

CHAPTER 3 PROJECT DESCRIPTION

This chapter defines existing conditions at the project site and the surrounding areas, summarizes land use and zoning designations for the project site, identifies project objectives, provides a detailed description of The Village at Loomis (proposed project), and identifies entitlements and approvals that would be required to implement the proposed project. Two versions of the project are evaluated at an equal level of detail throughout this EIR. Each of these alternatives is described in this chapter. Figures are provided to facilitate a thorough understanding of the project's regional location, site characteristics, and project components. The description of the project included in this chapter sets forth the project characteristics upon which the evaluation of potential impacts in this ~~draft~~ Environmental Impact Report (EIR) is based.

The proposed project, under either of the alternatives evaluated in this EIR, would involve construction of a village-themed retail center, commercial and professional uses, detached single-family residential units, and multiple-family residential units on an approximately 66-acre project site in the Town of Loomis (Town). The project would also include parks and open space. Seven~~Eight~~ existing structures on site would be demolished as part of the proposed project (six residences and~~;~~ one commercial building; a barn that existed on the site prior to public circulation of the Draft EIR has since burned and its remnants have been removed,~~and one barn~~) ~~would be demolished as part of the proposed project.~~

3.1 STUDY AREA CHARACTERISTICS

Project Location

As shown in Figure 3-1, Regional Map, the project site is in the Town of Loomis, which is located between the City of Rocklin and the unincorporated community of Penryn. The project site is located northwest of the Interstate (I) 80/Horseshoe Bar Road interchange, and is bounded by Laird Street and the Silver Ranch neighborhood on the north, the Sun Knoll and Day Avenue neighborhoods on the north and west, I-80 on the south and east, and Horseshoe Bar Road on the west (see Figure 3-2, Vicinity Map).

As shown in Figure 3-3, Aerial Map, the project site can be accessed from the terminus of Webb Street and Library Drive on the west; Sun Knoll Drive, Day Avenue, and King Road on the north; and from the rear of the Raley's shopping center parking lot on the south. The project proposes to extend Library Drive into the project site and to construct Doc Barnes Drive generally parallel to I-80 along the southern property boundary, connecting Horseshoe Bar Road with King Road.

Project Site Description

The project site contains approximately 66 acres and includes the following 13 parcels, as shown in Figure 3-4, APN Parcel Map:

- Assessor's Parcel Numbers (APNs) 043-080-007-510 (0.24 acre) and 043-080-008 (7.6 acres) (Quong Property) total approximately 7.84 acres located at the southwest corner of the King Road/I-80 overcrossing.
- APN 043-080-015 (Kimm Property) is approximately 23.5 acres generally located south of the Day Avenue neighborhood.
- APN 043-080-044 (Gates Property) is approximately 28.9 acres located at the eastern terminus of Library Drive and south of the Sun Knoll neighborhood.
- APN 043-100-025 (2.9 acres; [Lee/Perkins](#) parcel) and APN 043-100-027 (1.9 acres; Johnson parcel) encompass roughly 4.8 acres located adjacent to Horseshoe Bar Road in the southwest corner of the project site.
- APNs 044-094-001, 044-094-004, 044-094-005, 044-094-006, and 044-094-010 total approximately 1.36 acres and support homes and businesses fronting Horseshoe Bar Road and Laird Street.
- APNs 043-092-037 and 043-092-036 total approximately 0.17 acre. These parcels are vacant and subject to irrevocable offers of dedication to the Town. These parcels would support a portion of Doc Barnes Drive.

Figure 3-4 identifies the size and location of the project parcels. As indicated, three large parcels (043-080-008, 043-080-015, and 043-080-044) form the majority of the project site. Six existing dwellings and one business are located on the western portion of the project site, all of which are proposed to be demolished. These consist of a small retail business at the corner of Horseshoe Bar Road and Library Drive, three single-family residences located on Horseshoe Bar Road, two single-family residences located on Laird Street, and one single-family residence on the north side of Library Drive. ~~A barn associated with the residence on Library Drive is also proposed to be demolished.~~ The library is located adjacent to the project site on the south side of Library Drive.

Figure 3-4 also shows that the project site excludes two parcels (which support two homes) at the corner of Horseshoe Bar Road and Laird Street.

The elevation within the project site ranges from approximately 370 to 410 feet above mean sea level. Across the site, topography ranges from relatively flat to gently rolling. The site is generally bisected into east and west areas by an unnamed drainage and associated riparian corridor that extends from north to south across the site. The unnamed drainage is a perennial stream that flows onto the project site from an existing culvert pipe outfall under the Sun Knoll

subdivision to the north, flows through the riparian corridor, and exits the property via an existing culvert pipe located under I-80. The unnamed drainage is not piped through the project site. The site also supports three small wetland swales.

Two utility easements exist on the site, one for a sewer trunk line, managed by South Placer Municipal Utility District (SPMUD), and the other for the Eastside Canal, which is a raw water pipeline managed by the Placer County Water Agency (PCWA).

Over the last 20 years, no activity has occurred on the vacant portions of the properties. Prior to that, the land was used for cattle grazing, with the last active agricultural activities occurring approximately 50 years ago.

Habitats and Vegetation

A biological reconnaissance conducted for the property (see Appendix C, Biological Resources Assessment) found evaluated the potential for the site to support suitable habitat for 24 special-status plant species and 24 special-status wildlife species that occur within the project region. Of these species, seven are considered to have potential to occur within the project site. Five of special-status species are wildlife species: valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), tricolored blackbird (*Agelaius tricolor*), white-tailed kite (*Elanus leucurus*), California black rail (*Laterallus jamaicensis coturniculus*), and purple martin (*Progne subis*). Four elderberry plants (*Sambucus* sp.) were found on the site, and although three of the four plants were observed to have holes, which could be valley elderberry longhorn beetle exit holes, no valley elderberry longhorn beetles were observed. The two special-status plants with potential to occur on site are big-scale balsam root (*Balsamorhiza macrolepis* var. *macrolepis*) and red bluff dwarf rush (*Juncus leiospermus* var. *leiospermus*). White-tailed kite was observed foraging on the project site; none of the other threatened or endangered species have been observed on the site or are known to exist on the site.

A wetland delineation prepared for the site (also provided in Appendix C) identified 6.04± acres of waters of the United States, including the riparian area and perennial stream in the central portion of the site and three wetland swales located throughout the site.

The arborist report (see Appendix C) identified 1,921~~45~~ trees within the portions of the project site that are proposed for development. Of these trees, Of the 1,921 trees identified, 1,611 trees meet the definition of a protected tree under the Town's Tree Conservation Ordinance (outlined under Section 4.3.2, Regulatory Setting). ~~1,684 are protected trees, which are those that meet the Town's Tree Preservation and Protection Ordinance standards.~~ Of the 1,921~~45~~ trees inventoried, 310~~261~~ are not protected by the Town's ordinance or are dead, and 248~~2~~ protected trees are recommended for removal due to compromised health ~~and~~ or structural instability. The trees in the proposed open space areas were not inventoried and are not proposed for removal. The

Biological Resources Assessment prepared for the project (Appendix C) indicates that there is an unusual amount of snags (standing dead trees) within the project site, which provide habitat for a variety of bird species.

Historic and Archaeological Resources

A search of the California Historical Resources Information System found no records of previously identified cultural resources in or adjacent to the project site. The site was previously surveyed in 1988, along with land south and north of the project site. The project site was surveyed again in 2007 and 2014. No prehistoric archeological resources have been identified on site. The 2014 survey evaluated 14 historical resource sites and one isolate (one or two artifacts occurring by themselves and not associated with an archaeological site): six residences, one barn, one small commercial building, an orchard remnant and cluster of granite blocks, two ditch segments, two residential sites that were likely razed within the past 50 years, and a quartz mine prospect. The barn was recorded during the 2007 survey but burned down in 2012. Two of the six residences are considered potentially eligible for listing in the California Register of Historical Resources.

Geology and Soils

The site contains many rock outcroppings; 51 individual outcroppings have been identified on site. Most are small and of low height. The two most noteworthy are the following:

- An outcropping of 50 feet wide by 100 feet long, notable for its overall size but not its height, located approximately 600 feet east of the current end of Library Drive and approximately 100 feet south of that point.
- An outcropping approximately 50 feet in diameter and more than 10 feet tall, located in the northeastern portion of the site, visible from King Road.

These two outcroppings would be preserved in open space parcels. Other outcroppings would be removed. Many of the existing rock outcroppings are shown on the proposed tentative map.

According to the Soil Survey of Placer County (USDA 2015), three soil types have been mapped on the project site: Andregg coarse sandy loam, 2%–9% slopes; Caperton-Andregg coarse sandy loam, 2%–15% slopes; and Xerorthents, placer areas. Andregg coarse sandy loam and Caperton-Andregg coarse sandy loam soils are well drained, granitic soils that exhibit a shallow depth to weathered granitic bedrock. The Xerorthents, placer areas, soil, mapped on the southwest side of the site, is composed of stony, cobbly, and gravelly material commonly adjacent to streams that have been placer mined. Permeability, available water capacity, runoff, erosion hazard, and drainage are variable within this soil type.

Drainage

The site is generally bisected into east and west areas by a riparian corridor associated with an unnamed perennial stream. This stream is encased in a pipe for a distance of more than 5,000 feet immediately upstream of the project site, underneath the Sun Knoll subdivision. Drainage through the site enters a culvert to pass under I-80 and then empties into Secret Ravine Creek on the south side of I-80, within the Dry Creek watershed.

This drainage course is essentially the center point of a 100-year floodplain extending from the north edge of the project site to the south edge, and terminating in a steel culvert traversing under I-80 to the south. The parcels that comprise the project site slope down generally to this drainage, with the exception of the easternmost portion of the project site, which drains through a drainage ditch into a separate culvert that runs under I-80. As shown in Figure 3-5, Site Illustrative, the drainage and riparian corridor is proposed to be preserved in open space.

The project site also supports the Eastside Canal, which is a piped canal that delivers raw, untreated water for irrigation to existing customers downstream of the project site. The project proposes to relocate the existing pipe on site. This relocation is discussed in further detail under “Easements,” below.

Hazards

According to the Phase I Environmental Site Assessment (provided as Appendix I to this **Draft** EIR) prepared for APN 043-080-015-000 (the central portion of the project site), there is no obvious evidence of hazardous materials contamination on site. This parcel has been undeveloped for at least 52 years, and was historically used as an orchard prior to 1959. There is also evidence that the property was once used for horse grazing.

The Phase I Environmental Site Assessment completed for the western portion of the project site (also included in Appendix I), which is ± 30 acres and includes APNs 043-080-044-000, 044-094-001-000, 044-094-004-000, 044-094-005-000, 044-094-006-000, and 044-094-010-000, found no evidence of recognized environmental conditions in connection with the subject properties. Historical use of the parcels included cattle grazing and olive orchards. Current uses include residential, commercial, and agriculture uses.

The environmental evaluation of the eastern portion of the project site (APNs 043-080-007-510 and 043-080-008-000) and southwestern portion of the project site (APNs 043-100-025-000 and 043-100-027-000), which cover ± 13 acres, found no evidence of hazardous material contamination on site. Consistent with the other parcels included as part of the proposed project, these parcels were historically used for agriculture or rural residential. The eastern portion of the site may have been used as an orchard prior to 1966. These parcels are currently undeveloped.

Because portions of the project site were once used as orchards, the Phase I Environmental Site Assessment evaluated the presence of pesticide-related hazardous materials in the soil. A statistical evaluation of the samples collected during previous assessments of the proposed project site revealed that the level of arsenic is typical of background levels found in soil within the region. Because the Phase I Environmental Site Assessment did not result in significant findings, a Phase II Environmental Site Assessment was not required.

3.2 GENERAL PLAN AND ZONING DESIGNATIONS

Project Site

The planning concept for the project site was first developed under the Town Center Master Plan (Master Plan) (Town of Loomis 1992), which was adopted in 1992 as a part of the Loomis General Plan. In the 2001 General Plan Update, the guidance from the Master Plan was incorporated directly into various sections of the General Plan, including design guidelines, and the separately adopted update to the Town's Zoning Ordinance. The 2001 General Plan identifies key community development issues for the downtown area, such as the requirement for a consistent design theme and aesthetic improvements for some buildings in the area (Town of Loomis 2001). As shown in Figure 3-6, General Plan Land Use Designations, the Loomis General Plan currently designates the western portion of the project site ~~for Central Commercial (shown as CC on the General Plan Land Use Map and described in the General Plan text as Town Center Commercial)~~ and General Commercial ~~(GC)~~, the central portion of the project site is designated Residential Medium Density ~~(RMD)~~, and the eastern portion is designated Office Professional ~~(CO)~~. As discussed below, the project proposes residential and commercial land uses, which is generally consistent with the existing General Plan designations but would require amendments to the General Plan to redesignate the project site, as discussed in this section and shown in Figure 3-6.

The existing zoning for the project site is shown in Figure 3-7, Zoning Designations and summarized in Table 3-1. The project site is currently zoned as Central Commercial (CC) on the far western portion of the site, south of the library; General Commercial (CG) on the remainder of the western portion; Single-Family Residential (RS-5) in the central portion; and Office-Commercial (CO) in the eastern portion.

Adjacent Parcels

Properties surrounding the project site are designated residential or general commercial. The Raley's shopping center, Town library, and other commercial land uses are located west and southwest of the project site. Residential single-family land uses are present to the north and northwest.

Table 3-1
Existing Land Use Designations and Zoning

Parcel	Size (acres)	General Plan Designation	Existing Zoning
043-080-007-510 and 043-080-008-000	7.82	Office Professional (CO)	Office-Commercial (CO)
043-080-044-000	28.9	General Commercial (CG) with Residential High Density Overlay	General Commercial (CG)
043-080-015-000	23.51	Residential Medium Density (RM 2-6 du/ac) with Residential High Density Overlay	Single-Family Residential (RS-5)
044-094-001-000	0.61	General Commercial (CG)	General Commercial (CG)
044-094-010-000	0.23	General Commercial (CG)	General Commercial (CG)
	0.08	<u>Town Center</u> al Commercial (CG)	Central Commercial (CC)
044-094-004-000	0.21	<u>Town Center</u> al Commercial (CG)	Central Commercial (CC)
044-094-005-000	0.12	<u>Town Center</u> al Commercial (CG)	Central Commercial (CC)
044-094-006-000	0.12	<u>Town Center</u> al Commercial (CG)	Central Commercial (CC)
043-100-025-000	2.90	<u>Town Center</u> al Commercial (CG)	Central Commercial (CC)
043-100-027-000	1.90	Central Commercial (CG)	Central Commercial (CC)
<u>043-092-036-000</u>	<u>0.05</u>	<u>Residential Medium Density</u>	<u>Single-Family Residential (RS-7)</u>
<u>043-092-037-000</u>	<u>0.05</u>	<u>Residential Medium Density</u>	<u>Single-Family Residential (RS-7)</u>
Total	66.54		

du/ac = dwelling units per acre

3.3 PROJECT OBJECTIVES

The project applicant has set forth the following objectives for the proposed project:

1. To use this infill location and its proximity to the Loomis Town Center for the construction of a residential mixed-use development, thereby improving the jobs/housing balance and reducing vehicle miles traveled within the Town of Loomis.
2. To create a pedestrian-friendly, walkable neighborhood that includes varied streetscapes, well-designed and safe alleys, abundant tree canopy, and sensitive transitions from the existing surrounding neighborhoods.
3. To connect the existing street network by extending existing street patterns and selectively introducing new street connections that improve vehicular and pedestrian connectivity.
4. To maintain an overall residential density that respects and responds to the surrounding neighborhood and is appropriate for the site's physical and environmental conditions.
5. To provide unique, varied, high-quality housing opportunities consistent with and complementary to the overall character of the adjacent neighborhoods in design.
6. To provide a diverse mixture of open space areas and parks that are easily accessible to pedestrians and provide multi-generational recreational opportunities.

7. To provide a mix of land uses that integrate housing, office, and neighborhood-serving retail on a single project site with public open space, naturalized environments, and park land. To implement “smart growth” principles of concentrating growth in a compact, walkable, urban center to avoid sprawl, providing a mix of uses that are pedestrian- and bicycle-friendly, are close to neighborhood schools and shopping, and offer a range of housing choices.
8. To provide for increased residential densities on a site within the Town currently planned for urban growth with accessible infrastructure, in furtherance of the vision identified in the Loomis Town Center Implementation Plan.
9. To provide for the construction of the Boyington Road Extension (Doc Barnes Drive) from Horseshoe Bar Road to King Road, consistent with the Transportation System Improvements identified in the Town’s General Plan.
10. To provide for implementation of applicable portions of the Town’s Trails Master Plan and the Bicycle Transportation Plan.

3.4 PROJECT DESCRIPTION

The proposed project and the Modified Transportation Alternative would consist of a village-themed retail center, commercial and professional uses, detached single-family residential units, multiple-family residential units, parks, and open space. The layout and amount of each proposed land use are summarized in Table 3-2 and are described below.

The project site would be organized into ~~five-eight~~ distinct districts, ~~in support of the Town’s Housing Element goals:~~ three single-family residential districts of varying density (Village Single-Family ~~Residential~~Traditional, Village Residential, and Village ~~Green Court~~Mixed-Use), ~~a multi-family district (Village High Density), a Village Mixed Use district, a Commercial district, an /Office district, and a Village Public~~ High-Density Multiple-Family Residential district.

The proposed project or the Modified Transportation Alternative would be implemented ~~through the-by rezoning the entire project site to Planned Development (PD), approval of the required Preliminary Development Plan (PDP), and application of~~ application of existing and new zoning designations throughout the project site, as well as the proposed Village at Loomis PDP project’s proposed development standards, street sections, and design ~~standards~~guidelines.

In addition to rezoning the site to PD, ~~the project proposes a-to amend the site’s~~ General Plan ~~Amendment-Land Use designations and-rezone-for-the-project-site~~. The proposed General Plan ~~Land u~~Use and-zoning designations for the site are shown in Figures ~~3-65~~ and the proposed Village at Loomis Planned Development Districts are shown in Figure 3-67. The existing and proposed land use and zoning designations for the project site are summarized in Table 3-1 and

Table 3-2, respectively. The site layout under the proposed project is shown in the site illustrative in Figure 3-7 while the layout under the Modified Transportation Alternative is shown in the site illustrative in Figure 3-8.

The proposed Village at Loomis Preliminary Development Plan ~~project~~ includes proposed design ~~standards~~ guidelines that identify the various architectural styles that would be allowed to be built within the project site, and includes development standards identifying requirements such as building setbacks and streetscapes, including street cross-sections, pedestrian paths, street lighting, and street tree planting plans. The design guidelines anticipate that permitted architectural styles would include Craftsman, Bungalow, Tudor, and Monterey, with the intent of maintaining consistency with the character of downtown Loomis.

Table 3-2
Proposed Land Use Designations and Zoning

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	Size (acres)	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning	Dwelling Units/Uses	Minimum Parcel Size (square feet)	Density (du/ac)
Village Single-Family Residential	043-080-007-510 and 043-080-008-000	7.8	Office Professional—CO	Residential Medium-Density (RM 2-6 du/ac); Public/Quasi-Public	Office-Commercial (CO)	Single-Family Residential RM-4; Public Institutional	29 dwelling units (du); open space (detention basin and preserved rock outcropping)	4,050	3.7
	043-080-044-000 (portion)	0.5	General Commercial (CG) with Residential High Density Overlay	Residential Medium-Density (RM 2-6 du/ac)	Commercial (CG)	Single-Family Residential RM-4	traditional single-family dwelling units	4,050 (traditional)	6.0
	043-080-015-000	23.6	Residential Medium Density (RM 2-6 du/ac) with Residential High Density Overlay	Residential Medium-Density (RM 2-6 du/ac); Residential—Medium-High Density (RM 6-10 du/ac); Public/Quasi-Public	Single-Family Residential RS-5	Single-Family Residential RM-4; Medium Density Residential RM-2.3; and Public Institutional	57 traditional single-family du; 71 alley-loaded single-family du; active park	4,050 (traditional) 2,625 (alley-loaded)	5.4
<i>District Subtotal</i>		<i>31.9</i>					<i>160 du</i>		<i>5.0</i>
Village Residential	043-080-044-000 (portion)	19.56	General Commercial (CG) with Residential High Density	Residential Medium-High Density (RM 6-10 du/ac); Public/Quasi-	General Commercial (CG)	Single-Family Residential RM-2; Public Institutional	133 alley-loaded single-family du; active park; passive park	2,160	6.9

Table 3-2
Proposed Land Use Designations and Zoning

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	Size (acres)	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning	Dwelling Units/Uses	Minimum Parcel Size (square feet)	Density (du/ac)
			Overlay	Public					
	044-094-001-000	0.61	General Commercial (CG)	Residential Medium-High Density (RM 6-10 du/ac)	General Commercial (CG)	Single-Family Residential RM-2	Six-alley-loaded single-family du	2,160	10
	044-094-010-000 (portion)	0.23	General Commercial (CG)	Residential Medium-High Density (RM 6-10 du/ac)	General Commercial (CG)	Single-Family Residential RM-2	Two-alley-loaded single-family du	2,160	10
<i>District Subtotal</i>		20.4					141 du		7
Village Mixed-Use	043-080-044-000 (portion)	0.25	General Commercial (CG) with Residential High-Density Overlay	Town Center Mixed-Use (TC-MU)	General Commercial (CG)	Central-Commercial Mixed-Use (CC-MU)			
	044-094-010-000 (portion)	0.07	Central Commercial (CC)	Town Center Mixed-Use (TC-MU)	Central-Commercial (CC)	Central-Commercial Mixed-Use (CC-MU)			
	044-094-004-000	0.16	Central Commercial (CC)	Town Center Mixed-Use (TC-MU)	Central-Commercial (CC)	Central-Commercial Mixed-Use (CC-MU)			
	044-094-005-000	0.07	Central Commercial (CC)	Town Center Mixed-Use (TC-MU)	Central-Commercial (CC)	Central-Commercial Mixed-Use (CC-MU)			

Table 3-2
Proposed Land Use Designations and Zoning

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	Size (acres)	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning	Dwelling Units/Uses	Minimum Parcel Size (square feet)	Density (du/ac)
	044-094-006-000	0.15	Central Commercial (CG)	Town Center Mixed Use (TC-MU)	Central Commercial (CG)	Central Commercial Mixed Use (CC-MU)			
<i>District Subtotal</i>		0.7					<i>12,000-sf of commercial uses and eight multiple family units</i>		
Commercial/Office	043-080-044-000 (portion)	1.4	General Commercial (CG) with Residential High Density Overlay	General Commercial (CG)	General Commercial (CG)	General Commercial (CG)			
	043-100-025-000	2.91	Town Center Commercial (TC)	Town Center Commercial—20 (TC-20)	Central Commercial (CG)	Town Center Commercial—20 (CC-20)			
	043-100-027-000	1.95	Town Center Commercial (TC)	Town Center Commercial—20 (TC-20)	Central Commercial (CG)	Town Center Commercial—20 (CC-20)			
<i>District Subtotal</i>		5.97					<i>25,000-sf of office uses and 44,000-sf of commercial uses; TC-20 and CC-20 designations would allow 20 du/acre in mixed-use projects</i>		
High Density Multi-Family	043-080-044-000 (portion)	7.2	General Commercial (CG) with Residential High Density Overlay	Residential—High Density (20–25 du/ac) Public/Quasi Public	General Commercial (CG)	High Density Residential (RH-20) Public Institutional	117 du, passive park	N/A	25
<i>District Subtotal</i>		7.2					117 du		25

Table 3-2
Proposed Land Use Designations and Zoning

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	Size (acres)	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning	Dwelling Units/Uses	Minimum Parcel Size (square feet)	Density (du/ac)
Total		66.4					426		

Table 3-2
Proposed Land Use Designations, Zoning, and Land Uses

Proposed The Village at Loomis Plan		Parcel Information					Residential Buildout				
<u>Village Plan Area</u>	<u>Planned Development District</u>	<u>Parcel Number</u>	<u>Size (acres)</u>	<u>Existing General Plan Designation</u>	<u>Proposed General Plan Designation</u>	<u>Existing Zoning</u>	<u>Maximum Dwelling Units Allowed per Acre</u>	<u>Theoretical Maximum Dwelling Units</u>	<u>Proposed Dwelling Units</u>	<u>Minimum Parcel Size (square feet)</u>	<u>Density (du/ac)</u>
#1	Village Residential	043-080-044 (portion)	13.85	General Commercial with High Density Residential Overlay	Residential Medium High Density (6-10 du/ac)	General Commercial (CG) with High Density Residential Overlay	10	139	133	2,250	9.6
		044-094-001	0.61	General Commercial	Residential Medium High Density (6-10 du/ac)	General Commercial (CG)	10	6	7	2,250	11.48
		044-094-010	0.30	General Commercial	Residential Medium High Density	General Commercial (CG)	10	3	3	2,250	10.00
District Subtotal			14.76					148	143		9.7

Table 3-2
Proposed Land Use Designations, Zoning, and Land Uses

Proposed The Village at Loomis Plan		Parcel Information					Residential Buildout				
<u>Village Plan Area</u>	<u>Planned Development District</u>	<u>Parcel Number</u>	<u>Size (acres)</u>	<u>Existing General Plan Designation</u>	<u>Proposed General Plan Designation</u>	<u>Existing Zoning</u>	<u>Maximum Dwelling Units Allowed per Acre</u>	<u>Theoretical Maximum Dwelling Units</u>	<u>Proposed Dwelling Units</u>	<u>Minimum Parcel Size (square feet)</u>	<u>Density (du/ac)</u>
#2	Village Green Court	043-080-015 (portion)	9.60	Residential Medium Density (2-6 du/ac) with High Density Residential Overlay	Residential Medium High Density (6-10 du/ac)	Single-Family Residential (RS-5) with High Density Residential Overlay	10	96	64	2,360	6.7
District Subtotal			9.60					96	64		6.7
#3	Village Single-Family Traditional	043-080-007 and 043-080-008	7.80	Office Professional	Residential Medium Density (2-6 du/ac)	Office-Commercial	6	47	29	4,000	3.7
		043-092-036 and 043-092-037	0.10	Residential Medium Density (2-6 du/ac)		Single-Family Residential RS-7		1	0		
		043-080-015 (portion) and 043-080-044 (portion)	9.00	Residential Medium Density (2-6 du/ac) with High Density Residential Overlay		Single-Family Residential RS-5 with High Density Residential Overlay		54	58	4,000	6.4
District Subtotal			16.90					102	87		5.15

Table 3-2
Proposed Land Use Designations, Zoning, and Land Uses

Proposed The Village at Loomis Plan		Parcel Information					Residential Buildout				
<u>Village Plan Area</u>	<u>Planned Development District</u>	<u>Parcel Number</u>	<u>Size (acres)</u>	<u>Existing General Plan Designation</u>	<u>Proposed General Plan Designation</u>	<u>Existing Zoning</u>	<u>Maximum Dwelling Units Allowed per Acre</u>	<u>Theoretical Maximum Dwelling Units</u>	<u>Proposed Dwelling Units</u>	<u>Minimum Parcel Size (square feet)</u>	<u>Density (du/ac)</u>
#4	Village High Density	043-080-044 (portion)	4.69	General Commercial with High Density Residential Overlay	High Density Residential-20 (20-25 du/ac)	General Commercial (CG) with High Density Residential Overlay	25	117	117	N/A	24.9
District Subtotal			4.69					117	117		24.9
#5	Village Mixed Use	044-094-004	0.11	Town Center Commercial	Town Center Commercial	Central Commercial (CC)	20	7.4	7	N/A	18.9
		044-094-010 (portion)	0.07								
		044-094-005	0.07								
		044-094-006	0.12								
District Subtotal			0.37					7.4	7		18.9
#6	Village Office	043-080-044 (portion)	1.40	General Commercial with High Density Residential Overlay	Office and Professional	General Commercial (CG) with High Density Residential Overlay	10	14	0		0
District Subtotal			1.40					14	0		0
#7	Village Commercial	043-100-025	2.91	Town Center Commercial	Town Center Commercial	Central Commercial (CC)	20	58	0		0
		043-100-027	1.95				20	39	0		0
District Subtotal			4.86					97	0		0

Table 3-2
Proposed Land Use Designations, Zoning, and Land Uses

<u>Proposed The Village at Loomis Plan</u>		<u>Parcel Information</u>					<u>Residential Buildout</u>				
<u>Village Plan Area</u>	<u>Planned Development District</u>	<u>Parcel Number</u>	<u>Size (acres)</u>	<u>Existing General Plan Designation</u>	<u>Proposed General Plan Designation</u>	<u>Existing Zoning</u>	<u>Maximum Dwelling Units Allowed per Acre</u>	<u>Theoretical Maximum Dwelling Units</u>	<u>Proposed Dwelling Units</u>	<u>Minimum Parcel Size (square feet)</u>	<u>Density (du/ac)</u>
<u>#8</u>	<u>Village Public*</u>	<u>043-080-015 (portion)</u>	<u>6.04</u>	<u>Residential Medium Density (RM 21-6 du/ac) with Residential High Density Overlay</u>	<u>Public/Quasi Public</u>	<u>Single-Family Residential RS-5 with High Density Residential Overlay</u>	<u>N/A</u>				
		<u>043-080-044 (portion)</u>	<u>6.96</u>	<u>General Commercial with High Density Residential Overlay</u>	<u>Public/Quasi Public</u>	<u>General Commercial (CG) with High Density Residential Overlay</u>	<u>N/A</u>				
<u>District Subtotal</u>			<u>13.00</u>								
<u>Total</u>			<u>65.58</u>					<u>581</u>	<u>418</u>		<u>6.4</u>

du = dwelling units; ~~sf = square feet~~; du/ac = dwelling units per acre; N/A = not applicable

* includes public right-of-way within the project site

Construction of the project would include demolition of the ~~eight~~^{seven} existing structures on site, including the two residences identified as potentially eligible for listing on the California Register of Historical Resources and removal of 1,046~~68~~ trees, of which ~~960~~⁹²⁵ are regulated under the Town's Trees Protection and Preservation Ordinance. The proposed project does not propose to include any wood-burning devices or fire-places in the residential units.

Land Use

The ~~five~~^{eight} land use districts proposed within the project site are described in the following subsections. The districts would be the same under the proposed project and the Modified Transportation Alternative, except that there would be less commercial space developed in the Village Mixed Use district under the Modified Transportation Alternative.

Village Residential (Village Planned Development Area 1)

This district would include approximately 15 acres of detached single-family alley-loaded residences in a row house style located on the western portion of the project site, north of Library Drive. These homes would be designed to face each other, separated by pedestrian mews or walkways. Where this district borders Laird Street and Library Drive, the alley-loaded residences would face those streets, with vehicular access at the rear of the properties. The pedestrian mews would be approximately 20 to 25 feet wide and would be landscaped to create a tree canopy throughout the walkways.

The Village Residential district would consist of 143 residences, a public pocket park with playground equipment on the west side of the district, and a passive park of approximately 33,129 square feet on the eastern side of the district. The active park on the west side of the district would include 18,051 square feet under the proposed project and 12,613 square feet under the Modified Transportation Alternative. This portion of the project would be developed with a main internal roadway that would connect Library Drive to Laird Street, and with alleys arranged in a grid format, consistent with the street pattern of historic downtown Loomis. This neighborhood site is immediately adjacent to the halfplex homes in the Sun Knoll neighborhood. Along the edge adjoining the Sun Knoll neighborhood, a 10-foot-wide landscape buffer would be planted with trees. The lots along Library Drive would have extra depth to allow for street tree planting along Library Drive.

The acreages, minimum parcel sizes, and density shown in Table 3-2 reflect the project design under the Modified Transportation Alternative. Under the proposed project, the minimum parcel size in this district would be decreased to 2,160 square feet, this district would include 20.4 acres, and the average density would be 7 dwelling units per acre. The Modified Transportation Alternative would have larger minimum lot sizes but a higher overall density.

Village Green Court (Village Planned Development Area 2)

The Village Green Court district would be located north of the on-site extension of Doc Barnes Drive and would include 64 alley-loaded (green court) detached single-family homes. These lots would front onto common landscaped courtyards. Under the proposed project, the minimum parcel size in this district would be 2,625 square feet while under the Modified Transportation Alternative the minimum parcel size would be 2,360 square feet.

Village Single-Family ~~Residential~~ Traditional (Village Planned Development Area 3)

This district would include ~~160~~ 87 single-family detached residences located to the south and east of the existing Day Avenue and Silver Ranch neighborhoods. Under the proposed project, the minimum parcel size in this district would be 4,050 square feet. This would be reduced to 4,000 square feet under the Modified Transportation Alternative.

In the northeast portion of the site, the triangular area located adjacent to King Road would support 29 traditional single-family residences. Access to these lots would be provided from the proposed extension of Doc Barnes Drive, which would intersect with King Road. A granite outcropping approximately 50 feet in diameter and more than 10 feet high would be preserved in the center of a cul-de-sac, with an open space parcel at the end of the cul-de-sac providing views of the outcropping from the proposed extension of Doc Barnes Drive. A detention basin measuring approximately 70 feet wide by 170 feet long would be constructed in the southeastern quadrant of the Doc Barnes Drive/King Road intersection. A second detention basin measuring approximately 75 feet wide by 75 feet long would be constructed at the southwest portion of this triangular parcel. The detention basin would be located adjacent to the north side of Doc Barnes Drive.

The Village Single-Family Residential district would continue to the southwest with ~~60~~ 58 traditional single-family homes placed around the perimeter of the site, adjacent to existing Day Avenue neighborhood residences. ~~In addition, 64 71 alley loaded (green court) detached single-family homes would be located between the traditional single-family homes and I-80. These lots would front onto common landscaped courtyards. This area would also include Aa neighborhood pocket park of approximately 7,826 square feet, including a tot lot. Under the proposed project, this park would consist of approximately 7,826 square feet while under the Modified Transportation Alternative the park would include approximately 12,925 square feet, would be provided in the northern portion of this area of the project site, adjacent to the traditional single-family homes.~~

High-Density Multiple-Family Residential (Village Planned Development Area 4)

Approximately 7 acres of the site would be designated for high-density residential land uses. A significant rock outcropping limits development opportunities on approximately 0.5 of these 7

acres. Under the Residential High-Density-20 (RH-20) density range of between 20 and 25 units per acre, the site would support a maximum of 117 dwelling units. This portion of the project site would include a passive park located on 21,092 square feet. The remainder of this portion of the site would be public right-of-way that would be offered for dedication to the Town.

Village Residential

~~This district would include approximately 14 acres of detached single-family alley-loaded residences in a row house style located on the western portion of the project site, north of Library Drive. These homes would be designed to face each other, separated by pedestrian mews or walkways. Where this district borders Laird Street and Library Drive, the alley-loaded residences would face those streets, with vehicular access at the rear of the properties. The pedestrian mews would be approximately 20 to 25 feet wide and would be landscaped to create a tree canopy throughout the walkways.~~

~~The Village Residential district would consist of 1431 residences, a public pocket park with playground equipment of approximately 18,051 square feet on the west side of the district, and a passive park of approximately 33,129 square feet on the eastern side of the district. This portion of the project would be developed with a main internal roadway that would connect Library Drive to Laird Street, and with alleys arranged in a grid format, consistent with the street pattern of historic downtown Loomis. This neighborhood site is immediately adjacent to the halfplex homes in the Sun Knoll neighborhood. Along the edge adjoining the Sun Knoll neighborhood, a 10-foot-wide landscape buffer would be planted with trees. The lots along Library Drive would have extra depth to allow for street tree planting along Library Drive.~~

Village Mixed Use (Village Planned Development Area 5)

The small ~~(approximately 0.72-acre)~~ portion of the project site that fronts on Horseshoe Bar Road north of Library Drive would retain its commercial land use designation to encourage development of commercial land uses. This portion of the site currently supports single-family detached residences. Under the ~~proposed~~ project, the area would be designated for Town Center Mixed Use land uses, with commercial uses at the street level and multiple-family units above. The area would support ~~could support approximately 12,000 square feet of commercial space and seven~~~~eight~~ multiple-family dwelling units and commercial land uses. Under the proposed project, this district would include 12,000 square feet of commercial space and the district would consist of 0.72 acres while under the Modified Transportation Alternative, the commercial area would be reduced to 5,000 square feet and the district would consist of 0.37 acres.

Village Office District (Village Planned Development Area 6) and Village Commercial District /Office (Village Planned Development Area 7)

Commercial and office land uses would be located in the southwestern portion of the project site on approximately 6 acres wrapping around the south and east sides of the existing library. The Village Office district would consist of 1.4 acres and would support construction ~~This district would consist~~ of approximately 25,000 square feet of office. The Village Commercial district would consist of almost 5 acres and 44,000 square feet of commercial space. Access to these districts ~~commercial and office space~~ would be provided from Library Drive, Doc Barnes Drive, and a north/south road connecting Library Drive and Doc Barnes Drive.

High-Density Multiple-Family Residential

~~Approximately 7 acres of the site would be designated for high-density residential land uses, in support of the Town's Housing Element. On-site constraints, including a significant rock outcropping and wetlands, limits development opportunities on approximately 0.52 of these 7 acres. Under the Residential High-Density 20 (RH-20) density range of between 20 and 25 units per acre, the site would support a maximum of 117 dwelling units. This portion of the project site would include a passive park located on 21,092 square feet. The remainder of this portion of the site would be public right-of-way that would be offered for dedication to the Town.~~

Village Public (Village Planned Development Area 8)

The Village Public district would include 10.3 acres of open space in the center of the project site surrounding the onsite drainageway and 2.6 acres of public roadway right-of-way throughout the project site. The open space proposed for the center of the project site would be offered for dedication to the Town as public open space. The project would construct a trail along the western edge of the open space and along the northern portion of the eastern edge. The trail would include parcourse stations to provide active recreation opportunities.

Circulation

Primary access to the project site would be provided from Library Drive and the proposed extension of Doc Barnes Drive. Library Drive currently connects with Horseshoe Bar Road at the western boundary of the project site and terminates approximately 500 feet to the east, at the eastern edge of the library property. The project would extend Library Drive eastward approximately 500 feet where it would terminate in a cul-de-sac. Library Drive would be constructed in a 52-foot-wide right-of-way consisting of a 5-foot-wide sidewalk separated from the street by a 5-foot-wide landscaping strip on one side of the street, and a street section measuring 37² feet from back of curb to back of curb.

The 500-foot-long north/south road that would connect Library Drive to Doc Barnes Drive along the east edge of the proposed Commercial/Office district would be constructed in a 50-foot-wide right-of-way consisting of a 4-foot-wide sidewalk along each side and a street section measuring 42 feet from back of curb to back of curb~~would be developed consistent with the 52-foot-wide Library Drive right-of-way and road design.~~ Bicycle lanes, sidewalks, and provisions for stormwater collection and treatment would be included in the cross-section.

Consistent with the ~~Downtown-Related~~Core Area Improvements listed in the General Plan's Circulation Element, the project would extend Doc Barnes Drive from Horseshoe Bar Road along the southern project site boundary to connect with Boyington Road at King Road. Doc Barnes Drive would be constructed generally parallel to I-80 in a 73-foot-wide right-of-way, with two vehicle lanes separated by a landscaped median with occasional left-turn access points to the north side. This right-of-way would include two 12-foot-wide travel lanes; a 12-foot-wide landscaped center median; a striped, 4-foot-wide Class II bicycle lane on each side; and a 10-foot-wide paved multi-use trail separated from the street by 7.5 feet of landscaping on the north side of the street.

The streets internal to each of the residential districts would consist of 20- and 22-foot-wide public alleys and ~~440-~~ and 48-foot-wide right-of-way public streets. The internal public streets would include a 4-foot-wide sidewalks. Along one side of the street the sidewalk will be separated from the street by a 4-foot-wide landscaping strip. Sidewalks would be provided on both sides of the public streets, with the exception of Doc Barnes Drive, which would have a sidewalk only on the north side.

Under the Modified Transportation Alternative, the project would also construct the Webb Street Extension and the Webb Street Extension/Horseshoe Bar Road/Library Drive Roundabout, as described and anticipated in the recently-adopted General Plan Circulation Element Update. The Webb Street Extension would include construction of a two-lane roadway from Laird Street to the intersection of Library Drive at Horseshoe Bar Road. This roadway would have a 50-foot right of way consisting of two traffic lanes and curb, gutter and sidewalk on both sides. The Webb Street Extension/Horseshoe Bar Road/Library Drive Roundabout would realign the intersection of Horseshoe Bar Road/Library Drive with the Webb Street Extension, converting the intersection into a roundabout.

Drainage and Grading

Traditional systems to collect and convey storm drainage to existing natural streams are proposed. A detention system would be employed to ensure that the project reduces its impact on the existing 100-year floodplain, and the rate and volume of water runoff from the site would remain at pre-project levels.

Two detention basins are proposed to be constructed in the northeast portion of the site: one in the southeast quadrant of the Doc Barnes Drive/King Road intersection and one near the southeast corner of the Silver Ranch subdivision. A detention basin measuring approximately 70 feet wide by 170 feet long would be constructed in the southeastern quadrant of the Doc Barnes Drive/King Road intersection, and another detention basin measuring approximately 75 feet wide by 75 feet long would be constructed at the southwest portion of this triangular parcel.

Open Space and Parks

Under both the proposed project and the Modified Transportation Alternative, there would be approximately 10 acres of open space, 0.59 acres of active parkland, 1.25 of passive parkland, 0.49 acres of parcourse trails, 0.74 acres of multi-use trail, and 9.97 acres of open space. proposed includes more than 11 acres of open space and 1.2 acres of public parks. The drainage/riparian corridor that runs north/south through the central portion of the site would be retained as within 9.84 acres of open space. This area begins at the southern terminus of Sun Knoll Drive and extends south to the southern edge of the site, where the drainage enters a culvert and flows under I-80. The project would also include a 0.13-acre open space area at the end of proposed Monument Rock Court. ~~This~~ The open space would be offered for dedication to the Town, consistent with the Town's Trails Master Plan.

As discussed in the Town's Trails Master Plan (Town of Loomis 2010), trails would be constructed along the western and eastern edges of this the central open space, covering 0.49 acres. These trails would create a pedestrian connection from Sun Knoll Drive to Doc Barnes Drive. Post-and-cable fencing would be constructed on the water side of the trail to discourage people from leaving the trail. Trails would be constructed of compacted decomposed granite and would include parcourse stations spaced every 200 to 300 feet. In addition one parcourse station would be located in each of the two proposed active parks along with signage directing parcourse users to the other parcourse stations along the trails adjacent to the open space.

The project would include four public parks. The two passive parks would be located around a prominent rock outcropping south of Library Drive, and at the end of Library Drive adjacent to the open space. Under the proposed project, the two active parks would be 18,052 square feet and 7,826 square feet respectively. Under the Modified Transportation Alternative, the two parks would be 12,613 square feet and 12,925 square feet, respectively. Each would include turf, decorative landscape areas, benches, tot-lot play equipment for younger children, and a parcourse station.

~~The project would include four public parks on approximately 1.2 acres, consisting of two passive parks totaling 0.6 acre and two tot-lot parks totaling 0.6 acre. The passive parks are proposed to be located around a prominent rock outcropping just south of the extension of~~

~~Library Drive and at the end of Library Drive adjacent to the open space. The tot lot parks would be located in the Village Single Family Residential District (approximately 18,051 square feet) and in the Village Residential District (approximately 7,826 square feet). The parks would include turf, decorative landscape areas, benches, and play equipment for younger children.~~

Easements

Two existing utility easements run through the central portion of the project site. One is controlled by SPMUD and the other is controlled by PCWA. PCWA provided comments on the Notice of Preparation indicating that Pacific Gas & Electric (PG&E) transferred the easement for the Eastside Canal, which PCWA maintains and operates, to PCWA. The project proposes to relocate the existing canal and must enter into a facilities agreement with PCWA to do so. The portion of the Eastside Canal that is proposed to be relocated would start under the pavement for the alleyway that would intersect Library Drive, between proposed lot 62 and the proposed park at the end of Library Drive, and would continue southerly under the bulb end of the proposed extension of Library Drive and the proposed multi-family residential area. The proposed realigned portion of the Eastside Canal would be placed below paved areas of the project site. SPMUD would also continue to have access to its utility easement. The project applicant would create an access road from the on-site extension of Library Drive north to an existing manhole to facilitate SPMUD's vehicular access to the manhole. The access road will be approximately 15 feet wide and 120 feet long, and it will be a paved, asphalt surface, consistent with SPMUD's request for an all-weather access sufficient to support a 40,000-pound maintenance vehicle. The access road will be generally parallel to the existing PCWA easement.

Project Phasing and Construction Assumptions

Project construction activities would include site clearing, grubbing, grading, and trenching for utilities, followed by paving, building construction, and installation of landscaping. The preliminary grading analysis indicates that there would be approximately 130,000 cubic yards of grading for the entire project, including for construction of Doc Barnes Drive. Across most of the site the average cut/fill depth/height would be 3 feet. Final grading is expected to balance; therefore, no soil would be imported to or exported from the project site.

At the time that impact analysis related to construction-period impacts were prepared, construction was estimated to occur between May 2016 and fall 2019, with initial tasks to include site preparation (e.g., demolition of existing structures, grading, and installing utilities and backbone roadways, including Doc Barnes Drive). Although the actual construction will occur later than these originally estimated dates and the schedule may vary from these estimates, the overall duration and types of activities is not expected to change. The originally estimated construction schedule is shown below, and is reflected in the air quality and greenhouse gas

[emissions modeling analyzed in sections 4.8 and 4.9 of this EIR.](#) Eight development phases have been identified for the project, but these phases are anticipated to develop concurrently. Construction phases consist of the following:

1. Phase A – [Village Residential \(Village Planned Development Area 1\)](#) ~~Single-Family~~ (143~~4~~ homes): between September 2016 and September 2019
2. Phase A – [Village High Density Residential \(Village Planned Development Area 4\)](#) ~~Multifamily~~ (117 units): between April 2017 and January 2018
3. Phase A – [Village Commercial \(Village Planned Development Area 6\)](#) (44,000 square feet of commercial space and approximately 176 parking spaces): between May 2017 and December 2017
4. Phase B – [Village Single-Family Traditional \(Village Planned Development Area 3, portion\)](#) (60~~58~~ homes): between September 2016 and February 2018
5. Phase C – [Village Green Court \(Village Planned Development Area 2\)](#) (64~~74~~ homes): between September 2016 and February 2018
6. Phase D – [Village Single Family Traditional \(Village Planned Development Area 3, portion\)](#) (29 homes): between December 2017 and September 2018
7. Phase E – [Village Office \(Village Planned Development Area 7\)](#) (25,000 square feet of office space and approximately 100 parking spaces): between May 2017 and December 2017
8. Phase F – [Village Mixed Use \(Village Planned Development Area 4\)](#) (12,000 square feet commercial space under the proposed project, 5,000 square feet of commercial space under the Modified Transportation Alternative, seven~~eight~~ dwelling units, and 50 parking spaces under the proposed project, 31 parking spaces under the Modified Transportation Alternative): between April 2018 and December 2018

Off-Site Improvements

As discussed in the “Utilities” subsection, below, analysis of SPMUD’s existing wastewater conveyance system indicates that no new connections can be accommodated without improvements to the sewer trunk line. Even with the improvements, which are discussed in detail in this section, the existing sewer line may not have the capacity to serve the proposed project. SPMUD and the Town have begun planning efforts to construct a new sewer transmission line known as the Loomis Diversion Line. This sewer line would have the potential to serve the project and other properties in the region. The Loomis Diversion Line would be installed south of I-80. SPMUD would be responsible for designing, ~~and~~-permitting, and constructing the Loomis Diversion Line, ~~as indicated in SPMUD’s comments on the Notice of Preparation, but~~

~~the project applicant would be responsible for constructing the extension of the sewer line under I-80 and through the project site.~~ The Loomis Diversion Line is a separate project that SPMUD would design and construct, subject to a separate California Environmental Quality Act compliance process. Construction ~~is anticipated~~ began in 2017 and could be completed by 2018. The Town of Loomis prepared a Mitigated Negative Declaration for the Loomis Diversion Line in July 2015 (SCH No. 2015062050). The proposed project's feasibility will be dependent on the successful completion of the SPMUD project and SPMUD's ability to serve the project.

Utilities

The proposed project would require placement of utilities to serve the new development, including sewer, water, electricity, telephone, natural gas, and cable.

Sewer

The project site lies within the SPMUD service area for sanitary sewer service. The SPMUD has connections to two regional wastewater treatment plants (WWTPs): Dry Creek Regional WWTP and Pleasant Grove WWTP. Wastewater generated at the site would be collected by SPMUD and conveyed to the Dry Creek Regional WWTP. The SPMUD Lower Loomis Trunk Line, a 10-inch-diameter transmission line, runs north/south through the center of the project site and then continues west along the project's southern boundary.

The Dry Creek WWTP provides tertiary-level treatment and produces recycled water that meets requirements for Title 22 regulations for full, unrestricted use (excluding use as potable water). The Dry Creek WWTP has sufficient capacity to treat wastewater generated at the project site.

Analysis of the existing SPMUD system in April 2015 found that the Lower Loomis Trunk Line was currently operating above capacity and could not accommodate any new connections. SPMUD recently completed a project to reline the Lower Loomis Trunk Line. This entailed inserting a new liner within an approximately 10,500-foot-long section of the existing 10-inch-diameter sewer line. The new liner was constructed of material that provides for faster flows through the line compared to the prior line. By increasing the speed of flow, the new liner increased overall conveyance capacity in the Lower Loomis Trunk Line, and the line is no longer operating above capacity (SPMUD 2015).

SPMUD and the Town have initiated planning efforts for construction of a sewer transmission line known as the Loomis Diversion Line. This trunk line is part of SPMUD's adopted master plan, which would serve the proposed project and benefit the entire Town, along with other areas served within SPMUD's boundaries. The Loomis Diversion Line would be a 15-inch-diameter transmission line that begins at a manhole on the project site's southern boundary near the Raley's shopping center (along I-80), crosses under I-80, and then turns southwesterly to connect

into an 18-inch-diameter transmission line that would be constructed in the southern end of Dias Lane in Loomis. ~~The project applicant would be responsible for the extension of the Loomis Diversion Line under I-80 and across the project site.~~

The project applicant would be required to obtain a will-serve letter prior to recordation of the Final Subdivision Map to demonstrate that SPMUD has confirmed there will be adequate capacity to serve the proposed project. This would ensure that no construction could occur prior to the time that wastewater collection and conveyance service is available to the project site. SPMUD has indicated that will-serve letters may be issued once a contract for construction of the Loomis Diversion Line has been awarded, which ~~is currently anticipated~~ occurred in ~~March~~ June 2017. Construction of the diversion line is expected to ~~require~~ take 9 to 12 months to complete.

The on-site improvements for the project consist of traditional gravity sewer laterals and collectors that would be constructed to SPMUD standards and would connect to SPMUD's sewer system.

Domestic Water Supply

The project site lies within the PCWA domestic water service area. There are a number of PCWA transmission lines either adjacent to or within the project site:

- 6-inch-diameter lines run through Laird Street along the project site frontage and in Library Drive within the project area.
- 8-inch-diameter lines run in Sun Knoll Drive and in Day Avenue to the project site's northern boundary, into the project site through an easement extending from Eldon Avenue, and in King Road at the site's northern boundary.
- A 12-inch-diameter line runs in Horseshoe Bar Road along the project site's western boundary.

Additionally, the PCWA Eastside Canal, which is a raw water conveyance encased in a 20-inch-diameter pipe, runs through the project site within an easement granted to PCWA. North of the project site, this easement is placed along the rear lot line of homes fronting Sun Knoll Drive. The easement enters the site in that location, runs south through the riparian area of the site to the center of the site, then turns southwesterly and continues into the Raley's shopping center.

Based on PCWA's water demand rates, consistent with PCWA's Urban Water Management Plan, the project would require approximately 146 acre-feet per year of potable water supply. The on-site improvements would consist of service and distribution lines that meet PCWA standards and would provide for connection into the existing PCWA domestic water facilities identified above. In commenting on the Notice of Preparation for this EIR (2014, see

Appendix A), PCWA indicated that there are adequate supplies to accommodate the project's additional demand for potable water.

Stormwater Drainage

The project would use traditional systems to collect and convey stormwater drainage to existing natural streams. Consistent with the requirements of the Town's Municipal Code, the project would be engineered to have no net increase in overall 2-year, 10-year, and 100-year storm event discharges.

Gas and Electric Utilities

PG&E provides natural gas and electricity utility service to the project area. PG&E has natural gas and electric facilities on and immediately adjacent to the project site. The project would connect into and extend the existing natural gas and electric facilities to serve the project.

3.5 ENTITLEMENTS AND REQUIRED APPROVALS

The following entitlements, permits, and approvals are required from the Town of Loomis and from other responsible agencies for the proposed project. Chapter 1, Executive Summary, includes a table listing these entitlements, permits, and approvals, and an explanation of each:

- Certification of The Village at Loomis EIR
- General Plan Amendments
 - ~~To create the following land use designations:~~
 - ~~Town Center Commercial 20~~
 - ~~Town Center Mixed Use~~
 - ~~Residential – High Density 20~~
 - To redesignate:
 - ± 7.8 acres of Office & Professional to ~~± 6.8 acres of Residential – Medium Density~~ ~~and ± 1 acre of Public/Quasi-Public~~
 - ~~± 13.8~~ ± 23.5 acres Residential – Medium Density with Residential-High Density Overlay to ~~± 8.8~~ ± 9.9 acres of Residential – Medium-High Density, ± 9.6 acres of Residential – Medium-High Density and ~~± 5.1~~ ± 3.9 acres of Public/Quasi-Public
 - ~~± 28.3~~ ± 2 acres of General Commercial with Residential-High Density Overlay to ~~± 13.3~~ ± 14.7 acres of Residential – Medium-High Density, ~~± 6.7~~ ± 6

acres of Residential – High Density–20, ~~±0.3 acre of Central Commercial~~, ~~±6.6~~6.7 acres of Public/Quasi-Public, and ~~±0.42~~ acre to Residential – Medium Density

○ To amend the text:

- Amending Development Standards Table 3.1 consistent with the Village Development Standards to apply only within the Villages Project Site.

Zoning Ordinance Amendment to rezone the entire project area to the Planned Development (PD) Zone District, along with the adoption of the Village Preliminary Development Plan and Village Development Standards.

- Adoption of the Village at Loomis Design Guidelines to apply only within the Villages Project Site.

- Approval of the Specific Development Plans (SDP) for Village Plan Areas 1, 2, and 3.

○ ~~To create the following zone districts:~~

- ~~Central Commercial Mixed Use~~
- ~~Town Center Commercial 20~~
- ~~High Density Residential (RH 20)~~
- ~~Medium Density Residential (RM 4)~~
- ~~Medium Density Residential (RM 2.3)~~
- ~~Medium Density Residential (RM 2)~~

○ ~~Rezone to redesignate:~~

- ~~±7.8 acres of Office Commercial to ±6.8 acres of Residential Single Family Medium Density (RM 4) and ±1.0 acre Public/Institutional~~
- ~~±23.5 acres Single Family Residential (RS 5) to ±8.7 acres of Residential Single Family Medium Density (RM 4), ±9.9 acres Residential Medium High Density (RM 2.3), and ±4.6 acres of Public/Institutional~~
- ~~±4.9 acres of Central Commercial (CC) to Central Commercial (CC 20)~~
- ~~±28.3 acres of General Commercial (CG) to ±13.3 acres of Single Family Residential (RM 2), ±7.6 acres of Public/Institutional, ±6.7 acres of Residential High Density (RH 20a), ±0.4 acre of Single Family Residential (RM 4), and ±0.3 acre of Central Commercial (CC)~~

- ~~Merger of Contiguous Parcels in Common Ownership (pursuant to Chapter 14.16 of Loomis Municipal Code) to merge APNs 044-094-001, -004, -005, -006, and -010 with APN 043-080-044 into one parcel of ±30.2 acres~~

- ~~Lot Line Adjustment to reconfigure the lot line between APN 043-080-015 and APN 043-080-044~~
- Tentative Subdivision Map to subdivide the following:
 - APNs 043-080-007 and -008 into 29 single-family lots, two open space lots, and a portion of Doc Barnes Drive ~~in the Medium Density Residential RM-4 zone~~
 - APN 043-080-015 and a portion of APN 043-080-044 (± 0.5 acre) into ~~60-58~~ single-family lots, one park lot for dedication, a portion of Doc Barnes Drive, and a ~~± 3.64~~ 4.37-acre open space parcel for dedication, totaling ~~± 14~~ 13.2 acres, ~~in the Medium Density Residential RM-4 zone,~~ and ~~71-64~~ single-family lots and a portion of Doc Barnes Drive, totaling ~~± 10~~ 9.6 acres, ~~in the Medium Density Residential RM-2.3~~
 - APNs 043-080-044 (portion), 044-094-001, -004, -005, -006, and -010 into ~~1431~~ single-family lots, two park lots for dedication, and a ~~± 6.41~~ -acre open space parcel for dedication ~~in the Medium Density Residential RM-2 zone~~
 - One multiple-family residential lot, totaling ± 4.69 acres, and one park site, totaling 0.48 acre, ~~in the High Density Residential (RH 20) zone;~~ and one lot, totaling ± 1.43 acres, ~~in the General Commercial (CG) zone~~ and one lot, totaling ± 0.47 acre, ~~in the Central Commercial (CC) zone~~

• ~~Design and Development Standards~~

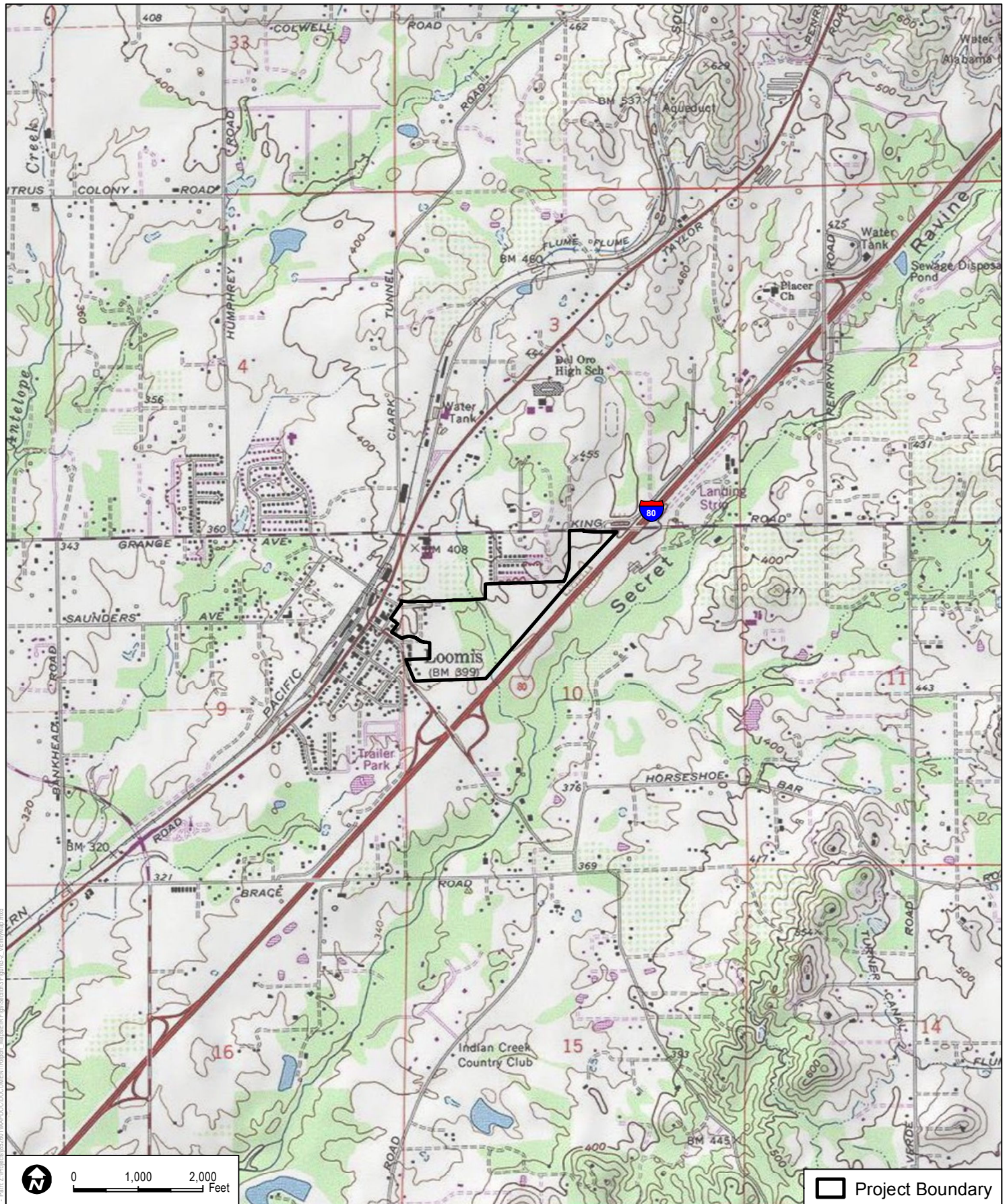
- Development Agreement
- Grading Permits
- Building Permits
- Tree Removal Permits

In addition, the following trustee or responsible agencies may use this EIR to consider their issuance of the following approvals and permits that may be needed to support the proposed project:

- U.S. Army Corps of Engineers, Clean Water Act Section 404 Permit
- Central Valley Regional Water Quality Control Board, Clean Water Act Section 401 Water Quality Certification
- Section 402 National Pollutant Discharge Elimination System Permit
- California Department of Fish and Wildlife, Section 1602 Streambed Alteration Agreement
- U.S. Fish and Wildlife Service, Section 7 Consultation

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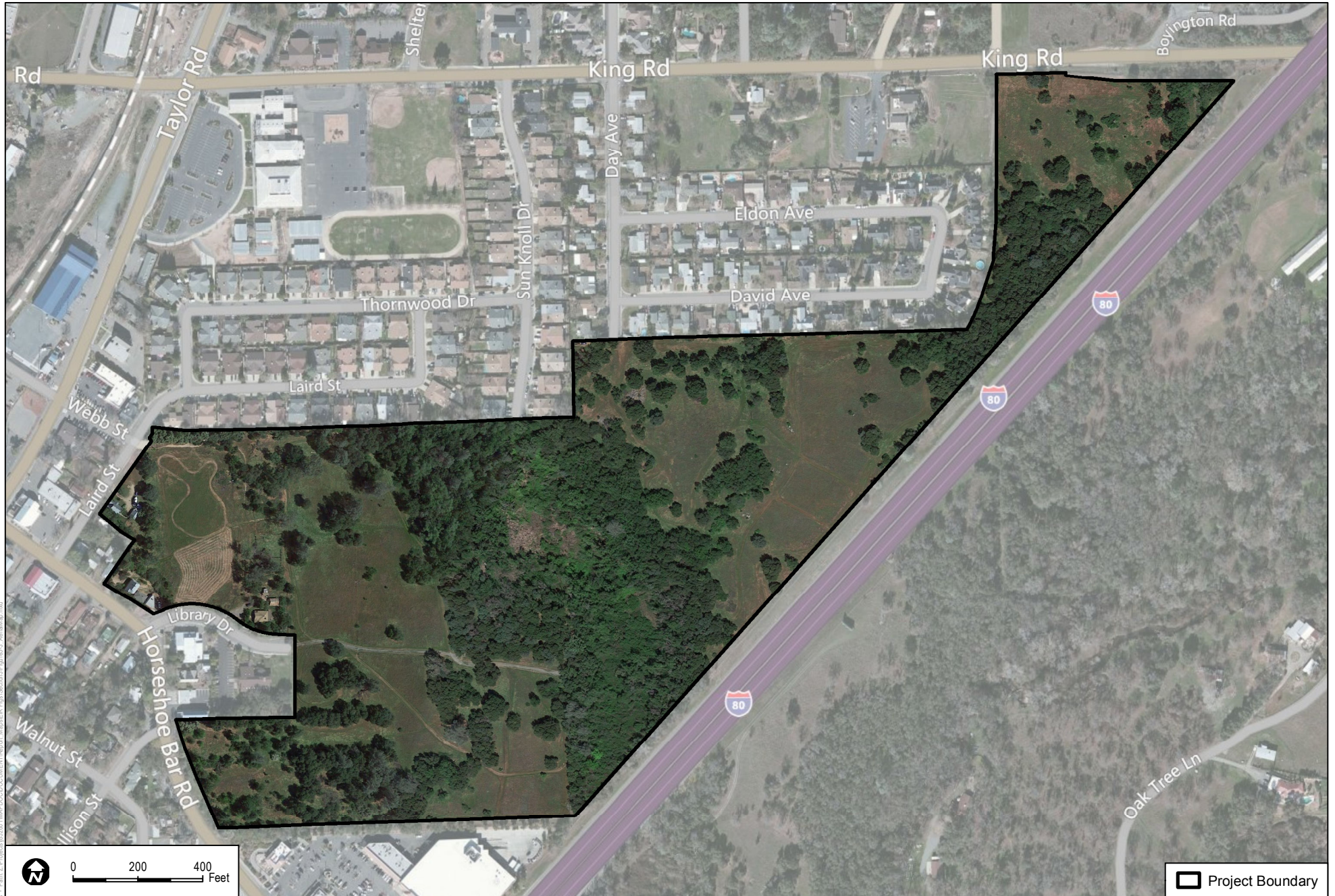
SOURCE: USGS 7.5-Minute Series Rocklin Quadrangle

FIGURE 3-2
Vicinity Map

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The Village at Loomis Draft EIR

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SOURCE: Bing Maps 2016; Google Maps 2016

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The Village at Loomis Draft EIR

FIGURE 3-3
Aerial Map

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SOURCE: Placer County 2014; Google Maps 2016

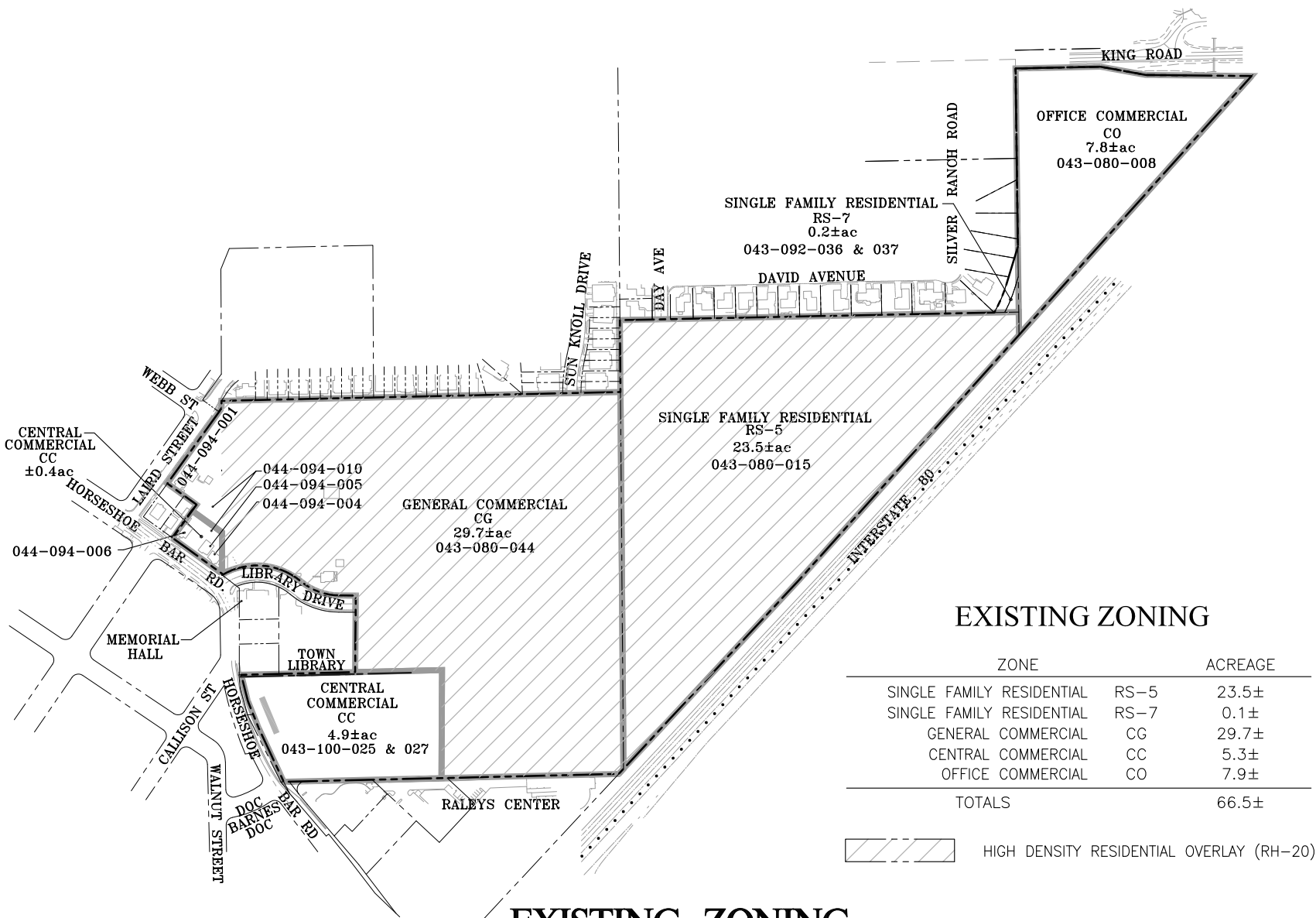
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The Village at Loomis Draft EIR

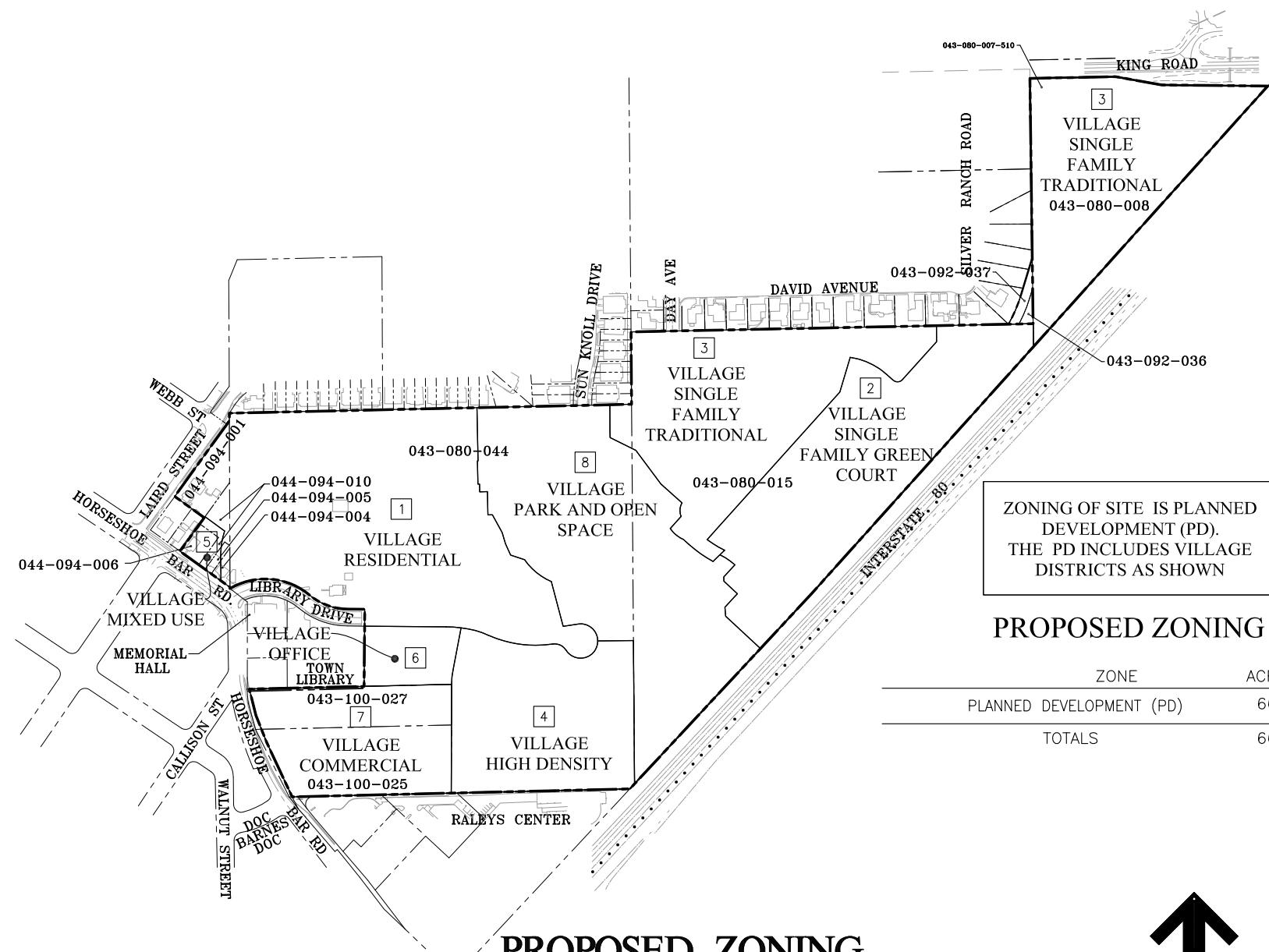
FIGURE 3-4
APN Parcel Map

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EXISTING ZONING



PROPOSED ZONING WITH PROPOSED VILLAGE DISTRICTS



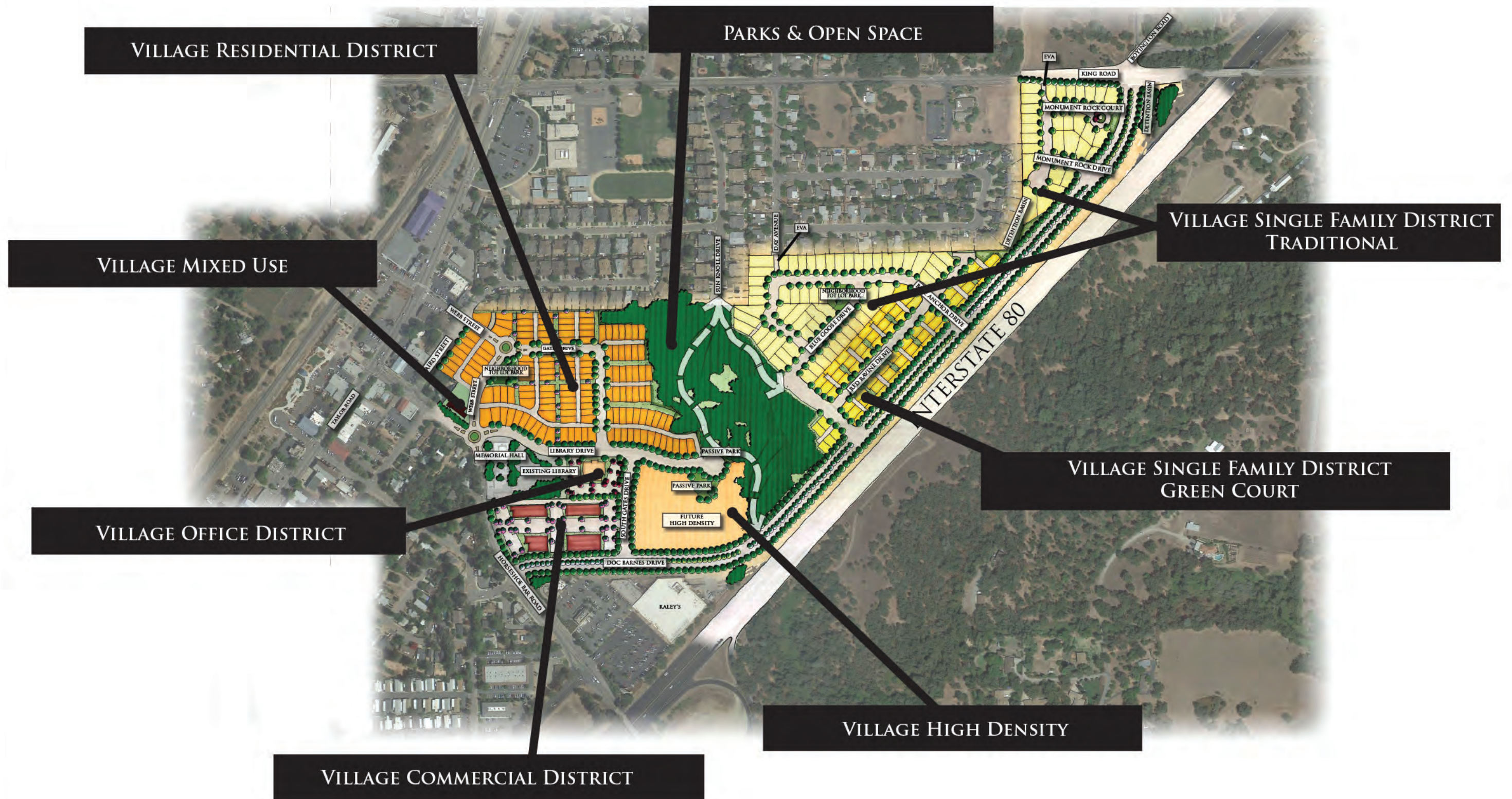
SOURCE: TLA Engineering & Planning (2017)

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The Village at Loomis Draft EIR

FIGURE 3-6
Zoning Designations

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