

APPENDIX B
General Plan Consistency Analysis

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Policy No.	Policy Text	Consistency	Analysis
Land Use: Residential 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.	Consistent with Mitigation	<p>The proposed project would increase the residential building density for the site compared to the existing land use and zoning designations. The project would require less water than has previously been anticipated for the site. The project applicant would be required to pay development impact fees and service connection fees to the Loomis and Placer Union School Districts, the Placer County Sheriff's Department, the Loomis Fire Protection District, Placer County Water Agency, and other public service providers, which would provide support for improvements to each provider's service capacity that may be necessary as part of their long term operations.</p> <p>As required through mitigation measures and the Town's Traffic Impact Fee, the project would make or contribute fair share payments to the improvements of intersections and/or roadway segments affected by the proposed project to ensure there is adequate capacity in the circulation system to accommodate project-generated traffic.</p> <p>There is currently a lack of capacity in wastewater infrastructure to serve the project. SPMUD is working towards installation of the Lower Loomis Diversion line to increase capacity. Mitigation Measure 4.12a requires the project applicant to obtain a will-serve letter from SPMUD verifying that there is adequate capacity to serve the entire project prior to issuance of any building permits for construction within the project site.</p>
Land Use: Residential 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.	Consistent with Mitigation	Refer to the analysis for Policy Land Use: Residential 1

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Land Use: Residential 3	New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhoods.	Consistent with Mitigation	<p>While both the Loomis and Placer Union School Districts are over capacity, the project would pay school impact fees to ensure that the districts each have the necessary resources to increase capacity.</p> <p>The project would construct an internal circulation system, including the extension of Doc Barnes Drive/Boyington Road along the southern project boundary, which would accommodate project traffic. In addition, the project would make or contribute fair share payments to the improvements of intersections and/or roadway segments affected by the proposed project to ensure that adequate capacity is available in the roadway network to accommodate the project-generated traffic.</p> <p>The EIR analysis does not find that the project would result in substantial increases in noise or traffic in the adjoining neighborhoods, thus the project would not adversely affect quality of life.</p>
Land Use: Residential 5	Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to insure their permanent attractiveness.	Consistent	The project proposes project-specific design standards reflecting the architectural styles prevalent in the Town and the Town's development standards. The project's design standards would ensure that the visual character of the project is consistent with the existing character of downtown Loomis.
Land Use: Residential 8	Loomis shall promote the full utilization of land already committed to urban development before utilities and public services are extended to areas without existing urban infrastructure.	Consistent	The project parcels are surrounded by existing development, and several are designated and zoned for the Town Center.
Land Use: Residential 9	Outside of the core area, Loomis shall promote a rural residential environment consisting primarily of single family homes.	Consistent	The project location is considered inside of the core area.
Land Use: Residential 10	Loomis shall encourage the provision of adequate housing opportunities for people on fixed or limited incomes, with emphasis on senior citizen housing.	Consistent	The project would include low-income housing units within the multi-family component.
Land Use:	Multi-family residential areas shall be designed	Consistent	The project's design standards include

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Residential 11	to be compatible with nearby single family residential neighborhoods in terms of height and massing, and overall design. Multi-family residential development shall not be permitted on arterials serving as entryways to the Town unless substantial setbacks and landscaping are provided.		a 40-foot height limit for the multi-family units. The height limit for nearby residential districts is 35 feet. The proposed multi-family area within the project site is not at a Town entryway, although it is visible from Interstate 80. Setbacks and landscaping would be provided.
Land Use: Residential 12	Proposed development shall be planned and designed to preserve and enhance significant natural features (e.g. creeks, wetlands, native trees, rock outcrops, wildlife habitat), and retain the existing topography, to the greatest extent practical.	Generally Consistent	The project would preserve ±10 acres of open space around the drainage corridor in the center of the project site, generally retain the existing topography, and preserve two key rock outcroppings. The project would result in impacts to 1.27 acres of wetlands, and would remove trees and rock outcroppings throughout the majority of the site.
Land Use: Residential 13	Loomis shall evaluate all new residential subdivisions and other significant development proposals for consistency with the Town's design standards, with the objectives of maintaining a small, neighborly, rural community, reflective of the Town's heritage. Proposed projects that are inconsistent with the Town's design guidelines shall be denied, or be revised to be consistent.	Consistent	The project proposes project-specific design standards reflecting the architectural styles prevalent in the Town and the Town's development standards. The project's design standards would ensure that the visual character of the project is consistent with the existing character of downtown Loomis.
Land Use: Residential 14	Loomis shall encourage the retention and enhancement of natural vegetation along major roadways in new developments as a tool for mitigating noise impacts and providing scenic open spaces.	Generally Consistent	The project would preserve ±10 acres of open space around the drainage corridor in the center of the project site and provide landscaping along the proposed extension of Doc Barnes Drive. The project would also retain much of the existing topography along the project site frontage on the I-80 right of way. It would also require construction of a sound barrier in some locations along the northern side of Doc Barnes Drive, portions of which would be visible from I-80.
Land Use: Residential 15	New residential development near the freeway shall consider alternative noise mitigation measures and avoid the construction of artificial freeway sound walls.	Generally Consistent	The project incorporates retention of natural topography and site design (setbacks) to minimize the noise impacts to onsite land uses and reduce the need for sound walls. However, these alternate measures were determined to be insufficient to reduce noise to acceptable levels. Construction of a sound wall would be required along portions of the project

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			site boundary near I-80, however they would be located on the northern side of Doc Barnes Drive, which would limit their visibility from I-80.
Land Use: Residential 16	Loomis shall prohibit the development of gated residential communities.	Consistent	The project does not propose a gated subdivision.
Land Use: Residential 18	All new development in Loomis shall conform to the land use map, land use categories and development intensities set forth in this General Plan.	Consistent	The project would require General Plan and Zoning Ordinance amendments to redesignate, rezone, and create the land use categories proposed by the project. With the approval of these amendments, the project would be consistent with the Town's General Plan.
Land Use: Commercial and Industrial 1	Loomis shall retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future Town needs, where appropriate. Community development opportunities shall also be considered in terms of community need for increased sales tax revenues, and to balance with residential developments	Generally Consistent	The project proposes General Plan and Zoning Ordinance amendments that would reduce the commercial space onsite from 42.8 acres to 7 acres. The environmental effects of this proposed change are evaluated throughout the EIR. The potential economic effects and determination of community need for increased sales tax revenues will be considered by the Town Council as part of their deliberations on the proposed project.
Land Use: Commercial and Industrial 4	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.	Consistent	Please refer to the analyses for Policy Land Use: Residential 5 and Policy Land Use: Residential 13
Land Use: Commercial and Industrial 5	New commercial development shall preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping.	Generally Consistent	Please refer to the analysis for Policy Land Use Residential: 12.
Land Use: Commercial and Industrial 6	Loomis shall require landscaping throughout off-street parking lots to mitigate the adverse visual impact of large paved areas and provide shading to assist in energy conservation within adjacent buildings.	Consistent	The project's design standards include landscaping standards consistent with this policy.
Land Use: Commercial and Industrial 7	Circulation patterns within and around new commercial development shall be designed to avoid diverting traffic through existing residential neighborhoods, where feasible.	Consistent	The commercial component of the project would be located on a major thoroughfare and would not divert traffic through residential areas.
Land Use: Commercial and Industrial 10	Commercial land uses shall be discouraged away from the Town's core area, except when property is demonstrably unsuitable for residential use because of proximity to noise	Consistent	The project location is considered within the Town's core area and is designated for commercial development. The site is specifically

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	sources such as major arterials or railroad lines.		discussed in the General Plan as Special Area 2, which is anticipated to include a mixture of residential and commercial land uses.
Land Use: Specific Areas 2	<p>General Commercial and Office/Professional designations north of the Raley's Center, and at I-80 and King Road: The planning of proposed development on these currently vacant properties should be carefully coordinated and integrated to ensure adequate access and circulation between Horseshoe Bar Road and King Road. Proposed development shall comply with the following standards.</p> <p>The riparian corridors extending through this area shall be protected consistent with the policies in the Conservation of Resources chapter of this General Plan.</p> <p>Proposed development shall be planned to provide a gradual transition of intensity between development adjacent to I-80 and existing commercial, and the neighboring residential areas, to minimize the potential for land use conflicts with residential uses, and problems for residents. The west General Commercial site should be developed with a mixture of land uses consisting of three tiers: general commercial and/or office uses should be located adjacent to the Raley's center; low profile office structures should be placed in a second tier after commercial uses; and medium- to medium-high density residential should be located adjacent to the existing residential areas to the north of this site. Any residential uses on the Office/Professional site (the parcel at I-80 and King Road) should be developed with shared driveways to minimize access points on the new extension of Boyington Road. (See the Circulation Element regarding the Boyington Road extension (page 81), and Figure 4-3 (page 85). The location/alignment of this extension will be determined at the time subdivision or other development of the presently vacant properties is proposed).</p>	Consistent	The project would be located on the parcels discussed in this policy. The proposed design includes the components addressed in this policy, including preservation of the riparian corridor, the proposed land uses, extension of Boyington Road (Doc Barnes Drive), and use of shared access points.
Downtown Plan 1	Until the adoption of Zoning Ordinance provisions and design guidelines to implement the <i>Town Center Master Plan</i> , proposed development and new land uses within the Town Center Commercial, General Commercial, Residential Medium Density, Residential Medium High Density, and Residential High	Consistent	The proposed project includes a proposal to create new zone districts and project-specific design standards.

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	Density land use designations south of King Road and northwesterly of I-80 shall be consistent with the <i>Town Center Master Plan</i> . Proposed development and new land uses shall be consistent with the Town's Zoning Ordinance provision and design guidelines and implement the provision of the <i>Town Center Master Plan</i> , after the Zoning Ordinance provision and design guidelines are adopted by the Town.		
Community Design and Character 1	The design of development should respect the key natural resources and existing quality development on each site, including ecological systems, vegetative communities, major trees, water courses, land forms, archaeological resources, and historical and architecturally important structures. Proposed project designs should identify and conserve special areas of high ecological sensitivity throughout the Town. Examples of resources to preserve include riparian corridors, wetlands, and oak woodlands.	Consistent	The project would conserve approximately 11 acres of the project site as open space and parks, including most of the central riparian corridor.
Community Design and Character 2	Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to insure their permanent attractiveness.	Consistent	Please refer to the analysis for Policy Land Use: Residential 5.
Community Design and Character 3	Each development project should be designed to be consistent with the unique local context of Loomis. Design projects to fit their context in terms of building form, siting and massing. Design projects to be consistent with a site's natural features and surroundings.	Consistent	Please refer to the analyses for Policy Land Use: Residential 5 and Policy Land Use: Residential 13.
Community Design and Character 4	Design each project at a human scale consistent with surrounding natural and built features. Project design should give special attention to scale in all parts of a project, including grading, massing, site design and building detailing. Project design should follow the rules of good proportion, where the mass of the building is balanced and the parts relate well to one another.	Consistent	Please refer to the analysis for Policy Land Use: Residential 5. Additionally, the project proposes project-specific design standards that address building style, scale, and detail.
Community Design and Character 5	Design projects to minimize the need to use automobiles for transportation. Emphasize pedestrian and bicycle circulation in all projects. Give individual attention to each mode of transportation with potential to serve a project and the Town including pedestrian, transit, rail, and automobile.	Consistent	The project proposes to build sidewalks and multi-use trails throughout the project to provide bicycle and pedestrian connections for existing and future residents to the proposed Town Center commercial area and the dedicated open space. The project would include class II

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	Plan for trail systems, where appropriate to connect areas of development with natural and recreational resources.		bicycle lanes along Doc Barnes Drive.
Community Design and Character 6	Encourage an active, varied, and concentrated urban life within commercial areas. Create and maintain pedestrian oriented centers of development within commercial areas that contain mixtures of retail, other employment, and other uses. Create clustered and mixed use projects within the Downtown Core centers that combine residential, retail, office and other uses.	Consistent	The project would provide a Village Mixed-Use District that would provide a combination of retail, office, and residential space. As discussed in the analysis for Policy Community Design and Character 5, the project would be designed to maximize pedestrian accessibility.
Community Design and Character 8	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.	Consistent	Please refer to the analysis for Policy Land Use: Residential 5.
Community Design and Character 9	New lighting (including lighted signage) that is part of residential, commercial, industrial or recreational development shall be oriented away from sensitive uses, and shielded to the extent possible to minimize spillover light and glare. Lighting plans shall be required for all proposed commercial and industrial development prior to issuance of building permits.	Consistent	Lighting installed at the project site would be required to be consistent with the applicable Municipal Code requirements, as discussed in Chapter 4.5 of the Draft EIR.
Parks and Recreation 2	The Town will work toward providing additional park and recreation facilities to meet the needs of Loomis residents as the Town's population increases.	Consistent	The project proposes to provide approximately 11 acres of open space and parks, including trails, which would be offered for dedication to the Town.
Parks and Recreation 4	New residential developments shall provide for the recreational open space needs of their residents.	Consistent	Please refer to the analysis for Policy Parks and Recreation 2.
Parks and Recreation 5	Loomis shall encourage the compatible recreational use of riparian and stream corridors, where feasible.	Consistent	Please refer to the analysis for Policy Parks and Recreation 2. The project proposes trails within the open space around the central riparian corridor, to the extent allowed under the Clean Water Act permits the project applicant has requested from the U.S. Corps of Engineers.
Parks and Recreation 7	Open space areas within proposed developments shall be designed as part of an integrated Town-wide network, in conjunction with bicycle, pedestrian, and equestrian trails.	Consistent	Please refer to the analysis for Policy Parks and Recreation 5.
Circulation: Level of Service	In order to minimize congestion, maintain Level of Service C on all roads and intersections within the Town of Loomis. Level of Service D may be allowed in conjunction with development	Consistent With Mitigation	The project would contribute to unacceptable levels of service at area intersections and roadway segments. The project applicant would contribute

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	<p>approved within the Town as an exception to this standard, at the intersections of King and Taylor, Horseshoe Bar Road and Taylor, Horseshoe Bar Road and I-80, Sierra College and Brace Road, and Webb and Taylor, when:</p> <p>The deficiency is substantially caused by “through” traffic, which neither begins nor ends in Loomis, and is primarily generated by non-residents; or</p> <p>The deficiency will be temporary (less than three years), and a fully-funded plan is in place to provide the improvements needed to remedy the substandard condition.</p>		a fair share amount to the programmed improvements for these facilities and would construct the planned extension of Boyington Road (Doc Barnes Drive) and install traffic signals at the intersections of Doc Barnes Drive with King Road and with Horseshoe Bar Road.
Circulation: Roadway Improvement	Roadway improvements within the Town of Loomis shall conform to the roadway classification system and improvement standards specified in the current version of the <i>Town of Loomis Design & Improvement Standards</i> after their adoption.	Consistent	The project proposes project-specific roadway design standards which would be added to the Town’s Design and Improvement Standards if the project is approved.
Circulation: Character of Roadway Improvements	The design of Downtown roadway and streetscape improvements will continue to maintain the “small town downtown” character.	Consistent	The proposed land uses and circulation system reflect the character of the existing Loomis downtown area.
Circulation: Bicycle Facilities 1	The Town shall promote bicycle travel, as appropriate, and shall pursue all available sources of funding for the development and improvement of bicycle facilities.	Consistent	The project includes Class II bicycle lanes and a network of pedestrian and bicycle trails.
Circulation: Bicycle Facilities 2	Bicycle facilities shall be provided in compliance with the <i>Placer County Bikeways Master Plan</i> (Placer County Transportation Commission, 1988) or subsequent amended versions of that document, as well as on other appropriate routes at the discretion of the Town Council.	Consistent	The proposed bicycle facilities are consistent with the Town’s Bicycle Master Plan and the project would not preclude development of any planned bicycle facilities.
Circulation: Neighborhood Environment 1	The Town shall create and maintain a street system which protects residential neighborhoods from unnecessary levels of traffic, while providing for logical traffic circulation.	Consistent	The proposed circulation network provides arterial roadways to provide access in and through the project site, with residences taking access from smaller internal roadways.
Circulation: Neighborhood Environment 2	The Town shall design streets and approve development in such a manner as to prevent and eliminate high traffic flows and parking problems within residential neighborhoods.	Consistent	The project would not create high traffic flows in residential neighborhoods and would provide parking onsite (in garages for residential units and in parking lots for non-residential development).
Circulation: Neighborhood Environment 3	The Town shall promote the development of a circulation system that preserves the historic nature and character of neighborhoods and districts, and reinforces neighborhood identity and integrity.	Consistent	The grid pattern of the internal street network reflects the historic and existing development patterns in the vicinity.

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Circulation: Neighborhood Environment 4	New local streets shall be designed to promote the interconnection of residential neighborhoods while simultaneously discouraging through-traffic within residential neighborhoods.	Consistent	The proposed project would extend the grid pattern of the adjacent areas and develop trails to provide connections while limiting traffic flow.
Circulation: Roadway System Funding 2	The Town shall require proposed new development projects to analyze their contribution to increased vehicle, pedestrian, and bicycle traffic and to implement the roadway improvements necessary to address their impact.	Consistent	The required analysis is presented in section 4.6 of the Draft EIR.
Circulation: Roadway System Funding 3	The Town shall assess fees on new development sufficient to cover the fair share portion of development's cumulative impacts on the local and regional transportation system. The cost of all on-site roadways within new development projects is the responsibility of the developer.	Consistent	The Town's Traffic Impact Fee Program requires the project applicant to pay a fair share portion of the improvements needed to accommodate traffic generated by the project.
Housing A.5	The Town shall encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses. The Town shall promote the mixed use policies of the <i>Town Center Master Plan</i> to encourage development of mixed uses.	Consistent	The project proposes a Village Mixed Use District with 12,000 square feet of commercial uses and 8 multi-family units and a mixture of commercial, professional, and residential uses throughout the remainder of the site.
Housing A.13	The Town will encourage the development of multi-family dwellings in locations where adequate facilities are available, such as the Town Center and where such development would be consistent with neighborhood character.	Consistent	The project proposes to develop a Village Mixed Use District and a High-Density Multiple-Family District in the Town Center.
Housing B.1	The Town encourages residential development of high architectural and physical quality, compatible with neighboring land uses.	Consistent	Please refer to the analyses for Policy Land Use: Residential 5 and Policy Land Use: Residential 13
Housing D.1	The development of housing for seniors, including congregate care facilities, shall be encouraged.	Consistent	The proposed project includes a 7.2 acre parcel to support multi-family residential uses, which could be developed as housing for seniors.
Housing F.2	New land use patterns should encourage energy efficiency, to the extent feasible.	Consistent	The project proposes a pedestrian oriented Town Center that includes sidewalks and trails that would connect to adjacent areas. The project would improve the balance between jobs and housing in Loomis, which would reduce the vehicle miles traveled and associated greenhouse gas emissions.
Public Services 1	Loomis will work toward achieving and maintaining acceptable levels of municipal services, including public safety, roadway	Consistent with Mitigation	Please refer to the analysis for Policy Land Use Residential 1.

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	<p>maintenance, and administrative services. Loomis will cooperate with regional public service agencies to attain adequate service levels for water distribution, sewerage services, flood management, and solid waste services.</p>		
Public Services 2	<p>Non-residential and higher density residential development shall not be expanded into areas lacking public services infrastructure until existing vacant land with these services within the Town limits is utilized, or proposed development ensures the extension of necessary infrastructure through actual construction or payment of fees.</p>	Consistent	<p>The project is located within the Town core and would have access to all necessary utilities.</p>
Public Services 4	<p>Proposed development shall be connected to public water supply and sewage disposal systems as follows:</p> <p>Any dwelling unit proposed within 300 feet of existing community water supply or sewage disposal service shall be connected to that service prior to occupancy, except where the Town Manager determines that connection is infeasible because of elevation differences or insufficient line capacity. The 300-foot distance shall be measured from the property line of the subject parcel that is nearest to the existing water supply or sewage disposal service.</p> <p>All development proposed in nonresidential land use designations shall be connected to the community water supply and sewage disposal systems prior to occupancy.</p> <p>Residential subdivisions proposing parcels of 2.2 acres or less shall be connected to the community water supply and sewage disposal systems prior to occupancy.</p>	Consistent	<p>The project would receive potable water supply from PCWA and wastewater collection, conveyance, and treatment services from SPMUD.</p>
Public Services 7	<p>If in the future adequate landfill space cannot be found to meet the Town's needs, no new development shall be approved until such time as adequate landfill space is identified.</p>	Consistent	<p>Recology Auburn Placer anticipates they would be able to serve the solid waste needs of the project. The Western Regional Sanitary Landfill has capacity to accept the solid waste generated by the project.</p>
Public Services 8	<p>New construction and reconstruction/restoration shall consider energy conservation in the selection of building materials, building orientation, and landscaping.</p>	Consistent	<p>Energy consumption is evaluated in the Draft EIR and Mitigation Measure 4.9a would serve to reduce energy consumption.</p>
Natural Resources and Open Space 1a	<p>Site preparation and development activities shall incorporate effective measures to minimize dust emissions and the emissions of pollutants by motorized construction equipment and vehicles.</p>	Consistent with Mitigation	<p>Mitigation Measure 4.8a requires the project to implement dust and emission control measures.</p>
Natural	<p>During the review of development plans, the</p>	Consistent	<p>The air quality analysis is presented in</p>

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Resources and Open Space 1b	Town should require that project proponents conduct their own air quality analysis to determine air quality impacts and potential mitigation measures.		Chapter 4.8 of the EIR.
Natural Resources and Open Space 1d	Recognizing that trees and other vegetation can provide a biological means of reducing air contaminants, existing trees should be retained and incorporated into project design wherever feasible. The additional planting of a large number of trees along roadways and in parking areas shall be encouraged.	Consistent	The project would retain trees within the 11 acres of open space and parks onsite and would provide substantial landscaping along internal roadways, including the extension of Doc Barnes Drive.
Natural Resources and Open Space 1g	The Town shall encourage that large residential projects be phased or timed to be coordinated with development that provides primary wage-earner jobs.	Consistent	The proposed project includes residential, commercial, and professional land uses. Primary wage-earner jobs could be supported onsite.
Natural Resources and Open Space 1h	If an initial air quality screening indicates that emissions of any pollutant could exceed 10 pounds per day, the Town shall require such development projects to submit an air quality analysis to Placer County APCD for review. Based on the analysis, the Town may require appropriate mitigation measures consistent with the latest version of the AQAP or other regional thresholds of significance adopted for the air basin.	Consistent with Mitigation	The analysis in the Draft EIR, which will be submitted to the ACPD for review, demonstrates that the project would generate air pollutant emissions greater than 10 pounds per day. Mitigation Measure 4.8c requires that the project applicant provide for an off-site emission reduction program or pay into the APCD Emission Reduction Fee Program.
Natural Resources and Open Space 2	Biotic resources evaluation. Prior to approval of discretionary development permits involving parcels near significant ecological resource areas, the Town shall require, as part of the environmental review process, a biotic resources evaluation by a qualified biologist. The biologist shall follow accepted protocols for surveys (if needed) and subsequent procedures that may be necessary to complete the evaluation. "Significant Ecological Areas" shall include, but not be limited to: Wetland areas; Stream environment zones; Suitable habitat for rare, threatened or endangered species, and species of concern; Large areas of non-fragmented habitat, including oak woodlands and riparian habitat; Potential wildlife movement corridors; and Important spawning areas for anadromous fish.	Consistent	Appendix C of the Draft EIR includes an Arborist's Report, Tree Inventory, Rare Plant Survey, Biological Resources Assessment, and Wetland Delineation for the project site.
Natural Resources and Open Space 3	Grading. The Town shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian areas. Prior to approval of discretionary development	Consistent	The project would comply with the Town's Grading Ordinance by preparing an erosion and sediment control plan that complies with the Town's stormwater management plan

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	<p>permits involving parcels near significant ecological resource areas, project applicants shall demonstrate that upland grading activities will not contribute to the direct cumulative degradation of stream quality.</p> <p>The Town will limit development on slopes with a gradient in excess of 30 percent or in areas of sensitive or highly utilized habitat, through appropriate zoning standards and individual development project review.</p>		and the California Stormwater Quality Association <i>Stormwater Best Management Practice Handbook</i> .
Natural Resources and Open Space 5	<p>Native tree protection. Individual heritage trees and significant stands of heritage trees shall be preserved. Healthy heritage trees shall be removed or significantly trimmed only when necessary because of safety concerns, conflicts with utility lines and other infrastructure, the need for thinning to maintain a healthy stand of trees, or where there is no feasible alternative to removal. Proposed development shall be designed, constructed, and maintained to preserve individual heritage tree and significant stands of heritage trees, and provide for the protection of root zones and the continuing health of the trees. When trees are removed, they shall be replaced in sufficient numbers to maintain the volume of the Town's overall tree canopy over a 20-year period. Tree removal within stream corridors is also subject to the above policy on stream corridor protection.</p>	Consistent	An Arborist's report is provided in Appendix C to the Draft EIR and the project would be required to comply with the Town's Tree Preservation and Protection Ordinance as required by Mitigation Measure 4.3b.
Natural Resources and Open Space 6	<p>Stream corridor protection. The streams of Loomis are among the most significant and valuable of the Town's natural resources. Development adjacent to streams shall be designed, constructed, and maintained to avoid adverse impacts on riparian vegetation, stream bank stability, and stream water quality to the maximum extent feasible. These policies shall apply to all watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps applicable to the Town. See also the policies for wetland protection below.</p>	Generally Consistent	The project would conserve the riparian corridor in the central portion of the project site as open space but would result in fill of 1.27 acres of wetland, including a portion of this drainage corridor. The wetland impacts would be mitigated as required under the Clean Water Act. The project would comply with the Town's Grading Ordinance by preparing an erosion and sediment control plan that complies with the Town's stormwater management plan and the California Stormwater Quality Association <i>Stormwater Best Management Practice Handbook</i> .
Natural Resources and Open Space 6a	Proposed structures and grading shall be set back the greater of: 100 feet from the outermost extent of riparian vegetation as defined in the Zoning Ordinance, or outside of the 100-year flood plain. Lesser setbacks may be approved	Consistent with Mitigation	The project would encroach on the floodplain and result in impacts to riparian vegetation, particularly as a result of the proposed extension of Doc Barnes Drive and residential lots

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	where site-specific studies of biology and hydrology, prepared by qualified professionals approved by the Town, demonstrate that a lesser setback will provide equal protection for stream resources. Development shall be set back from ephemeral or intermittent streams a minimum of 50 feet, to the extent of riparian vegetation, or to the 100-year floodplain, whichever is greatest.		proposed along the eastern side of the riparian corridor. The effects of these encroachments are evaluated in the Draft EIR and mitigation measures have been identified to ensure that there are no significant impacts to these resources.
Natural Resources and Open Space 6b	Land uses and development within the setback areas required by this policy shall be limited to: the grazing of livestock at half or less of the animal densities allowed by the Zoning Ordinance; open wire fencing to confine livestock; bridges; public utilities and infrastructure; and other uses allowed by the applicable zoning district as permitted or conditional uses, with conditional use permit approval.	Consistent with Mitigation	Please refer to the analysis for Policy Natural Resources and Open Space 6a.
Natural Resources and Open Space 6c	The following activities are prohibited within stream corridor setbacks: filling or dumping; the disposal of agricultural wastes; channelization or dams; the use of pesticides that may be carried into stream waters; grading, or the removal of natural vegetation within the required setback area, except with grading permit approval. This is not intended to prevent the reasonable maintenance of natural vegetation to improve plant health and habitat value.	Consistent with Mitigation	Please refer to the analysis for Policy Natural Resources and Open Space 6a.
Natural Resources and Open Space 6d	The Town shall require that development projects proposing to encroach into a creek corridor or creek/wetland setback to do one or more of the following, in descending order of desirability: Avoid the disturbance of riparian vegetation; Replace riparian vegetation (on-site, in-kind); Restore another section of creek (in-kind); and/or Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).	Consistent with Mitigation	Please refer to the analysis for Policy Natural Resources and Open Space 6a.
Natural Resources and Open Space 6e	The Town shall require that newly-created parcels include adequate space outside of wetland and riparian setback areas to ensure that property owners will not place improvements within areas that require protection.	Consistent	No wetland and riparian setback areas would be included within the parcels that the project proposes to create.
Natural Resources and Open Space 6f	Proposed development shall include surface water drainage facilities that are designed, constructed, and maintained to ensure that the	Consistent	The project proposes two stormwater detention basins and other Best Management Practices to manage

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	increased runoff caused by development does not contribute to the erosion of stream banks, or introduce pollutants into watercourses.		stormwater. Chapter 4.11 of the Draft EIR provides an analysis of the pre- and post- development stormwater runoff and finds that the project would provide sufficient control of stormwater to avoid erosion of stream banks and protection of water quality.
Natural Resources and Open Space 6g	The Town shall encourage the use of natural stormwater drainage systems to preserve and enhance existing natural features. The Town shall promote flood control efforts that maintain natural conditions within riparian areas.	Consistent	Please refer to the analysis for Policy Natural Resources and Open Space 6f.
Natural Resources and Open Space 6h	Where creek or wetland protection is required or proposed, the Town shall require public and private development to: Preserve creek corridors and setbacks through easements or dedications. Parcel lines or easements shall be located to optimize resource protection; Designate easement or dedication areas as open space; Protect creek corridors and their habitat value by: 1) providing adequate setbacks; 2) maintaining creek corridors in their natural state; 3) employing restoration techniques, where necessary and appropriate; 4) using riparian vegetation within creek corridors; 5) prohibit the planting of invasive, non-native plants within creek setbacks; and 6) avoiding tree removal within creek corridors. Use techniques that ensure development will not cause or worsen natural hazards near creeks, and will include erosion and sediment control practices such as: 1) turbidity screens (to minimize erosion and siltation); and 2) temporary vegetation sufficient to stabilize disturbed areas.	Consistent	The project proposes to preserve ±10 acres of open space around the creek corridor in the central portion of the site and maintain the majority of the corridor in its natural condition, including retaining trees within the corridor. The project would result in fill of 1.27 acres of wetland, including a portion of this drainage corridor. The wetland impacts would be mitigated as required under the Clean Water Act.
Natural Resources and Open Space 7a	Proposed development shall incorporate measures to minimize soil erosion, and stream and drainage way sedimentation during construction, and over the life of each project.	Consistent	The project includes Best Management Practices to control soil erosion and sedimentation, as evaluated in Chapters 4.10 and 4.11 of the Draft EIR.
Natural Resources and Open Space 7c	Proposed development shall be designed, constructed, and maintained to prevent the discharge of untreated effluent into local streams to the maximum extent feasible, including the introduction of contaminants such as pesticides, fertilizers, and petroleum products and other contaminants carried by urban runoff.	Consistent	Please refer to the analysis for Policy Natural Resources and Open Space 7a.
Natural	The environmental review of development on	Consistent with	Appendix C of the Draft EIR contains

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Resources and Open Space 8a	sites with wetlands shall include a wetlands delineation, and the formulation of appropriate mitigation measures. The Town shall support the “no net loss” policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.	Mitigation	the wetland delineation performed for the project site and Chapter 4.6 includes mitigation measures requiring the project attain the Town’s no net loss standard.
Natural Resources and Open Space 8b	The Town shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve “no net loss” through any combination of the following, in descending order of desirability: Avoidance of riparian habitat; Where avoidance is not feasible, minimization of impacts on the resource; Compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas, that are encouraged to be located within the Town; or Replacement of a degraded or destroyed wetland at a ratio of from 1:1 to 4:1, based on the biotic value of the wetland, as determined by the required environmental analysis. The review authority may reduce the replacement ratio as an incentive, where replacement wetlands are proposed to be located within or in close proximity to the Town. The Town shall cooperate with regulating agencies to ensure that concerns are adequately addressed.	Consistent with Mitigation	Please refer to the analysis for Policy Natural Resources and Open Space 8a.
Natural Resources and Open Space 8d	The Town will require the preservation of native riparian and wetland areas as open space to the maximum extent feasible, using fee title or conservation easement acquisition, land conservancy participation, and/or other measures as appropriate.	Consistent	The project proposes to designate the onsite riparian corridor as open space, which would be offered for dedication to the Town.
Cultural Resources 5	As part of the environmental review process, the Town shall review all development proposals for their potential to disturb cultural resources. In areas where cultural resources are known to occur, give special consideration to development of facilities that enhance the operation, enjoyment, and maintenance of these areas.	Consistent with Mitigation	Appendix C of the Draft EIR contains a Cultural Resources Assessment for the project site. The assessment found that there are no known archaeological resources onsite but did identify two historic residences onsite. The project would demolish these historic resources. Consideration of project

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			alternatives that would allow for preservation of these resources is provided in Chapter 5 of the Draft EIR. Chapter 4.4 of the Draft EIR includes a mitigation measure requiring recordation of these residences.
Public Health and Safety 1	Loomis shall enforce building codes and other Town ordinances having an effect upon fire hazards and fire protection. The Town shall maintain adequate street widths and turning radii to accommodate fire protection equipment. New development shall ensure adequate water pressure and volume for fire fighting.	Consistent	The circulation elements of the project would be wide enough to accommodate emergency service vehicles. The water service provided to the project would be adequate to serve the needs of onsite fire fighting.
Public Health and Safety 4	No new structures or additions to existing structures shall be permitted in areas identified by the federal Flood Insurance Rate Maps (FIRMs) or the Town Engineer as being subject to inundation in a 100-year or more frequent flood event. Exceptions may be granted for public facilities and utilities. New development shall also be prohibited in the future 100-year flood zone, based on buildout conditions as determined by FEMA and FIRM maps. Development will be required to adhere to Placer County Flood Control District policies and the Dry Creek Watershed Control Plan.	Consistent with Mitigation	The project would encroach on the floodplain and result in impacts to riparian vegetation, particularly as a result of the proposed extension of Doc Barnes Drive and residential lots proposed along the eastern side of the riparian corridor. The effects of these encroachments are evaluated in the Draft EIR and mitigation measures have been identified to ensure that there are no significant impacts to these resources. The project proposes to modify the 100-year floodplain, subject to approval from FEMA, such that none of the proposed development would be within the post-development 100-year floodplain.
Public Health and Safety 5	New development near stream channels shall be designed so that reduced stream capacity, stream bank erosion, or adverse impacts on habitat values are avoided.	Consistent	The project would preserve ±10 acres around the stream channel in the central portion of the site to avoid reducing stream capacity, erosion, and adverse impacts on habitat value for the land adjacent to the stream corridor.
Public Health and Safety 6	Further channelization and/or banking of creeks or streams within the planning area shall be discouraged, unless no other alternative is available to minimize flood risk. Setbacks from flood sources shall be the preferred method of avoiding impacts.	Consistent	The project would not require further channelization and/or banking of streams.
Public Health and Safety 12	Application materials for residential subdivisions proposed within or near oak woodlands shall include Wildland fire protection plans showing how vegetation clearance will be maintained around structures while preserving oak trees.	Consistent	While the project would preserve riparian woodland habitat around the drainage channel in the central portion of the project site, the project does not propose to intermix residences in woodland habitat.
Public Health	The storage, handling and disposal of potentially	Consistent	The storage, use, or disposal of

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and Safety 15	hazardous waste must be in conformance with the requirements set forth in California Administrative Code, Title 22, Division 4, Ch. 30, and California Health and Safety Code, Division 20, Chapter 6.5.		potentially hazardous materials could occur during project construction and/or operation and would comply with federal, State, and local regulations for hazardous materials handling.
Noise 1	New commercial and industrial development in the Town shall be sited and designed to minimize the potential for harmful or annoying noise to create conflict with existing land uses.	Consistent	The Noise Report provided in Appendix F found that the proposed commercial development would not result in substantial increases in noise levels.
Noise 2	Loomis shall encourage the mitigation of noise impacts in all new developments as necessary to maintain the quiet, rural ambiance of the Town.	Consistent with Mitigation	Section 4.7 of the Draft EIR includes mitigation measures necessary to ensure that the project does not result in a significant increase in noise levels.
Noise 3	An acoustical analysis shall be required for new residential structures located within the projected noise contour of 65 dBA Ldn, showing that the structures have been designed to limit intruding noise in interior rooms to an annual level of 45 dBA Ldn.	Consistent with Mitigation	The acoustical analysis is provided in Appendix F of the Draft EIR and chapter 4.8 of the Draft EIR includes mitigation to ensure that interior noise levels for residences within the 65 dBA contour would be no greater than 45 dBA.
Noise 4	Individual noise exposure analysis shall be required for proposed development projects as part of the environmental review process, to ensure that the Town's noise standards are met. The use of mitigation measures (noise buffers, sound insulation) may be required to reduce noise impacts to acceptable levels.	Consistent with Mitigation	The acoustical analysis is provided in Appendix F of the Draft EIR and chapter 4.8 of the Draft EIR includes mitigation to ensure that noise impacts are reduced to acceptable levels.
Noise 5	Loomis shall discourage the construction of sound walls to mitigate noise impacts, unless it is the only feasible alternative. New sensitive noise receptors shall not be permitted if the only feasible mitigation for noise impacts is a sound wall.	Consistent with Mitigation	The project incorporates retention of natural topography and site design (setbacks) to minimize the noise impacts to onsite land uses and reduce the need for sound walls. However, these alternate measures were determined to be insufficient to reduce noise to acceptable levels. Construction of a sound wall would be required along portions of the project site boundary near I-80, however they would be located on the northern side of Doc Barnes Drive, which would limit their visibility from I-80
Noise 6	Where noise mitigation is necessary, the following order of preference among options shall be considered: distance from the noise source; muffling of the noise source; design and orientation of the receptor; landscaped berms; landscaped berms in combination with walls.	Consistent with Mitigation	Please refer to the analysis for Policy Noise 5.
Noise 7	Use the land use/noise compatibility matrix	Consistent with	The acoustical analysis provided in

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	shown on Figure 8-4 to determine the appropriateness of land uses relative to roadway noise.	Mitigation	Appendix F of the Draft EIR and chapter 4.8 of the Draft EIR includes consideration of the compatibility matrix and identifies mitigation measures to ensure that the proposed land uses would not be exposed to unacceptable roadway noise levels.
Noise 9	Provide for alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips.	Consistent	Please refer to the analysis for Policy Housing F.2.
Noise 19	Require that construction activities adjacent to residential units be limited as necessary to prevent adverse noise impacts.	Consistent with Mitigation	The acoustical analysis provided in Appendix F of the Draft EIR and chapter 4.8 of the Draft EIR includes consideration of impacts to adjacent residences due to construction noise and identifies mitigation measures to ensure construction noise impacts are reduced to the extent feasible.