

1 **ELEMENT IX**
2 **Environmental Justice**

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IX. Environmental Justice

With the passage of Senate Bill 1000 in 2016, cities and counties that have disadvantaged communities must incorporate environmental justice policies into their General Plans, either in a separate element or by integrating related goals, policies, and objectives throughout the other elements.

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

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

Although the Town of Loomis is not identified by the California Environmental Protection Agency as a “disadvantaged community,” the Town has chosen to include an Environmental Justice Element. 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, especially the Land Use, Circulation, Housing, Safety, and Conservation of Resources Elements.

Goals

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

Objectives

1. The provision of a full range of access to housing, public facilities, and economic centers, improvement in the quality of the built and natural environment, and promotion of civil engagement.

Policies

1. Consider environmental justice issues as they pertain to the equitable provision of public services, housing, amenities, and environmental quality.

Implementation Measures

- 1 1. The Town shall consider matters of community equity and environmental justice during the public
2 project review process.
- 3 2. The Town shall modify the General Plan, zoning code, and zoning map to maintain environmental
4 justice within the Town and achieve equitable conditions throughout the Town.

5 Other goals, objectives, policies and implementation measures in the Town's General Plan that implement
6 environmental justice include those found in the Land Use Element, Circulation Element, Housing Element,
7 Conservation of Resources Element, Public Services, Facilities, and Finance Element, and Public Health
8 and Safety Element. These goals, objectives, policies, and implementation measures are listed below:

9 **Land Use Element:**

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

- 11 1. Loomis shall allow property owners the "right-to-farm" their parcels through the protection and
12 operation of agricultural land uses.
- 13 3. Loomis shall use zoning designations to protect properties used for agricultural operations from
14 encroachment by urban development.

15 **E. Residential Land Use Policies:**

- 16 1. Loomis shall maintain a balance between residential building density and the capacity of the
17 circulation system, schools, fire and police services, and other public service facilities.
- 18 3. New development should not create undue demand on schools, roads, or adversely affect the quality
19 of life in adjoining neighborhoods.
- 20 4. Loomis shall encourage the revitalization and rehabilitation of deteriorating residential areas
21 throughout the Town.
- 22 8. Town approval of parcels proposed in any new subdivision will be based on all appropriate
23 environmental and compatibility factors, and all applicable Town policies and regulations. Therefore,
24 the maximum densities provided by the General Plan and the minimum parcel sizes of the Zoning
25 Ordinance may be decreased (in the case of density) or increased (in the case of parcel size) through
26 the subdivision review and approval process as determined by the Town to be necessary. The Town
27 does not guarantee that any individual project will be able to achieve the maximum densities as
28 designated in the General Plan, or the minimum parcel sizes provided by the Zoning Ordinance.
- 29 8. Loomis shall promote the full utilization of land already committed to urban development before
30 utilities and public services are extended to areas without existing urban infrastructure.
- 31 10. Loomis shall encourage the provision of adequate housing opportunities for people on fixed or
32 limited incomes, with emphasis on senior citizen housing.

33 **F. Commercial and Industrial Land Use Policies:**

- 34 8. New industrial development shall be allowed only if impacts associated with noise, odor and visual
35 intrusion into surrounding uses can be mitigated to acceptable levels.

1 9. Loomis shall not allow new industrial uses that will adversely impact either the environment or
2 surrounding land uses.

3 **Parks and Recreation:**

4 2. The Town will work toward providing additional park and recreation facilities to meet the needs of
5 Loomis residents as the Town's population increases.

6 3. Loomis shall adopt Town park and recreational standards to guide and promote the development
7 of recreational open space, in addition to working with Placer County in the provision of public
8 recreation facilities.

9 4. New residential developments shall provide for the recreational open space needs of their residents.

10 5. Loomis shall encourage the compatible recreational use of riparian and stream corridors, where
11 feasible.

12 6. Loomis shall support and cooperate with volunteer groups and organizations that provide
13 recreational activities for Town residents.

14 7. Open space areas within proposed developments shall be designed as part of an integrated Town-
15 wide network, in conjunction with bicycle, pedestrian and equestrian trails.

16 9. New lighted park and recreation facilities shall undergo review to determine whether lighting would
17 impact adjacent residential uses. If such impacts would occur, facilities shall remain either unlighted,
18 or lighting shall be limited either by timing or location, as appropriate.

19 **Circulation Element**

20 Safe and Efficient Roadways Guiding Policy: Promote a safe and efficient roadway system for the
21 movement of both people and goods, motorized and non-motorized.

22 Circulation System Enhancements Guiding Policy: Maintain projected level of service where
23 possible, and ensure that future development and the circulation system are in balance. Improve
24 the circulation system as necessary, in accordance with spacing/access standards, to support multi-
25 modal means of transportation of all users and goods.

26 Policy on Reducing Vehicle Miles Traveled: Through layout of land uses, improved alternate
27 modes, and provision of more direct routes, strive to reduce the total vehicle miles traveled.

28 Complete Streets Policy: Maintain and update street standards that provide for the design,
29 construction, and maintenance of "Complete Streets". Complete Streets enable safe,
30 comfortable, and attractive access for all users: motorists, transit riders, pedestrians, and
31 bicyclists of all ages and abilities, in a form that is compatible with and complementary to
32 adjacent land uses, and promotes connectivity between uses and areas.

33 **Bicycle and Pedestrian Facility Policies:**

34 1. The Town shall promote bicycle travel, as appropriate, and shall pursue all available sources
35 of funding for the development and improvement of bicycle facilities.

- 1 2. Bicycle facilities shall be provided in compliance with the 2010 Bicycle Transportation Plan
2 and the 2010 Trails Master Plan or subsequent amended versions of such documents, as well
3 as on other appropriate routes at the discretion of the Town Council.
- 4 3. Bicycle and pedestrian connections shall be continuous and convenient to the nearest
5 neighborhood center, school, or park.
- 6 4. Orient development to encourage pedestrian and transit accessibility. Strategies include
7 locating buildings and primary entrances adjacent to public streets, and providing clear and
8 direct pedestrian paths across parking areas and intersections. Provide pedestrian facilities
9 that are accessible to persons with disabilities, compliant with Americans with Disabilities
10 Act (ADA) 2010 standards for Accessible Design, and ensure roadway improvement projects
11 address accessibility and use universal design concepts.

12 **Transit Service Policies:**

- 13 3. The Town should consider the transit needs of senior, disabled, minority, low-income, and
14 transit-dependent persons in making decisions regarding transit services and in compliance
15 with the Americans with Disabilities Act.
- 16 4. The Town should support efforts to provide demand-responsive service ("paratransit") and
17 other transportation services for those unable to use conventional transit.

18 **Neighborhood Environment Policies:**

- 19 1. The Town shall create and maintain a street system which protects residential neighborhoods
20 from unnecessary levels of traffic, while providing for logical traffic circulation.

21 **Housing Element**

- 22 A.1 The Town shall adopt these policies and programs with the intent of achieving its fair share
23 regional housing allocation, including the number of units for each income classification.
- 24 A.2 The Town shall maintain an adequate supply of appropriately zoned land with public services
25 to accommodate projected housing needs.
- 26 A.3 The Town shall ensure that its adopted policies, regulations and procedures attain important
27 Town objectives, but do not unnecessarily add to the cost of housing.
- 28 A.4 The Town shall give development projects that include a lower income residential component the
29 highest priority for permit processing.
- 30 A.5 The Town shall promote the mixed use polices of the General Plan and encourage "mixed-use"
31 projects where housing is provided in conjunction with compatible non-residential uses.
- 32 A.10 Housing for low-income households that is part of a market-rate project shall not be concentrated
33 into a single building or portion of the site but shall be dispersed throughout the project, to the
34 extent practical, given the size of the project and other site constraints.
- 35 A.11 The Town shall encourage low-income housing units in density bonus projects to be available at
36 the same time as the market-rate units.

1 A.12 The Town will encourage the development of multi-family dwellings in locations where adequate
2 facilities are available, such as the Town Center, and where such development would be consistent
3 with neighborhood character.

4 D.1 The Town shall encourage the development of housing for seniors, including congregate care
5 facilities.

6 D.2 Town policies, programs, and ordinances shall provide opportunities for handicapped persons to
7 reside in all neighborhoods.

8 D.4 The Town shall encourage housing development that meets the special needs of disabled
9 persons, including developmentally disabled individuals, and ensure that all new multiple
10 family developments comply with the handicapped provisions of the California Building
11 Code and Americans with Disabilities Act (ADA).

12 G.1 The Town declares that all persons regardless of race, creed, age or sex shall have equal access to
13 sound and affordable housing.

14 G.2 The Town will promote the enforcement of the policies of the State Fair Employment and
15 Housing Commission.

16 **Public Services, Facilities, and Finance Element**

- 17 1. Loomis will work toward achieving and maintaining acceptable levels of municipal services,
18 including public safety, roadway maintenance, and administrative services. Loomis will cooperate
19 with regional public service agencies to attain adequate service levels for water distribution,
20 sewerage services, flood management, and solid waste collection.

21 **Conservation of Resources Element**

- 22 1. **Air quality.** Loomis will contribute toward the attainment of State and Federal air quality
23 standards in the Sacramento Valley Air Basin through the following, and other feasible
24 measures.
- 25 a. Site preparation and development activities shall incorporate effective measures to
26 minimize dust emissions and the emissions of pollutants by motorized construction
27 equipment and vehicles.
- 28 b. During the review of development plans, the Town should require that project proponents
29 conduct their own air quality analysis to determine air quality impacts and potential
30 mitigation measures.
- 31 d. Recognizing that trees and other vegetation can provide a biological means of reducing air
32 contaminants, existing trees should be retained and incorporated into project design
33 wherever feasible. The additional planting of a large number of trees along roadways and
34 in parking areas shall be encouraged.
- 35 e. The Town shall require carbon monoxide modeling for development projects that, in
36 combination with regionally cumulative traffic increases, would result in a total of 800 or
37 more trips at an affected intersection or cause the level of service to drop to D or lower at
38 the intersection.

1 f. The Town shall support the Placer County Air Pollution Control District in its efforts to
2 develop a feasible program to meet emission reduction requirements during the
3 environmental review of all development proposals whose emissions exceed applicable
4 significance thresholds.

5 g. The Town shall encourage that large residential projects be phased or timed to be
6 coordinated with development that provides primary wage-earner jobs.

7 h. If an initial air quality screening indicates that emissions of any pollutant could exceed 10
8 pounds per day, the Town shall require such development projects to submit an air quality
9 analysis to Placer County APCD for review. Based on the analysis, the Town may require
10 appropriate mitigation measures consistent with the latest version of the AQAP or other
11 regional thresholds of significance adopted for the air basin.

12 i. New development shall pay its fair share of the cost to provide alternative transportation
13 systems, including bikeways, pedestrian paths, and bus stop facilities.

14 **4. Hazardous materials.** The Town shall require that industrial and commercial uses that store
15 or use hazardous materials provide a buffer zone sufficient to protect public safety, including
16 the safety of nearby wildlife.

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

27 **6. Stream corridor protection.** The streams of Loomis are among the most significant and
28 valuable of the Town's natural resources. Development adjacent to streams shall be designed,
29 constructed, and maintained to avoid adverse impacts on riparian vegetation, stream bank
30 stability, and stream water quality to the maximum extent feasible. These policies shall apply
31 to all watercourses shown as blue lines on the most recent United States Geological Survey
32 (USGS) 7.5-minute topographic quadrangle maps applicable to the Town. See also the policies
33 for wetland protection below.

34 a. Proposed structures and grading shall be set back the greater of: 100 feet from the
35 outermost extent of riparian vegetation as defined in the Zoning Ordinance, or outside of
36 the 100-year flood plain. Lesser setbacks may be approved where site-specific studies of
37 biology and hydrology, prepared by qualified professionals approved by the Town,
38 demonstrate that a lesser setback will provide equal protection for stream resources.
39 Development shall be set back from ephemeral or intermittent streams a minimum of 50 feet,
40 to the extent of riparian vegetation, or to the 100-year floodplain, whichever is greatest.

41 c. The following activities are prohibited within stream corridor setbacks: filling or dumping; the
42 disposal of agricultural wastes; channelization or dams; the use of pesticides that may be
43 carried into stream waters; grading, or the removal of natural vegetation within the required

1 setback area, except with grading permit approval. This is not intended to prevent the
2 reasonable maintenance of natural vegetation to improve plant health and habitat value.

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

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

9 **7. Water quality.** The Town will contribute toward the maintenance of high quality in the local surface
10 and groundwater resources through the following, and other feasible measures.

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

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

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

19 **Public Health and Safety Element**

20 **Safety:**

21 1. Loomis shall enforce building codes and other Town ordinances having an effect upon fire hazards
22 and fire protection. The Town shall maintain adequate street widths and turning radii to
23 accommodate fire protection equipment. New development shall ensure adequate water pressure
24 and volume for fire-fighting.

25 2. Engineering analysis of new development proposals shall be required in areas with possible soil
26 instability, flooding, earthquake faults, or other hazards, and prohibit development in high danger
27 areas.

28 4. No new structures or additions to existing structures shall be permitted in areas identified by the
29 federal Flood Insurance Rate Maps (FIRMs) or the Town Engineer as being subject to inundation
30 in a 100-year or more frequent flood event. Exceptions may be granted for public facilities and
31 utilities. New development shall also be prohibited in the future 100-year flood zone, based on
32 buildout conditions as determined by FEMA and FIRM maps. Development will be required to
33 adhere to Placer County Flood Control District policies and the Dry Creek Watershed Control Plan.

34 9. Loomis shall encourage compliance with State requirements for unreinforced masonry buildings
35 and seismic safety.

36 12. Application materials for residential subdivisions proposed within or near oak woodlands shall
37 include Wildland fire protection plans showing how vegetation clearance will be maintained around
38 structures while preserving oak trees.

1 13. Town policies concerning the use, storage and transportation of hazardous materials, and regarding
2 underground or above ground storage tanks, should reflect the Placer County Environmental Health
3 Division and the State Regional Water Quality Control Board policies and requirements.

4 14. As individual developments are proposed, the Environmental Health specialist responsible for the
5 project will review lists of hazardous materials provided by the applicant as part of the project
6 description to determine consistency with the State Health and Safety Code. A site visit may be
7 necessary to determine compatibility to surrounding areas. Whether the hazardous material impacts
8 of a project are significant shall be decided on a case-by-case basis and depends on:

- 9 • Individual or cumulative physical hazard of material or materials.
- 10 • Amounts of materials onsite, either in use or storage.
- 11 • Proximity of hazardous materials to populated areas and compatibility of
12 materials with neighboring facilities.
- 13 • Federal, State, and local laws, and ordinances, governing storage and use of
14 hazardous materials.
- 15 • Potential for spill or release.
- 16 • Proximity of hazardous materials to receiving waters or other significant
17 environmental resource.

18
19 15. The storage, handling and disposal of potentially hazardous waste must be in conformance with the
20 requirements set forth in California Administrative Code, Title 22, Division 4, Ch. 30, and
21 California Health and Safety Code, Division 20, Chapter 6.5.

22 Noise:

23 1. New commercial and industrial development in the Town shall be sited and designed to
24 minimize the potential for harmful or annoying noise to create conflict with existing land uses.

25 2. Loomis shall encourage the mitigation of noise impacts in all new developments as necessary
26 to maintain the quiet, rural ambiance of the Town.

27 3. An acoustical analysis shall be required for new residential structures located within the
28 projected noise contour of 65 dBA Ldn, showing that the structures have been designed to limit
29 intruding noise in interior rooms to an annual level of 45 dBA Ldn.

30 4. Individual noise exposure analysis shall be required for proposed development projects as part
31 of the environmental review process, to ensure that the Town's noise standards are met. The
32 use of mitigation measures (noise buffers, sound insulation) may be required to reduce noise
33 impacts to acceptable levels.

34 8. Work with Caltrans to install mitigation elements along freeways and highways adjacent to
35 existing residential subdivisions or noise-sensitive uses to reduce noise impacts.

36 9. Provide for alternative transportation modes such as bicycle paths and pedestrian walkways to
37 minimize the number of automobile trips.

38 10. Require that new equipment and vehicles purchased by the Town comply with noise performance
39 standards consistent with the best available noise reduction technology.

- 1 11. Work with public transit agencies to ensure that the buses, vans, and other vehicles used do not
2 generate excessive noise levels.
- 3 14. Work with the Union Pacific Railroad to properly maintain lines and establish operational
4 restrictions during the early morning and late evening hours to reduce impacts in residential areas
5 and other noise sensitive areas.
- 6 15. Require that automobile and truck access to industrial and commercial properties adjacent to
7 residential areas be located at the maximum practical distance from the residential area.
- 8 16. Require that when no other feasible location for industrial or commercial use parking exists other
9 than adjacent to residential uses, the parking shall be buffered from the residential uses by barriers.
- 10 18. Require that the hours of truck deliveries to industrial and commercial properties adjacent to
11 residential uses be limited to daytime hours unless there is no feasible alternative or there are
12 overriding transportation benefits by' scheduling deliveries atnight.
- 13 19. Require that construction activities adjacent to residential units be limited as necessary to prevent
14 adverse noise impacts.
- 15 20. Future industrial or commercial development in areas determined to be near noise-sensitive land
16 uses shall be subject to an acoustical analysis to determine the potential for stationary source noise
17 impacts to neighboring land uses.