where structure  
10                  coverage may be less or lower coverage allowances may occur in the  
11                  Town Center Commercial designation. Specifically identify which  
12                  parcels in the center of Downtown generally from I-80 to Taylor Road  
13                  and shed to shed that may qualify ~~along Taylor Road near the~~  
14                  ~~Horseshoe Bar Road Intersection would qualify~~ for 100 percent  
15                  structure coverage.

16                  **Implementation Measure LU-1.4.2.4:**

17                  Adopt and maintain design standards and a development code for the  
18                  Town, including:

- 19                  – Specific design standards for the Downtown, including Horseshoe  
20                  Bar Road and the Taylor Road corridor and Gateway areas.
- 21                  – Landscaping and setback requirements for any new sound wall or  
22                  noise barriers.
- 23                  – Detailed objective design standards for multi-family residential  
24                  projects, and commercial, industrial, and other nonresidential  
25                  development projects, to expand on the general policies in this  
26                  General Plan, and provide developers with clear expressions of  
27                  community preferences for project design, without mandating  
28                  single architectural styles.

- Standards for arterial roads that include limited access, setbacks, and trails and standards for collectors and local roads to retain native vegetation and terrain features that preserve the appearance of a rural road corridor.

**Implementation Measure LU-1.4.2.5:**

Adopt and maintain the Town’s Development Code, consistent with the General Plan, that includes the Zoning Ordinance, Development Standards, Land Development Manual, Construction Standards, and Development Ordinances.

**~~Policy LU-1.4.3: (duplicate of Policy 1.1.3)~~**

~~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.~~

**Policy LU-1.4.3:**

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.

**Objective LU-1.5:**

Ensure that new development is compatible with the vision of the Town, and is designed to encourage neighborliness, a sense of belonging to the community, and community pride.

**Policy LU-1.5.1:**

Loomis shall prohibit the development of gated residential communities.

**Policy LU-1.5.2:**

Loomis shall encourage the enhancement, revitalization, and rehabilitation of residential areas throughout the Town.

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**Policy LU-1.5.3:**

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.

**Policy LU-1.5.4.**

Non-mixed use multi-family residential development shall not be permitted on arterials serving as entryways to the Town unless setbacks and landscaping are provided consistent with the Design Standards.

**Policy LU-1.5.5:**

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.  
  
(See Implementation Measure LU-1.4.2.4 regarding development standards and the Development Code.)

**Goal LU-2:**

To focus intensive land uses near the center of Town and commercial and industrial designated corridors, with increasingly less-intensive uses radiating toward the periphery of Town.

**Objective LU-2.1:**

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-2.1.1:**

Outside of the Downtown, commercial, and industrial corridors, Loomis shall promote a rural residential environment consisting primarily of single-family homes.

**Policy LU-2.1.2**

New commercial land uses shall be discouraged away from Taylor Road and Horseshoe Bar Road near I-80, except when property is

1           demonstrably unsuitable for residential use because of proximity to noise  
2           sources such as major arterials or railroad lines.

3           **Policy LU-2.1.32:**

4           The boundaries of proposed land use designations should be coincident  
5           with existing property boundaries.

6           (See Implementation Measure LU-1.4.2.1 regarding updates to the Zoning  
7           Map.)

8           **Policy LU-2.1.43:**

9           Ensure that size and type of land uses are appropriately scaled for their  
10          location in the Town.

11          **Policy LU-2.1.54:**

12          Loomis shall promote the full utilization of land committed to  
13          development before utilities and public services are extended.

14          **Objective LU-2.2:**

15          Encourage commercial uses on commercially designated lands north of I-80  
16          and in the proximity of Horseshoe Bar Road.

17          **Policy LU-2.2.1:**

18          Commercial projects shall be developed to provide a gradual transition of  
19          intensity, to minimize the potential for land use conflicts with residential  
20          uses.

21          ~~**Policy LU-2.2.2: (This was duplicated from 2.3.3 and should be removed)**~~

22          ~~Buildings shall be set back from arterials to retain native vegetation and~~  
23          ~~natural features, in order to preserve the appearance of a rural road~~  
24          ~~corridor.~~



1           **Policy LU-2.2.23:**

2           Projects shall provide on-site circulation and connectivity to main  
3           circulation routes, avoiding commercial traffic within adjacent residential  
4           neighborhoods.

5           **Objective LU-2.3:**

6           Encourage Tourist/Destination Commercial uses southeast of I-80, northwest  
7           of Secret Ravine, and in the vicinity of Horseshoe Bar Road.

8           **Policy LU-2.3.1:**

9           The arrangement of uses within this area should be allowed to emphasize  
10          the creation of a destination or significant stopover for travelers, provide  
11          enhanced shopping and entertainment opportunities for Town residents,  
12          and tie into the historic downtown area to support the economic viability  
13          of the Downtown.

14          **Policy LU-2.3.2:**

15          This area shall provide traveler-oriented commercial uses that are  
16          accessed primarily by automobiles and concentrated near the Horseshoe  
17          Bar Road interchange. Moving toward Brace Road, uses shall then  
18          transition to more locally-oriented commercial and office uses.

19          **Policy LU-2.3.3:**

20          Commercial uses shall be set back and buffered from Brace Road to  
21          maintain the rural residential character of the roadway corridor.

22          **Policy LU-2.3.4:**

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

1           **Policy LU-2.3.5:**

2           A project proposal shall include:

- 3           • detailed land uses,
- 4           • densities,
- 5           • building intensities,
- 6           • site planning and other general development standards,
- 7           • design guidelines,
- 8           • site access,
- 9           • internal and external circulation,
- 10          • infrastructure and utilities, and
- 11          • project and parcel phasing.

12           **Policy LU-2.3.6:**

13           Provide for the long-term protection, preservation, and sustainability of  
14           the Secret Ravine riparian corridor, and its aquatic and terrestrial  
15           habitats, consistent with the Conservation of Resources Element.

16           **Policy LU-2.3.7:**

17           Provide new trails connecting to existing and proposed local and regional  
18           trail systems.

19           ~~**Objective LU-2.4: (Deleted March 29 Committee Meeting)**~~

20           ~~Encourage the development of residential uses along Barton and Rocklin~~  
21           ~~Roads.~~

22           ~~**Policy LU-2.4.1:**~~

23           ~~Buildings should be set back from Rocklin Road and Barton Road to retain~~  
24           ~~native vegetation and terrain features and preserve the present~~  
25           ~~appearance as a rural road corridor.~~

1            **Policy LU-2.4.2:**  
2            ~~Access to new parcels is to be provided by new roads from Barton Road~~  
3            ~~and Rocklin Road, with no individual residential driveway access to~~  
4            ~~Rocklin Road.~~

5            **Policy LU-2.4.3:**  
6            ~~Provide new trails connecting to existing and proposed trail systems.~~

7            **Objective LU-2.45:**  
8            Protect, retain, and enhance the Downtown as the Town’s focal point.

9            **Policy LU-2.45.1:**  
10           Commercial uses shall be buffered from adjacent residential areas.

11           **Implementation Measure LU-2.45.1.1:**  
12           Amend the Zoning Ordinance and adopt Design Standards that  
13           require commercial development to buffer residential uses from the  
14           noise, night lighting, and other impacts of commercial uses.

15           **Policy LU-2.45.2:**  
16           Downtown shall be the focal point for personal shopping and services.

17           **Policy LU-2.45.3:**  
18           Promote the development of uses adjacent to the railroad right-of-way  
19           that celebrate and enhance the heritage of Loomis.

20           **Policy LU-2.45.4:**  
21           Project design shall visually integrate into the architectural heritage of  
22           Loomis, as defined in the Design Standards.

23           **Policy LU-2.45.5:**  
24           Parking lots shall be required to incorporate landscaping to mitigate  
25           adverse visual impacts of large paved areas and provide shading for  
26           energy conservation.

1 **Objective LU-2.56:**

2 Encourage Residential Estate uses on the triangular parcel outlined on the  
3 Land Use Diagram northwest of the railroad right-of-way and Granite Oaks  
4 Lane. between Sierra College Boulevard and Webb Street.

5 **Policy LU-2.56.1:**

6 New subdivisions shall provide at least two points of vehicle access.

7 **Policy LU-2.56.2:**

8 Maintaining densities allowed by the land use designation, a variety of  
9 parcel sizes may be provided with larger parcels located adjacent to the  
10 railroad right-of-way.

11 **Policy LU-2.56.3:**

12 New subdivisions shall provide trails with connections to pedestrian  
13 access.

14 **Objective LU-2.67:**

15 Encourage Commercial development along Sierra College Boulevard between  
16 I-80 and Brace Road.

17 **Policy LU-2. 67.1:**

18 The area bounded by Sierra College Boulevard on the west, Brace Road  
19 on the north, existing single-family homes on the east, and the Town  
20 limits on the south includes approximately 14.05 acres designated  
21 General Commercial, 3.62 acres designated Residential Medium High  
22 Density, and 0.37 acres designated Residential – High Density.  
23 Residentially designated property within the area described above may  
24 also be used to support, and to facilitate circulation and access for, the  
25 adjacent General Commercial property, subject to terms and conditions in  
26 the Zoning Code

27 **Goal LU-3:**

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

1       **Objective: LU-3.1:**

2           Strive to maintain a balance of land uses to support Town residents.

3       **Policy LU-3.1.1:**

4           Ensure a range of employment, recreation, commercial, and housing  
5           opportunities.

6       **Policy LU-3.1.2:**

7           Encourage active, varied, and concentrated development within  
8           commercial areas.

- 9                   a. Create and maintain pedestrian-oriented centers of development  
10                   within commercial areas that contain mixtures of retail, other  
11                   employment, and other uses.
- 12                   b. Create mixed-use projects within the Downtown that combine  
13                   residential, retail, office, and other uses.

14       **Objective LU-3.2:**

15           Enhance the public spaces within the Town.

16       **Policy LU-3.2.1:**

17           Encourage areas such as the Blue Goose and Blue Anchor Park as centers  
18           for community activity.

19       **Policy LU-3.2.2:**

20           Encourage creation of a museum honoring the historic importance of the  
21           Loomis Basin.

22       **Policy LU-3.2.3:**

23           Encourage the creation of a community and civic center in the vicinity of  
24           the Loomis Library and Community Learning Center.

25       **Goal LU-4:**

26           To maintain and enhance the quality of life enjoyed within Loomis.

**Objective LU-4.1:**

Minimize the need to drive by providing trails and project connectivity that create access for pedestrians, bicycles and equestrians.

**Policy LU-4.1.1:**

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 to connect areas of development with natural and recreational resources.
- d. Extend existing trails and provide for new trails connecting to local and regional trails.

**Objective LU-4.2:**

Continue to consult with service providers before consideration of new development.

**Policy LU-4.2.1:**

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-4.2.2:**

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.

1       **Objective LU-4.3:**

2           Ensure that new development does not adversely affect the quality of life in  
3           adjoining neighborhoods.

4       **Policy LU-4.3.1:**

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

10       **Policy LU-4.3.2:**

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

17       **Objective LU-4.4:**

18           Work with the railroad to ensure adjacent development is compatible with  
19           rail operations.

20       **Policy LU-4.4.1:**

21           Refer all development adjacent to the railroad right of way to the railroad  
22           for review and comment.

23       **Policy LU-4.4.2:**

24           Support leasing or purchase of railroad right of way by the Town.  
25



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## **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.