

Staff Report

TO: Town of Loomis Town Council
FROM: Christy Consolini, Planning Director
DATE: April 9, 2024
RE: 2040 General Plan Update and Final Environmental Impact Report

RECOMMENDATION

1. Conduct a public hearing on the proposed 2040 General Plan Update and associated Final Environmental Impact Report (EIR), Findings, and Statement of Overriding Considerations; and
2. Adopt the following resolutions:
 - a. Resolution #24-___ certifying the EIR and adopting the EIR Findings and Statement of Overriding Considerations
 - b. Resolution #24-___ adopting the 2040 General Plan

BACKGROUND

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

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

The Town adopted the current General Plan in 2001 and has amended it since that date, most recently in 2019. It is appropriate to update the General Plan to reflect the Town's existing conditions, changes in Federal and State regulations, changes to the State General Plan Guidelines, changes in technology, changes in the economy, and to assure the General Plan is internally consistent.

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

On February 27, 2024, the Planning Commission unanimously voted to recommend the Town Council certify the CEQA Final EIR and adopt the Statement of Overriding Considerations (Resolution #24-01), and adopt the General Plan with the additional modification to redesignate 9 parcels identified in the diagram presented by staff to Rural Residential (Resolution #24-02) (See Attachment 3).

PROJECT LOCATION

The project site is the Planning Area for the 2040 General Plan, which contains all land within the Town's boundaries, and the Town's Sphere of Influence (which is co-terminus with the Town

boundaries), as required by California Government Code Section 65300. The Town is in southern Placer County, approximately 25 miles northeast of the city of Sacramento. Loomis is divided into two distinct areas by Interstate 80, which traverses through the center of Town. The area north of I-80 contains the Town's existing retail, office, and industrial development, as well as residential development at different densities. Industrial land uses are located in the triangular area between Taylor Road and Swetzer Road in the northeastern portion of the Town. The area south of I-80 is almost exclusively rural and residential in character.

PROJECT DESCRIPTION

The Town of Loomis adopted its first General Plan in 1987. The first comprehensive update of the General Plan occurred in 2001 and a variety of amendments to the General Plan have been adopted since 1987. This is the second comprehensive update. California state law requires each county, and each incorporated city or town, to adopt a comprehensive general plan "for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). A general plan establishes the community's development and conservation goals and public policy relative to the distribution of future land uses, both public and private. Since the general plan affects the welfare of current and future generations, State law requires that the plan take a long-term perspective (California Government Code Section 65300). The 2040 General Plan is a policy document that will guide development and conservation within the Town, including the public infrastructure and public facility improvements required to serve future development. Development projects, public facility improvements, population growth, economic development, and other changes contemplated in the Town through the year 2040 could result in environmental impacts, which have been analyzed in the EIR.

PUBLIC PARTICIPATION AND OUTREACH

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

OPEN HOUSES

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

ON-LINE SURVEYS

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

WORKSHOPS AND FORUMS

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

- Three Rural Main Street Technical Assistance workshops were held in September and October 2020;
- In April 2021 the Town launched the Social Pinpoint platform. To date there are 1,145 followers;
- Two public forums held on June 15 and 19, 2021 to gain public input on the draft General Plan Update and public workshops for review of the draft plan prior to public hearings;
- General Plan Update EIR Scoping Workshops were held on June 8 and 9, 2022 during which the proposed May 2022 Draft General Plan Update was presented to the Town Council, Planning Commission, and the public, at which time comment on the Draft General Plan Update was received, land use diagram modifications and “no net loss” requirements were discussed, and direction was provided to staff to proceed with the preparation of the required California Environmental Quality Act Environmental Impact Report based on the May 2022 Draft General Plan Update and direction from the Town Council and Planning Commission; and
- The General Plan Draft EIR joint workshop with the Planning Commission and Town Council was held on October 17, 2023 to receive information on the circulating Draft EIR and receive public comment on the Draft EIR to be addressed in the Final EIR.

COMMITTEES

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

WEBSITES

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

COMMUNICATION

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

HEARINGS

- February 27, 2024, Planning Commission Hearing recommending certification of the EIR and adoption of the CEQA Statement of Overriding Considerations and 2040 General Plan.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Discretionary projects in California are required to undergo environmental review under the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq. [14 CCR Section 15000 et seq.]). The Town is the CEQA lead agency and prepared a Draft EIR compliant with CEQA for the Town of Loomis 2020–2040 General Plan Update (also referred to as “the 2040 General Plan” or “the proposed project”).

The EIR (SCH#2022050323) describes the potential environmental impacts associated with adoption and implementation of the 2040 General Plan. The 2040 General Plan is a policy document that will guide development and conservation within the Town, including the public infrastructure and public facility improvements required to serve future development. Development projects, public facility improvements, population growth, economic development, and other changes contemplated in the Town through the year 2040 could result in environmental impacts, which are analyzed in the EIR.

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

CEQA SCOPING

A Notice of Preparation (NOP) was submitted to the Office of Planning and Research on May 16, 2022, indicating the Town would be preparing an EIR for the 2040 General Plan. The purpose of the NOP is to provide an opportunity to comment on the scope and proposed content of the EIR. A Joint Town Council and Planning Commission Scoping Workshop was held on June 8th and 9th, 2023 to receive guidance on the scope of analysis for the EIR, including identification of specific issues requiring additional study; receive ideas for feasible mitigation to eliminate or reduce potentially significant impacts; and receive suggestions for alternatives to the proposed project that could potentially reduce or avoid potentially significant or significant impacts.

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

DRAFT AND FINAL EIR AND CIRCULATION

Following scoping in 2022, a Draft EIR was prepared to evaluate the implementation of the 2040 General Plan. A Notice of Availability was distributed on September 22, 2023, establishing a 45-day review period between September 22, 2023 and November 6, 2023. The Notice of Completion was submitted to the Governor’s Office of Planning and Research on September 21, 2023 and the Notice of Availability was noticed via the newspaper, mail, and public posting. A public meeting on the Draft EIR was held on October 17, 2023 through a joint meeting with the Planning Commission and Town Council. Town staff presented the Draft EIR and the proposed mitigation measures, responded to questions from both the Planning Commission and Town Council, and comments from the public were received. In addition to comments made during the October 17, 2023 meeting, 29 written comment letters were received. The written comment letters and comments made during the meeting were compiled and addressed in the Final EIR, including modifications to the Draft 2040 General Plan as

proposed in the mitigation measures contained in the EIR, as revised. In accordance with State CEQA Guidelines Section 15132(a), the Final EIR incorporates the Draft EIR. One letter on the Final EIR was received from Caltrans (See Attachment 4).

ANALYSIS

The following environmental topic areas are evaluated in the EIR, as required by CEQA.

- Aesthetics and Visual Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, Minerals, and Paleontology
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning, Population, and Housing
- Noise and Vibration
- Public Services and Recreation
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildland Fire Hazards

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

The following environmental topic areas have been evaluated in the EIR to have potentially significant environmental impacts:

- Air Quality
- Biological Resources
- Cultural Resources
- Tribal Cultural Resources
- Geology, Soils, Minerals, and Paleontology
- Greenhouse Gas Emissions
- Noise and Vibration
- Public Services and Recreation
- Transportation and Circulation

PROPOSED MITIGATION MEASURES (MODIFICATIONS TO THE DRAFT 2040 GENERAL PLAN)

The following table provides a summary of environmental impacts and mitigation measures corresponding to the environmental issues discussed in the EIR. The summary table is arranged in four columns: Impacts; Level of Significance before Mitigation; Mitigation Measures; and Level of Significance after Mitigation. Cumulative impacts are described in detail in Chapter 6 of the EIR. The proposed General Plan would have a cumulatively considerable contribution to significant cumulative impacts related to aesthetics and visual resources, air quality, cultural resources, tribal cultural resources, and noise and vibration.

The 2040 General Plan has been prepared to be a self-mitigating document in that the policies and implementation measures minimize significant impacts to the extent feasible. Modifications to the policies and implementation measures in the May 2022 Draft 2040 General Plan are included to help prevent impacts; however, some significant and unavoidable impacts remain as described in the Findings of Fact and Statement of Overriding Considerations (Attachment 1, Exhibit A). The annual report on the General Plan status required pursuant to State Government Code will serve as the monitoring and reporting program for the project. Therefore, the Town Council will not need to adopt a Mitigation Monitoring and Reporting Program in accordance with Public Resources Code Section 21081.6(a) and CEQA Guidelines Section 15097. Since the mitigation measures in the Final EIR propose further modifications to the May 2022 Draft 2040 General Plan Update, the Final 2040 General Plan Update under consideration reflects those new or modified policies and implementation measures that would address significant impacts of implementing the 2040 General Plan (Draft May 2022 version). Changes to the May 2022 Draft 2040 General Plan Update are identified in the proposed 2040 General Plan in strikeout and underline mode for ease of reference.

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
4.1 Aesthetics and Visual Resources Have a substantial adverse effect on a scenic vista?	No Impact	None.	No Impact
4.1 Aesthetics and Visual Resources Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	No Impact	None.	No Impact
4.1 Aesthetics and Visual Resources Impact 4.1-1. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less than Significant	None.	Less than Significant
4.1 Aesthetics and Visual Resources Impact 4.1-2. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than Significant	None.	Less than Significant
4.2 Agriculture and Forestry Resources Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	No Impact	None.	No Impact
4.2 Agriculture and Forestry Resources Impact 4.2-2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact	None.	No Impact

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
4.2 Agriculture and Forestry Resources Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	None.	No Impact
4.2 Agriculture and Forestry Resources Impact 4.2-1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non- agricultural use?	Less than Significant	None.	Less than Significant
4.2 Agriculture and Forestry Resources Impact 4.2-2. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non- agricultural use or conversion of forest land to non- forest use?	Less than Significant	None.	Less than Significant
4.3 Air Quality Impact 4.3-1. Conflict with or obstruct implementation of the applicable air quality plan?	Significant	Mitigation Measure 4.3-1a: Revise Implementation Measure AQGHGE-1.1.2.1 under Policy AQGHGE-1.1.2 as follows: <i>Implementation Measure AQGHGE-1.1.2.1:</i> During the development review process <u>for projects subject to the California Environmental Quality Act</u> , the Town will require that project proponents conduct an air quality analysis to determine potential air quality impacts. Analysis will evaluate emissions relative to Placer County Air Pollution Control District thresholds of significance or other applicable thresholds. Those projects that exceed applicable significance thresholds, or could otherwise result in a significant air quality impact, shall incorporate applicable and feasible mitigation measures, as recommended by Placer County Air Pollution Control District or otherwise demonstrated to achieve reductions,	Significant and Unavoidable

in order to minimize or offset construction and operational emissions.

All projects shall implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects as a standard condition of approval for projects within the Town of Loomis. Proposed projects shall incorporate feasible construction mitigation strategies, including those listed below, those included in an updated set of mitigation recommendations prepared by the PCAPCD, or those determined by the Town of Loomis to be as effective:

- Water all active construction areas at least twice daily.
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- Cover inactive storage piles.
- Vehicles traveling across unpaved areas shall be limited to no more than 15 miles per hour.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
- Haul trucks shall maintain at least two feet of freeboard.
- Cover all trucks hauling soil, sand, and other loose materials.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Sweep streets at least once per day if visible soil material is carried out from the construction site.

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<ul style="list-style-type: none"> – <u>Idling of diesel or gasoline equipment or vehicles within 1,000 feet of a sensitive receptor is not permitted.</u> – <u>Limit all idling of vehicles and equipment that use gasoline or diesel fuel to five minutes maximum.</u> – <u>Use alternative power source, such as electricity, for construction equipment or use reformulated and emulsified fuels, incorporate catalyst and filtration technologies, and generally modernize the equipment fleet with cleaner and newer engines.</u> <p>Mitigation Measure 4.3-1b: Include the following new Implementation Measure in the General Plan:</p> <p><u>Implementation Measure AQGHGE-1.1.2.4: For new developments that are expected to exceed the PCAPCD threshold of significance related to construction after BMPs have been applied, additional emission control strategies are required to further reduce these impacts. These may include:</u></p> <ul style="list-style-type: none"> – <u>Water all active construction areas three times daily.</u> – <u>Non-road engines shall be equipped with Best Available Control Technology (e.g., Tier 4 Final or better nonroad compliant engines).</u> – <u>Site accesses to a distance of 100 feet from the paved road shall be treated with a 6- to 12-inch compacted layer or wood chips, mulch, or gravel.</u> – <u>Minimizing the idling time of diesel-powered construction equipment to a maximum of two minutes.</u> – <u>Use low VOC coatings beyond the local requirements (i.e., PCAPCD Rule 218).</u> 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>4.3 Air Quality</p> <p>Impact 4.3-2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</p>	Significant	<p>Mitigation Measure 4.3-2a: Include the following new Implementation Measure in the General Plan:</p> <p><u>Implementation Measure AQGHGE-1.1.2.5: Projects that could have a potentially significant effect, as demonstrated by exceedance of the PCAPCD-recommended thresholds of significance, shall incorporate applicable PCAPCD-recommended standard operational mitigation measures, such as the PCAPCD-recommended mitigation measures listed below or as they may be updated in the future, or those design features determined by the Town to be as effective:</u></p> <ul style="list-style-type: none"> – <u>Wood burning or pellet stoves/fireplaces shall not be permitted.</u> – <u>Electrical outlets should be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.</u> – <u>All newly constructed residential buildings shall comply with the California Green Building Standards Code (CalGreen) Tier 2 standards.</u> – <u>Site design shall maximize access to transit, to accommodate bus travel, and to provide lighted shelters at transit access points.</u> – <u>A pedestrian access network shall link complementary land uses.</u> – <u>Provide bicycle storage to promote bicycling.</u> – <u>Vanpool parking only spaces and preferential parking for carpools should be required for employment-generating uses.</u> 	Significant and Unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<ul style="list-style-type: none"> – <u>Consider using concrete or other non-polluting materials for paving parking lots instead of asphalt.</u> – <u>Landscaping should be designed to eventually shade buildings and parking lots.</u> <p>Mitigation Measure 4.3-2b: Include the following new Implementation Measure in the General Plan:</p> <p><u>Implementation Measure AQGHGE-1.1.2.6:</u> <u>If, following implementation of other policies and implementation measures, a project’s operational emissions would still exceed PCAPCD-recommended thresholds of significance, the Town would require the project to offset remaining project emissions in excess of thresholds by establishing off-site mitigation or participation in PCAPCD’s Off-site Mitigation Program.</u></p>	
<p>4.3 Air Quality</p> <p>Impact 4.3-3. Expose sensitive receptors to substantial pollutant concentrations?</p>	Significant	<p>Mitigation Measure 4.3-3a: Implementation Measure AQGHGE-1.2.1.2 under Policy AQGHGE-1.2.1 should be revised as follows:</p> <p><i>Implementation Measure AQGHGE-1.2.1.2:</i> The Town will coordinate with Placer County Air Pollution Control District in evaluating the exposure of sensitive receptors to toxic air contaminants (TACs). <u>New development subject to the California Environmental Quality Act shall be required to implement CARB’s Air Quality and Land Use Handbook: A Community Health Perspective guidance concerning land use compatibility and recommended setback distances with regard to sources of TAC emissions and sensitive land uses, or related guidance as it may be updated in the future. When projects could generate or expose sensitive receptors to substantial air pollutant concentrations, t</u>The Town will <u>communicate with the Placer County Air Pollution Control District to identify new development projects with operational sources of toxic air</u></p>	Significant and Unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>contaminants and determine the need for require a screening level analysis, and if necessary, a more detailed site-specific health risk analysis to assess potential health impacts prior to approval of new developments.</u></p> <p>Projects shown to result in significant health risks shall incorporate <u>mitigation strategies recommended by Placer County Air Pollution Control District and other effective strategies, as needed, to reduce exposure and related impacts. Mitigation measures could include but are not limited to providing enhanced filtration systems (e.g., Minimum Efficiency Reporting Value [MERV] 13 or greater) for nearby sensitive receptor buildings, use of solid barriers to pollution, and vegetation to reduce pollutant concentrations, the use of Tier 4 certified heavy duty diesel construction equipment or electrified equipment, changes to the emission source's operation (e.g. technology or best performance standards that reduce harmful emissions), and positioning of exhaust and intake for ventilation systems to minimize exposure, among others.</u></p> <p>Mitigation Measure 4.3-3b: Include the following new Implementation Measure in the General Plan:</p> <p><u>Implementation Measure AQGHGE-1.2.1.4: New development subject to CEQA and that would require the use of diesel-fueled construction equipment within 300 feet of an existing sensitive receptor shall use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the PCAPCD.</u></p> <p><u>As an alternative, a project applicant may prepare a site-specific health risk assessment, with mitigation, if</u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<u>necessary, to demonstrate compliance with applicable PCAPCD-recommended health risk thresholds.</u>	
<p>4.3 Air Quality Impact 4.3-4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</p>	Potentially Significant	<p>Mitigation Measure 4.3-4: Include the following new Implementation Measure in the General Plan:</p> <p><u>Implementation Measure AQGHGE-1.2.1.5: New commercial and industrial land uses, subject to CEQA, that would create substantial odor impacts on existing or planned residential uses shall be located, buffered, or otherwise designed to avoid such impacts. The potential for a proposed land use to result in a substantial odor impact shall be determined based upon the PCAPCD CEQA Handbook guidance for “Projects with Odors or Siting Near to Existing Odor Sources” and specifically considering the current PCAPCD Odor Screening Distances, as shown below.</u></p> <p><u>Wastewater Treatment Plant: 2 miles</u></p> <p><u>Wastewater Pumping Facilities: 1 mile</u></p> <p><u>Sanitary Landfill: 2,000 feet</u></p> <p><u>Transfer Station: 1 mile</u></p> <p><u>Composting Facility: 2 miles</u></p> <p><u>Petroleum Refinery: 2 miles</u></p> <p><u>Asphalt Batch Plant: 2 miles</u></p> <p><u>Chemical Manufacturing: 1 mile</u></p> <p><u>Fiberglass Manufacturing: 1 mile</u></p> <p><u>Painting / Coating Operations: 1 mile</u></p> <p><u>Rendering Plant: 4 miles</u></p> <p><u>Coffee Roaster: 1 mile</u></p> <p><u>Food Processing Facility: 1 mile</u></p> <p><u>Feed lot / Dairy: 1 mile</u></p>	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>Green Waste and Recycling Operations: 2 miles</u> <u>Metal Smelting Plants: 1 mile</u></p> <p><u>The width of such buffers will be determined on a case-by-case basis considering prevailing winds and other relevant factors. The width of public rights-of-way, drainages, and easements may count as part of the buffer.</u></p>	
<p>4.4 Biological Resources</p> <p>Impact 4.4-1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	Potentially Significant	<p>Mitigation Measure 4.4-1: The following mitigation measures are included to address potentially significant impacts to special-status plant and wildlife species that may occur from implementation of the 2040 General Plan. Implementation Measure Bio-1.1.1.1 and Bio-1.1.1.3 should be revised as follows:</p> <p><i>Implementation Measure Bio-1.1.1.1:</i> The Town will shall require projects that may have sensitive plant or wildlife species to identify sensitive plant and wildlife species that may occur on a project site through the preparation of a Biotic Resources Evaluation. In addition, pPrior to approval of discretionary development permits involving parcels near significant ecological resource areas, the Town shall will require, as part of the environmental review process, a Biotic Resources Evaluation prepared by a qualified biologist.</p> <p><u>The Biotic Resources Evaluation prepared for a project will be consistent with agency guidance and protocols for applicable species, and be submitted concurrent with development applications. The surveys shall inventory the type, quantity, and quality of existing vegetation communities and habitats on-site including any suitable habitat for special-status plants or wildlife and known occurrences of special-status plants or wildlife on or in the vicinity of the site. This requirement may be waived if the Town determines that the proposed project area is already</u></p>	Less than Significant with Mitigation

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>sufficiently surveyed or contains habitats that are deemed unsuitable to support populations of special-status plants or wildlife. The biologist shall follow accepted protocols for surveys (if needed) and subsequent procedures that surveys may be necessary to complete the evaluation of project related impacts on special-status plants and wildlife. The Biotic Resources Evaluation shall identify all "Significant Ecological Areas" that may be directly or indirectly impacted by a project. Significant Ecological Areas shall include, but not be limited to:</u></p> <ul style="list-style-type: none"> – Aquatic resources; – Stream environment zones; – Suitable habitat for rare, threatened, or endangered species, species of concern, and other sensitive species; – Large areas of non-fragmented native or naturalized <u>habitat</u>, including oak woodlands and riparian habitat; – Potential <u>wildlife</u> movement corridors; and, – Important <u>spawning</u> areas for anadromous fish. <p><u>Implementation Measure Bio 1.1.1.3: The project proponent in conjunction with the Town will identify feasible opportunities to avoid and preserve on-site special-status species occurrences and sensitive habitats through design and planning. If impacts to special-status species cannot be avoided, the project proponent shall be required to mitigate all adverse effects to special-status species in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species and their habitat. Measures may include implementation of impact minimization measures based on accepted standards and guidelines and best available</u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>science, and compensatory mitigation for unavoidable loss of special-status species and sensitive habitats.</u></p> <p><u>If the project would result in take of state or federally listed species, the Town will require the project proponent to obtain take authorization from the USFWS and/or the CDFW, as appropriate, depending on species status, and comply with all conditions of the take authorization.</u></p> <p><u>The Town will require project proponents to develop and implement a mitigation and monitoring plan (Plan) inclusive of permit conditions required by State and/or federal regulatory agencies for onsite or offsite actions that will be implemented to compensate for effects to or loss of special-status species and sensitive habitats. The Plan will describe in detail how impacts to special-status species or sensitive habitats will be avoided or offset, including the following information:</u></p> <ol style="list-style-type: none"> <u>1. detailed information on the habitats present within the preservation and mitigation areas,</u> <u>2. information on the long-term management and monitoring procedures to be followed within these habitats,</u> <u>3. legal protection for the preservation of mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment),</u> <u>4. details on restoration and creation of suitable habitat,</u> <u>5. compensation for the temporal loss of suitable habitat,</u> <u>6. proposed management and monitoring regimes to avoid indirect habitat degradation of the managed area over time (e.g., management of invasive plant species, maintenance of required hydrology).</u> 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>7. <u>success criteria to ensure that goals and objectives of the mitigation area are met,</u></p> <p>8. <u>remedial actions if performance standards are not met.</u></p> <p>9. <u>Purchase of applicable mitigation credits at an agency-approved mitigation bank (i.e., approved by the agency with jurisdiction over the affected species or habitat) in Placer County, will be acceptable for compensatory mitigation for project-related impacts to special-status species if avoidance or onsite or offsite management is not feasible or of if it is the agencies preference for the project to obtain mitigation credits for project-related impacts to special-status plants and wildlife. Where direct and indirect impacts to special-status plant and wildlife species or their habitat cannot be avoided, project proponents shall develop appropriate avoidance and minimization measures for implementation during construction and operation of the project, and appropriate mitigation to reduce impacts to these resources to the maximum extent feasible.</u></p>	
<p>4.4 Biological Resources</p> <p>Impact 4.4-2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>	<p>Potentially Significant</p>	<p>Mitigation Measure 4.4-2: The proposed 2040 General Plan should be revised to include the following new and revised Implementation Measures for the protection of riparian habitat and sensitive natural communities:</p> <p><u><i>New Implementation Measure Bio 1.2.1.174: If a proposed project would result in removal or alteration of a riparian community or other designated sensitive habitat identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, the Town will require the project proponent to notify the California Department of Fish and Wildlife, obtain a Lake and Streambed Alteration Agreement if determined necessary by the California</i></u></p>	<p>Less than Significant with Mitigation</p>

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>Department of Fish and Wildlife, and comply with all conditions of the Lake and Streambed Alteration Agreement. Measures for riparian habitat and sensitive natural communities protection include, but are not limited to, avoidance of impacts by establishing a setback between adjacent land uses and riparian habitat, oak woodland, or other sensitive natural community; protect and preserve riparian habitat and sensitive natural communities onsite to the extent feasible; and compensate for loss of riparian habitat and sensitive natural communities by creating, restoring, or preserving in-kind off-site habitat within Placer County to compensate for on-site impacts in coordination with the applicable resource agencies.</u></p> <p><i>Revised Implementation Measure Bio 1.4.1.3:</i> Healthy protected trees shall only be removed or significantly trimmed <u>for a proposed project</u> when determined to be necessary because of safety concerns, conflicts with utility lines and other infrastructure, the need for thinning to maintain a healthy stand of trees, to implement required fire reduction, or where there is no feasible alternative to removal. <u>Trimming of protected trees shall be conducted under the direct supervision of an ISA-certified arborist.</u></p> <p><i>Revised Implementation Measure Bio 1.4.1.4:</i> When protected trees are removed by a proposed project, they shall be replaced in sufficient numbers to maintain the Town's overall tree canopy. <u>For sites that have selective tree removal with some protected trees remaining on-site, selective tree removal shall be conducted under the direct supervision of an ISA-certified arborist to ensure incidental damage to preserved protected trees does not occur during the tree removal process.</u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>4.4 Biological Resources Impact 4.4-3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	Less than Significant	None.	Less than Significant
<p>4.4 Biological Resources Impact 4.4-4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	Potentially Significant	<p>Mitigation Measure 4.4-4a: Implement Mitigation Measure 4.4-1 (Revised Implementation Measures BIO-1.1.1.1 and BIO-1.1.1.3 for Special-status Plants, Wildlife and Habitat)</p> <p>Mitigation Measure 4.4-4b: Implement Mitigation Measure 4.4-2 (New Implementation Measure BIO-1.2.1.174, New and Revised Implementation Measures for Sensitive Communities including Riparian and Oak Woodland)</p>	Less than Significant with Mitigation
<p>4.4 Biological Resources Impact 4.4-5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	No Impact	None.	No Impact
<p>4.4 Biological Resources Impact 4.4-6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	No Impact	None.	No Impact
<p>4.5 Cultural and Tribal Cultural Resources Impact 4.5-1. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?</p>	Potentially Significant	<p>Mitigation Measure 4.5-1: The 2040 General Plan should be revised to include the following new Implementation Measures:</p> <p><i>Implementation Measure H-1.1.1.1a: <u>As part of environmental review for the identification and evaluation of cultural resources and their significance to take place early in the planning process by qualified professionals, the Town of Loomis Environmental Review Application shall edit the “XII. Cultural Resources” section to add a</u></i></p>	Significant and Unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>"Date of Construction for Existing Structures" entry to the application as well as "Yes" and "No" checkboxes for "Over 50 years old?" Similarly, the Building Permit application shall edit the "A. Building Project information" section to add a "Date of Construction" entry to the permit application, as well as "Yes" and "No" checkboxes for "Over 50 years old?"</u></p> <p><u>This information would allow the Town to be informed of any potential historical resources that may be affected by a project.</u></p> <p><u>Implementation Measure H-1.1.1.1b: The following guidance for the identification and evaluation of cultural resources to assist with the decision making regarding any actions proposed for discretionary projects that could adversely affect built environment historical resources is as follows:</u></p> <ol style="list-style-type: none"> <u>1. The project proponent shall identify if historic-age resources (building, structure, or objects) 50 years or older from the current calendar year, will be directly affected by the project through major exterior alterations (such as replacement siding, replacement windows and doors, and additions) or demolition.</u> <u>2. When reviewing Building Permit Applications for exterior alterations and/or demolition of historic-age resources, the Town shall consider the architectural style of the building, design, arrangement, relationship to surrounding buildings and historic character of an area, texture, materials, and any other pertinent factors relating to the potential historical significance of the affected historic-age resource.</u> <u>3. If upon review of the historic-age resource(s) that would be adversely affected by the project that have not previously been evaluated for significance against</u> 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>California Register of Historical Resources (CRHR) and/or National Register of Historic Places (NRHP) evaluation criteria, or has not been presumed or determined to be historically significant by the Town supported by substantial evidence as a historical resource for the purposes of CEQA, the project proponent will be required to retain the services of a qualified architectural historian and/or historian consultant that meets the Secretary of the Interior’s Professional Qualification Standards, to conduct a historical resource assessment unless the Town has determined the historic-age resource lacks physical integrity and/or historical significance supported by substantial evidence.</u></p> <p><u>4. The qualified architectural historian and/or historian will evaluate the significance of the historic-age resource that would be directly or indirectly affected by the project. The historical assessment will include field survey; background and archival research; consultation with local historical societies, museums or other interested parties; and evaluation of the resources against CRHR and/or NRHP evaluation criteria. If the resource is recommended as a historical resource, character-defining features must be identified by the qualified consultant.</u></p> <p><u>5. If after the historical resource assessment is concluded, and the qualified consultant does not identify any historical resources that may be directly or indirectly impacted by project activities, there is no adverse change to historical resources and no further action is required.</u></p> <p><u>6. If after the historical resources assessment is concluded, and the qualified consultant does identify a significant historical resource that may be directly or indirectly</u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>adversely affected by project activities, the qualified consultant shall recommend appropriate minimization measures to alter the project design, or prepare mitigation measures to reduce impacts to less than significant. Avoidance shall be considered the primary mitigation option. If avoidance is not feasible, then the maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of the historical resource, conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will reduce impacts to a less than significant level. If adherence to the Secretary of the Interior's Standards cannot avoid materially altering in an adverse manner the physical characteristics or historic character of the surrounding environmental setting that contribute to a resource's historic significance, additional mitigation may be required.</u></p> <p><u>7. If avoidance is not feasible and minimizing measures through adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties is not feasible, documentation of the adversely affected historical resource is required using, as appropriate, Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and/or Historic American Landscapes Survey (HALS) guidelines before the historical resource is altered by project activities. The subsequent recordation will be submitted, at minimum, to the Loomis Basin Historical Society collection at the Loomis Library.</u></p> <p><u>Implementation Measure H-1.1.1.1c: The following guidance for studies related to the identification and evaluation of cultural resources to assist with the decision making</u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>regarding any actions proposed for projects that require discretionary approval and are subject to California Environmental Quality Act Review that could adversely affect archaeological resources is as follows:</u></p> <ol style="list-style-type: none"> <u>1. The project proponent will request a search of the Native American Heritage Commission (NAHC) Sacred Lands Files and request a list of California Native American tribal contacts that may have specific knowledge of archaeological resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on cultural resources in the project area. Additional communication with relevant tribal representatives may be appropriate depending on the level of cultural sensitivity. Note, this outreach is separate from AB 52 consultation required for tribal cultural resources.</u> <u>2. The project proponent will be required to retain the services of a cultural resources consultant with access to the North Central Information Center of the California Historical Resources Information System to request a search of the project area with an appropriate search radius buffer, to determine whether the project area has been previously surveyed and whether cultural resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the project applicant will retain the services of a qualified archaeologist that meets the Secretary of the Interior's Professional Qualification Standards to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. If previous</u> 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>surveys did not meet current professional standards or regulatory guidelines, or relies on outdated information, a qualified archaeologist will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for archaeological resources.</u></p> <p>3. <u>If a survey is warranted, it will include all necessary background research in addition to an archaeological pedestrian survey. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the background research, survey, and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation (DPR) 523 site record forms and cultural resources reports.</u></p> <p>4. <u>Management recommendations may include, but are not limited to, additional studies to evaluate identified sites or archaeological monitoring at locations determined by a qualified archaeologist to be sensitive for subsurface cultural resource deposits.</u></p> <p>5. <u>Once approved by the Town, the final cultural reports and DPR 523 forms will be provided to the North Central Information Center.</u></p> <p>6. <u>If no archeological resources are identified that may be directly or indirectly impacted by project activities and the sensitivity for buried archaeological resources is low, there would be no adverse effect to known archeological resources and no further action is required.</u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>7. <u>When a project will impact a known archaeological site, and avoidance through project redesign is not a feasible option, a qualified archaeologist shall evaluate the eligibility of the site for listing in the California Register of Historical Resources (CRHR). If the archaeological site is found to be a historical resource per CEQA Guidelines Section 15064.5(a)(3), the qualified archaeologist shall recommend further mitigative treatment which could include preservation in place or data recovery.</u></p> <p>8. <u>If a known site to be tested is prehistoric, local tribal representatives should be afforded the opportunity to observe the ground-disturbing project activities.</u></p> <p>9. <u>If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Data recovery will not be required if the implementing agency determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the data recovery shall be deposited with the North Central Information Center.</u></p>	
<p>4.5 Cultural and Tribal Cultural Resources Impact 4.5-2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</p>	Potentially Significant	<p>Mitigation Measure 4.5-2: The 2040 General Plan should include the following new Implementation Measure: <i>Implementation Measure H-1.1.1.2a: For projects that could adversely affect previously unknown buried cultural</i></p>	Less than Significant with Mitigation

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>resources (prehistoric indigenous or historical archeological sites) that could be found during construction, the following procedures shall be adopted to minimize impacts:</u></p> <ol style="list-style-type: none"> 1. <u>During ground-disturbing activities necessary to implement proposed development and infrastructure projects, if any prehistoric indigenous or historical subsurface cultural resources are discovered, all work within 100 feet of the find shall be halted and a qualified archaeologist that meets the Secretary of the Interior’s Professional Qualification Standards shall be consulted within 24 hours to assess the significance of the find, according to CEQA Guidelines Section 15064.5, and implement, as applicable, CEQA Guidelines Sections 15064.5(d), (e), and (f).</u> 2. <u>If the archaeological site is found to be a historical resource as per CEQA Guidelines Section 15064.5 (a)(3), the qualified archaeologist shall recommend further mitigative treatment, which could include avoidance, preservation in place, or data recovery. If significant archaeological resources that meet the definition of historical or unique archaeological resources are identified in the project area, the preferred mitigation of impacts is preservation in place.</u> 3. <u>If avoidance through project design is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan. The treatment plan shall include, but shall not be limited to, data recovery procedures based on location and type of archaeological resources discovered and a preparation and submittal of report of findings to the North Central Information Center. Data recovery shall be designed to recover the significant information the archaeological resource is</u> 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>expected to contain, based on the scientific/historical research questions that are applicable to the resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable resource questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by project proponents' actions. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. Archaeological sites containing human remains shall be treated in accordance with the provisions of Section 7050.5 of the Health and Safety Code.</u></p>	
<p>4.5 Cultural and Tribal Cultural Resources Impact 4.5-3. Disturb any human remains, including those interred outside of dedicated cemeteries?</p>	<p>Potentially Significant</p>	<p>Mitigation Measure 4.5-32: The 2040 General Plan should be revised to include the following new Implementation Measure:</p> <p><u>Implementation Measure H-1.1.1.1d: For projects that could adversely affect previously unknown human remains interred outside of dedicated cemeteries:</u></p> <p><u>Consistent with Health and Safety Code, Section 7050 through 7052 and Health and Safety Code Section 8010 through 8030, in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, the Town and project proponent's contractor(s) shall take the following steps:</u></p> <ol style="list-style-type: none"> 1) <u>No further excavation or disturbance of the project site or any nearby area reasonably suspected to overlie adjacent human remains will occur until:</u> <ol style="list-style-type: none"> A. <u>the County Coroner has been contacted to determine that no investigation of the cause of death is required, and</u> 	<p>Less than Significant with Mitigation</p>

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>B. <u>if the coroner determines the remains to be Native American:</u></p> <ol style="list-style-type: none"> 1. <u>the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours;</u> 2. <u>the NAHC shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and</u> 3. <u>the most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in Section 5097.98 of the Public Resources Code; or</u> <p>2) <u>Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:</u></p> <ol style="list-style-type: none"> A. <u>the NAHC is unable to identify a most likely descendant or the most likely descendant fails to make a recommendation within 24 hours after being notified by the commission;</u> B. <u>the most likely descendant identified fails to make a recommendation; or</u> C. <u>the landowner or his or her authorized representative rejects the recommendation of the most likely descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.</u> 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>If the remains are not Native American, the Town or project proponent shall contact a qualified archaeologist that meets the Secretary of the Interior's Professional Qualification Standards to create a plan applicable for the situation that could include site preservation as a preferred alternative; or some appropriate other actions such site definition including geophysical testing, appropriate excavation, and reinterment.</p>	
<p><u>*See 4.17 Tribal Cultural Resources of this Final EIR for this impact discussion.</u> 4.5 Cultural and Tribal Cultural Resources</p> <p>Impact 4.5-4. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <ul style="list-style-type: none"> ● listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ● a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. 	<p>Potentially Significant</p>	<p><i>Implement Mitigation Measure 4.5-1: The 2040 General Plan should include the following new Implementation Measure:</i></p> <p>Refer to Mitigation Measure 4.5-1 (new Implementation Measure H-1.1.1.1c) included under impact 4.5-1 above.</p> <p><i>Implement Mitigation Measure 4.5-2: The 2040 General Plan should include the following new Implementation Measure:</i></p> <p>Refer to Mitigation Measure 4.5-2 (new Implementation Measure H-1.1.1.2a) included under impact 4.5-2 above.</p>	<p>Less than Significant with Mitigation</p>

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>4.6 Energy Resources Impact 4.6-1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>	Less than Significant	None.	Less than Significant
<p>4.7 Geology, Soils, Mineral Resources, and Paleontological Resources Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> • Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. • Seismic-related ground failure, including liquefaction? • Landslides? 	No Impact	None.	No Impact
<p>4.7 Geology, Soils, Mineral Resources, and Paleontological Resources Impact 4.7-1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?</p>	Less than Significant	None.	Less than Significant
<p>4.7 Geology, Soils, Mineral Resources, and Paleontological Resources Impact 4.7-2. Result in substantial soil erosion or the loss of topsoil?</p>	Less than Significant	None.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>4.7 Geology, Soils, Mineral Resources, and Paleontological Resources</p> <p>Impact 4.7-3. Be located on expansive soil, creating substantial direct or indirect risks to life or property?</p>	Less than Significant	None.	Less than Significant
<p>4.7 Geology, Soils, Mineral Resources, and Paleontological Resources</p> <p>Impact 4.7-4. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>	Less than Significant	None.	Less than Significant
<p>4.7 Geology, Soils, Mineral Resources, and Paleontological Resources</p> <p>Impact 4.7-5. Directly or indirectly destroy a unique paleontological resource or site?</p>	Potentially Significant	<p>Mitigation Measure 4.7-5: The proposed 2040 General Plan should be revised to include the following new Policy and Implementation Measure:</p> <p><u>Policy H-1.1.4:</u> <u>The Town shall encourage the preservation of unique paleontological resources.</u></p> <p><u>Implementation Measure H-1.1.4.1:</u> <u>For development of new land uses (except for single-lot residential development) subject to the California Environmental Quality Act that could have impacts related to unique paleontological resources, such as where construction activities would occur within the Mehrten or Lone Formations, or Older Alluvium, the project applicant shall provide a site-specific analysis of the project's potential to damage or destroy unique paleontological resources, and measures designed to protect unique paleontological resources, as needed and appropriate. Such measures may include, but are not limited to, construction worker personnel training, periodic monitoring during construction activities, stopping work within 50 feet of any fossil that is discovered, evaluation of the fossil by a qualified paleontologist, and proper recordation and curation of the specimen.</u></p>	Less than Significant with Mitigation

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>4.8. Greenhouse Gas Emissions</p> <p>Impact 4.8-1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<p>Cumulatively Considerable</p>	<p>Mitigation Measure 4.8-1: The 2040 General Plan should include the following new Implementation Measures:</p> <p><i>Implementation Measure AQGHGE-1.1.4.4: <u>The Town shall utilize electric landscape maintenance equipment to the extent feasible on parks and public/quasi-public lands.</u></i></p> <p><i>Implementation Measure AQGHGE-1.1.5.1: <u>The Town shall monitor the effectiveness of current and forthcoming regulations and legislation intended to reduce GHG emissions from mobile sources (e.g., AB 1493, SB 375), area sources (e.g., California Green Building Standards Code), and indirect sources (i.e., Renewable Energy Portfolio standards) on community and municipal GHG emissions. The Town will implement related programs locally, where appropriate, to further reduce GHG emissions of 2040 General Plan buildout.</u></i></p> <p>Mitigation Measure 4.8-2: Revise Implementation Measure AQGHGE 1.1.2.3 as follows:</p> <p><i>Implementation Measure AQGHGE-1.1.2.3: The Town will develop an ordinance requiring new development to install electric infrastructure and encouraging reduced use and reliance on prohibiting the installation of wood burning stoves and fireplaces and regulating and limiting natural gas devices <u>or infrastructure in new residential or commercial development consistent with the State's carbon neutrality target time frames, with appropriate phasing and exemptions.</u> The Town will consider exemptions where, due to the specific requirements of the proposed use, the use of all-electric devices is demonstrated to be infeasible. The Town will consider electricity reliability and will coordinate with prevailing electricity suppliers regarding</i></p>	<p>Cumulatively Considerable and Unavoidable</p>

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		the reliability of electricity sources in the development of this ordinance.	
<p>4.9 Hazards and Hazardous Materials Impact 4.9-1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or possible release of hazardous materials from upset or accident conditions?</p>	Less than Significant	None.	Less than Significant
<p>4.9 Hazards and Hazardous Materials Impact 4.9-2. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	Less than Significant	None.	Less than Significant
<p>4.9 Hazards and Hazardous Materials Impact 4.9-3. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	Less than Significant	None.	Less than Significant
<p>4.9 Hazards and Hazardous Materials For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</p>	No Impact	None.	No Impact
<p>4.9 Hazards and Hazardous Materials Impact 4.9-4. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	Less than Significant	None.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>4.10 Hydrology and Water Quality Impact 4.10-1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?</p>	Less than Significant	None.	Less than Significant
<p>4.10 Hydrology and Water Quality Impact 4.10-2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	Less than Significant	None.	Less than Significant
<p>4.10 Hydrology and Water Quality Impact 4.10-3. Substantially alter drainage patterns or add impervious surfaces, in a manner that would result in substantial erosion or siltation on- or off-site?</p>	Less than Significant	None.	Less than Significant
<p>4.10 Hydrology and Water Quality Impact 4.10-4. Substantially alter drainage patterns or add impervious surfaces in a manner that would exceed the capacity of stormwater drainage systems, provide substantial additional sources of polluted runoff, substantially increase surface runoff resulting in on-site or off-site flooding, or impede or redirect flood flows?</p>	Less than Significant	None.	Less than Significant
<p>4.10 Hydrology and Water Quality Impact 4.10-5. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>	Less than Significant	None.	Less than Significant
<p>4.10 Hydrology and Water Quality Impact 4.10-6. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	Less than Significant	None.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>4.11 Land Use, Planning, Population and Housing Impact 4.11-1. Physically divide an established community?</p>	Less than Significant	None.	Less than Significant
<p>4.11 Land Use, Planning, Population and Housing Impact 4.11-2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?</p>	Less than Significant	None.	Less than Significant
<p>4.11 Land Use, Planning, Population and Housing Impact 4.11-3. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p>	Less than Significant	None.	Less than Significant
<p>4.11 Land Use, Planning, Population and Housing Impact 4.11-4. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>	Less than Significant	None.	Less than Significant
<p>4.12 Noise and Vibration For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	No Impact	None.	No Impact
<p>4.12 Noise and Vibration Impact 4.12-1. Expose Sensitive Receptors to Substantial Temporary, Short-Term Construction Noise?</p>	Significant	To further reduce short-term noise associated with construction activities subject to review under CEQA, the following revisions shall be incorporated into the 2040 General Plan to replace proposed Policy Noise-1.1.16, and add new Implementation Measures Noise-1.1.16.1 and Noise-1.1.16.2 (revised and expanded upon from prior	Significant and Unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>proposed 2040 General Plan Policy Noise-1.1.16) to provide construction-related noise standards.</p> <p>Policy Noise-1.1.16: (New)</p> <p><u>The Town considers an increase of 12 dBA over ambient noise levels to be a potentially significant temporary construction noise impact as experienced at outdoor gathering spaces associated with noise-sensitive uses. Consider the use of temporary noise barriers, limited hours, and limiting times of year for construction near schools to reduce construction-related noise effects.</u></p> <p><u>Implementation Measure Noise 1.1.16.1: The Town shall require construction activity adhere to the following time restrictions to limit construction-related noise exposure for noise-sensitive uses:</u></p> <ul style="list-style-type: none"> – <u>Demolition, construction, site preparation, and related activities that would generate noise perceptible at the property line of the subject property are limited to the hours between 7 a.m. to 7 p.m. on weekdays, 8 a.m. to 7 p.m. on Saturdays, and 9 a.m. to 5 p.m. on Sundays and holidays (with permission of the Town Planning Commission or Town Council).</u> <p><u>Implementation Measure Noise 1.1.16.21: (Revised from proposed Policy Noise-1.1.16) The Town shall require the following strategies be considered to reduce construction-related noise exposure for noise-sensitive uses:</u></p> <ul style="list-style-type: none"> – <u>Ensure that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications;</u> 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<ul style="list-style-type: none"> – <u>Locate noisy construction equipment away from surrounding noise-sensitive uses;</u> – <u>If proposed construction activity is predicted to cause noise levels exceeding average daytime noise levels by more than 12 dBA, additional noise reduction strategies such as, but not limited to, the following shall be implemented:</u> <ul style="list-style-type: none"> ○ Use sound aprons or temporary noise enclosures around noise-generating equipment; ○ Install temporary noise barriers between noise-generating activity and noise-sensitive uses; – <u>Limiting times of year for construction near schools to reduce construction-related noise effects.</u> 	
4.12 Noise and Vibration Impact 4.12-2. Result in the Exposure of Sensitive Receptors to Long-term Transportation Noise?	Less than Significant	None.	Less than Significant
4.12 Noise and Vibration Impact 4.12-3. Result in the Exposure of Sensitive Receptors to Long-term Non-Transportation Noise?	Significant	No additional feasible mitigation measures are available.	Significant and Unavoidable
4.12 Noise and Vibration Impact 4.12-4. Result in the Exposure of Sensitive Receptors to Increases in Vibration levels?	Less than Significant	None.	Less than Significant
4.13 Public Services and Recreation Impact 4.13-1. Increased demand for fire protection services and facilities?	Less than Significant	None.	Less than Significant
4.13 Public Services and Recreation Impact 4.13-2. Increased demand for police protection facilities?	Less than Significant	None.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p>4.13 Public Services and Recreation Impact 4.13-3. Increased demand for school services and facilities?</p>	Less than Significant	None.	Less than Significant
<p>4.13 Public Services and Recreation Impact 4.13-4. Result in the need for new or expanded parks to meet parkland standards and potential for accelerated or substantial deterioration of existing parks and recreation facilities from increased use?</p>	Potentially Significant	No additional feasible mitigation measures are available.	Significant and Unavoidable
<p>4.13 Public Services and Recreation Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	Physical impacts addressed, as appropriate, in the applicable resource sections throughout this EIR.	Not applicable.	Not applicable
<p>4.14 Transportation and Circulation Impact 4.14-1. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</p>	Less than Significant	None.	Less than Significant
<p>4.14 Transportation and Circulation Impact 4.14-2. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) (VMT Threshold – Lane Use Projects)?</p>	Significant	<p>Mitigation Measure 4.14-2: The proposed 2040 General Plan should be amended to include the following new Implementation Measure:</p> <p><i>Implementation Measure CIR-3.2.2.2: <u>The Town shall develop a VMT reduction program. Proposed development projects that could have a potentially significant VMT impact shall consider reasonable and feasible project modifications and other measures during the project design and environmental review stage of project development that would reduce VMT effects in a manner</u></i></p>	Significant and Unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>consistent with state guidance on VMT reduction. The below list of potential measures is not intended to be exhaustive, and not all measures may be feasible, reasonable, or applicable to all projects. The purpose of this list is to identify options for future development proposals, not to constrain projects to this list, or to require that a project examine or include all measures from this list. Potential measures include:</u></p> <ul style="list-style-type: none"> – <u>increase project density;</u> – <u>increase the mix of uses within the project or within the project’s surroundings;</u> – <u>locate the project near transit;</u> – <u>improve or increase access to transit;</u> – <u>increase access to common goods and services; such as groceries, schools, and daycare;</u> – <u>incorporate affordable housing into the project;</u> – incorporate neighborhood electric vehicle network; – <u>orient the project toward transit, bicycle and pedestrian facilities;</u> – <u>improve pedestrian or bicycle networks, or transit service;</u> – <u>provide traffic calming;</u> – <u>provide bicycle parking;</u> – <u>limit parking supply when appropriate;</u> – unbundle parking costs; – provide parking cash-out programs; – implement roadway pricing; 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<ul style="list-style-type: none"> – <u>implement or provide access to a commute reduction program;</u> – <u>provide car-sharing, bike sharing, and ride-sharing programs;</u> – <u>provide transit passes;</u> – <u>shifting single occupancy vehicle trips to carpooling or vanpooling, for example providing ride-matching services;</u> – <u>providing telework options;</u> – <u>providing incentives or subsidies that increase the use of modes other than single-occupancy vehicle;</u> – <u>providing on-site amenities at places of work, such as priority parking for carpools and vanpools, secure bike parking, and showers and locker rooms;</u> – <u>providing employee transportation coordinators at employment sites;</u> – <u>providing a guaranteed ride home service to users of non-auto modes;</u> – <u>locate the project near transit;</u> — <u>increase project density;</u> — <u>increase the mix of uses within the project or within the project's surroundings;</u> – <u>increase connectivity and/or intersection density on the project site;</u> — <u>deploy management strategies (e.g., pricing, vehicle occupancy requirements) on roadways or roadway lanes; and/or</u> — <u>fund, implement, operate, and/or participate in Travel Demand Management Programs.</u> 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<u>The measures to increase project density, increase the mix of uses within the project, and locate the project near transit are considered to be some of the most feasible and beneficial measure that could be implemented for future projects in Loomis, and should be taken into consideration when evaluating all future development projects in the Town.</u>	
4.14 Transportation and Circulation Impact 4.14-3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than Significant	None.	Less than Significant
4.14 Transportation and Circulation Impact 4.14-4. Result in inadequate emergency access?	Less than Significant	None.	Less than Significant
4.15 Utilities and Service Systems Impact 4.15-1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than Significant	None.	Less than Significant
4.15 Utilities and Service Systems Impact 4.15-2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than Significant	None.	Less than Significant
4.15 Utilities and Service Systems Impact 4.15-3. Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the	Less than Significant	None.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
project's projected demand in addition to the provider's existing commitments?			
<p>4.15 Utilities and Service Systems Impact 4.15-4. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and comply with solid waste statutes and regulations?</p>	Less than Significant	None.	Less than Significant
<p>4.16 Wildfire Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p>	No Impact	None.	No Impact
<p>4.16 Wildfire Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p>	Physical impacts addressed, as appropriate, in the applicable resource sections throughout this EIR.	Not applicable.	Not applicable
<p>4.16 Wildfire Impact 4.16-1. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</p>	Less than Significant	None.	Less than Significant

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><u>4.17 Tribal Cultural Resources</u></p>	<p><u>Significant</u></p>	<p><u>Mitigation Measure 4.17-1: The 2040 General Plan should be amended to include the following new Policy and Implementation Measures:</u></p> <p><u>Policy H-1.1.5: The Town shall actively take actions to protect Tribal Cultural Resources.</u></p> <p><u>Implementation Measure H-1.1.5.1: The following guidance for studies related to the identification of cultural and Tribal Cultural Resources to assist with the decision making regarding any actions proposed for projects that could adversely affect archaeological and Tribal Cultural Resources is as follows:</u></p> <ol style="list-style-type: none"> <u>Per requirements of AB 52, the project proponent will request a search of the Native American Heritage Commission Sacred Lands Files and request a list of California Native American Tribal contacts that may have specific knowledge of Tribal Cultural Resources in the area that could be affected by project implementation. Each Native American group and individual identified by the Native American Heritage Commission will be contacted to obtain any available information on Tribal Cultural Resources in the project area. Additional communication with relevant Tribal representatives may be appropriate depending on the level of cultural sensitivity determined by the Sacred Land Files search results.</u> <p><u>If representatives from a California Native American tribe that is traditionally and culturally affiliated with a geographic area of the project determine that the project area has known, or increased sensitivity, for Tribal Cultural Resources,</u></p>	<p><u>Significant and Unavoidable</u></p>

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>they will inform the Town of Loomis as the CEQA Lead Agency as part of AB 52 consultation.</u></p> <p>2. <u>The project proponent will be required to retain the services of a cultural resources consultant with access to the North Central Information Center of the California Historical Resources Information System to request a search of the project area with an appropriate search radius buffer, to determine whether the project area has been previously surveyed and whether cultural resources were identified. In the event the records indicate that no previous survey has been conducted or existing survey data is greater than five years old, the project applicant will retain the services of a qualified archaeologist that meets the Secretary of the Interior’s Professional Qualification Standards to assess the adequacy of the existing data (if any) and assess the archaeological sensitivity of the project area. Likewise, Tribal Representatives from California Native American tribes that are traditionally and culturally affiliated with a geographic area shall be consulted to determine sensitivity of the project area for Tribal Cultural Resources. If previous surveys did not meet current professional standards or regulatory guidelines, or if they relied on outdated information, a qualified archaeologist and/or Tribal Representatives will make a recommendation on whether a survey is warranted based on the sensitivity of the project area for Tribal Cultural Resources.</u></p> <p>3. <u>If a Tribal Cultural Resources survey is warranted, Native American Representatives from culturally</u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>affiliated tribes that act as a representative of their Tribal government shall be provided the opportunity to conduct sensitivity surveys prior to any site preparation or ground-disturbing activities to determine the presence or absence of any Tribal Cultural Resources. Based on findings of the survey, additional technical studies may be required, such as geoarchaeological sensitivity analysis, or other analysis scaled according to the nature of the individual project. A report will document the results of the background research, survey, and provide appropriate management recommendations, and include recordation of identified archaeological resources on appropriate California Department of Parks and Recreation 523 site record forms and cultural resources reports.</u></p> <p>4. <u>Only Tribal Representatives from culturally affiliated tribes can identify, evaluate, and provide recommendations for identified Tribal Cultural Resources. Management recommendations may include, but are not limited to, Tribal monitoring at locations determined by Tribal Representatives to be sensitive for subsurface Tribal Cultural Resource deposits, and any feasible measure to preserve in place, avoid, or minimize impacts to the Tribal Cultural Resource.</u></p> <p>5. <u>Once approved by the Town, the final cultural reports and California Department of Parks and Recreation 523 forms will be provided to the North Central Information Center.</u></p> <p>6. <u>If no Tribal Cultural Resources are identified that may be directly or indirectly impacted by project activities and the sensitivity for buried Tribal</u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>Cultural Resources is low, there would be no adverse effect to known Tribal Cultural Resources and no further action is required.</u></p> <p>7. <u>If a known site to be tested is indigenous, local Tribal representatives shall be afforded the opportunity to have Tribal monitors observe the ground-disturbing project activities, through an agreement with the project developer.</u></p> <p>8. <u>If Tribal Cultural Resources are identified in the project area, the preferred mitigation of impacts is preservation in place. Every feasible effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, and returning objects to a location within the project area where they will not be subject to future impacts. If impacts cannot be avoided through project design, appropriate and feasible treatment measures are required, which may consist of, but are not limited to actions, such as data recovery excavations. However, Tribes do not consider data recovery and curation of Tribal Cultural Resource as appropriate or respectful and request that materials not be permanently curated unless given Tribal approval. If only part of a site will be impacted by a project, data recovery will only be necessary for that portion of the site. Compensation for repatriation and a reburial area for Tribal Cultural Resources that will not be disturbed must be provided to the affiliated Tribe by the project applicant. Data</u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>recovery will not be required if the implementing agency, in consultation with Native American Representatives from culturally affiliated tribes, determines prior testing and studies have adequately recovered the scientifically consequential information from the resources. Studies and reports resulting from the Tribal Cultural Resources identification efforts shall be provided to Tribal representatives.</u></p> <p><u><i>Implementation Measure H-1.1.5.2: A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the project applicant shall notify lead agency of the proposed earthwork start-date. The applicant shall contact the culturally affiliated tribe with the proposed earthwork start-date and Tribal Representatives or Tribal Monitors shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, Tribal Representatives or Tribal Monitors may provide an on-site meeting for construction personnel information on Tribal Cultural Resources and workers awareness brochure. If any Tribal Cultural Resources are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find. A Tribal Representative from culturally affiliated tribes shall be immediately notified and shall determine if the find is a Tribal Cultural Resource (Public Resources Code Section 21074). The Tribal Representative will make recommendations regarding the treatment of</i></u></p>	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p><u>the discovery. Every effort must be taken to preserve the resources in place, including through project redesign.</u></p> <p><u>Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB 52, has been satisfied.</u></p> <p><u>The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.</u></p> <p><u>Implementation Measure H-1.1.5.3: To minimize the potential for destruction of or damage to existing or previously undiscovered Tribal Cultural Resources and to identify any such resources at the earliest possible time during project-related earthmoving activities, the project applicant and its construction contractor(s) will implement the following measures for projects subject to CEQA:</u></p> <ol style="list-style-type: none"> <u>1. Native American Monitors from the culturally affiliated tribe, through an agreement with the project applicant, will be invited to monitor the vegetation grubbing, stripping, grading, or other ground-disturbing activities in the project area to determine the presence or absence of any Tribal Cultural Resources. Native American Representatives from culturally affiliated tribes act as a representative of their Tribal government and shall be consulted before any cultural studies or ground-disturbing activities begin.</u> 	

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<p>2. <u>Native American Representatives and Native American Monitors have the authority to identify sites or objects of significance to Native Americans and to request that work be stopped, diverted, or slowed if such sites or objects are identified within the direct impact area; however, only a Native American Representative can recommend appropriate treatment of such sites or objects.</u></p>	

Responses to comments received during the comment period do not involve new significant impacts or add significant new information that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5; however, changes to the Draft EIR were made in response to comments. Minor changes are incorporated into the Final EIR in the following chapters: Chapter 1, “Executive Summary,” Chapter 2, “Introduction,” Chapter 4, “Environmental Setting, Impacts, and Mitigation Measures,” Chapter 6, “Other CEQA Requirements,” and Chapter 7, “References.”

Changes to Chapter 1, “Executive Summary,” include revisions in Table 1-1: Summary of Environmental Impacts and Mitigation Measures under the “Significance after Mitigation” column for Impacts 4.5-2 and 4.5-3. A typographical error was made in the “Significance after Mitigation” column, although the conclusion was correct in Section 4.5 of the DEIR.

Changes to Chapter 2, “Introduction,” include revisions to Section 2.3 to add previously footnoted text to the body text which describes the documents contained in each Volume of the General Plan.

Changes to Chapter 4, “Environmental Setting, Impacts, and Mitigation Measures,” include a revision to Section 4.0.1 “Scope of Analysis” to add a numbered subheading for Section 4.17, “Tribal Cultural Resources.” Changes to Chapter 4 also include revisions to the wording of Mitigation Measure 4.3-2 as described in Section 4.3, “Air Quality” to clarify that the provided operational mitigation measures reflect current Placer County Air Pollution Control District (PCAPCD) recommended mitigation measures, minor updates to page 4.3-20 under the heading “Summary of Impact after Mitigation,” and revisions to Mitigation Measure 4.3-4 to include the PCAPCD odor screening distances for proposed land use projects. Minor revisions in Section 4.4, “Biological Resources,” are added to correct the numbering of the proposed new Implementation Measure BIO-1.2.1.17. Changes to Section 4.8, “Greenhouse Gas Emissions,” include a minor grammatical revision to reflect the consolidation of previous Mitigation Measure 4.3-2a and 4.3-2b to a single Mitigation Measure 4.3-2, revisions to Mitigation Measure 4.8-2 to include language on electric infrastructure requirements, and two minor word changes under the heading “Summary of Impact after Mitigation” on pages 4.8-24 and 4.8-25.

Changes to Chapter 6, “Other CEQA Requirements,” include a revision in Section 6.2.3, “Analysis of Cumulative Impacts,” to include reference to Tribal Cultural Resources. Additionally, Table 6-2: Summary of Significant and Unavoidable Impacts is revised to add Impacts 4.5-2 and 4.5-3 – these impact conclusions were correctly identified in Section 4.5 of the DEIR and the revision to Table 6-2 is to correct a typographical error.

Chapter 7 “References” is revised to include references from Chapter 4.17, “Tribal Cultural Resources.”

These changes do not change the analysis or conclusions presented in the DEIR. No significant new information has been added to the EIR since public notice was given of the availability of the Draft EIR. Therefore, recirculation of the EIR pursuant to CEQA Guidelines Section 15088.5 is not required.

SIGNIFICANT AND UNAVOIDABLE IMPACTS

As noted in the table above (beginning on page 6), the General Plan has the potential to result in significant impacts that can’t be lessened or avoided. Significant and Unavoidable impacts include:

- 4.3-1 Generation of Temporary Construction-Related Emissions of Criteria Air Pollutants and Precursors that Would Result in a Cumulatively Considerable Net Increase of Any Criteria Pollutant for which the Region is in Nonattainment, and Conflict with or Obstruct an Air Quality Plan.
- 4.3-2 Generation of Long-Term Operational Emissions of Criteria Air Pollutants and Precursors that Would Result in a Cumulatively Considerable Net Increase of Any Criteria Pollutant for which the Project Region is in Nonattainment, and Conflict with or Obstruct an Air Quality Plan.
- 4.3-3 Expose Sensitive Receptors to Substantial Pollutant Concentrations (TACs) during Construction and Operation.
- 4.5-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section § 15064.

- 4.5-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.
- 4.5-3 Disturb any human remains, including those interred outside of dedicated cemeteries.
- 4.8-1 Generation of Greenhouse Gas (GHG) Emissions that Significantly Impact the Environment or Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of GHGs.
- 4.12-1 Expose Sensitive Receptors to Substantial Temporary, Short-Term Construction Noise.
- 4.12-3 Result in the Exposure of Sensitive Receptors to Long-term Stationary Noise.
- 4.13-4 Result in the Need for New or Expanded Parks to Meet Parkland Standards and Potential for Accelerated or Substantial Deterioration of Existing Facilities from Increased Use.
- 4.14-2 Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) (VMT Threshold – Land Use Projects).
- 4.17-1 Would the project cause a substantial adverse change in the significance of a tribal cultural resource.

These impacts are considered significant and unavoidable with implementation of mitigation measures for a variety of reasons including the timing of projects and buildout, the feasibility of all future projects to contribute to or implement mitigation programs at a level of sufficient effectiveness, and factors that can't be anticipated.

FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the Town to complete and adopt written findings for the EIR and provide a statement of overriding considerations for significant and unavoidable impacts identified in the EIR (Attachment 1, Exhibit A). The Findings explain how the Town approached significant impacts in the EIR while the Statement of Overriding Considerations identifies the economic, social, and other benefits of the project whose benefit overrides or outweighs the significant environmental impacts of the project.

The Final EIR has been prepared in accordance with CEQA and the Town of Loomis Town Council will review and consider the Final EIR for certification. If the Town Council, with recommendation by the Planning Commission, finds the Final EIR is adequate and complete, the Town Council may certify the Final EIR. The EIR must show a good faith effort at full disclosure of environmental information and provide sufficient analysis to allow decisions to be made regarding the proposed 2040 General Plan in contemplation of environmental considerations. With certification of the Final EIR, the Town Council, with recommendation by the Planning Commission, may take action to adopt, revise, or reject the 2040 General Plan. Since the Final EIR identifies significant and unavoidable impacts, a decision to adopt must be accompanied by written findings and a statement of overriding considerations (Attachment 1, Exhibit A) in accordance with State CEQA Guidelines Sections 15091 and 15093.

2040 GENERAL PLAN

The Town Council directed staff to proceed with the Town of Loomis General Plan Update at their meeting of August 13, 2019. Since that time, the Town conducted open house events, workshops, forums, surveys and multiple General Plan Committee and Subcommittee meetings to develop a draft General Plan. The General Plan Committees and Subcommittees spent countless hours over a 15 month period reviewing the 2001 General Plan and setting, and formulating and drafting the language of each updated goal, objective, policy, and implementation measure. With the completion of the committees, their recommendations, along with those submitted via comment letter or survey were integrated into the Committee Draft General Plan. On June 8th and 9th, 2022, a joint workshop held by the Planning Commission and Town Council reviewed the Committee Draft General Plan. With the Planning Commission and Town Council vetting and acceptance of the Committee Draft General Plan, also identified as the May 2022 2040 Draft General Plan, the Town proceeded with preparation of the EIR in May 2022.

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 address 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 during future General Plan implementation. The following summarizes the changes proposed in each volume of this General Plan Update that were discussed and vetted by the Planning Commission and Town Council on June 8th and 9th, 2022 and discussion items raised since the February 27, 2024 Planning Commission meeting:

Volume I Town of Loomis General Plan

Chapter 1 Introduction

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. Chapter 1 updates included the following:

- 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.

As noted above, a Town-wide online survey via Social Pinpoint occurred during the 2021-2022 update process in which the public was asked for input on each phrase of the Mission Statement. There were 124 participants in the survey. Based on participant recommendations, the following draft Mission Statement update was included in the May 2022 Draft General Plan:

The Town of Loomis is committed to preserving:

- A quality of life in which everyone families can grow and enjoy the small-town atmosphere;
- A Town that welcomes in which there are concerns for all segments of society, including and maintains a thriving, sage, and prosperous community for businesses and residents;
- A Town that encourages the participation of all ~~of~~ its citizens in civic and community activities;
- A Council and Town staff that responds courteously and respectfully to the concerns and needs of the Town's residents; and
- A plan that calls for intelligent slow, quality growth ~~while preserving the financial that preserves the long-term~~ integrity of the Town.

Due to the recent land use change requests along Martin and Betty Lanes north of Brace Road that were recommended by the Planning Commission on February 27, 2024, Table 1-1 has been updated to reflect the acreage changes per land use designation and the build-out projections for population and housing based on those acreage modifications. Although the Planning Commission recommended a

change to nine parcels requesting a land use designation change from Tourist Destination Commercial to Rural Residential, a tenth request to change the designation was also received from a property along Martin Lane following the Planning Commission meeting. The landowner in this case had not previously submitted their change request form, despite many attempts to contact them, and it was assumed that they did not wish to change. However, the landowner subsequently came forward to request the change indicating they had been on an extended vacation at that time. It is a decision of the Town Council whether to include this 10th parcel in the land use changes; however, the table below includes that change in the acreage per land use designation totals and the build out projections. These changes are as follows in ~~strikeout~~ and underline:

Population Change Buildout Projections

Because population growth affects all types of community change, estimates of future population growth must be used as the basis for land use planning. ~~The Sacramento Area Council of Governments developed population, housing, and employment projections for all jurisdictions within the six counties surrounding Sacramento, including the cities in Placer County. The~~ build-out projections for Loomis are shown in Table Error! **No text of specified style in document.**-1. ~~While the projections estimate that Loomis will grow by approximately three percent annually through the year 2020, employment is expected to grow by over eight percent annually.~~ The Sacramento Area Council of Governments (SACOG) and California Department of Finance (DOF) population, housing, and employment projections for Loomis are provided in Volume III Environmental Setting of the General Plan, under the Land Use and Population section and in Volume IV 2040 General Plan Final Environmental Impact Report Table 3-1. As with any population and employment projections, there is also the possibility that rapid economic growth in the region or economic downturns could change annual growth rates in Loomis.

The build-out projection is based on the Figure 3-1 Land Use Diagram and the allowable densities established for each land use designation in Table 3-1. The figures for maximum potential dwelling units and maximum potential population are based on the assumption that the maximum number of housing units allowed under the General Plan land use designations, including commercially-designated properties, could be developed. The projection assumes that 25% of the land area for each designation will not be developed due to parcel coverage limits, avoidance of natural features, roads, driveways, infrastructure, and other factors. Projection calculations also assume all existing development may be removed, and the parcel redeveloped at the designated density rate.

The maximum build-out projection for Loomis rounded to the nearest thousand is approximate 14,000 to 17,000 people and 5,000 to 6,000 primary dwelling units (Table Error! **No text of specified style in document.**-1). Table Error! **No text of specified style in document.**-1 calculates dwelling unit and population projections using two methods: 1) by total gross acres per land use designation and 2) by acres per parcel per land use designation. Each parcel was categorized by land use designation and a density rate was applied to the acres within each individual parcel to create a total number of units and population per parcel per land use designation. The projections based by parcel result in a smaller projection. The assumption is that the commercial land uses will build out with the maximum number of residential units allowed.

Table Error! No text of specified style in document.-1. Town of Loomis Build-Out Projections

General Plan Designation	Dwelling Units Per Gross Acre(s)	Persons/ Gross Acre ¹	Gross Acres	Maximum Potential Dwelling Units		Projected Population	
				By Gross Acres	By Parcel Acres	By Units per Gross Acres	By Units per Parcel Acres
RA-Residential Agricultural	1 unit/4.6 acres	0.58	2,186.27	360	310	950	810
RE-Residential Estates	1 unit/ 2.3 acres	1.15	796.49	260	90	690	240
RR-Rural Residential	1 unit/acre	2.66	310.42 324.10	230 240	160 170	620 650	430 450
RL-Residential Low-Density	2 units/acre	5	30.11	50	20	120	50
RM-Residential Single Family	2-6 units/acre	5 to 16	355.19	1,670	1,270	4,430	3,390
RMH-Residential Medium High Density	6-10 units/acre	16 to 27	114.17	860	550	2,280	1,460
RH-Residential High Density	10-250 units/acre	27 to 67	10.39	160	180	470	420
OP- Office & Professional	2-10 units/acre	5 to 27	16.14	120	120	320	320
GC-General Commercial	2-10 units/acre	5 to 27	130.54	980	900	2,600	2,390
TC-Town Center Commercial	20 units/acre	53	54.83	820	740	2,190	1,970
TD-Tourist Destination Commercial	2-10 units/acre	5 to 27	117.77 104.10	880 780	850 750	2,350 2,080	2,250 2,000
ILT-Limited Industrial	1 caretaker/ parcel	0	37.64	0	50	0	120
IL-Light Industrial	1 caretaker/ parcel	0	108.31	0	70	0	180
P-Public Quasi Public	1 caretaker/ parcel	0	101.27	0	14	0	40
OS-Open Space & Conservation	0 units	0	0	-	-	-	-
TOTAL			4,400	6,400 6,300	5,300 5,200	17,000 16,800	14,000 13,800

Chapter 2 Role of the General Plan

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. Chapter 2 updates included the following:

- 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 that 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 of each mandatory element 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 Element

The text of the goals, policies, and implementation measures are maintained nearly the same. The Element was reorganized but largely preserved, with minor language changes to remove inconsistencies and provide clarity on the purpose of each goal, policy, and implementation measure. Policies and implementation measures that were duplicated in other elements were removed. Chapter 3 updates included the following:

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

- Should the Town Council choose to amend 10 parcels between Brace Road, Martin Lane, Betty Lane, and I-80 from Tourist Destination Commercial (TD) to Rural Residential (RR), those changes will also be reflected in the Land Use Diagram.
- New implementation measures should the current Business Park be redesignated as Residential Estate to address access, parcel size, buffers, and landscaping.
- New policies to prepare and support design standards for the Town.

As discussed at the February 27, 2024 Planning Commission meeting, during review of the committee meetings, it was discovered that the Land Use Committee’s edits to Table 3-1 were not included in the May 2022 version of the General Plan Update. The committee’s revision included removal of the column for floor area ratio, removal of the Agricultural Business Park land use designation, the addition of clarifying language, and the removal of text otherwise represented as a percent in an associated column of the table to avoid redundancy. These changes are shown below in ~~strikeout~~ and underline:

Table Error! No text of specified style in document.-2. General Plan Land Use Categories, Maximum Density and Intensity			
Land Use Category	Maximum Residential Density	Maximum Site Coverage*	Maximum Floor Area Ratio (FAR)
Residential Agricultural. 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.
Residential Estate. 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. <u>Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.</u>	1 d.u./ 2.3 acres	20%	N.A.
Rural Residential. 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.
Residential - Low Density. Residential uses in this designation are typically single-family neighborhoods and related uses.	2 d.u./acre	25%	N.A.
Residential - Medium Density. 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.
Residential - Medium-High Density. This residential land use designation is intended to accommodate smaller lot single-family residential development, and lower density multi-family development including duplexes.	6 – 10 d.u./acre	40%	N.A.

Table Error! No text of specified style in document.-2. General Plan Land Use Categories, Maximum Density and Intensity

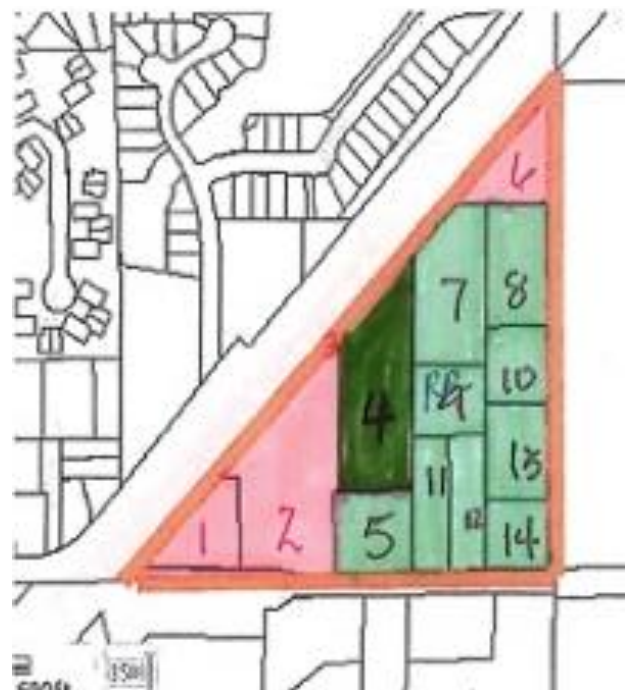
Land Use Category	Maximum Residential Density	Maximum Site Coverage*	Maximum Floor Area Ratio (FAR)
<p>Residential - High Density. Residential – High Density is appropriate for duplexes, townhouses, apartments, and other multifamily housing.</p>	10 – 25 d.u./acre	50%	N.A.
<p>Office and Professional. 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.</p>	2 - 10 d.u./acre in mixed-use structures projects	60%	N.A.
<p>General Commercial. 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 <u>or mixed-use projects.</u> or site development.</p>	2 - 10 d.u./acre, as allowed by specific area policies	50%	N.A.
<p>Town Center Commercial. 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.</p>	20 d.u./acre in mixed-use structures projects	100%	0.25 – 1.6
<p>Tourist Destination Commercial. 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.</p>	2 - 10 d.u./acre in mixed-use projects	40% by Ord 206	N.A.
<p>Farm and Agricultural Business Park. 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.</p>	N.A.	60%	N.A.
<p>Limited Industrial. 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.</p>	N.A.	50%	N.A.

Table Error! No text of specified style in document.-2. General Plan Land Use Categories, Maximum Density and Intensity

Land Use Category	Maximum Residential Density	Maximum Site Coverage*	Maximum Floor-Area Ratio (FAR)
<p>Light Industry. 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 designation is not intended for heavy industrial uses, such as chemical plants.</p>	N.A.	50%	N.A.
<p>Public/Quasi-Public. 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.</p>	N.A.	50%	N.A.
<p>Open Space & Conservation. 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.</p>	N.A.	<5%	<5%

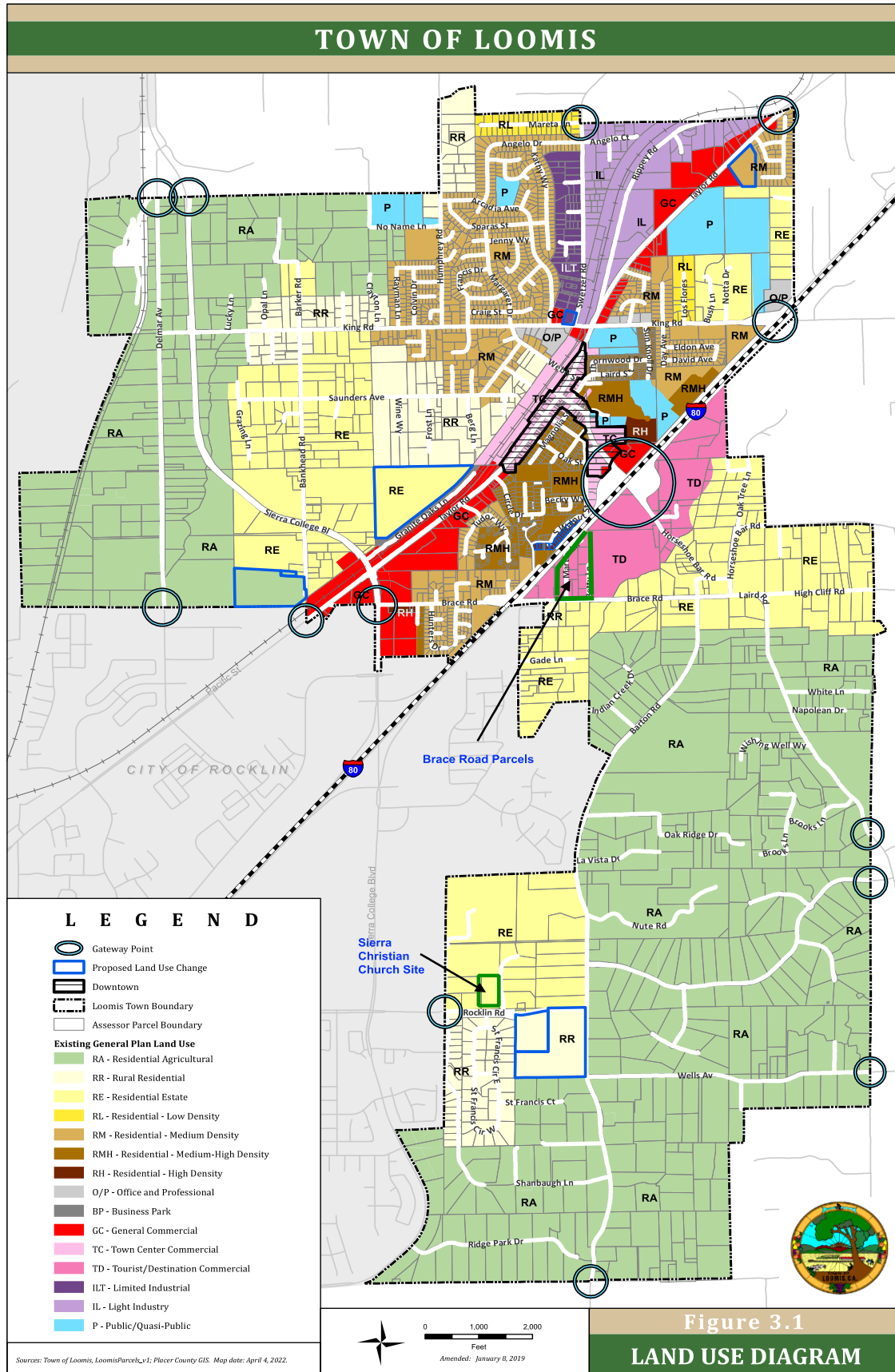
*See "Site Coverage" in Volume II - Glossary

In addition, the Planning Commission considered nine (9) parcels north of Brace Road between Martin and Betty Lanes for which a request to change the land use designation from Tourist Destination Commercial to Rural Residential was received. The Planning Commission recommended inclusion of the nine requests under Planning Commission Resolution #24-02. Since that meeting, the owners of one additional parcel have come forward requesting they are included in the land use designation change. The owners of the parcel (APN 044-150-039 at 3960 Martin Lane) had not previously responded to the Town's attempts in 2022 regarding a land use designation change. Due to the lack of response, the Town assumed that the land would remain in its existing designation; however, on March 13, 2024, the owners completed the land use designation change request form and provided a signed form with their chosen request noted. If the Town Council so chooses, this parcel may be included with the other nine recommended by the Planning Commission as depicted in green (APNs: 044-150-039,



-048, -037, -027, -035, -026, -036, -031, -033, and -032).

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



Chapter 4 Circulation Element

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

Chapter 4 updates included the following:

- 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.

Chapter 5 Public Services and Facilities Element

The text of the goals were kept nearly the same and new policies and implementation measures to address current technologies, needs, and limitations were added. 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.

Chapter 6 Conservation of Resources Element

The text of the goals for the biological resources section of the current General Plan were kept nearly the same and new policies and implementation measures 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. Chapter 6 updates included the following:

- 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.

The air quality, greenhouse gas emissions, and energy 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 was expanded as described below, while the Greenhouse Gas Emissions and Energy Resources sections were added 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. Chapter 6 updates included the following:

- 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 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.

In general, the main goal of the original goals, focusing on preserving the historic character of the town was maintained in the cultural and historic resources section of this chapter. New policies and implementation measures 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. Chapter 6 updates included the following:

- 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.

Chapter 7 Public Health & Safety and Noise Element

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.

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. Chapter 7 updates included 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.

Chapter 8 Parks and Recreation Element

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. Terms such as “open space”, “passive park”, and “active park” are defined to provide clarity and possible locations for future parks are identified. The Town’s existing parks ratio of 5 acres per 1,000 residents was maintained. 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.

Chapter 9 Environmental Justice Element

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.

Chapter 10 Economic Development and Finance Element

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

- Business retention, expansion, and attraction – both proactive components and changes to the regulatory process to help facilitate expansion and attraction.
- Capitalizing on existing local and regional economic development organizations to provide added resources to the local business community and promote Loomis’ competitive advantages for business.
- Adding vibrancy and encouraging reinvestment in the downtown and throughout the core of the community.
- Supporting the expansion of tourism and agritourism activity throughout the Town and establishing venues that host both regular and special events.

- Diversifying and increasing local sources of revenue that are collectively more resilient to economic changes and cycles.
- Maintaining a budget reserve to help the Town address emergencies and economic declines.
- Using financing tools and infrastructure investments to encourage development that promotes General Plan objectives.

Volume II – Implementing Standards, Guidelines, and Plans

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

Volume III – Setting and Background Reports

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

Volume IV – Environmental Documentation

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

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

The EIR proposes mitigation measures and includes responses to comments that propose modifications to the May 2022 Draft 2040 General Plan to avoid impacts or provide necessary corrections. Modifications as a result of Mitigation Measure changes are reflected in the table above (beginning on page 6) and all changes can be found in the current 2040 General Plan in edit mode so that the changes from the May 2022 Draft 2040 General Plan are easily recognizable with deletions shown as ~~strikeouts~~ and additions shown underlined. The changes as shown in the table above, the Final EIR, and 2040 General Plan reflect the modifications made as a result of comment responses in the Final EIR. That document can be viewed here: <https://loomis.ca.gov/2020-general-plan-update/>.

If approved and adopted, the ~~strikeouts~~ and underlined text would be cleaned for the adopted General Plan document prior to publishing.

NOTICING

This meeting serves as the public meeting before the Town Council for the 2040 General Plan and EIR. A notice of public hearing was published in the Loomis News on March 29^h, 2024 and notices were previously mailed and emailed to interested parties in February 2024, and publicly posted in Town. The notice was also uploaded to the Town's website.

Documents related to the 2040 General Plan Update EIR are available for review on the Town's website at: <https://loomis.ca.gov/2020-general-plan-update/>.

RECOMMENDATION

Town staff recommends that the Town Council consider all information presented at the public hearing and in the Final EIR and 2040 General Plan as modified. This includes consideration of recommendation of the project presented in the EIR and the recommendations of the Planning Commission through Planning Commission Resolutions #24-01 and #24-02 (See Attachment 3). The Town Council may also choose to recommend the 2040 General Plan with further modification; however, further modifications may result in the requirement to adjust and recirculate the EIR, should the modification result in significant changes not otherwise addressed through the EIR. If determined to be appropriate, the Town Council may adopt by Resolution the 2040 General Plan as modified by the Final EIR, to replace the existing 2001 General Plan and certify the Final EIR for the 2040 General Plan.

ATTACHMENTS

1. Town Council Resolution #24-___ certifying the Final EIR and adopting the Findings and Statement of Overriding Considerations
 - a. Findings and Statement of Overriding Considerations for the 2040 General Plan
2. Town Council Resolution #24-___ adopting the 2040 General Plan
 - a. Findings
3. Planning Commission Resolutions #24-01 and #24-02, recommending the Town Council certify the Final EIR and adopt the Findings and Statement of Overriding Considerations, and recommending the Town Council adopt the 2040 General Plan
4. Letters received since February 28, 2024 regarding the Final EIR

The 2040 General Plan Update Final EIR and Proposed 2040 General Plan can be found on the Town of Loomis website: <https://loomis.ca.gov/2020-general-plan-update/>.

**TOWN COUNCIL
RESOLUTION NO. 24-__**

**A RESOLUTION OF THE TOWN OF LOOMIS TOWN COUNCIL CERTIFYING THE 2040
GENERAL PLAN ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE FINDINGS AND
STATEMENT OF OVERRIDING CONSIDERATIONS**

WHEREAS, the Town of Loomis (“Town”), the applicant, has proposed through over 80 meetings of the Council-appointed General Plan Committees and subcommittees, public workshops, open houses, forums and online surveys, a draft General Plan Update (“2040 General Plan”); and

WHEREAS, a Draft Environmental Impact Report (EIR) for the 2040 General Plan was prepared by the Town pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Draft 2040 General Plan EIR was circulated for public review and comment over a 45-day period from September 22, 2023 through November 6, 2023, with a joint Town Council and Planning Commission public meeting to discuss the Draft EIR and collect public comment held on October 17, 2023; and

WHEREAS, the Town received oral comments at the October 17, 2023 meeting and a total of twenty-nine (29) written comments from State and local agencies and the public on the Draft EIR and prepared a response to those comments; and

WHEREAS, the Final EIR concluded that implementation of the 2040 General Plan could result in a significant effect on the environment and identified mitigation measures that would lessen the significant effects, including modification to the proposed 2040 General Plan implementation measures; and

WHEREAS, a public hearing to review the Final EIR was held before the Planning Commission on February 27, 2024, at which time any person interested in the matter was given an opportunity to be heard, and the Planning Commission recommended the Town Council certify the Environmental Impact Report and adopt the Findings of Fact and Statement of Overriding Considerations (Planning Commission Resolution #24-01); and

WHEREAS, a public hearing to review the Final EIR was noticed on March 29th, held before the Town Council of the Town of Loomis on April 9, 2024, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Town Council of the Town of Loomis has reviewed and considered the staff report relating to the Project, the Planning Commission recommendation (Resolution #24-01), the 2040 General Plan Final EIR, the Findings and Statement of Overriding Considerations, and the written and oral evidence presented to the Town Council; and

WHEREAS, the Town Council of the Town of Loomis hereby makes the findings attached herein as Exhibit A to this Resolution in connection with the proposed 2040 General Plan Environmental Impact Report.

NOW, THEREFORE BE IT RESOLVED, that the Town Council of the Town of Loomis, at its meeting of April 9, 2024, did resolve as follows:

1. An Environmental Impact Report (SCH#2022050323) has been prepared to evaluate the potential for adverse environmental impacts of the proposed project;

2. The Environmental Impact Report reflects the Town of Loomis's independent judgement and analysis and has been completed in compliance with CEQA; and
3. The Final Environmental Impact Report is certified and the Findings and Statement of Overriding Considerations are adopted.

PASSED AND ADOPTED by the Town Council of the Town of Loomis, this 9th day of April, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Stephanie Youngblood, Mayor

ATTEST:

Carol Parker, Deputy Town Clerk

2040 General Plan CEQA Findings of Fact and Statement of Overriding Considerations

**TOWN COUNCIL
RESOLUTION NO. 24-___**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS APPROVING THE
2040 GENERAL PLAN**

WHEREAS, the Town of Loomis (“Town”), the applicant, has proposed through over 80 meetings of the Council-appointed General Plan Committees and subcommittees, public workshops, open houses, forums and online surveys, a draft General Plan Update (“2040 General Plan”); and

WHEREAS, on February 27, 2024, the Planning Commission of the Town of Loomis conducted a public hearing on the 2040 General Plan, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, at its meeting of February 27, 2024, the Planning Commission of the Town of Loomis recommended the Town Council adopt the findings attached herein as Exhibit A in connection with the proposed 2040 General Plan and include the proposed land use designation changes on nine parcels within the Tourist Destination Commercial designation (Planning Commission Resolution #24-02); and

WHEREAS, on April 9, 2024, the Town Council of the Town of Loomis conducted a public hearing on the 2040 General Plan, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Town Council has reviewed and considered the staff report relating to the Project, the May 2022 Draft General Plan Update, the revisions to the 2040 General Plan included in the Final EIR, and the written and oral evidence presented to the Town Council in support of and in oppositions to the project; and

WHEREAS, at its meeting of April 9, 2024, Town Council of the Town of Loomis considered the findings attached herein as Exhibit A in connection with the proposed 2040 General Plan.

NOW, THEREFORE BE IT RESOLVED, that the Town Council of the Town of Loomis, at its meeting of April 9, 2024, did resolve as follows:

1. The proposed 2040 General Plan, including the provisions contained therein, is internally consistent with the goals and policies of the Town of Loomis;
2. Pursuant to CEQA, the Environmental Impact Report (SCH#2022050323) for the 2040 General Plan was certified by the Town Council, the environmental effects of which have been fully analyzed and disclosed in compliance with CEQA, and CEQA Findings of Fact and a Statement of Overriding Considerations have been prepared; and
3. The 2040 General Plan is hereby approved by the Town Council.

PASSED AND ADOPTED by the Town Council of the Town of Loomis, this 9th day of April 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Stephanie Youngblood, Mayor

ATTEST:

Carol Parker, Deputy Town Clerk

FINDINGS

Section 13.76.060 of the Municipal Code establishes findings required to approve an amendment to the General Plan. The three required findings are met as follows:

1. The amendment is internally consistent with all other provisions of the general plan

The proposed 2040 General Plan, including the provisions contained therein, is internally consistent. The goals, objectives, policies, and implementation measures are consistent with one another within each element and between each element of the 2040 General Plan.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the town.

As evidenced through the Environmental Impact Report, the 2040 General Plan supports the best interests of the public, and addresses and supports public health and safety, public convenience, and the overall welfare of the Town. The purpose of the 2040 General Plan is to update the goals, policies, and implementation measures of the 2001 General Plan to better address, enhance, and maintain the public's health, safety, interest, and convenience, and the general welfare of the town.

3. The affected site is physically suitable (including absence of physical constraints, access, compatibility with adjoining lane uses, and provision of utilities) for proposed or anticipated uses and/or development.

The 2040 General Plan affects the entirety of the Town's physical boundaries. The modifications, updates, and additions to the goals, objectives, policies, and implementation measures are applicable town wide. Modifications to the land use designations and land use diagram correct previous inconsistencies contained within the 2001 General Plan and are suitable in the context of the adjacent and surrounding land uses.

**PLANNING COMMISSION
RESOLUTION NO. 24-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS
RECOMMENDING CERTIFICATION OF THE 2040 GENERAL PLAN ENVIRONMENTAL
IMPACT REPORT AND ADOPTION OF THE FINDINGS AND STATEMENT OF
OVERRIDING CONSIDERATIONS TO THE TOWN OF LOOMIS TOWN COUNCIL**

WHEREAS, the Town of Loomis ("Town"), the applicant, has proposed through over 80 meetings of the Council-appointed General Plan Committees and subcommittees, public workshops, open houses, forums and online surveys, a draft General Plan Update ("2040 General Plan"); and

WHEREAS, a Draft Environmental Impact Report (EIR) for the 2040 General Plan was prepared by the Town pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Draft 2040 General Plan EIR was circulated for public review and comment over a 45-day period from September 22, 2023 through November 6, 2023, with a joint Town Council and Planning Commission public meeting to discuss the Draft EIR and collect public comment held on October 17, 2023; and

WHEREAS, the Town received oral comments at the October 17, 2023 meeting and a total of twenty-nine (29) written comments from State and local agencies and the public on the Draft EIR and prepared a response to those comments; and

WHEREAS, the EIR concluded that implementation of the 2040 General Plan could result in a significant effect on the environment and identified mitigation measures that would lessen the significant effects, including modification to the proposed 2040 General Plan implementation measures; and

WHEREAS, a public hearing to review the Final EIR was held before the Planning Commission on February 27, 2024, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the staff report relating to the Project, the 2040 General Plan Final EIR, the Findings and Statement of Overriding Considerations, and the written and oral evidence presented to the Planning Commission; and

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A to this Resolution in connection with the proposed 2040 General Plan Environmental Impact Report.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the Town of Loomis, at its meeting of February 27, 2024, did resolve as follows:

1. An Environmental Impact Report (SCH#2022050323) has been prepared to evaluate the potential for adverse environmental impacts of the proposed project;

2. The Environmental Impact Report reflects the Town of Loomis's independent judgement and analysis and has been completed in compliance with CEQA; and
3. The Final Environmental Impact Report and Findings and Statement of Overriding Considerations are recommended to the Town Council for adoption.

PASSED AND ADOPTED by the Planning Commission of the Town of Loomis, this 27th day of February 2024, by the following vote:

AYES: DeMartini, Kelly, Wilson, Dipillo, Onderko.

NOES: None.

ABSENT: None.

ABSTAINED: None.



Chairman Onderko

ATTEST:



Sarah Jennings, Planning Secretary

PLANNING COMMISSION
RESOLUTION NO. 24-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS
RECOMMENDING APPROVAL OF THE 2040 GENERAL PLAN TO THE TOWN OF LOOMIS
TOWN COUNCIL

WHEREAS, the Town of Loomis ("Town"), the applicant, has proposed through over 80 meetings of the Council-appointed General Plan Committees and subcommittees, public workshops, open houses, forums and online surveys, a draft General Plan Update ("2040 General Plan"); and

WHEREAS, on February 27, 2024, the Planning Commission of the Town of Loomis conducted a public hearing on the 2040 General Plan, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission of the Town of Loomis has reviewed and considered the staff report relating to the Project, the May 2022 Draft General Plan Update, the revisions to the 2040 General Plan included in the Final EIR, and the written and oral evidence presented to the Planning Commission in support of and in oppositions to the project; and

WHEREAS, the Planning Commission of the Town of Loomis considered the potential change to the land use diagram to modify the designation on nine parcels located north of Brace Road along Martin Lane and Betty Lane, as depicted in the staff presentation, from Tourist Destination Commercial to Rural Residential; and

WHEREAS, the Planning Commission of the Town of Loomis hereby recommends the findings attached herein as Exhibit A in connection with the proposed 2040 General Plan.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the Town of Loomis, at its meeting of February 27, 2024, did resolve as follows:

1. The proposed 2040 General Plan, including the provisions contained therein, is internally consistent with the goals and policies of the Town of Loomis;
2. Pursuant to CEQA, the Environmental Impact Report (SCH#2022050323) for the 2040 General Plan was recommended for certification to the Town Council, the environmental effects of which have been fully analyzed and disclosed in compliance with CEQA, and CEQA Findings of Fact and a Statement of Overriding Considerations have been prepared; and
3. The 2040 General Plan is hereby recommended for approval by the Town Council, with the modification to redesignate the nine parcels identified in the diagram presented by staff to Rural Residential.

PASSED AND ADOPTED by the Planning Commission of the Town of Loomis, this 27th day of February 2024, by the following vote:

AYES: DeMartini, Kelly, Wilson, Dipillo, Onderko.
NOES: None.
ABSENT: None.
ABSTAINED: None.



Chairman Onderko

ATTEST:


Sarah Jennings, Planning Secretary

Letters Received

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 3
 703 B STREET | MARYSVILLE, CA 95901-5556
 (530) 821-8401
www.dot.ca.gov



March 18, 2024

GTS# 03-PLA-2023-01190
 SCH# 2022050323

Christy Consolini
 Planning Director
 Lead/Public Agency
 PO Box 1330
 Loomis, CA 95650

Town of Loomis 2020-2040 General Plan Update

Dear Ms. Consolini,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The project site is the Planning Area for the 2040 General Plan, which contains all land within the Town's boundaries, and the Town's Sphere of Influence (which is co-terminus with the Town boundaries), as required by California Government Code Section 65300. The Town is in southern Placer County, approximately 25 miles northeast of the city of Sacramento. Loomis is divided into two distinct areas by Interstate 80 (I-80), which traverses through the center of Town. The area north of I-80 contains the Town's existing retail, office, and industrial development, as well as residential development at different densities. Industrial land uses are located in the triangular area between Taylor Road and Swetzer Road in the northeastern portion of the Town. The area south of I-80 is almost exclusively rural and residential in character.

The Town of Loomis adopted its first General Plan in 1987. The first comprehensive update of the General Plan occurred in 2001 and a variety of amendments to the General Plan have been adopted since 1987. This is the second comprehensive update. California state law requires each county, and each incorporated city or town, to adopt a comprehensive general plan "for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300).

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Christy Consolini, Planning Director
March 18, 2024
Page 2

A general plan establishes the community's development and conservation goals and public policy relative to the distribution of future land uses, both public and private. Since the general plan affects the welfare of current and future generations, State law requires that the plan take a long-term perspective (California Government Code Section 65300). The 2040 General Plan is a policy document that will guide development and conservation within the Town, including the public infrastructure and public facility improvements required to serve future development. Development projects, public facility improvements, population growth, economic development, and other changes contemplated in the Town through the year 2040 could result in environmental impacts.

Based on the Final Environmental Impact Report, Caltrans has the following requests and recommendations:

Freeway Operations / Traffic Safety

Due to the Residential and Commercial development along Horseshoe Bar Rd, East Bound and West Bound On and Off Ramps will be impacted. Please provide Queuing lengths and Traffic Impact Study for this location as projects are proposed.

Forecasting & Modeling

It is mentioned in the Statement of Overriding Considerations, a Mitigation Monitoring Plan will be developed to track/report the progress of the mitigation strategies proposed in the plan. The plan is not specifically mentioning that how the VMT will be monitored. Please specify how the VMT would be tracked/monitored.

Encroachment Permit

Any project along or within the State's right of way (ROW), such as improvements proposed within this project, requires an Encroachment Permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to:

Hikmat Bsaibess
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Christy Consolini, Planning Director
March 18, 2024
Page 3

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,



GARY ARNOLD, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

"Provide a safe and reliable transportation network that serves all people and respects the environment"

**Town of Loomis
2040 General Plan
CEQA Findings of Fact
and
Statement of Overriding
Considerations**

Prepared for:
Town of Loomis

FEBRUARY 16, 2024

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Prepared for:

Town of Loomis
3665 Taylor Road
Loomis, California 95650

Contact:

Christy Consolini
Planning Director
Phone: (916) 652-1840
CConsolini@loomis.ca.gov

Prepared by:

AECOM
2020 L Street, Suite 300
Sacramento, CA 95811

Contact:

Matthew Gerken
Project Manager
Phone: 916-205-4385
matthew.gerken@aecom.com

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Table of Contents

Section	Page
1 Introduction	1
2 Project Description	3
3 Procedural Findings	5
4 Record of Proceedings	7
5 Findings Required Under CEQA.....	9
5.1 Summary of Findings	9
5.2 Findings Regarding EIR Errata and EIR Recirculation	10
5.3 Findings Regarding Less Than Significant Impacts (No Mitigation Required).....	11
5.4 Findings Regarding Significant Environmental Impacts Mitigated to a Level of Less than Significant.....	15
5.5 Findings Regarding Environmental Impacts Not Fully Mitigated to a Level of Less than Significant.....	20
5.6 Findings Regarding Cumulative Impacts	30
5.7 Mitigation Monitoring	31
6 Project Alternatives	33
6.1 Alternatives Considered But Ultimately Rejected	33
6.2 Alternatives Considered in the EIR	33
6.3 Findings.....	34
7 Statement of Overriding Considerations.....	35
8 References.....	37

Tables

Table 5-1. Findings for Mitigated Impacts	16
Table 5-2. Findings for Significant and Unavoidable Impacts.....	21

Acronyms and Abbreviations

2040 General Plan	Town of Loomis General Plan 2020-2040
AB	Assembly Bill
BMP	Best Management Practice
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
dBA	A-weighted decibels
DEIR	Draft EIR
EIR	Environmental Impact Report
Farmland	Prime Farmland, Unique Farmland, or Farmland of Statewide Importance
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
GHG	greenhouse gas
HCP	Habitat Conservation Plan
PCAPCD	Placer County Air Pollution Control District
TAC	Toxic air contaminant
MMRP	Mitigation Monitoring and Reporting Program
NOP	Notice of Preparation
proposed project or project	Town of Loomis General Plan 2020-2040
Town	Town of Loomis
VMT	Vehicle miles traveled

1 Introduction

The purpose of these findings is to satisfy the requirements of Sections 15091, 15092, and 15093 of the California Environmental Quality Act (CEQA) Guidelines, associated with approval of the Town of Loomis General Plan 2020-2040 (2040 General Plan), which is the proposed project or project.

The Town of Loomis (Town), which is the CEQA lead agency for the proposed project, is proposing to update the General Plan, which was last comprehensively updated in 2001, to guide development and conservation in the Town through 2040. The overall purpose of the proposed 2040 General Plan is to create a policy framework for the Town's long-term physical form, development, and conservation, while preserving and enhancing the quality of life for Loomis residents.

The CEQA Statute (California Public Resources Code Sections 21000, et seq.) and Guidelines (California Code of Regulations Title 14, Chapter 3, Sections 15000, et seq.) state that, if it has been determined that a project may or will have significant impacts on the environment, an environmental impact report (EIR) must be prepared. Prior to approval of the project, the EIR must be certified pursuant to CEQA Guidelines Section 15090. When an EIR has been certified which identifies one or more significant environmental impacts, the approving agency must make one or more of the following findings, accompanied by a brief explanation of the rationale, pursuant to CEQA Guidelines Section 15091, for each identified significant impact:

1. Changes or alterations have been required in, or incorporated into, such project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency, or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

CEQA Guidelines Section 15092 states that, after consideration of an EIR, and in conjunction with making the Section 15091 findings identified above, the lead agency may decide whether or how to approve or carry out the project. A project that would result in a significant environmental impact cannot be approved if feasible mitigation measures or feasible alternatives can avoid or substantially lessen the impact.

However, in the absence of feasible mitigation, an agency may approve a project with significant and unavoidable impacts, if there are specific economic, legal, social, technological, or other considerations that outweigh the unavoidable adverse environmental effects. CEQA Guidelines Section 15093 requires the lead agency to document and substantiate any such determination in a "statement of overriding considerations" as a part of the record.

The requirements of CEQA Guidelines Sections 15091, 15092, and 15093, as summarized above, are all addressed herein. This document summarizes the findings of fact and statement of overriding considerations authorized by those provisions of the CEQA Guidelines for the proposed project.

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2 Project Description

The project is the proposed update the Town of Loomis General Plan. The current General Plan was last comprehensively updated in 2001. The proposed 2040 General Plan is intended to guide development and conservation in the Town through 2040. The overall purpose of the proposed 2040 General Plan is to create a policy framework for the Town's long-term physical form, development, and conservation, while preserving and enhancing the quality of life for Loomis residents. For a detailed Project Description, refer to Chapter 3, "Project Description," of the Draft EIR (DEIR). The Project Description includes the proposed project objectives in Section 3.4.2 (Mission Statement and Project Objectives), as well as a detailed description of anticipated land use change and public infrastructure investment, along with the substantive changes to the 2001 General Plan proposed in the 2040 General Plan.

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3 Procedural Findings

Pursuant to Sections 15082(a), 15103, and 15375 of the CEQA Guidelines, the Town circulated a Notice of Preparation (NOP) for the proposed project to the public; State Clearinghouse; responsible, trustee, and other relevant local, State, and federal agencies; and posted the NOP with the Placer County Clerk. The scoping period began on Monday May 16, 2022 and extended through June 15, 2022. To provide an additional opportunity for input, the Town held a public scoping meeting on June 8, 2022, and shared information about the proposed project, how to access proposed project documents, and how to participate in the public review process. In preparing the DEIR, the Town of Loomis considered comments submitted in response to the NOP and offered at the public scoping meeting. Appendix A of the DEIR includes comments received on the NOP.

The DEIR was circulated for a 45-day public review period beginning on September 21, 2023 and concluding on November 6, 2023, during and after which agencies and organizations submitted public comments and input. Town staff held a public joint workshop of the Town Council and Planning Commission to discuss the DEIR and to take additional public comment. The joint workshop was held on October 17, 2023, and noticed in the newspaper with the Notice of Availability for the DEIR and postcards that were mailed to each residential and mailing address in the Town of Loomis, as well as to local service and utility providers, County reviewing agencies, and local tribes. After the close of the public review period, the Town prepared a Final EIR (FEIR) including copies of comments submitted on the DEIR, responses to the comments, and minor changes to the text of the DEIR.

The FEIR was released on February 16, 2024. The FEIR consists of the September 2023 DEIR and Comments and Responses to Comments on the DEIR

As required by CEQA Guidelines Section 15088(b), public agencies that commented on the DEIR are provided at least 10 days to review the proposed responses prior to the date for consideration of the FEIR for certification. The Town sent responses to comments from responsible agencies to those commenting agencies on February 16, 2024. A meeting to consider certifying the FEIR will be held by the Town Council on April 9, 2024.

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4 Record of Proceedings

In accordance with Public Resources Code Section 21167.6, subdivision (e), the record of proceedings for the Town's decision on the project includes the following documents, which are incorporated by reference and made part of the record supporting these findings:

- ▶ The NOP, comments received on the NOP and all other public notices issued by the Town in relation to the EIR (e.g., Notice of Availability);
- ▶ The DEIR and all appendices to the DEIR and technical materials cited in the DEIR;
- ▶ The FEIR and all appendices to the FEIR;
- ▶ All presentation materials related to the project;
- ▶ All comments submitted by agencies or members of the public during the comment period on the DEIR;
- ▶ All studies conducted for the project and contained or referenced in the DEIR or the FEIR;
- ▶ All public reports and documents related to the project prepared for the Town and other agencies;
- ▶ All documentary and oral evidence received and reviewed at public hearings and all transcripts and minutes of those hearings related to the project, the DEIR, and the FEIR; and
- ▶ Any additional items not included above if otherwise required by law.

The documents constituting the record of proceedings are available upon request for review by responsible agencies and interested members of the public during normal business hours at the Town of Loomis 3665 Taylor Road, Loomis, CA 95650. The custodian of these documents is Christy Consolini, Planning Director.

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5 Findings Required Under CEQA

Public Resources Code Section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” The same statute states that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” Section 21002 of the Public Resources Code goes on to state that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles in Public Resources Code Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions.

The first such finding is that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the final EIR (CEQA Guidelines, Section 15091[a][1]).¹

The second permissible finding is that such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and that such changes have been adopted by such other agency or can and should be adopted by such other agency (CEQA Guidelines Section 15091[a][2]).

The third potential conclusion is that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR (CEQA Guidelines Section 15091[a][3]).²

With respect to a project for which significant impacts are not avoided or substantially lessened, a lead agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons in support of the finding that the project benefits outweigh its unavoidable adverse environmental effects. In the process of considering the proposed project EIR for certification, the Town has recognized that impact avoidance is not possible in all instances. To the extent that significant adverse environmental impacts will not be reduced to a less-than-significant level with the adopted mitigation, the Town has found that specific economic, social, and other considerations support approval of the proposed project. Those findings are reflected herein in Section 5, “Findings Required under CEQA,” and in Section 7, “Statement of Overriding Considerations,” below.

5.1 Summary of Findings

The DEIR identified a number of less-than-significant impacts associated with the proposed project that do not require mitigation. The DEIR also identified significant and potentially significant environmental effects (or impacts) that may be caused in whole or in part by the proposed project. Most of these significant effects

¹ For purposes of these findings, the term “avoid” refers to the effectiveness of one or more mitigation measures to reduce an otherwise significant effect to a less-than-significant level. In contrast, the term “substantially lessen” refers to the effectiveness of such measure or measures to substantially reduce the severity of a significant effect, but not to reduce that effect to a less-than-significant level.

² “Feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors (CEQA Guidelines Section 15364). The concept of “feasibility” also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. Moreover, ‘feasibility’ under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors” (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417).

can be fully avoided or substantially lessened through the adoption of feasible mitigation measures. A few effects cannot be, and thus are determined to be significant and unavoidable. For reasons set forth in Section 7, “Statement of Overriding Considerations,” however, the Town has determined that overriding economic, social, and other considerations outweigh the significant, unavoidable environmental effects of the proposed project.

The findings of the Town with respect to the project’s significant effects and mitigation measures are set forth in the DEIR, FEIR, and these Findings of Fact. The Summary of Findings does not attempt to regurgitate the full analysis of each environmental impact contained in the DEIR and FEIR. Please refer to the DEIR and the FEIR for more detail. The DEIR and the FEIR are herein incorporated by reference and the conclusions of the EIR are summarized in this document.

The Summary of Findings provides a summary description of each potentially significant and significant impact, describes the applicable mitigation measures identified in the FEIR and adopted by the Town, and states the findings of the Town regarding the significance of each impact after imposition of the adopted mitigation measures. A full explanation of these environmental findings and conclusions can be found in the DEIR and FEIR and the associated record (described herein).

The Town hereby ratifies, adopts, and incorporates the analysis and explanation in the record into these findings, and ratifies, adopts, and incorporates in these findings the determinations and conclusions of the DEIR and FEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings. In adopting these Findings, the Town finds that the EIR was presented to the decision-making body, that the Town reviewed and considered the information in the EIR prior to approving the proposed project, and that the EIR reflects the independent judgment and analysis of the Town.

5.2 Findings Regarding EIR Errata and EIR Recirculation

CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR when “significant new information” is added to the EIR after the lead agency gives public notice of the availability of the DEIR but before certification. “Information” may include project changes, changes to the environmental setting, or additional data or other information. The Guidelines do not consider new information to be significant unless the lead agency changes the EIR in a way that deprives the public of a meaningful opportunity to comment on a substantial adverse environmental effect or a feasible way to mitigate the impact that the agency or project proponent has declined to implement.

Section 15088.5 states “significant new information” requiring recirculation may include:

1. A new significant environmental impact that had not previously been disclosed in the DEIR would result from the project or from a new mitigation measure;
2. A substantial increase in the severity of an environmental impact that had already been identified unless mitigation measures would be adopted to reduce the impact to a level of insignificance;
3. A feasible project alternative or mitigation measure would considerably lessen the significant environmental impacts of the project, but the proponents will not adopt it; or
4. The DEIR was so inadequate and conclusory that meaningful public review and comment were precluded.

5.2.1 Revision to the EIR and Errata to FEIR

In response to comments from the public and other public agencies on the DEIR, the Town has incorporated minor changes into the FEIR. Minor changes are incorporated in the following chapters: Chapter 1, “Executive Summary,” Chapter 2, “Introduction,” Chapter 4, “Environmental Setting, Impacts, and Mitigation Measures,” Chapter 6, “Other CEQA Requirements,” and Chapter 7, “References.”

Changes to Chapter 1, “Executive Summary,” include revisions in Table 1-1: Summary of Environmental Impacts and Mitigation Measures under the “Significance after Mitigation” column for Impacts 4.5-2 and 4.5-3. A typographical error was made in the “Significance after Mitigation” column, although the conclusion was correct in Section 4.5 of the DEIR.

Changes to Chapter 2, “Introduction,” include revisions to Section 2.3 to add previously footnoted text to the body text which describes the documents contained in each Volume of the General Plan.

Changes to Chapter 4, “Environmental Setting, Impacts, and Mitigation Measures,” include a revision to Section 4.0.1 “Scope of Analysis” to add a numbered subheading for Section 4.17, “Tribal Cultural Resources.” Changes to Chapter 4 also include revisions to the wording of Mitigation Measure 4.3-2 as described in Section 4.3, “Air Quality” to clarify that the provided operational mitigation measures reflect current Placer County Air Pollution Control District (PCAPCD) recommended mitigation measures, minor updates to page 4.3-20 under the heading “Summary of Impact after Mitigation,” and revisions to Mitigation Measure 4.3-4 to include the PCAPCD odor screening distances for proposed land use projects. Minor revisions in Section 4.4, “Biological Resources,” are added to correct the numbering of the proposed new Implementation Measure BIO-1.2.1.17. Changes to Section 4.8, “Greenhouse Gas Emissions,” include a minor grammatical revision to reflect the consolidation of previous Mitigation Measure 4.3-2a and 4.3-2b to a single Mitigation Measure 4.3-2, revisions to Mitigation Measure 4.8-2 to include language on electric infrastructure requirements, and two minor word changes under the heading “Summary of Impact after Mitigation” on pages 4.8-24 and 4.8-25. Changes to Chapter 6, “Other CEQA Requirements,” include a revision in Section 6.2.3, “Analysis of Cumulative Impacts,” to include reference to Tribal Cultural Resources. Additionally, Table 6-2: Summary of Significant and Unavoidable Impacts is revised to add Impacts 4.5-2 and 4.5-3 – these impact conclusions were correctly identified in Section 4.5 of the DEIR and the revision to Table 6-2 is to correct a typographical error. Chapter 7 “References” is revised to include references from Chapter 4.17, “Tribal Cultural Resources.”

These changes do not change the analysis or conclusions presented in the DEIR. No significant new information has been added to the EIR since public notice was given of the availability of the DEIR. Therefore, recirculation of the EIR pursuant to CEQA Guidelines Section 15088.5 is not required.

5.3 Findings Regarding Less Than Significant Impacts (No Mitigation Required)

The Town agrees with the characterization in the FEIR of all project-specific impacts identified as “less than significant” and finds that those impacts have been described accurately and are either less than significant or have no impact, as described in the FEIR. Section 15091 of the CEQA Guidelines does not require specific findings to address environmental effects that an EIR identifies as having “no impact” or a “less than significant” impact. However, these findings account for all resource areas in their entirety. The impacts where the proposed project would result in either no impact or a less than significant impact, and which require no mitigation, are identified in the bulleted list below. Please refer to the DEIR and the FEIR for more detail.

5.3.1 Aesthetics

- ▶ Substantial adverse effect on scenic vistas
- ▶ Damage to scenic resources within a state scenic highway
- ▶ Substantially degrade the existing visual character or quality of public views of the site and its surroundings
- ▶ Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area

5.3.2 Agriculture and Forestry Resources

- ▶ Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use
- ▶ Conflict with existing zoning for agricultural use or a Williamson Act contract
- ▶ Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])
- ▶ Result in the loss of forest land or conversion of forest land to non-forest use
- ▶ Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use

5.3.3 Air Quality

- ▶ Expose sensitive receptors to substantial pollutant concentrations (carbon monoxide concentrations)

5.3.4 Biological Resources

- ▶ Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means
- ▶ Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
- ▶ Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), natural community conservation plan, or other approved local, regional, or State HCP

5.3.5 Energy

- ▶ Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a state or local plan for renewable energy or energy efficiency

5.3.6 Geology and Paleontological Resources

- ▶ Expose people or structures to hazards from surface fault rupture
- ▶ Expose people or structures to hazards from liquefaction
- ▶ Expose people or structures to hazards from landslides
- ▶ Expose people or structures to hazards from unstable soils
- ▶ Destroy a unique geologic feature
- ▶ Loss of regionally or locally important mineral resources
- ▶ Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking
- ▶ Result in substantial soil erosion or the loss of topsoil

- ▶ Be located on expansive soil, creating substantial direct or indirect risks to life or property
- ▶ Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water

5.3.7 Hazards and Hazardous Materials

- ▶ Airport safety and noise hazards
- ▶ Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials
- ▶ Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school
- ▶ Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment
- ▶ For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area
- ▶ Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

5.3.8 Hydrology and Water Quality

- ▶ Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality
- ▶ Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin
- ▶ Substantially alter drainage patterns or add impervious surfaces in a manner that would result in substantial erosion or siltation on- or off-site
- ▶ Substantially alter drainage patterns or add impervious surfaces in a manner that would exceed the capacity of existing or planned stormwater drainage systems, provide substantial additional sources of polluted runoff, substantially increase surface runoff resulting in on-site or off-site flooding, or impede or redirect flood flows
- ▶ In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation
- ▶ Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan

5.3.9 Land Use and Planning, Population, and Housing

- ▶ Physically divide an established community
- ▶ Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect
- ▶ Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)

- ▶ Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere

5.3.10 Noise and Vibration

- ▶ Excessive noise from an airport
- ▶ Result in the exposure of sensitive receptors to long-term transportation noise
- ▶ Increases in vibration levels

5.3.11 Public Services and Recreation

- ▶ Adverse physical effects from construction of parks and recreational facilities
- ▶ Increased demand for fire protection services and facilities
- ▶ Increased demand for police protection facilities
- ▶ Increased demand for school services and facilities

5.3.12 Transportation and Circulation

- ▶ Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities
- ▶ Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)
- ▶ Result in inadequate emergency access

5.3.13 Utilities and Service Systems

- ▶ Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects
- ▶ Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years
- ▶ Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments
- ▶ Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and comply with solid waste statutes and regulations

5.3.14 Wildfire

- ▶ Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment
- ▶ Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes
- ▶ Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire

5.4 Findings Regarding Significant Environmental Impacts Mitigated to a Level of Less than Significant

The Town hereby finds that feasible mitigation measures have been identified in the DEIR and FEIR and this Findings of Fact document that will avoid or substantially lessen the following potentially significant environmental impacts to a less-than-significant level. The potentially significant impacts and the mitigation measures that will reduce them to a less-than-significant level are summarized in Table 5-1 below. Please refer to the DEIR and the FEIR for more detail.

Table 5-1. Findings for Mitigated Impacts

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
4.3 Air Quality	4.3-4 Result in Other Emissions, Such as Those Leading to Odors, Adversely Affecting a Substantial Number of People	Potentially Significant	Mitigation Measure 4.3-4	<p>Finding: Changes or alterations have been required or incorporated into the project which would avoid or substantially lessen the potentially significant environmental effect associated with adverse effects to nearby sensitive receptors.</p> <p>Mitigation Measure 4.3-4 would add a new Implementation Measure AQGHG-1.2.1.5 to the General Plan focused on reducing the intensity of offensive odors from surrounding odor sources. Implementation Measure AQGHG-1.2.1.5 would reduce odor-producing emissions or reduce the potential that sensitive receptors would be exposed to such emissions, depending on the technology implemented for specific projects. With implementation of mitigation, this impact is considered less than significant with mitigation.</p>	4.3-33 to 4.3-38
4.4 Biological Resources	4.4-1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	Potentially significant	Mitigation Measure 4.4-1	<p>Finding: Changes or alterations have been required or incorporated into the project which would avoid or substantially lessen the potentially significant environmental effect associated with adverse effects on special-status species.</p> <p>Mitigation Measure 4.4-1 would revise Implementation Measure BIO-1.1.1.1 to specify requirements for the preparation of Biotic Resources Evaluations. Mitigation Measure 4.4-1 would also revise Implementation Measure BIO-1.1.1.3 to require projects resulting in take of state or federally listed species to obtain take authorization from the USFWS and/or the CDFW and to develop and implement a mitigation and monitoring plan to compensate for effects to or loss of special-status species and sensitive habitats.</p> <p>Mitigation Measure 4.4-1 would thereby reduce potentially significant impacts through appropriate information gathering about potentially affected special-status species and effective mitigation in the context of proposed private and public projects.</p> <p>Therefore, with implementation of mitigation measures, this impact would be less than significant with mitigation.</p>	4.4-3 to 4.4-10

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
4.4 Biological Resources	4.4-2 Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	Potentially significant	Mitigation Measure 4.4-2	<p>Finding: Changes or alterations have been required or incorporated into the project which would avoid or substantially lessen the potentially significant environmental effect associated with adverse effects on riparian habitat or other sensitive natural communities.</p> <p>Mitigation Measure 4.4-2 would add a new Implementation Measure BIO-1.2.1.17, which would require proposed projects that would result in removal or alteration of a riparian community or other designated sensitive habitat to notify CDFW, obtain a Lake and Streambed Alteration Agreement as necessary, and comply with all conditions of the Lake and Streambed Alteration Agreement. Mitigation Measure 4.4-2 would also revise Implementation Measure BIO-1.4.1.3 to add requirements for direct supervision by ISA-certified arborist for trimming and removal of protected trees.</p> <p>Therefore, Mitigation Measure 4.4-2 would reduce potentially significant impacts by requiring appropriate information gathering about oak woodland and riparian habitats and effective mitigation in the context of proposed private and public projects.</p> <p>Therefore, with implementation of mitigation measures, this impact would be less than significant with mitigation.</p>	4.4-10 to 4.4-17
4.4 Biological Resources	4.4-4 Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites	Potentially significant	Mitigation Measure 4.4-4a Mitigation Measure 4.4-4b	<p>Finding: Changes or alterations have been required or incorporated into the project which would avoid or substantially lessen the potentially significant environmental effect associated with adverse effects on native resident or migratory fish or wildlife.</p> <p>Mitigation Measure 4.4-4a would implement Mitigation Measure 4.4.-1, which proposes to revise Implementation Measures BIO-1.1.1.1 and BIO-1.1.1.3 for special-status plants, wildlife, and habitat. Local wildlife movement within the Town limits is generally facilitated by the presence of riparian corridors associated with stream systems. The information gathered in the Biotic Resources Evaluation as proposed in the revisions to Implementation Measure BIO-1.1.1.1 would inventory and identify native resident and migratory fish or wildlife species that may be impacted by a project, and revisions to Implementation Measure BIO-1.1.1.3</p>	4.4-20 to 4.4-23

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
				<p>would require project proponents to identify feasible opportunities to avoid and preserve on-site special-status species and sensitive habitats through design and planning. Mitigation Measure 4.4-4b would implement Mitigation Measure 4.4-2, which proposes to add a new Implementation Measure BIO-1.2.1.17 and to revise Implementation Measure BIO-1.4.1.3 for sensitive communities including riparian and oak woodland. The proposed new Implementation Measure BIO-1.2.1.17 would require proposed projects that would result in removal or alteration of a riparian community or other designated sensitive habitat to notify CDFW, obtain a Lake and Streambed Alteration Agreement as necessary, and comply with all conditions of the Lake and Streambed Alteration Agreement. Proposed revisions to Implementation Measure BIO-1.4.1.3 would add requirements for direct supervision by ISA-certified arborist for trimming and removal of protected trees.</p> <p>Mitigation Measures 4.4-4a and 4.4-4b would reduce impacts to existing resident and migratory wildlife corridors within the Town limits by identifying and evaluating potentially affected species and habitats and feasible opportunities to avoid or preserve such affected species and habitats. Additionally, General Plan protections for aquatic resources, which require stream setbacks for stream and riparian corridors, would also protect resident and migratory movement corridors. These setbacks are expected to maintain existing riparian areas and other natural areas as functional movement corridors.</p> <p>Therefore, with implementation of mitigation measures, this impact would be less than significant with mitigation.</p>	
4.7 Geology, Soils, Mineral Resources, and Paleontological Resources	4.7-5 Directly or indirectly destroy a unique paleontological resource or site	Potentially significant	Mitigation Measure 4.7-5	<p>Finding: Changes or alterations have been required or incorporated into the project which would avoid or substantially lessen the potentially significant environmental effect associated with adverse effects on unique paleontological resources or sites.</p> <p>Mitigation Measure 4.7-5 would add a new Policy H-1.1.4 and associated Implementation Measure H-1.1.4.1. Policy H-1.1.4 would encourage the preservation of unique paleontological resources, while Implementation Measure H-1.1.4.1 would</p>	4.7-14 to 4.7-16

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
				<p>require projects with potential impacts related to unique paleontological resources to provide a site-specific analysis of the project's potential to damage or destroy unique paleontological resources and measures designed to protect unique paleontological resources, as needed and appropriate. Such measures could include, but are not limited to, construction worker personnel training, periodic monitoring during construction activities, stopping work within 50 feet of any fossil that is discovered, evaluation of the fossil by a qualified paleontologist, and proper recordation and curation of the specimen.</p> <p>Mitigation Measure 4.7-5 would provide guidance to construction personnel for projects that could affect unique paleontological resources, and in the event fossil specimens were encountered during construction activities, a paleontologist would be retained to evaluate the fossil and recommend appropriate actions, which may include, but are not limited to, full or part-time construction monitoring, along with appropriate measures for documenting, recording, and curating the specimens.</p> <p>Therefore, with implementation of mitigation measures, this impact would be less than significant with mitigation.</p>	

5.5 Findings Regarding Environmental Impacts Not Fully Mitigated to a Level of Less than Significant

The following significant and potentially significant environmental impacts of the proposed project are unavoidable and cannot be mitigated in a manner that would reduce the environmental impact that a less-than-significant level.

The Town finds that the project's environmental, economic, social, and other benefits outweigh and override the significant adverse impact related to change in the environment. The Town hereby elects to approve the project due to overriding considerations as set forth in Section 7 of this document, "Statement of Overriding Considerations."

Table 5-2. Findings for Significant and Unavoidable Impacts

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
4.3 Air Quality	4.3-1 Generation of Temporary Construction-Related Emissions of Criteria Air Pollutants and Precursors that Would Result in a Cumulatively Considerable Net Increase of Any Criteria Pollutant for which the Region is in Nonattainment, and Conflict with or Obstruct an Air Quality Plan	Significant	Mitigation Measure 4.3-1a Mitigation Measure 4.3-1b	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with generation of temporary construction-related emissions that would result in a cumulatively considerable increase for which the region is nonattainment or conflict with or obstruct an air quality plan is significant.</p> <p>Mitigation Measure 4.3-1a would revise Implementation Measure AQGHGE-1.1.2.1 to require all projects to implement Best Management Practices (BMPs) for reducing air pollutant emissions associated with the construction and operation of development projects as a standard condition of approval for projects within the Town of Loomis. Mitigation Measure 4.3-1b would add a new Implementation Measure AQGHGE-1.1.2.4 which would require additional emission control strategies for new development projects that are expected to exceed the PCAPCD thresholds of significance after implementation of BMPs.</p> <p>While BMPs and additional emission control strategies required for development projects may reduce the potential for the generation of temporary construction-related emissions that would result in a cumulatively considerable increase for which the region is nonattainment or conflict with or obstruct an air quality plan, the level of effectiveness of the mitigation measures cannot be identified because the exact buildout schedule of public and private projects anticipated under the 2040 General Plan cannot be determined.</p> <p>There is no additional feasible mitigation. The impact is considered significant and unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.</p>	4.3-6 to 4.3-12
4.3 Air Quality	4.3-2 Generation of Long-Term Operational Emissions of Criteria Air Pollutants and Precursors that Would Result in a Cumulatively Considerable Net Increase of Any Criteria Pollutant for which the Project Region is in Nonattainment, and Conflict	Significant	Mitigation Measure 4.3-2	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with generation of long-term operational emissions that would result in a cumulatively considerable increase for which the region is nonattainment or conflict with or obstruct an air quality plan is significant.</p> <p>Mitigation Measure 4.3-2 would add a new Implementation Measure AQGHGE-1.1.2.5 which would require projects that could have a potentially significant operational effect, as demonstrated by exceedance of the PCAPCD-recommended thresholds of significance,</p>	4.3-12 to 4.3-21

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
	with or Obstruct an Air Quality Plan			<p>to incorporate PCAPCD-recommended standard operation mitigation measures. These standard operation mitigation measures may include, but are not limited to, not permitting wood burning or pellet stoves/fireplaces; requiring all newly constructed residential buildings to comply with California Green Building Tier 2 standards; promoting walking, biking, carpooling, and use of public transit through project design features; and considering non-polluting materials for paving parking lots. Mitigation Measure 4.3-2 would require projects still in excess of PCAPCD-recommended thresholds of significance, following implementation of mitigation measures, to offset remaining project emissions in excess of thresholds by establishing off-site mitigation or participation in PCAPCD's Off-site Mitigation Program.</p> <p>While PCAPCD-recommended standard operation mitigation measures would establish mitigation to reduce operational emissions of criteria air pollutants from projects within the Planning Area, the specific public and private projects within the Planning Area cannot be defined at the time of this analysis and the effectiveness and feasibility of these measures cannot be quantified for individual future projects. Therefore, operational emissions of criteria air pollutants and precursors could still exceed significance thresholds. Contribution to the PCAPCD off-site mitigation program would further support the reduction of regional criteria air pollutant emissions; however, it may not be feasible for all future projects to contribute to the PCAPCD off-site mitigation program at a level that would reduce the projects' net emissions below the PCAPCD recommended thresholds.</p> <p>There is no additional feasible mitigation. The impact is considered significant and unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.</p>	
4.3 Air Quality	4.3-3 Expose Sensitive Receptors to Substantial Pollutant Concentrations (TACs) during Construction and Operation.	Significant	Mitigation Measure 4.3-3a Mitigation Measure 4.3-3b	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with exposing sensitive receptors to substantial pollutant concentrations is significant.</p> <p>Mitigation Measure 4.3-3a would revise Implementation Measure AQGHGE-1.2.1.2. The proposed revisions would require new development subject to CEQA to implement California Air Resources Board (CARB) guidance concerning land use compatibility and setback distances with regard to sources of toxic air contaminant (TAC) emissions and sensitive land uses; conduct site-specific health risk</p>	4.3-21 to 4.3-32

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
				<p>analyses as determined necessary based on communication with PCAPCD; and incorporate mitigation strategies recommended by PCAPCD to reduce exposure to sensitive receptors. These mitigation strategies could include providing enhanced filtration systems, use of solid barriers and vegetation to reduce pollutant concentrations, use of Tier 4 certified heavy duty diesel construction equipment, and positioning of exhaust and intake for ventilation systems to minimize exposure. Mitigation Measure 4.3-3b would add a new Implementation Measure AQGHGE-1.2.1.4, which would require projects using diesel-fueled construction equipment within 300 feet of existing sensitive receptors to use an equipment mix, incorporate buffering, schedule construction activities, or use other strategies to reduce potential health risk consistent with guidance from the PCAPCD. The proposed new Implementation Measure AQGHGE-1.2.1.4 as part of Mitigation Measure 4.3-3b also includes the option to conduct a site-specific analysis and mitigation with clear performance outcomes tied to PCAPCD-recommended thresholds.</p> <p>Through implementation of Mitigation Measures 4.3-3a and 4.3-3b, General Plan policies would discourage development in locations that would conflict with CARB's buffer recommendations and exposure to substantial TAC concentrations would be reduced through mitigation strategies such as using Tier 4 equipment. However, the potential for sensitive receptors to be exposed to substantial pollutant concentrations remains significant, even with the proposed mitigation measures described above. There is no additional feasible mitigation. The impact related to sources of TACs from construction activities and operational sources is considered significant and unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.</p>	
4.5 Cultural Resources	4.5-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section § 15064.5	Potentially significant	Mitigation Measure 4.5-1	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with an adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section § 15064.5 is significant.</p> <p>Mitigation Measure 4.5-1 would add new Implementation Measures H-1.1.1.1a, H-1.1.1.1b, and H-1.1.1.1c, which would provide for the identification of any potential historical resources that may be affected by a project and establishes appropriate review procedures and</p>	4.5-12 to 4.5-20

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
				<p>consultation requirements for proposed project actions that could adversely affect built environment historical and archeological resources. Additionally, for projects where a historical resources assessment is required and determines that historical resources may be directly or indirectly adversely affected by project activities, appropriate minimization measures to alter the project design or mitigation measures to reduce impacts to less than significant will be recommended by a qualified architectural historian and/or historian, with avoidance being the preferred mitigation measure.</p> <p>While Mitigation Measure 4.5-1 will minimize the severity of significant impacts associated with projects consistent with the proposed General Plan through the addition of the proposed new Implementation Measures, the potential remains for residual effects on historical resources and the impact is considered significant and unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.</p>	
4.5 Cultural Resources	4.5-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5	Potentially significant	Mitigation Measure 4.5-2	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with an adverse change in the significance of an archaeological resource pursuant to § 15064.5 is significant.</p> <p>Mitigation Measure 4.5-2 would add a new Implementation Measure H-1.1.1.2a, which would require consultation by appropriate qualified personnel if indigenous or historical subsurface cultural resources are discovered during ground-disturbing activities. For archeological sites determined to be a historical resource, the qualified archaeologist shall recommend further mitigative treatment, including, but not limited to, avoidance, preservation in place, or data recovery. If avoidance through project design is not feasible, the qualified archaeologist shall develop and oversee the execution of a treatment plan.</p> <p>While Mitigation Measure 4.5-2 will minimize the severity of significant impacts associated with projects consistent with the proposed General Plan through the addition of the proposed new Implementation Measure, the potential remains for residual effects on archeological resources and the impact is considered significant and unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.</p>	4.5-20 to 4.5-22

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
4.5 Cultural Resources	4.5-3 Disturb any human remains, including those interred outside of dedicated cemeteries	Potentially significant	Mitigation Measure 4.5-3	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with the disturbance of human remains, including those interred outside of dedicated cemeteries, is significant.</p> <p>Mitigation Measure 4.5-3 would add a new Implementation Measure H-1.1.1.1d, which provides guidance for accidental discovery or recognition of any human remains in any location other than a dedicated cemetery during construction, including stopping excavation or disturbance of the project site, contacting the County Coroner, and appropriate action and notification following further evaluation.</p> <p>Mitigation Measure 4.5-3 would reduce impacts to interred human remains through the addition of the proposed Implementation Measure; however, because indigenous and historical archaeological sites that contain human remains can occur below ground with little or no surface manifestation, it may not be feasible to entirely avoid impacts to interred human remains. Therefore, this impact is considered significant and unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.</p>	4.5-23 to 4.5-25
4.8 Greenhouse Gas Emissions	4.8-1 Generation of Greenhouse Gas (GHG) Emissions that Significantly Impact the Environment or Conflict with an Applicable Plan, Policy, or Regulation Adopted for the Purpose of Reducing the Emissions of GHGs	Significant and cumulatively considerable	Mitigation Measure 4.3-1a Mitigation Measure 4.3-1b Mitigation Measure 4.3-2 Mitigation Measure 4.8-1 Mitigation Measure 4.8-2	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with the generation of GHG emissions that significantly impact the environment or conflict with an applicable plan, policy or regulation for the purpose of reducing GHG emissions is significant.</p> <p>Implementation of Mitigation Measures 4.3-1a, 4.3-1b, and 4.3-2, as discussed above, would require projects that could have a potentially significant effect to incorporate applicable construction and operational mitigation measures, which would also reduce GHG emissions. Operational measures include actions that reduce area, energy, and mobile source emissions associated with building operations and transportation activities within the Planning Area. Mitigation Measure 4.3-2 would substantially reduce vehicle miles traveled (VMT) by requiring projects to incorporate design features that promote walking, biking, carpooling, and using public transit, thereby reducing mobile source GHG emissions, which are the largest part of the Town's existing and future forecasted GHG emissions. Mitigation Measure 4.8-1 would add new Implementation Measure AQGHGE-1.1.4.4, requiring the Town</p>	4.8-10 to 4.8-25

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
				<p>to utilize electric landscape equipment to the extent feasible to be used on parks and public/quasi-public lands maintained by the Town, and Implementation Measure 1.1.5.1, which would require the Town to monitor and implement related programs where appropriate related to current and forthcoming regulations and legislation intended to reduce GHG emissions from mobile, area, and indirect sources. Mitigation Measure 4.8-2 would revise Implementation Measure AQGHGE-1.1.2.3 to clarify requirements related to natural gas devices and infrastructure in new residential or commercial development for consistency with California’s carbon neutrality target timeframes.</p> <p>While implementation of these mitigation measures would result in a reduction of GHG emissions, a quantifiable effectiveness of these measures cannot be determined and GHG emissions could still exceed the significance threshold. This impact is considered significant and unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.</p>	
4.12 Noise and Vibration	4.12-1 Expose Sensitive Receptors to Substantial Temporary, Short-Term Construction Noise	Significant	Mitigation Measure 4.12-1	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with exposing sensitive receptors to substantial temporary, short-term construction noise is significant.</p> <p>Mitigation Measure 4.12-1 would add a new Policy Noise-1.1.16 and Implementation Measures Noise-1.1.16.1 and 1.1.16.2 which specify noise levels at which a potentially significant temporary construction noise impact could occur; outline time restrictions for construction-related noise exposure for noise-sensitive uses; and requires strategies to be considered to reduce construction-related noise exposure for noise-sensitive uses. These strategies, as specified in Implementation Measure 1.1.16.2, include, but are not limited to, properly maintaining and equipping construction equipment with noise control components, locating noisy construction equipment away from surrounding noise-sensitive uses, limiting times of year for construction near schools, and requiring additional noise reduction strategies if proposed construction activity is predicted to cause noise levels exceeding 12 A-weighted decibels (dBA) above average daytime noise levels.</p> <p>With Implementation of Mitigation Measure 4.12-1, in addition to enforcement of the Town Noise Ordinance, future development under the proposed 2040 General Plan would be designed to minimize</p>	4.12-6 to 4.12-12

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
				potential construction-related noise impacts. The proposed new and revised Policy and Implementation Measures would further ensure that future projects with the potential to result in a substantial increase in noise levels would mitigate potential construction-related noise impacts to the extent feasible. However, whether and to what degree construction noise affects sensitive receptors depends on myriad factors and no feasible mitigation is available to ensure all construction noise would be below the Town's noise standards in all cases. The impact is significant and unavoidable . As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.	
4.12 Noise and Vibration	4.12-3 Result in the Exposure of Sensitive Receptors to Long-term Stationary Noise	Significant	None feasible	Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with exposing sensitive receptors to long-term stationary noise is significant . The existing General Plan and the proposed 2040 General Plan include policies and implementation measures applicable to long-term noise sources; however, the Town cannot demonstrate that adverse operational noise exposure impacts could be avoided in all cases. There is no additional feasible mitigation available. The impact is significant and unavoidable . As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.	4.12-25 to 4.12-34
4.13 Public Services and Recreation	4.13-4 Result in the Need for New or Expanded Parks to Meet Parkland Standards and Potential for Accelerated or Substantial Deterioration of Existing Parks and Recreation Facilities from Increased Use	Potentially significant	None feasible	Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with the need for new or expanded parks to meet parkland standards and the potential for accelerated or substantial deterioration of existing parks and recreation facilities from increased use is significant . The existing General Plan includes policies and implementation measures that would reduce the impact to parkland standards and the potential for accelerated or substantial deterioration of existing parks and recreation facilities from increased use. However, it is possible that the use of existing Town and surrounding parks and recreation facilities would increase, thereby resulting in some overuse and physical deterioration of these facilities. There is no additional feasible mitigation available. This impact is considered significant and unavoidable . As described in Section 7 of this document, specific social, economic, and	4.13-16 to 4.13-20

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
				environmental benefits of the project outweigh the identified potential unavoidable significant impacts.	
4.14 Transportation and Circulation	4.14-2 Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)	Significant	Mitigation Measure 4.14-2	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated with conflicting or being inconsistent with CEQA Guidelines § 15064.3, subdivision (b) is significant.</p> <p>Mitigation Measure 4.14-2 would add a new Implementation Measure CIR-3.2.2.2 which requires the Town to develop a VMT reduction program and provides project modifications and other measures that would reduce VMT effects in a manner consistent with state guidance on VMT reduction.</p> <p>With implementation of Mitigation Measure 4.14-2, VMT generated by land uses within the Town would be reduced; however, the Town at this time cannot demonstrate that VMT will be reduced to the degree that it meets state goals related to VMT reduction. There is no additional feasible mitigation. This impact is considered significant and unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.</p>	4.14-19 to 4.14-28
4.17 Tribal Cultural Resources	4.17-1 Would the project cause a substantial adverse change in the significance of a tribal cultural resource	Significant	Mitigation Measure 4.17-1	<p>Finding: Based on the analysis contained within the DEIR and FEIR, other considerations in the record, and the impact evaluation criteria, the Town finds that the impact associated a substantial adverse change in the significance of a tribal cultural resource is significant.</p> <p>Mitigation Measure 4.17-1 would add a new Policy H-1.1.5 and Implementation Measures H-1.1.5.1, H-1.1.5.2, and H-1.1.5.3 which establish appropriate review procedures and consultation requirements; address the need for qualified personnel to undertake appropriate information searches and surveys; and address the importance of contacting Tribal Representatives and Tribal Monitors.</p> <p>Implementation of Mitigation Measure 4.17-1 would minimize the severity of significant impacts associated with projects consistent with the proposed 2040 General Plan by helping to identify, record, and attempt to avoid impacts to Tribal Cultural Resources. However, the potential remains for residual effects and no other feasible mitigation measures are available. This impact is considered significant and unavoidable. As described in Section 7 of this document, specific</p>	Pages 4.17-4 through 4.17-13 (Final EIR)

Section Number and Name	Impact Number and Title	Pre-mitigation Impact Conclusion	Identified Mitigation Number	Finding	DEIR Pages for Reference
				social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.	

5.6 Findings Regarding Cumulative Impacts

The DEIR determined there is a significant cumulative impact on aesthetics; agricultural resources; air quality; biological resources; cultural resources; energy; geology, soils, mineral resources, and paleontological resources; greenhouse gas; hazards and hazardous materials; hydrology, flooding, and water quality; land use and planning, population, and housing; noise and vibration; public services and recreation; transportation and circulation; tribal cultural resources; utilities and service systems; and wildfire. For biological resources and geology, soils, mineral and paleontological resources, the DEIR determined that with the mitigation measures already discussed for those project impacts, the project's contribution would be less than cumulatively considerable with mitigation. For agricultural resources; energy; hazards and hazardous materials; hydrology, flooding and water quality; land use and planning, population, and housing; noise and vibration; public services and recreation; utilities and service systems; and wildfire, the Town finds that proposed 2040 General Plan goals, policies, and implementation measures in conjunction with existing local, regional, state, and federal regulations would reduce the significant cumulative impact on these resources.

For aesthetics, as determined in the DEIR, new development would change the existing visual conditions along the urban fringe in areas that are currently rural/agricultural in nature and would result in significant impacts related to degradation of visual character. Additionally, regional growth and development in the Planning Area in combination with additional lighting from development in the project region would result in significant impacts related to light and glare effects. While project impacts to degradation of visual character and light and glare effects are less than significant, as discussed in Section 5.3 above, these project impacts in combination with development in the project region would result in a significant cumulative impact. Because no other feasible mitigation measures are available, the proposed project would result in a cumulatively considerable contribution to these significant cumulative impacts. There is no feasible mitigation to reduce the project's contribution to these significant cumulative impacts. The impacts would be cumulatively considerable and unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.

For air quality, as determined in the DEIR, implementation of the proposed project could result in the generation of short-term construction-related emissions of criteria air pollutants and precursors for which the region is nonattainment at levels that may have a significant impact on the environment and conflict with or obstruct an air quality plan. While implementation of mitigation measures would reduce the generation of construction-related emissions, the effectiveness of these measures would depend on the number and extent of strategies feasible to incorporate in any given project. Additionally, the timing and level of construction activities and specific projects to be implemented is unknown; therefore, it is not possible to estimate the extent to which the reduction strategies would result in emission reductions. Therefore, implementation of the proposed 2040 General Plan could combine with cumulative emissions and hamper implementation of the applicable air quality plan and result in a cumulatively considerable net increase of criteria air pollutants for which the project region is designated a nonattainment area under an applicable federal or state ambient air quality standard. There is no additional feasible mitigation. The impact of the proposed 2040 General Plan is considered cumulatively considerable and unavoidable with the implementation of mitigation. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.

For cultural resources and tribal cultural resources, as determined in the DEIR, implementation of the proposed project could result in significant impacts to historical resources, archaeological resources, tribal cultural resources, and human remains through either direct physical impacts or by indirect impacts. While implementation of Mitigation Measures 4.5-1, 4.5-2, 4.5-3, and 4.17-1 would reduce impacts associated with archaeological resources, human remains, and tribal cultural resources to less than cumulatively considerable with implementation of the proposed mitigation. Even with mitigation, the potential remains for development within the Planning Area to add incompatible architectural elements; diminish the historic integrity of a cultural resource's setting, feeling, or association; destroy the historic character of a property; or adversely affect tribal cultural resources, thereby contributing to the cumulative impact to these finite resources. Therefore, the proposed 2040 General Plan would combine with impacts occurring in the

broader region and result in a cumulatively considerable and unavoidable impact. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.

For greenhouse gas emissions, as determined in the DEIR, implementation of the proposed project could result in the GHG emissions at a level that may have a significant impact on the environment and conflict with State GHG emission targets adopted for the purpose of reducing the emissions of GHGs. While implementation of existing General Plan policies and implementation measures, in addition to mitigation measures adding new implementation measures to the proposed 2040 General Plan, would reduce the generation of long-term operational GHG emissions, as well as align the project's long-term operations with the actions for new commercial development, a quantifiable effectiveness of these measures cannot be determined and GHG emissions could still exceed the significance threshold. Therefore, the proposed project would result in a substantial contribution to the significant impact of climate change. There is no additional feasible mitigation. This impact is cumulatively considerable and unavoidable with the implementation of mitigation. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.

For public services and recreation, as determined in the DEIR, implementation of the proposed project could result in increased demand for new parks and increased use of existing parks and recreation facilities. While implementation of the proposed 2040 General Plan policies and implementation measures establish the mechanisms to provide additional park land and the maintenance of existing parks as new development occurs, the Town still may not meet the park standard of five acres of park and five acres of passive park/open space per 1,000 residents. It is possible that the use of existing Town and surrounding parks and recreation facilities would increase, thereby resulting in some overuse and physical deterioration of these facilities. There is no additional feasible mitigation. Therefore, the proposed 2040 General Plan would result in a cumulatively considerable contribution to this impact and the cumulatively considerable contribution is unavoidable. As described in Section 7 of this document, specific social, economic, and environmental benefits of the project outweigh the identified potential unavoidable significant impacts.

For transportation and circulation, as determined in the DEIR, implementation of the proposed project could result in an increase in VMT to levels that would result in a significant impact. Implementation of Mitigation Measure 4.14-2 would reduce VMT as described in Section 5.5 above. As described in Section 4.14, "Transportation and Circulation," residential VMT per capita and work VMT per employee generated by the Town of Loomis are projected to be below baseline conditions under the Cumulative Plus 2040 General Plan scenario; however, VMT remains above the significance thresholds. There is no additional feasible mitigation. This impact is cumulatively considerable and unavoidable with the implementation of mitigation.

Please refer to Section 4.8, "Greenhouse Gas," Section 4.14, "Transportation and Circulation," and Chapter 6 ["Other CEQA Considerations"] of the DEIR for a comprehensive discussion of cumulative impacts.

5.7 Mitigation Monitoring

The General Plan Annual Progress Report serves as the Mitigation Monitoring and Reporting Program (MMRP) (see Public Resources Code section 21081.6, subd. (a)(1); CEQA Guidelines section 15097(b)). The Town will use the General Plan Annual Progress Report to track compliance with project mitigation measures. The General Plan Annual Progress Report will remain available for public review during the compliance period.

6 Project Alternatives

Where a lead agency has determined that, even after the adoption of all feasible mitigation measures, a project as proposed will still cause one or more significant environmental effects that cannot be substantially lessened or avoided, the agency, prior to approving the project as mitigated, must first determine, with respect to such impacts, whether there remain any project alternatives that are both environmentally superior and feasible within the meaning of CEQA.

As noted under the heading “Findings Required under CEQA,” an alternative may be “infeasible” if it fails to achieve the lead agency’s underlying goals and objectives with respect to the project. Thus, “‘feasibility’ under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors” of a project (*City of Del Mar v. City of San Diego* [1982] 133 Cal.App.3d 401, 417). Whether to reject or approve any of the alternatives is a decision only for the decisionmakers. (*California Native Plant Society v. City of Santa Cruz* [2009] 177 Cal.App.4th 957, 980–981.) They may reject alternatives that are undesirable from a policy standpoint. (*Id.* at p. 1001.)

6.1 Alternatives Considered But Ultimately Rejected

The EIR must examine in detail only those alternatives that the lead agency determines could feasibly attain most of the basic project objectives, taking into account factors that include site suitability; economic viability; availability of infrastructure; general plan consistency; other plans or regulatory limitations; jurisdictional boundaries; control or access to alternative sites (CEQA Guidelines Section 15126.6[f]). Although the Town considered a variety of approaches to land use and transportation as a part of the General Plan Update process, there were no other alternatives specifically developed and withdrawn or dismissed for consideration in the context of this EIR.

6.2 Alternatives Considered in the EIR

The DEIR evaluated the No Project Alternative and two other alternatives to the proposed project: Alternative 1, Increase Buffer from Sensitive Land Uses; and Alternative 2, Promote Compact Growth.

The No Project Alternative (as described on page 5-6 of the DEIR) assumes that the proposed 2040 General Plan would not be implemented and instead the Town would build out as provided in the 2001 General Plan. The No Project Alternative would result in fewer new housing opportunities, a reduction in population growth, and few new employment opportunities within the Town than under the 2040 General Plan and the other alternatives.

Alternative 1 (Increase Buffer from Sensitive Land Uses) (as described on pages 5-6 to 5-7 of the DEIR), proposes no commercial development of the existing rural-scale residential development south of I-80 along Martin Lane and Betty Lane that is currently designated Tourist Destination Commercial. Under Alternative 1, the areas along Martin and Betty Lane would be designated as RR – Rural Residential and development of the existing Tourist Destination Commercial areas on either side of Horseshoe Bar Road would have an increased buffer from Secret Ravine and its tributaries would have increased buffer and more limited development potential. Under Alternative 1, there would be a reduction in the amount of development in areas near streams and creeks that have sensitive biological resources and could be relatively more sensitive for undiscovered archaeological resources, and in particular a reduction in the amount of development near Secret Ravine. Alternative 1 would also reduce the amount of development on properties that have oak woodlands. Instead of these areas that may be more sensitive for biological and cultural resources, Alternative 1 includes additional rural-scale development in locations that do not have sensitive resources around the edges of the Planning Area. Alternative 1 would minimize the geographic proximity of sensitive receptors and potentially substantial air pollutant emissions and noise sources, such as high-volume roadways.

Alternative 2 (Promote Compact Growth) (as described on page 5-7 of the DEIR) would involve a greater amount of infill development and a greater amount of reinvestment in already developed areas of the Town. Alternative 2 would focus development and new housing opportunities to promote walking and biking and in proximity to transit services. Alternative 2 would result in a higher percentage of new housing in multi-family and other more land-efficient formats. Under Alternative 2, areas along Horseshoe Bar Road, Martin Lane, and Betty Lane southeast of I-80 would not be developed because I-80 acts as a barrier to pedestrian and bicycle travel between the mostly rural areas southeast of I-80 and the homes and civic and commercial destinations northeast of I-80. Alternative 2 involves adding multi-family dwellings on properties currently developed with single-family residences, for a net reduction of 250 single-family units and the addition of approximately 1,420 new multi-family residential units in relatively transportation-efficient locations. The main intention of Alternative 2 is for new residential and commercial development to occur in relatively central, easily accessible areas of Town.

6.3 Findings

As discussed on page 5-38 of the DEIR, from the alternatives evaluated in this EIR, Alternative 2 (Promote Compact Growth) is the environmentally superior alternative, reducing adverse impacts to agriculture; air quality; biological resources; archaeological or tribal cultural resources (cultural and tribal resources); energy; expansive soils, soil suitability for on-site wastewater treatment systems, and unique paleontological resources (geology, soils, and paleontological resources); greenhouse gases; hazards in proximity to schools and interference with emergency access and evacuation plans (hazards and hazardous materials); groundwater and stormwater impacts (hydrology, flooding, and water quality); and transit, roadway, bicycle, and pedestrian facility and VMT impacts (transportation and circulation). These reductions are generally attributed to the focus on development generally occurring compactly and in areas already developed. As compared to the proposed project, Alternative 2 would result in greater impacts to historical resources (cultural resources); generation of a temporary and permanent increase in ambient noise levels and exposure to increases in vibration levels (noise and vibration); and impacts to schools and parkland (public services and recreation). All other environmental resource topic areas were determined to have a similar level of impact, as compared to the proposed project.

Generally, the No Project Alternative would result in lower impacts as compared to the proposed project – in eight topic areas evaluated in Chapter 5 of the DEIR, though the No Project Alternative would result in increased impacts to cultural resources and tribal cultural resources, greenhouse gas emissions, vibration levels, and transportation and circulation.

Alternative 1 was determined to generally result in similar impacts as compared to the proposed project, in addition to some increases and some reduction of impacts, as compared to the proposed project. Specifically, Alternative 1 would reduce impacts to biological resources; cultural and tribal cultural resources; operational energy demand (energy); expansive soils (geology, soils, and paleontological resources); greenhouse gas emissions; hydrology, flooding and water quality; and noise and vibration. Alternative 1 would increase impacts to aesthetics; energy; geology, soils, and paleontological resources; public services and recreation; and utilities. All other environmental resource topic areas were determined to have a similar level of impact, as compared to the proposed project.

While Alternative 2 is the environmentally superior alternative and would meet most of the project objectives, this alternative would not meet the objective related to maintaining a balance between large lots and rural residential areas to the same extent as would the proposed project. Based on impacts identified in the EIR and throughout this findings document, the Town finds that the proposed project is the most desirable, feasible, and appropriate and rejects the other alternatives studied in the EIR, including Alternative 2, as infeasible.

7 Statement of Overriding Considerations

Pursuant to Section 21081 of the California Public Resources Code and Section 15093 of the CEQA Guidelines, the Town adopts and makes the following statement of overriding considerations regarding the remaining significant unavoidable impacts of the project, as discussed above, and the anticipated economic, social, and other benefits of the project.

The Town finds and determines that (1) the majority of the significant impacts of the project will be reduced to acceptable levels by implementation of the mitigation measures recommended in these findings; (2) the Town's approval of the project, as proposed, will result in certain significant adverse environmental effects that cannot be avoided or reduced to a less-than-significant level even with the incorporation of all feasible mitigation measures into the project; and (3) there are no other feasible mitigation measures or feasible project alternatives that will further mitigate, avoid, or reduce to a less-than-significant level the remaining significant environmental effects.

In light of the environmental, social, economic, and other considerations identified in the findings for the project, and the considerations set forth below related to this project, the Town chooses to approve the project because the economic, social, equitable, environmental, and other benefits resulting from the project substantially outweigh the project's significant and unavoidable adverse environmental effects.

The following statements identify the reasons why, in the Town's judgment, the benefits of the project outweigh the significant and unavoidable effects. The substantial evidence supporting the enumerated benefits of the project can be found in the preceding findings, which are herein incorporated by reference; in the project itself; and in the record of proceedings, as defined in Section 4 of this document. Each of the overriding considerations set forth below constitutes a separate and independent ground for finding that the benefits of the project outweigh its significant adverse environmental effects and is an overriding consideration warranting approval.

The Town finds that adoption and implementation of the proposed project would provide economic, social, legal, and other considerable benefits. The following statement identifies the reasons why this is the case:

- ▶ The proposed 2040 General Plan promotes development and conservation through goals and policies that balance the need for adequate infrastructure, housing, and economic vitality with the need for resource management, agricultural preservation, environmental protection, and preservation of quality of life for the Town of Loomis residents.
- ▶ The proposed 2040 General Plan maintains the Town's small-town atmosphere while also accommodating development that would help to achieve the Town's goals through policies that nurture a dynamic and accessible Downtown; center higher density land uses around Downtown and keep the periphery rural; maintain connectivity through local roads while preserving rural roadway character; and protect the Town's open spaces and natural features.
- ▶ The proposed 2040 General Plan ensures the long-term productivity and viability of the Town's economic base, as well as preserves and protects low intensity agricultural uses and natural open spaces at the periphery of the Town.
- ▶ The proposed 2040 General Plan permits growth in existing and new areas of the Town while retaining and enhancing the Town's small-town characteristics to unencumber and enrich residents' lives.
- ▶ The General Plan provides the basis for the Town's regulation of the overall amount, character, and location of development, as well as preservation and natural resource conservation, economic

development, transportation, safety, public facilities and services, and housing. As the Town’s “constitution,” the 2040 General Plan fulfills state legal requirements for long-range comprehensive planning and provides a framework for the Town to exercise its land use entitlement authority, as provided under state law. The General Plan is both comprehensive and internally consistent – it addresses a broad range of topics with policies that are mutually supportive.

- ▶ The 2040 General Plan is designed to guide development and resource conservation in a way that expands the Town’s economic base and provides greater fiscal stability for the Town. While general plans are not precise tools for targeting and attracting businesses, the policy framework herein is critical in establishing the overall context for economic development and economic opportunity in the Town during the coming decades.

The Town has considered these benefits and considerations and has considered the potentially significant and significant unavoidable environmental effects of the 2040 General Plan. The Town has determined that the economic, legal, social, technological, and other benefits of the 2040 General Plan outweigh the identified impacts. The Town has determined that the 2040 General Plan benefits set forth above override the significant and unavoidable environmental costs associated with implementation of the 2040 General Plan.

The Town adopts mitigating policies and implementation measures outlined in the CEQA Findings of Fact, the 2040 General Plan, and the 2040 General Plan EIR as mitigation measures and as described in CEQA Guidelines Section 15097, these General Plan policies and implementation measures serve as the mitigation and monitoring plan for the 2040 General Plan EIR. The Town intends to use the annual report on the General Plan to the Office of Planning and Research as the reporting program for the 2040 General Plan EIR.

The Town finds that any residual or remaining effects on the environment resulting from the 2040 General Plan, identified as significant and unavoidable in the CEQA Findings of Fact, are acceptable, due to each of the benefits, individually and collectively, set forth in this Statement of Overriding Considerations. The Town makes this statement of overriding considerations in accordance with CEQA Guidelines Section 15093 in support of approval of the 2040 General Plan.

8 References

This Findings of Fact and Statement of Overriding Considerations document includes all references used in Chapter 10, "References," of the DEIR and Chapter 10, "References," of the FEIR.

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