



## Staff Report

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**TO:** Honorable Mayor and Members of the Town Council  
**FROM:** Mary Beth Van Voorhis, Planning Director  
**DATE:** September 8, 2020  
**RE:** General Plan Update - Planning Services Contract

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### Recommendation

Adopt Resolution #20-\_\_ awarding a Planning Services Contract for the Town of Loomis General Plan Update of the settings sections and environmental analysis including the Economic Development section of the Land Use and Community Development Element, Public Health and Safety Element updates, Air Quality and Greenhouse Gas Emissions, CEQA review including an Environmental Impact Report (EIR) for the updated General Plan to AECOM and authorize the Town Manager to execute the agreement, acceptable to the Town, for providing such General Plan Update Services. Services related to the General Plan Update will be billed on an hourly basis and will not exceed \$468,535.

### Issue Statement and Discussion

This contract will allow the Town Manager and Planning Department to proceed with the General Plan Update in a timely manner. Having a planning consultant under contract will allow the Town to continue to focus on grant opportunities which will supplement the Town's out-of-pocket expenses related to the General Plan update and facilitate new larger scale projects in a timely manner.

The Planning Department anticipated the need for Planning Services for the General Plan Update and issued a Request for Proposals (RFP) on May 27, 2020. Two consulting firms submitted proposals.

Town staff reviewed, evaluated and ranked the submittals and after discussing the results, concurred on the recommendation of AECOM as the top candidate to meet the Town's needs for the General Plan Update and EIR based on their area of expertise, knowledge of new legislation, their approach to key issues, familiarity with the Town of Loomis, depth of firm and staff, long term client base, and their established relationships with outside consultants the Town of Loomis already engages with (Wood Rogers, Helix Environmental, Saxelby Acoustics, and Peak & Associates).

AECOM's portion of the General Plan Update includes updates to the General Plan Setting, Goals, Objectives, Policies, and Implementation Measures related to:

- Air Quality, Greenhouse Gas Emission, and Energy
- Economic Development Section of the Land Use and Community Development Element
- Public Health and Safety Element

- Open House(s)
- Environmental Review
  - o Environmental Impact Analysis - Leading to Final Environmental Impact Report
  - o Aesthetics
  - o Agricultural and Forestry Resources
  - o Air Quality
  - o Biological Resources
  - o Cultural Resources
  - o Energy
  - o Geology, Soils, and Paleontological Resources
  - o Greenhouse Gas Emissions
  - o Hazards and Hazardous Materials
  - o Hydrology and Water Quality
  - o Land Use and Planning
  - o Mineral Resources
  - o Noise and Vibration
  - o Population and Housing
  - o Public Services and Recreation
  - o Transportation
  - o Utilities and Service Systems
  - o Tribal Cultural Resources
  - o Wildfire
  - o Alternatives

AECOM will also participate with public and stakeholder engagement, public meetings, public workshops, and public hearings.

As proposed, this contract would not exceed \$468,535, (billed at the firm's current hourly rates). Work under the contract will be coordinated by the Planning Department and Town Manager.

#### **CEQA Requirements**

None at this time.

#### **Financial and/or Policy Implications**

Funding for this contract will be from grant funds received with the balance of this contract to be funded with existing general plan fund balances. This contract does not require a budget amendment as there are adequate funds in the budget to accommodate this expenditure.

#### **Attachments**

- A. Resolution
- B. AECOM - Response to Request for Proposal

**TOWN OF LOOMIS**

RESOLUTION NO. 20 - \_\_\_\_

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS  
AWARDING A PLANNING SERVICES CONTRACT FOR THE GENERAL PLAN  
UPDATE WITH ENVIRONMENTAL IMPACT REPORT TO AECOM AND  
AUTHORIZE THE TOWN MANAGER TO EXECUTE AN AGREEMENT  
ACCEPTABLE TO THE TOWN FOR PROVIDING SUCH SERVICES.**

**WHEREAS**, the Town of Loomis, anticipates the need for Planning Department support services for the General Plan Update with Environmental Impact Report; and

**WHEREAS**, a consulting firm will provide a multitude of resources that include interpretation of existing Town regulations, General Plan consistency updates, Environmental documents, and other related duties as needed; and

**WHEREAS**, two proposals were received and reviewed for consistency with the Request for Proposals (RFP) and the needs of the Town of Loomis to provide General Plan Update services.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the Town Council of the Town of Loomis accepts the proposal of AECOM and hereby authorizes the Town Manager to execute agreements acceptable to the Town for General Plan Update with Environmental Impact Report planning services.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of September, 2020 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED  
:

\_\_\_\_\_  
Jan Clark-Crets, Mayor

ATTEST:

\_\_\_\_\_  
Charleen Strock, Town Clerk



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August 3, 2020

Mary Beth Van Voorhis, Planning Director  
Town of Loomis Planning Department  
3665 Taylor Road  
P.O. Box 1330  
Loomis, CA 95650

**Subject: Proposal for Assistance on the Loomis General Plan Update and EIR**

Dear Ms. Voorhis:

Thank you for meeting with us and discussing revisions to our June 22<sup>nd</sup> proposal. We have communicated with members of the Town's team and have prepared a revised scope of services and cost estimate based on your direction.

Our scope of services now assumes that Placeworks will lead the Housing Element Update and revisions to the Land Use and Community Development Element related to land use and parks and recreational facilities, as well as community and decision maker engagement for these topics. AECOM will require on detailed assumptions for land use change from Placeworks for the environmental review. We understand that the Town will continue to contract with Hauge Brueck Associates for the overall General Plan update, decision maker engagement, visioning and alternatives, interagency outreach, community outreach, and management of the overall effort.

We will also rely on updated goals, objectives, policies, and programs from other portions of the General Plan. We understand that the Town is separately contracting with other firms to provide updates to setting information and policies for:

- Circulation (Wood Rodgers)
- Public Service, Facilities, and Finance Element (Wood Rodgers)
- Conservation of Resources (Helix for biological resources and Peak & Associates for pre-historic, historic, and tribal cultural resources)
- Public Health and Safety (Saxelby Acoustics for noise and vibration)

The focus of our scope of services now includes:

- Economic Development section of the Land Use and Community Development Element
- Public Health and Safety Element updates (not related to noise and vibration)
- Air Quality and Greenhouse Gas Emissions (in Conservation of Resources and/or Public Health and Safety Elements)
- CEQA review and documentation for the updated General Plan

For the environmental review, we are subcontracting with Wood Rodgers for transportation; Peak & Associates for pre-historic, historic, and tribal cultural resources; Helix for biological resources, including oaks and oak woodlands; and Saxelby Acoustics for noise and vibration.

We understand that our current contract with Hauge Brueck Associates related to General Plan setting and policy updates related to air quality and greenhouse gas emissions should be terminated, and that these services should be included in this scope of services and now contracted directly with the Town.

As discussed, our original proposal anticipated a Supplemental General Plan EIR, but we now understand that the Housing Element update may need to move ahead of the overall General Plan Update and will have its own CEQA document, and that we should prepare a new General Plan EIR (rather than a Supplemental). We will



include as much detail about assumed changes in land use and structure this General Plan EIR to provide as much streamlining potential for future projects and plans as feasible.

We are excited to assist the Town with this General Plan update and welcome any questions or further direction on this draft scope of services.

Sincerely,



J. Matthew Gerken, AICP  
Project Manager/Authorized Signatory  
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## Section 1. Scope of Services

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### Task 1 Updates to the General Plan Setting, Goals, Objectives, Policies, and Implementation Measures

AECOM will assist the Town with updates to the General Plan setting information, and assistance with updates to goals, policies, objectives, and implementation measures related particular topics. Additional details on assistance with the General Plan follow.

#### Task 1.1 Air Quality, Greenhouse Gas Emissions, and Energy

##### Task 1.1.1 Technical Background Report

AECOM can prepare a brief technical background report for air quality, greenhouse gas emissions, and energy. We assume this background report would summarize key sources of criteria air pollutant emissions, greenhouse gas emissions, and toxic air contaminants, with a summary of the related health and environmental risks, as well as relevant local information on the sources and uses of energy.

Much of the material provided in this brief technical background report would be updated versions of that which was included under the “Air Resources” heading in the Town’s existing General Plan Technical Background Report. However, we anticipate that new topics could be included or additional detail about certain topics might be appropriate, given existing issues, opportunities, and trends affecting the Town. We will provide a synthesis of the existing regulatory environment, explaining some of the key policy questions that should be posed for this General Plan update, in light of the current regulatory environment and existing conditions and trends.

##### Task 1.1.2 Update General Plan Setting

AECOM will create a brief summary of background information and identification of key issues or trends separately to be included in the General Plan update itself (with the more detailed technical information provided in a separate technical background report and/or the accompanying General Plan Environmental Impact Report (EIR).

##### Task 1.1.3 Review General Plan and Recommend Revisions

AECOM will review the existing Conservation of Resources Element to identify goals and policies that are outdated or completed and should be removed, areas that require modification or addition due to new legislation or changes in regulations, and items that are relevant to the Town that need to be added or modified.

AECOM will develop one brief memo summarizing potential revisions to goals and policies related to air quality greenhouse gas emissions, and energy. This memo would summarize the types of revisions we propose but would not provide specific recommendations for policy text changes on all topics. We find that getting concurrence on the general types of revisions to goals and policies before proposing specific language is helpful.

If the Town considers General Plan alternatives, we can provide brief and qualitative statements of contrast among alternatives related to air quality, greenhouse gas emissions, and energy to assist in the selection of a preferred General Plan alternative.



#### **Task 1.1.4 Prepare Draft General Plan Content for Air Quality, Greenhouse Gas Emissions, and Energy**

After getting concurrence on a general approach, AECOM will provide one track changes version of air quality, greenhouse gas emissions, and energy goals, objectives, and policies. Often, when AECOM is preparing a General Plan update, we write implementation measures at the same time we are authoring goals and policies. In other cases, for environmental topics, we develop implementation measures as we prepare the EIR, sometimes as mitigation measures (that then would just become part of the General Plan itself as they are added as implementation measures). Implementation measures come in a variety of formats – we typically prepare relatively detailed implementation measures for environmental topics so that they can be used as mitigation for future projects that are implemented under the General Plan (with enough flexibility to allow their use for a variety of project types and locations). Implementation measures might provide some performance expectations, some idea of timing, roles and responsibilities, and potentially other details.

AECOM will review one set of consolidated comments and prepare one revised version of General Plan content for air quality, greenhouse gas emissions, and energy.

### **Task 1.2 Economic Development Section of the Land Use and Community Development Element**

#### **Task 1.2.1 Assess Existing Plans & Conduct Current Conditions Analysis**

AECOM will review the existing Economic Development Element and other ongoing efforts to update the Town's General Plan. AECOM will prepare one draft and one revised memo that highlights key market/economic trends affecting Loomis, presents very brief, updated economic setting information, and poses some key policy questions.

AECOM will conduct a current conditions analysis to better understand recent trends and the competitive position of the region's industries and clusters. AECOM will leverage resources, such as ESRI Business Analyst, EMSI, and Bureau of Labor Statistics (BLS) Quarterly Census of Employment and Wages (QCEW) to analyze the regional business climate and major industries. Industry data will be used to evaluate changes in employment and industry concentration, and to identify potential growth opportunities. We will evaluate changes in population, job creation, output, and location quotients for end market geographies to identify opportunity sectors. Using proprietary Costar data, AECOM will review recent trends in the real estate market to evaluate local commercial real estate markets, focused on demand drivers, available sites, absorption, rents, and land values.

With over 65 percent of businesses in Loomis having between 1 and 4 employees, the updated Economic Development Element must adequately address the needs and support the growth specifically of small business owners. Additionally, with the community's interest in maintaining critical elements of its existing character, the Economic Development Element should include a focus on opportunities for repurposing of existing community buildings and supporting growth of current community assets and local businesses.

These are uncertain times and a successful economic development plan must incorporate both short-term strategies that support immediate recovery and long-term policies that encourage economic growth and vibrant communities. In particular, Covid-19 and eCommerce will likely play an outsized role in the recent trends and considerations for the update.

#### **Covid-19**

The unfolding impact of Covid-19 has taken the entire country from expansion and opportunity to recession within three months, highlighting the need for community conversations about economic resiliency. While short-term economic implications reflect obvious economic distress, long-term ramifications are also important:

- **Impacted sectors:** Covid impacts on hotels, retail, and tourism have been consequential. There is general concern that these markets will take time to recover, potentially into 2021. Other sectors, including retail,

health care, and higher education also appear to be facing greater challenges due to Covid, and will take considerable time to recover.

- **Return to Work:** Given conjecture about the share of workers who are now permanently working from home, our experience suggests that impacts will vary. For example, while regional headquarters positions (finance / accounting) seem more likely to continue to have larger shares of remote workers, broader trends have encouraged headquarters operations to becoming leaner since 2010, with fewer employees and more outsourced operations. The future ability to compete for a share of this mobile workforce will be relevant.

### ***E-Commerce Pivot from Brick and Mortar Retail into Warehouse***

Since 2010, E-Commerce has become a major force impacting retail and industrial markets. Analysis suggests that for every \$1,000 in retail sales that shifts from brick and mortar to E-commerce, an additional 2.4 square feet of warehouse space is occupied at the expense of retail space. Over time, these shifts will impact local property taxes as fewer new retail stores are built and alter the mix of jobs in retail versus trucking, warehousing, and order fulfillment. Understanding these implications for Loomis will be important since retail is the second largest employer.

#### ***Optional Task 1.2.2      Review Initial Findings with Key Stakeholders***

*The AECOM Team can review the key policy questions and trends developed in Task 1A with key stakeholders and develop a memo summarizing stakeholder insights. Since Loomis is currently engaged in economic development related outreach, AECOM has not included this optional task as a part the cost estimate included in this proposal. We can revise our scope of services, if so directed by the Town.*

*Under this optional task, AECOM would convene meetings with key stakeholders, and in these meetings, the AECOM Team would ask questions that would inform our understanding of what Town and regional economic development strategies have worked, and what could be improved. With assistance from the Town, AECOM can meet with representatives from the local business community, such as:*

- *Loomis Basin Chamber of Commerce*
- *Greater Sacramento Economic Council*
- *Placer Business Resource Center*
- *Placer County Business Advantage Network*
- *Anchor employers in construction, retail, profession/scientific/technical services, banking/finance/insurance*
- *Business owners in growing industries such as: agriculture, food services, furnishings/design*
- *Real estate brokerage and site selection firms, focused on perspectives regarding the study area, land values, demand drivers, and investment perspectives.*
- *Workforce development intermediaries*
- *Community Institutions / Foundations*

*Based on the impact of Covid, our team is prepared to implement these efforts virtually using the appropriate platforms. To ensure efficiency, we can work with the Town to schedule interviews and to identify stakeholders with overlapping characteristics to minimize the number of interviews. We anticipate that this Optional Task cost estimate would range between \$7,000 and \$8,000.*

### **Task 1.2.3    Review Economic Development Element and Recommend Revisions**

AECOM will review the existing Economic Development Element to identify goals and policies that are outdated or completed and should be removed, areas that should be modified in consideration of current economic trends



and opportunities. AECOM will develop one brief memo summarizing potential revisions to goals and policies, summarizing the types of revisions we propose. We will use the Town's comments on our draft memo to inform our work on preparing revisions to the Economic Development Element.

If the Town considers General Plan alternatives, we can provide brief and qualitative statements of contrast among alternatives related to economic development to assist in the selection of a preferred General Plan alternative.

#### **Task 1.2.4 Prepare Economic Development Element Update Draft**

AECOM will leverage insights collected in previous tasks to develop an Administrative Draft Economic Development Element that incorporates key findings and updated policies. Revisions to the Economic Development Element will provide updated background information, goals, policies, and implementation measures.

AECOM will meet virtually with key staff from the Town of Loomis to discuss the Administrative Draft Economic Development Element and get feedback, and then prepare a Public Review Draft Economic Development Element. AECOM will also plan a brief presentation that summarizes the revisions to the existing Economic Development, along with some of the more important opportunities, challenges, and trends informing the Update.

### **Task 1.3 Public Health and Safety Element Updates**

#### **Task 1.3.1 Technical Background Report**

We will collect readily available information on seismic hazards, flooding, wildfire, hazardous materials, and issues related to a changed climate, and summarize this information in a brief technical background report, including relevant mapping, that can be used for relevant General Plan EIR sections. We would collect and synthesize existing data on climate change vulnerability. We would summarize the primary areas of climate vulnerability, and the location and nature of the effects of climate change on the Town. We would collect updated information on fire risk, soils and geologic constraints, and provide updating mapping of this safety related information relative to the Town's Planning Area. We assume a detailed vulnerability assessment is not needed, and that we can draw on existing data related to climate change affecting Loomis.

We assume Saxelby Acoustics will provide all necessary information related to noise and vibration under separate contract to the Town.

#### **Task 1.3.2 Update General Plan Setting**

AECOM will summarize technical information needed to understand revised goals, objectives, and policies, and present this summary as an updated, brief setting section for the Public Health and Safety Element.

#### **Task 1.3.3 Review General Plan and Recommend Revisions**

Prior to initiating preparation of the updated Public Health and Safety Element, we would recommend memorializing our shared consensus on what form this Update should take. AECOM conduct an audit of the existing Element and prepare a Memo with a set of recommendations for how the Element should be updated. We will meet with the Town to review and gain consensus on the recommendations in this Memo prior to drafting the revised Public Health and Safety Element.

If the Town considers General Plan alternatives, we can provide brief and qualitative statements of contrast among alternatives related to public health and safety issues.

#### **Task 1.3.4 Prepare Draft General Plan Content for Public Health and Safety**

AECOM would assist the Town with an update to the Public Health and Safety Element to address up-to-date information and best practice policies for seismic risk, flooding, fire and wildfire hazards, hazardous materials, and

emergency management. We assume Saxelby Acoustics will provide all necessary information related to noise and vibration under separate contract to the Town.

Updates to the General Plan related to safety and resilience would include those necessary to address relevant State law changes, and how the General Plan should be updated to address these State law changes. The updated General Plan would briefly summarize relevant risks and briefly reference existing regulations that would address such risk, with updated Town policies to manage and reduce risk. We anticipate updated policies and potentially an implementation measure related to managing wildfire risk. We assume Loomis has no disadvantaged communities, as defined in relation to SB 1000 in relation to environmental justice.

### **Task 1.4 General Plan Open House**

AECOM will develop content and assist the Town with facilitating a policy-oriented, open-house style General Plan event. We assume up to two three-hour events.

AECOM will conduct research into the most pertinent information that would be helpful for these open houses. We will create brief summaries of the material we believe would be helpful to promote broad understanding of planning-related air quality, greenhouse gas emissions, energy, economic development, and public health and safety issues. We will prepare open house workshop materials. We anticipate that this could include a handout for each key topic, printed material mounted to poster boards and displayed on easels, and/or PowerPoint presentations scrolling on a laptop. The material presented would be designed to probe participants on key policy questions that should be addressed as a part of this Update.

## **Task 2 Environmental Review**

AECOM will prepare a General Plan EIR to address potential environmental effects associated with implementing the updated General Plan. We anticipate preparation of a detailed Program EIR that can be structured to provide streamlining for future projects and plans that are consistent with the updated General Plan (pursuant to CEQA Guidelines Sections 15183 and 15168).

Consistent with statutory requirements, the CEQA Guidelines, and precedent case law, the environmental analysis will compare buildout of the updated General Plan with on-the-ground, existing physical conditions at the time a Notice of Preparation (NOP) is issued. If there is a need for a “plan to plan” comparison to inform decision makers or interested members of the public, we assume this would occur under a revised scope of services or would be provided by others on the team.

### **Task 2.1 Review and Analysis of the General Plan EIR and Other Environmental Documents**

We will review native files that comprise the Town’s existing General Plan EIR (WORD files, GIS shapefiles, etc.). AECOM will thoroughly review the analysis, impact findings, and mitigation identified in this EIR to identify material that would be useful for the new General Plan EIR. We also review other recent environmental documents provided by the Town and technical reports and analysis that were developed to support such environmental documents. In particular, we assume that due diligence and other technical studies will be available for new growth areas that could be contemplated for development under the updated General Plan.

### **Task 2.2 Notice of Preparation, Public Scoping, and Native American Notification**

AECOM will prepare 1 draft (electronic only) and 1 final Notice of Preparation (NOP). This NOP will include a description of the project, location of the project, and possible environmental effects of the project (as recommended in CEQA Guidelines Section 15082). The NOP will also describe how to submit comments on the



scope of the environmental analysis. We will hand deliver the NOP to the State Clearinghouse and provide to the Town for delivery to the Placer County Clerk.

AECOM will assist the Town with conducting 1 public scoping meeting. We will prepare 1 draft and 1 final PowerPoint presentation and comment forms (all electronic only). The materials will cover the purpose of the meeting, an overview of the CEQA process, the General Plan Update, relationship to the existing General Plan EIR, a brief overview of the possible environmental effects, and the ways in which attendees can submit comments. We will provide an overview presentation and then help Town staff take input from interested parties at the scoping meeting. We can record this presentation and distribute via the Town's website if in-person gatherings continue to be limited by conditions related to the coronavirus.

Comments provided during the 30-day public scoping period (of the NOP) will be documented and used to finalize the scope of the General Plan EIR. The comment letters and formal comments received during the scoping process will be appended to the Draft General Plan EIR.

Peak & Associates will submit a request for the Sacred Lands File and potentially interested Native American Tribal representatives from the Native American Heritage Commission (NAHC). Peak & Associates will prepare a draft letter to send to each Tribal representative included, along with each Tribal representative on the Town's AB 52 list and any additional representatives that the Town identifies. This letter will provide notification, as contemplated in SB 18 and AB 52, and clarify the nature of the General Plan Update, with a map of the Town's Planning Area on a USGS base map. The letter will invite consultation and input on cultural resources and tribal cultural resources. Peak & Associates has indicated that, if consultation is requested, the amount of time assumed to be required for EIR analysis could potentially be adjusted. AECOM will facilitate a discussion regarding adjustments to Peak & Associates' scope of services, if necessary.

## **Task 2.3 Administrative Draft, Screencheck Draft, and Public Review Draft General Plan EIR**

AECOM will examine the proposed General Plan Update relative to existing conditions, identify potential impacts, evaluate a range of EIR alternatives, and identify feasible mitigation required to address potentially significant effects. AECOM will use Town's existing General Plan and General Plan EIR to identify potential mitigation, although this material will be updated throughout the work program. We assume that recent Town environmental documents could also provide standard conditions of approval and raw material for feasible mitigation that may be identified in the General Plan EIR. We recommend that mitigation identified in the General Plan EIR become Implementation Measures that are included in an appendix to the General Plan and used as uniformly applied development policies and standards, as appropriate, to future plans and projects implemented under the General Plan.

Each technical resource analysis in the EIR will include brief sections for existing environmental and regulatory setting, thresholds of significance, methodology, and impacts and mitigation measures (if mitigation is needed). The environmental setting and regulatory framework sections will provide a high-level summary of important information required to support the EIR's findings. For this General Plan EIR, we recommend citing to highly detailed technical information in the administrative record or EIR appendix.

### **Introduction**

The EIR will include a brief introduction that provides the purpose and uses of the EIR; identifies the lead, responsible, and trustee agencies under CEQA. The introduction will also include a list of potential permits and other regulatory approvals required to implement the General Plan, as well as a list of related environmental review and consultation requirements needed for compliance with federal, state, regional, and local laws, regulations, and ordinances. Additionally, it will describe the scope and content of the EIR and the environmental review process for the project.

## **Executive Summary**

AECOM will include an Executive Summary that briefly presents the General Plan update background, project description, alternatives, and EIR findings. A summary table format will be used to identify less-than-significant impacts, potentially significant and significant impacts, cumulative impacts, mitigation measures, and the effectiveness of the recommended mitigation measures at reducing impacts to a less-than-significant level. Issues to be resolved and areas of controversy will also be described, as well as the environmentally superior alternative.

## **Project Description**

The project description will consist of applicable policies and implementation measures that have a potential to result in an environmental impact, pursuant to CEQA Guidelines Section 15126. We will rely on other members of the team to provide input for the Project Description. In particular, we will include assumptions about land use change throughout the community and more detailed land use change for planned new development areas and any targeted reinvestment areas. We would recommend including an updated version of the Town's Capital Improvement Program, so that we may include analysis of the impacts associated with infrastructure improvements that are required to serve development under the updated General Plan. We will require input from other parts of the updated General Plan, too – both spatial information about the extent of planned development areas and planned preservation areas, as well as narrative information related to the character of planned development, infrastructure, and public facilities, and the proposed policies that may have a mitigating effect.

## **Environmental Impact Analysis**

The Administrative Draft General Plan EIR will address direct and reasonably foreseeable indirect impacts resulting from implementation of the updated General Plan. The EIR will address impacts and disclose the overall potential effects on the physical environment, including cumulative effects, and mitigation measures (mitigating policies and implementation measures) that would be required to reduce potentially significant and significant impacts.

## **Aesthetics**

AECOM will describe visual changes associated with implementation of the updated General Plan consistent with the updated version of Appendix G to the CEQA Guidelines for aesthetics analysis. This section will describe existing sources of light and glare. We will briefly describe how proposed aesthetics policies would help to reduce adverse visual effects. Since most of the Planning Area is considered urbanized, our analysis will be focused on compliance with relevant policies and regulations. We assume no need for visual simulations, but if they are provided by others, we can incorporate these graphics into the EIR.

## **Agricultural and Forestry Resources**

This section will describe the Planning Area's existing agricultural use, surrounding agricultural land uses, and the regulatory setting. The analysis will focus on the potential for future development to convert Important Farmland, conflict with existing agricultural zoning, or introduce land uses that would result in the conversion of agricultural land to nonagricultural uses. The analysis will also document the requirements for Williamson Act contract cancellation, if needed. We assume no agricultural soils analysis or detailed analysis, such as that which would be included in a Land Evaluation and Site Assessment, would be necessary. Since forestry resources do not exist in the Planning Area, we assume a brief discussion would be sufficient.

## **Air Quality**

The General Plan EIR air quality analysis will evaluate short-term, and long-term operational effects associated with implementation of the General Plan, considering the benefits of proposed mitigating policies. We will add brief language related to public health effects of criteria air pollutant emissions, consistent with the ruling in *Sierra Club v. County of Fresno* (Friant Ranch). We will include a brief summary of the regulatory framework related to air quality that would help to minimize air pollutant emissions associated with buildout of the General Plan. We assume no dispersion analysis or health risk assessment will be required and that a brief, qualitative discussion of odor impacts will suffice. With improvements to vehicle technology since the existing General Plan was adopted,



dispersion modeling to identify the potential for carbon monoxide effects is no longer necessary, and we will include a brief explanation.

### ***Biological Resources***

HELIX will prepare a biological resources section for the EIR based on the current biological setting and current biological goals and objectives that have been prepared by Hauge Brueck and HELIX under a separate contract. HELIX will use the significance criteria provided in Appendix G of the CEQA Guidelines or those provided by the Town to prepare the section and analyze potential impacts to biological resources.

### ***Cultural Resources***

Peak & Associates will prepare a cultural resources section of the EIR addressing both pre-historic and historic resources. This will build on efforts in which Peak & Associates is engaged, preparing the cultural resources setting sections of the existing conditions sections of the General Plan, and also initiating SB 18 consultation. The existing conditions section will be adapted, as needed.

Peak & Associates will identify and analyze potential impacts to cultural resources and recommended mitigation measures. Reviewing General Plan updates for other counties and cities, Peak & Associates recommends that specific procedures can be included, particularly for the levels of identification and evaluation efforts by cultural resource professionals.

### ***Energy***

The energy section will include a description of the utility provider(s) for electricity and natural gas. The regulatory framework will briefly present the energy efficiency standards on a federal, state, and local level. The analysis will very briefly and conceptually evaluate how the updated General Plan could increase energy demand or lead to the wasteful use of energy. We will cite relevant standards intended to avoid the wasteful use of energy and environmental impacts associated with the use of energy. AECOM will explain that the actual adverse physical effects associated with energy use is described in detail in each relevant environmental section (greenhouse gas emissions, air quality, etc.).

### ***Geology, Soils, and Paleontological Resources***

The geologic setting will be briefly summarized, based on existing documentation, including seismic setting, soil characteristics, and topography. AECOM will evaluate the potential impacts related to geology and soils through a review of applicable plans and policies. AECOM will analyze the potential indirect impacts associated with seismic ground shaking, liquefaction, unstable or expansive soils and the potential for soil erosion.

AECOM will identify the geologic formations and assess their sensitivity for containing significant fossils by consulting the paleontological literature for the applicable geological stratum, including articles published in academic journals, geologic maps, and environmental analyses for other projects in the region. AECOM will conduct a records search at the Museum of Paleontology at the University of California, Berkeley, to identify the nearest known fossil finds. We assume it is not necessary to analyze Planning Area soils for septic suitability or provide any site-specific geotechnical analysis.

### ***Greenhouse Gas Emissions***

The greenhouse gas (GHG) section will include a description of the current science surrounding climate change. The existing setting section will also include a summary of the applicable regulatory framework for GHG emissions and global climate change. Based on inputs on land use and vehicular travel demand (VMT) provided by others, along with other information, AECOM will develop estimates of short-term, construction-related and long-term, operational GHG emissions attributable to the updated General Plan. We will compare these estimates to a significance threshold consistent with the state legislative framework and relevant case law, in consultation with the Town, and identify feasible mitigation. Consistent with the CEQA Guidelines and relevant case law, we assume it is not necessary to include an analysis of the impacts of climate change on the Town in this section.

***Hazards and Hazardous Materials***

AECOM will review the U.S. Environmental Protection Agency's Envirofacts database and State Water Resources Control Board's GeoTracker database to determine if the planning area is located on or near hazardous material sites. We will summarize the types of activities and hazardous materials that could be used within the planning area associated with possible future development and evaluate the potential impacts of these activities. Future projects would be required to comply with applicable building, health, fire, and safety codes to reduce potential impacts associated with routine use, storage, and transportation of hazardous materials in the planning area. We will briefly discuss effects related to the provision of emergency response services, as well as impacts related to fire hazards.

***Hydrology and Water Quality***

AECOM will describe existing drainage and water quality conditions of the Town's Planning Area based on existing documentation. AECOM will summarize potential hydrology and water quality impacts related to temporary, short-term construction-related effects on water quality from stormwater runoff and permanent changes to stormwater drainage patterns and water quality from maintenance (i.e., fertilizer application). The effect of impervious surfaces on drainage and runoff will be addressed, along with potential effects related to flood hazard and dam failure.

***Land Use and Planning***

We will provide a brief discussion of the consistency between the General Plan Update and the updated SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy. We assume it is not necessary to provide a detailed policy-by-policy consistency analysis. We assume no mitigation measures would be needed.

***Mineral Resources***

We assume a brief discussion of the presence of mineral resources in the Planning Area relative to the proposed General Plan Update will be sufficient.

***Noise and Vibration***

Saxelby Acoustics will utilize future traffic volume projections for the major roadways to predict future traffic noise levels throughout the Town. The FHWA RD-77-108 traffic noise prediction model will be used to predict future traffic noise levels and distances to noise contours. Inputs will also include use of 24-hour traffic noise splits, as collected by Saxelby Acoustics for the Town of Loomis GPU background report. Saxelby Acoustics will identify all significant noise impacts due to the proposed General Plan Update. Noise impacts will occur if the project-generated traffic results in a significant increase in traffic noise levels at existing noise-sensitive land uses in the project vicinity. An assessment of construction noise and vibration impacts and potential mitigation measures will also be provided. Saxelby Acoustics will prepare a noise and vibration section that details the analytical approach and findings.

***Population and Housing***

This section will describe the existing and projected population, housing, and employment conditions in the Town based on Town planning documents and the SACOG MTP/SCS. The EIR will describe the potential for indirect population increase to occur from construction of new housing and development of employment opportunities. The estimated population generated by future development will be compared to the projected population increases in the SACOG MTP/SCS to determine if unplanned population growth would occur. The EIR will clarify that population growth, in and of itself, is not an adverse physical environmental effect, and this section will focus on any physical impacts associated with population growth inducement that are not addressed in other environmental topic-specific sections.

***Public Services and Recreation***

AECOM will collect information on existing public services and recreational facilities, service levels, and service standards from existing Town documents. This section will very briefly and conceptually analyze the increase in demand for public services (schools, fire protection, law enforcement, and recreation). We will briefly assess

whether the updated General Plan would result in the need to provide new facilities, the construction of which could result in environmental impacts.

### ***Transportation***

Wood Rodgers will prepare the Transportation section of the General Plan EIR. Wood Rodgers will describe major existing roadway facilities in the Town, including number of lanes, classifications, and latest available average daily traffic volumes. Roadway facilities will be shown in facility maps. No new traffic data collection is assumed as part of this task.

Wood Rodgers will obtain average daily traffic (ADT) volumes from other recently completed studies and sources, unless traffic counts are collected as a part of the Optional Task below.

Wood Rodgers will inventory existing pedestrian, bicycle, and transit facilities and services in the Town. Facility maps will be prepared using GIS data provided by the Town. GIS data will be updated to reflect existing conditions as necessary. Wood Rodgers will describe other transportation facilities, including railroads, truck routes, electric vehicle facilities, and public parking, and will provide a summary of existing mode share and travel characteristics of the Town.

Wood Rodgers will prepare existing conditions vehicle miles traveled (VMT) data for the Town of Loomis, which may include, VMT per capita, VMT per employee, VMT per service population, or total VMT. All existing conditions VMT data will be calculated using the latest version of the Sacramento Area Council of Governments (SACOG) SACSIM travel demand model.

Wood Rodgers will document planned roadway improvements and general land use growth assumptions, as well as forecast future year roadway segment ADT volumes for major Town facilities using growth rates from the latest SACSIM travel demand model. Existing and future ADTs will be provided for analysis of transportation noise effects.

Wood Rodgers will summarize the local and state regulatory setting for the Town, including current Town Capital Improvement Program, updated General Plan Circulation Element, Americans with Disabilities Act (ADA) requirements, relevant Caltrans guidelines, applicable state bills and policies, etc., and will provide a list of relevant goals and policies included in the updated General Plan.

Wood Rodgers will define performance metrics to be used for analysis. Metrics could include VMT per capita, total VMT, proximity and quality of bike/transit facilities, pedestrian accessibility, etc. The Town could also consider other metrics such as congested speeds.

Wood Rodgers will summarize the project (proposed General Plan update) description and outline major long-term land use and transportation network assumptions included in the proposed General Plan Update scenario. Wood Rodgers document future build-out assumptions for neighboring jurisdictions and analyze VMT under the following three (3) scenarios: (1) Existing Conditions; (2) Current General Plan Conditions (i.e. a cumulative long-term future scenario assuming the current General Plan is implemented); and (3) Proposed General Plan Update Conditions (i.e. a cumulative long-term future scenario assuming the proposed General Plan update is implemented).

Wood Rodgers will review the Town study area in the SACSIM model to ensure accuracy of the existing land uses and transportation network in the model and update model inputs as necessary. Wood Rodgers will validate several key Town of Loomis roadways in the SACSIM model against existing average daily traffic counts and make calibration adjustments if needed.

Wood Rodgers will prepare VMT estimates for the Town under the three scenarios outlined above using the latest version of the SACSIM model. Some refinements to the SACSIM model TAZ and network structure may be made

to accurately analyze the proposed General Plan update and Town study area. Land use and transportation SACSIM inputs will be prepared for each scenario. Wood Rodgers will analyze up to one (1) additional project alternative using the SACSIM model, and prepare high-level VMT estimates, if needed.

Note that no LOS analysis will be prepared as part of the traffic analysis for the EIR traffic section since LOS is no longer a CEQA criterion due to SB 743. If LOS analysis is desired to analyze consistency with General Plan goals, it could be performed as part of a separate stand-alone study and amended scope of services.

Wood Rodgers will provide a summary of the Town's significance criteria. Criteria will likely need to be consistent with / based on VMT criteria being developed in cooperation with Placer County. Wood Rodgers will identify VMT impacts of the proposed General Plan update scenario, if any, and identify impacts to transit, bicycle, and pedestrian facilities using performance metrics determined through coordination with the Town. Wood Rodgers will also identify any potential safety/hazard, emergency response, at-grade rail crossing, parking, or other impacts and summarize proposed General Plan update policies that would help mitigate impacts. Wood Rodgers will develop mitigation measures to address identified impacts and quantitatively or qualitatively document the effects of the proposed mitigation.

#### **Optional Task: Traffic Data Collection**

*If this optional task is exercised, Wood Rodgers would collect average daily traffic (ADT) counts at up to 38 Town roadway segments. Data collection may consist of performing actual counts in the field, purchasing historical counts from conventional data collection companies, or purchasing historical counts from big data companies. Counts may be adjusted or estimated at some locations using growth rates or factors as necessary. This Optional Task Fee would be \$4,550.*

#### **Utilities and Service Systems**

This section of the EIR will describe existing utilities in the vicinity of the Planning Area, including water and wastewater infrastructure, based on existing Town and service provider planning and environmental documents. Water supply, wastewater treatment, and solid waste service providers for the Planning Area will also be described. This section of the EIR will very conceptually describe whether future development within the Planning Area would require new utilities (e.g., water supply systems, wastewater collection and conveyance infrastructure, and wastewater disposal), resulting in environmental impacts and potential effects on solid waste facilities. This proposal does not include a Water Supply Assessment, which is not required for general plans.

#### **Tribal Cultural Resources**

Peak & Associates will prepare a Tribal Cultural Resources section of the EIR to address potential effects associated with implementation of the updated General Plan. The Tribal Cultural Resources section will require AB 52 consultation. Peak & Associates will assist with letters for transmittal to local groups on the Town's list, and if consultation is desired, correspondence regarding concerns will be requested for the record. Peak & Associates believes that it is unlikely that meetings will be requested since the concerns are general policies rather than impact to a specific site or sites.

#### **Wildfire**

AECOM will prepare a brief section addressing the moderate fire risk surrounding the Planning Area and how existing regulatory requirements and Town policies would avoid any significant adverse environmental effect associated with buildout of the General Plan, as revised.

#### **Alternatives**

In addition to the no project alternative (no update to the General Plan), AECOM will collaborate with the Town to identify alternatives that could reduce environment effects while meeting project objectives that we will collaboratively develop with the Town earlier in the environmental review process. We anticipate a brief and qualitative alternatives analysis that focuses on differential effects of these alternatives.

**Other CEQA Considerations**

AECOM will briefly discuss cumulative impacts for each environmental issue analyzed in the General Plan EIR (see above), addressing past, present, and reasonably foreseeable future projects, using the same cumulative context described in existing, recently prepared environmental documents for Loomis.

**Deliverables**

AECOM will prepare for Town staff review 1 Administrative Draft (electronic only), 1 Screencheck Draft (electronic only), and 1 Public Review Draft General Plan EIR. The Town will provide AECOM with 1 set of consolidated comments on the Administrative Draft General Plan EIR, which we will use to prepare the Screencheck Draft General Plan EIR.

AECOM's CEQA Lead/Project Manager will attend 1 meeting with Town staff to review Town staff comments on the Administrative Draft General Plan EIR. The Town will provide AECOM with 1 set of consolidated comments on the Screencheck Draft General Plan EIR, which we will use to prepare the public review Draft General Plan EIR. We assume any comments on the General Plan Draft EIR will be minor and that no new analysis in the Screencheck Draft General Plan EIR.

AECOM will submit the Public Review Draft General Plan EIR with a Notice of Completion to the State Clearinghouse to initiate public review and deliver a Notice of Availability to the Town to provide to the County Clerk. We assume the Town will circulate the Public Review Draft General Plan EIR to interested agencies and organizations not covered by the State Clearinghouse circulation.

AECOM's CEQA Lead/Project Manager will participate in 1 public workshop to invite comments on the Public Review Draft General Plan EIR.

**Task 2.4 Final EIR**

Upon completion of the public review period, AECOM will meet with the Town to discuss comments received on the Public Review Draft General Plan EIR, develop strategies for responses, prepare responses to comments, and prepare an Administrative Draft Final General Plan EIR. The final will consist of comment letters, responses to comments, and excerpts from the draft showing the resulting changes. The Final EIR will include appropriate revisions to the General Plan EIR mitigation monitoring and reporting plan. We assume up to 180 hours of total staff time would be required to respond to comments and revise the EIR.

We will collaborate with Town staff to prepare a brief CEQA Findings document to accompany the final General Plan EIR for Town Council action. Consistent with CEQA Guidelines Section 15163(e), we will include a finding for each significant effect.

**Deliverables**

AECOM will prepare for Town staff review 1 Administrative Final General Plan EIR (electronic only), 1 Screencheck Final General Plan EIR (electronic only), and 1 Final General Plan EIR. We assume the Town will circulate the final General Plan EIR to those that commented on the Public Review Draft General Plan EIR.

The Town will provide AECOM with 1 set of consolidated comments on the Administrative Final General Plan EIR, which we will use to prepare the Screencheck Final EIR.

AECOM's CEQA Lead/Project Manager will attend 1 meeting with Town staff to review Town staff comments on the Administrative Final General Plan EIR. The Town will provide AECOM with 1 set of consolidated comments on the Screencheck Final General Plan EIR, which we will use to prepare the Final General Plan EIR. We assume any comments on the Screencheck Final General Plan EIR will be minor.

We will draft 1 brief CEQA Findings document (electronic only) and 1 revised final CEQA Findings document (electronic only) to use at the Town Council certification/adoption hearing. We assume the General Plan would be



used for mitigation monitoring and that no separate Mitigation Monitoring and Reporting Program would be necessary.

AECOM's CEQA Lead/Project Manager will participate in up to two public meetings or hearings on the final General Plan EIR (which we assume are the same meetings/hearings where the General Plan Update would be considered). AECOM will prepare a Notice of Determination (NOD) and hand deliver to the State Clearinghouse and provide to the Town to deliver to the Placer County Clerk's Office.

## **Task 3 Engagement, Meetings, and Hearings**

We understand that the Town would like assistance with public and stakeholder engagement, decision maker workshops and hearings, and development of draft and final documents for consideration by the Planning Commission and Town Council.

### **Task 3.1 Confirm Engagement Approach**

As an initial task, we recommend a meeting to review the approach to engagement. We understand that multiple parties may have a role in engagement, and we are open to whatever partnership makes the most sense for the Town. The budget included in this Proposal should be considered an allowance to be drawn down, as necessary, and that is subject to revision after we have a consensus understanding of the approach to engagement and division of labor between AECOM and other parties.

We would recommend that the Town take advantage of the revised list of interested community members and stakeholders from the General Plan Update that initiated in 2019, as well as lists of contact information for interested members of the public and relevant agencies from recent planning and environmental endeavors in Loomis.

Given the limitations on public gatherings associated with the coronavirus, we anticipate a largely electronic/virtual set of public engagement activities that can be replicated through surveys distributed by mail. However, as the public health conditions change, we may wish to revisit this approach with the Town.

Following this initial engagement meeting, AECOM would prepare a memo that memorializes the approach to engagement, roles and responsibilities, and initial tasks.

### **Task 3.2 Identify Key Issues**

AECOM will collaborate with the Town to develop messaging to promote through the Town's website, email correspondence, social media outlets, and other media suggested by the Town to identify key issues for this Update, identify points at which engagement will occur, and how to remain engaged.

In addition to updates on the Town's website, we would also recommend distributing a brief electronic survey that outlines the intent for the General Plan Update, highlights some of the key topics for consideration, and invites participants to provide their priority considerations, and what key areas of study they believe are appropriate. The survey information and response formats will be "bracketed" in order to provide useful information for the updates. The Town could create a paper copy of this electronic survey for separate distribution, if the Town has available resources for this effort.

We recommend replicating a similar survey, but in a meeting or virtual meeting format for the Town Planning Commission and Town Council to provide an overview of the General Plan Update and probe for initial direction related to key issues for analysis and policy development. AECOM could collaborate with the Town to create a brief summary of input from this initial survey.

### **Task 3.3 Confirm the Preferred Direction**

Following our work gathering and reviewing existing documentation, meeting with the Town regarding approach to the General Plan Update, and review of the initial input on key issues, AECOM would collaborate with the Town to create a brief presentation that outlines broad alternative approaches for the General Plan Update related to the topics (air quality, GHGs, energy, economic development, health and safety) that are our responsibility.

In order to allow consensus, it is typically important that the preferred approach is described in a way that is conceptual, and that is not focused on the disposition of particular properties. This presentation would be followed up with a brief questionnaire that allows participants to electronically indicate (through an e-survey, for example) their preference for the different alternative approaches.

As with the initial outreach, this presentation would be presented electronically through a survey on the project website, but would also be presented to the Planning Commission and Town Council to allow decision makers the opportunity to review input from the community and then provide direction on the preferred approach for updating the Elements.

### **Task 3.4 Stakeholder Engagement**

In addition to the community and decision maker outreach efforts, we would recommend identifying key stakeholders that should be provided an additional venue for more detailed input. AECOM could assist the Town with brief stakeholder workshops with neighborhood and community representatives, non-profit groups, and others, as identified in collaboration with Town staff. Our role would be focused on the General Plan topics that are our responsibility (air quality, GHGs, energy, economic development, health and safety). The purpose of the workshops would be to inform, and receive feedback from participants related to priorities, desired outcomes, and emerging solutions and ideas. We assume that these workshops would occur via tele-video conference, Microsoft Teams, or some other virtual platform.

### **Task 3.5 Draft and Final General Plan Update Workshops and Hearings**

As with other components of our Proposal, we understand that multiple parties would be involved in the public meetings and hearings for the General Plan Update, and we want to be flexible as it relates to our role for this scope of services.

AECOM can assist Town staff with preparing staff reports and presentations for topics that are our responsibility (air quality, GHGs, energy, economic development, health and safety). We assume two workshops prior to and during drafting of the General Plan Update and one hearing each for the Planning Commission and Town Council to consider recommendation and adoption would be required. We assume the public workshops and meetings needed for the CEQA review overlap with the same events provided for the General Plan Update.

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## Section 2. Estimated Budget

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We have developed a total not-to-exceed cost estimate of \$468,535, including our subconsultant team and all direct costs, including mileage, printing, and other supplies and expenses with no mark up on our subconsultants or any of our direct costs.

We anticipate billing on a time-and-materials basis ***only for what is actually required to successfully completed the above described tasks***. The following table illustrates the personnel and hours per task we used to develop this allowance amount. We will move resources between tasks and other direct costs, as necessary, to complete the above described tasks.



Town of Loomis: Assistance with General Plan Update and EIR			
AECOM • COST ESTIMATE			
8/3/2020			
Task No.	TASKS	Rate/Hour	Total Hours Total Dollars
1	General Plan Update		704 \$89,410
1.1	Air Quality, GHGs, and Energy		201 \$24,005
1.2	Economic Development		217 \$28,755
1.3	Public Health and Safety		201 \$24,905
1.4	General Plan Open House		85 \$11,745
2	Environmental Review		1805 \$237,695
2.1	Review and Analysis of the General Plan EIR		29 \$4,245
2.2	Notice of Preparation, Scoping, and Consultation		45 \$7,505
2.3	Admin Draft, Screencheck Draft, Draft GP EIR		1551 \$200,545
2.4	Final EIR		180 \$25,400
3	Engagement, Meetings, and Hearings		310 \$51,290
3.1	Confirm Engagement Approach		25 \$4,165
3.2	Identify Key Issues		57 \$9,125
3.3	Confirm the Preferred Direction		61 \$9,585
3.4	Stakeholder Engagement		56 \$10,200
3.5	Draft and Final Hearings		111 \$18,215
	Total Labor Hours		2,819
	Total Direct Labor Dollars		\$378,395
OTHER DIRECT COSTS			
	Wood Rodgers (Transportation)		\$46,200
	Helix (Biological Resources)		\$24,900
	Saxelby Acoustics (Noise and Vibration)		\$7,650
	Peak & Associates (Cultural & Tribal Cultural Resources)		\$9,240
	Travel: Mileage/Vehicle Rental/Fuel/Records Search		\$1,500
	Supplies & Materials, Equipment Rental (incl. for public engagement/outreach meetings)		\$400
	Delivery, Supplies, Printing		\$250
	Total Other Direct Costs		\$90,140
	TOTAL ESTIMATED COST		\$468,535