CHAPTER 4
ENVIRONMENTAL ANALYSIS

4.1 LAND USE

This section addresses the potential land use impacts associated with The Village at Loomis (proposed project). The proposed project would change portions of the land use and zoning designations on ±66 acres in the Town of Loomis (Town) to provide for up to ~~426~~ 418 residential units and a village-themed retail center with shops and restaurants, professional offices, parks, open space and trails, and construction of Doc Barnes Drive. The project proposes 56,000 square feet of commercial space, 25,000 square feet of office 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. After circulation of the Draft EIR, the project applicant proposed to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project, thus reducing the unit count from the 426 dwelling units that were evaluated in the Draft EIR, and omitting the southern portion of the trail along the eastern side of the open space. The applicant also proposes to implement measures to reduce project impacts under the Transportation Alternative that was evaluated in the Draft EIR. The Modified Transportation Alternative would provide 418 total dwelling units, 49,000 square feet of commercial space, 25,000 square feet of office space, 0.59 acres of active parkland, 1.25 acres of passive parkland, 0.49 acres of parcourse trails, 0.74 acres of multi-use trail, and 9.97 acres of open space. This alternative would also include construction of an extension of Webb Street, and roundabouts at the intersections of Webb Street with Gates Drive and of Webb Street with Horseshoe Bar Road and Library Drive. This section of the EIR evaluates potential impacts of the project related to changing the existing and planned land uses for the site, as well as the compatibility of the proposed development with surrounding land uses.

No comments were received addressing land use concerns in response to the Notice of Preparation. The Notice of Preparation and comments received are included in Appendix A.

4.1.1 Environmental Setting

The ±66-acre project site is located in the Town of Loomis, northwest of the Interstate 80 (I-80)/Horseshoe Bar Road interchange. The site consists of Assessor's Parcel Numbers 043-080-007-510, 043-080-008-000, 043-080-044-000, 043-100-025-000, 043-100-027-000, 043-080-015-000, 044-094-001-000, 044-094-004-000, 044-094-005-000, 044-094-006-000, 044-094-010-000, 043-092-037-000, and 043-092-036-000. The project site is mapped within the Rocklin quadrangle of the U.S. Geological Survey 7.5-minute topographic map, as shown in Figure 3-2, Vicinity Map, in Chapter 3, Project Description. An aerial photo of the project site is provided in Figure 3-3, Aerial Map.

Project Site

The project site is mostly undeveloped. However, six dwelling units~~, a barn,~~ and one commercial building exist in the western portion of the project site along Horseshoe Bar Road. (A barn was also present on the site prior to circulation of the Draft EIR but has since burned and the remnants were removed from the site.) The project site supports areas of live oak woodland, valley oak woodland, annual grassland, and riparian habitats. Topography on site is relatively flat, with the low point being an unnamed drainage that runs from north to south through the central portion of the project site.

The project site is not known to have supported significant historical activity. The western portion of the project site previously supported cattle grazing. The eastern portion was historically used as a fruit orchard, but evidence indicates that use ceased approximately 50 years ago. Some of the existing buildings on site are considered historic resources, as discussed in Section 4.4, Cultural Resources.

Existing Land Uses

The Town is a small suburban and rural community. The Town limits encompass approximately 4,600 acres. The predominant land use in the Town is single-family residential and large-lot residential-agricultural. Many residents maintain small-scale "hobby" agricultural activities on small ranches. The portions of town south of I-80 and west of Sierra College Boulevard support the majority of the residential-agricultural areas. Higher-density residential development is concentrated near the Taylor Road commercial corridor. A small area of industrial land uses exists in the northeast portion of the Town. East of the Town limits are unincorporated areas of Placer County (County), including the community of Penryn, and the City of Rocklin is located to the west. The Penryn area is primarily developed with rural-residential and residential-agricultural land uses.

Adjacent to the Project Site

Land uses adjacent to the project site include residential neighborhoods generally to the north, with a shopping center to the south anchored by a large grocery store (Raley's supermarket). The Town library and other public and quasi-public uses are located adjacent to the western boundary of the project, on the south side of Library Drive. I-80 runs along the southeastern property boundary, and lands to the south and southeast of I-80 in the vicinity of the project site are vacant. There is a small portion of land adjacent to the northeastern portion of the project site that is also undeveloped, as shown on Figure 3-3, Aerial Map, in Chapter 3. Photographs of the surrounding land uses are provided in Figure 4.1-1, Site Photos. The adjacent shopping center supports a Raley's supermarket and several small retail businesses. The loading docks and trash enclosures for the Raley's shopping center face the southern boundary of the project site. There

is also a recycling drop-off location in this area. The parking lot and entrance to the shopping center are located on Horseshoe Bar Road near the westbound I-80 on- and off-ramps.

As shown in the aerial photograph in Figure 3-3, single-family residential lots on David Avenue, Sun Knoll Drive, and Laird Street are adjacent to the project site's northern boundary. The David Avenue and Laird Street subdivisions north of the project site are designated Residential Medium Density (2–6 dwelling units per acre) and Residential Medium-High Density (6–10 dwelling units per acre) and zoned Single-Family Residential (RS-7) and Medium-Density Residential (RM-3.5), respectively. Most of the homes in this area are single-story structures.

Downtown/Town Center Area

The Loomis downtown core is considered to be the area south of King Road, northwest of I-80, and southeast of the Union Pacific Railroad. Taylor Road and Horseshoe Bar Road are the Town's two main streets and provide access to most of the Town's commercial space. The Loomis Train Depot community building and Town Hall are located near the center of the Taylor Road corridor, close to the intersection of Taylor Road and Horseshoe Bar Road. Key community destinations along the Taylor Road corridor include the historic Blue Goose Fruit Shed building, High Hand Nursery and Restaurant, and the Town Hall. The downtown core extends south on Horseshoe Bar Road, with small retail businesses located near Taylor Road; a mixture of residences, small businesses, and public facilities (the Veteran's Memorial Hall and Station 28 of the Loomis Fire Protection District) located on the segment south of Taylor Road; and a shopping center located at the southern end of the downtown core, northeast of the Horseshoe Bar Road/I-80 interchange. The shopping center contains the Raley's supermarket, chain restaurants, dry cleaners, and beauty shops.

Existing General Plan and Zoning Designations

Land uses for the project area are determined by the Loomis General Plan and the Town of Loomis Zoning Ordinance. Land uses in the downtown area, including the project site, were originally established by the Town Center Master Plan, which was adopted in 1992 as an element of the General Plan. The Town's updated General Plan, adopted in 2001, incorporates applicable portions of the Town Center Master Plan. Land use and zoning designations on the project site and within the surrounding area are described in the following text. In addition, Figure 3-6, General Plan, shows the existing and proposed General Plan designations for the project site, and Figure 3-7, Zoning Designations, shows the existing and proposed zoning for the project site.

Under the Loomis General Plan Land Use Map, the project site is currently designated ~~for Central Commercial (CC; this designation is identified in the General Plan Land Use Element as~~ Town Center Commercial~~)~~ in the southwest corner and along Horseshoe Bar Road, General Commercial ~~(CG)~~ on the remainder of the western portion, Residential Medium Density ~~(RM~~

2–5) on the central portion, and Office/Commercial (CO) on the easternmost portion (Town of Loomis 2001). The project would require amendments to the Loomis General Plan to redesignate the project site to include ±15.97.8 acres of Residential Medium Density, ±23.224.3 acres of Residential Medium High Density, and ±6.67 acres of Residential High Density (20 to 25 dwelling units per acre), and ±4.9 acres of Town Center Commercial, as summarized in Table 4.1-1. The site would retain 1.3 acres of the General Commercial land use designation and 5.3 acres of the Town Center Commercial designation. The project would also require rezoning most all of the project site, as summarized in Table 4.1-2 to the Planned Development zone.

Table 4.1-1
Proposed Land Use Summary

Land Use District	General Plan Designation	Acreage	Dwelling Units and Commercial Square Feet
Village Single-Family Residential Green Court	Residential Medium High Density (RM 2–6 du/ac and 6–10 du/ac) Public/Quasi-Public	31.8+9.6	160 64 dwelling units
Village Single-Family Traditional	Residential Medium Density (RM 2–6 du/ac)	16.8	87 dwelling units
Village Residential	Residential Medium High Density (RM 6–10 du/ac) Public/Quasi-Public	20.4+14.9	1431 dwelling units
Village Mixed-Use	Town Center Commercial (TC)	0.7+0.4	87 dwelling units /12,000 square feet of commercial (proposed) 5,000 square feet comment (Modified Transportation Alternative)
Village Office/Commercial	General Commercial (GC) Town Center Commercial 20 (TC-20)	6.3+1.3	25,000 square feet office 44,000 square feet commercial
Village Commercial	Town Center Commercial	4.9	44,000 square feet commercial
Village High Density Multifamily	Residential High Density Overlay (20–25 du/ac) Public/Quasi-Public	7.2+6.6	117 dwelling units
Village Public	Public/Quasi Public	12.0	N/A
	Total	**66.54+**	**426418 du 25,000 square feet office /81,000 square feet commercial (proposed) 76,000 square feet commercial (Modified**

Table 4.1-1
Proposed Land Use Summary

Land Use District	General Plan Designation	Acreage	Dwelling Units and Commercial Square Feet
			Transportation Alternative)

du/ac = dwelling units per acre

~~**Table 4.1-2**~~
~~**Proposed Rezoning**~~

~~Zoning Designation~~	~~Existing Acres~~	~~Proposed Acres~~
~~Office Commercial~~	~~7.8~~	~~–~~
~~General Commercial~~	~~29.7~~	~~1.4~~
~~Central Commercial~~	~~5.3~~	~~5.6~~
~~Residential Single Family-Medium Density (RM-2)~~	~~–~~	~~13.3~~
~~Residential Single Family-Medium Density (RM-4)~~	~~–~~	~~15.9~~
~~Single Family Residential (RS-5)~~	~~23.5~~	~~–~~
~~Medium Density Residential (RM-2.3)~~	~~–~~	~~9.9~~
~~High Density Residential (RH-20)~~	~~–~~	~~6.7~~
~~Public/Institutional~~	~~–~~	~~13.6~~
~~Total~~	~~66.3~~	~~66.4~~

Adjacent Land Use Designations and Zoning

Properties north and west of the project site are designated Single-Family Residential, Medium-Density Residential, and Residential Estate. The Raley's shopping center to the south of the western portion of the project site carries a General Commercial land use designation. The Town library, Veteran's Memorial Hall, and commercial land uses are located to the west of the project site (Town of Loomis 2001), as listed in Table 4.1-2~~3~~.

Table 4.1-2~~3~~
General Plan Designations and Zoning for Adjacent Areas

Existing Land Use	General Plan Designation	Zoning
North – Residential, undeveloped land	Residential Medium Density (2–6 du/ac) Residential Medium High (6–10 du/ac) Residential Estate (2.3 acres/du)	Medium-Density Residential (RM-3.5) Single-Family Residential (RS-7) Residential Estate (RE) Office Commercial (CO)

Table 4.1-2~~3~~
General Plan Designations and Zoning for Adjacent Areas

Existing Land Use	General Plan Designation	Zoning
South – Raley's supermarket/ Retail, I-80	General Commercial ~~(GC)~~	General Commercial (CG)
West – Residential/Saint Mark's Church, Loomis Veteran's Memorial Hall, Loomis Library	Public-Quasi Public Town Center~~al~~ Commercial ~~(CC)~~	Central Commercial (CC) Public/Institutional (PI) General Commercial (CG)
Southeast/east – I-80	N/A	N/A

du/ac = dwelling units per acre

Agricultural Lands

The California Department of Conservation administers the Farmland Mapping Monitoring Program, which produces maps and statistical data for California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. The best quality land is "prime farmland," and rural land less suited for crop production is usually categorized as "grazing land."

The Department of Conservation Farmland Mapping Monitoring Program designates the western half of the project site as "urban and built-up land." Land classified as urban and built-up land is land that is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre area.

The Department of Conservation Farmland Mapping Monitoring Program designates the eastern half of the project site as "other land." This designation is applied to land that does not meet the criteria of any other farmland category (such as prime farmland, unique farmland, or farmland of statewide or local importance). Typical uses of "other land" include low-density rural development, heavily forested land, mined land, or government land with restrictions on use (DOC 2012).

The California Land Conservation Act of 1965 (Williamson Act) is a non-mandated state policy providing for preferential assessment of agricultural and open space lands that meet local size and use criteria. In exchange for reduced property taxes, owners of Williamson Act lands place their land holdings under contract with participating cities and counties; the owners are then prohibited from developing their properties during the contract period. No land on the project site is currently under a Williamson Act contract.

Land Development Trends

Agriculture has long been the predominant land use throughout southwestern Placer County. However, the region has been undergoing rapid change, particularly in the late 1990s and early 2000s. The County consistently ranked among the fastest-growing counties in California in this period, in terms of jobs and population. Much of this growth was concentrated in the incorporated cities within the County and unincorporated areas near Roseville and Rocklin (Town of Loomis 2001). Although the rapid pace of development experienced in the late 1990s and early to mid-2000s slowed considerably during the recession that began in 2008, development pressure has been gradually increasing over the last few years.

Within the Town, the land use pattern has been changing from rural-agricultural to residential development on small acreages. Larger rural-agricultural estates can still be found in Loomis south and east of I-80 and in the westernmost portion of the Town, and smaller lots are common in the central part of the Town. Commercial uses are focused in the center of Town, on the west side of I-80 along the Horseshoe Bar Road and Taylor Road corridors.

Loomis Town Center Master Plan

The Loomis Town Center Master Plan was adopted in 1992 to provide long-range planning for approximately 490 acres located along I-80 and south of the Union Pacific Railroad. The plan boundaries are generally King Road, the Union Pacific Railroad tracks, Brace Road and Secret Ravine. The plan established policies and guidelines for development in central Loomis, including the project site. In 2001, the Town integrated the goals and policies put forth in the Town Center Master Plan into the General Plan Update to centralize the Town's planning expectations into the General Plan and the Zoning Ordinance. The Zoning Ordinance (Town of Loomis 2015) contains the design guidelines for building intensity, building height, setbacks, signs, and other development features as originally contained in the Town Center Master Plan.

Other Approved and Pending Development Projects in the Town of Loomis

Several other development projects have been recently approved (and not yet constructed) or proposed in the Town of Loomis. Table 4.1-34 provides a summary of these projects.

Table 4.1-34
Summary of Approved and Proposed Developments

Project Name	Project Site Size	No. of Residential Units Planned or Proposed	Square Feet of Commercial/ Office Space	Status
Morgan Estates	10 acres	8	0	Approved
Nejadian	9.5 acres	8	0	Approved

Table 4.1-34
Summary of Approved and Proposed Developments

Project Name	Project Site Size	No. of Residential Units Planned or Proposed	Square Feet of Commercial/ Office Space	Status
Poppy Ridge Phase 2	40 acres	15	0	Approved
Del Oro Vistas	4.25 acres	12	0	Approved
Taylor Road Mixed-Use Project	8.9 acres	46	19,020	Approved
Sierra De Montserrat	322.5 acres	54	0	Approved, under construction
Poppy Ridge Estates	19.7 acres	6	0	Approved
Heritage Park Estates Phase 2	12 acres	40	0	Approved
Loomis Crossing	3.96 acres	0	17,040	Proposed
Totals		**149**	**36,060**	

Source: Town of Loomis 2013

Sacramento Area Council of Governments Sustainable Communities Strategy and Blueprint Project

Sacramento Area Council of Governments (SACOG) is the metropolitan planning organization responsible for developing the federally required Metropolitan Transportation Plan and the new state-required Sustainable Communities Strategy (SCS) in coordination with the 22 cities, six counties, and other partner agencies in the greater Sacramento region. The Metropolitan Transportation Plan is a long-range plan for transportation in the region built on the SACOG Blueprint Project, described in the following text. Since the last Metropolitan Transportation Plan, California adopted Senate Bill 375, which requires an SCS be added to transportation plans across the state. Senate Bill 375 was adopted with the goal of reducing greenhouse gas emissions from cars and light trucks. Senate Bill 375 will make it easier for communities to build housing and provide transportation choices. The SCS is a plan to meet the region's greenhouse gas emissions reduction target while taking into account regional housing needs, transportation demands, and protection of resource and farm lands based on the best forecast of likely land use patterns provided in coordination with SACOG's partner agencies. Specifically, the SCS was prepared based on the growth projections contained in general plans and other planning documents adopted by land use agencies in the region and reflecting the Blueprint Project.

SACOG adopted the Metropolitan Transportation Plan/SCS in April 2012, which is based on projections for growth in population, housing, and jobs provided by the cities and counties that make up SACOG. The Town is indicated in the SCS as an Established Community, adjacent to the Established Community of the City of Rocklin to the southwest and adjacent to rural residential communities to the south, east, and northeast (SACOG 2012).

The SCS was prepared based on three development scenarios from which a Preferred Scenario was identified. SACOG found that Scenario 3 increased "regional accessibility to jobs the most in large part because more new housing units in this scenario are added in close proximity to employment centers, more new jobs are added in close proximity to housing-rich areas, and the least number of new housing units are added on the urban edge, where job accessibility is lower than in the urban and suburban center" (SACOG 2012). The Preferred Scenario includes a focus on developing within infill areas instead of greenfield (undeveloped) areas, support for developing more single-family and attached dwelling units on smaller lots, and a goal to improve the jobs-housing balance for each subregion.

Prior to preparation of the SCS, SACOG completed its Blueprint Project, which established a long-range regional vision for how the Sacramento region will manage an effective doubling of population by 2050. Many of the strategies that were discussed by participants in the Blueprint Project process (consisting of more than 5,000 residents of the region) called for implementation of what are known as the Blueprint Planning Principles: housing options, compact development, transportation choices, mixed land uses, conservation of natural resources, making better use of existing assets, and quality design. The Preferred Blueprint Scenario depicts a plan for regional growth through the year 2050 in a manner generally consistent with the Blueprint Planning Principles (SACOG 2004). The Preferred Blueprint Scenario has served as a framework to guide local government in growth and transportation planning through 2050.

Development in Surrounding Jurisdictions

City of Rocklin

The City of Rocklin approved the Clover Valley development in 2007. Under this project, the City of Rocklin anticipates development of 558 single-family dwelling units and associated infrastructure on 256 of the 622 acres within the Clover Valley project site. This site is located in the northeast corner of the City of Rocklin, along the west side of Sierra College Boulevard and Union Pacific Railroad tracks, 2 miles north of I-80, and 3 miles south of State Route 193. No development has occurred on the Clover Valley project site to date, but the City of Rocklin is currently reviewing applications for the first phase of development at this site.

Placer County

Granite Bay Community Plan: The Placer County Board of Supervisors adopted the Granite Bay Community Plan in February 2012. The Granite Bay community is generally characterized as a rural residential area and the Community Plan seeks to "provide a transition between the urban densities in the adjoining communities and non-intensive land uses to the north and west" (Placer County 2012). This Community Plan covers 15,795 acres and anticipates that 4,404 acres would remain in open space, 182 acres would support commercial and office uses, and the

remainder would support residential land uses in a variety of densities. The Community Plan cites U.S. Census data indicating that the population of the area in 2010 was 20,825, and the Community Plan projects that population could reach 26,000 at buildout of the Community Plan.

Bickford Ranch Specific Plan: The Placer County Board of Supervisors approved the Bickford Ranch Specific Plan in 2001 and approved the Final Large Lot Map on June 26, 2007. The specific plan area is located in unincorporated Placer County, southeast of the intersection of Sierra College Boulevard and Highway 193, approximately 6 miles from the project site. The developer received approval for grading activities and infrastructure improvements in accordance with the approved project documents and started some of this work in 2006, but by 2008, work stopped. The Bickford Ranch Specific Plan provides for a mixed-use development on ±1,928 acres, featuring 1,890 residential units, two recreation centers, a fire station, an elementary school, parks, and trails. Approximately 56% of the site, or 1,088 acres, would be dedicated open space. Access to the site would be provided from Sierra College Boulevard (Placer County 2004).

In fall 2008, the developer of Bickford Ranch filed for bankruptcy. However, the land use entitlements do not expire. The project applicant recently submitted revised plans to the County to remove the 18-hole golf course and redesignate 9 acres of commercial uses to residential. The County's Board of Supervisors approved the proposed Specific Plan revisions in December 2015 (Placer County 2015).

Horseshoe Bar/Penryn Community Plan: The Placer County Board of Supervisors adopted the Horseshoe Bar/Penryn Community Plan in 1994. Similar to the Granite Bay community, this area is largely rural residential. The 1990 U.S. Census indicated that the Horseshoe Bar/Penryn area supported a population of 6,459 people (Placer County 1994). Based on a range of growth projections, the community plan anticipated a total population of between 8,199 and 9,598 people by 2010 and 13,740 people at full buildout. Since adoption of this Community Plan, several small projects have been approved for the Community Plan area, some of which have already been constructed. The Orchard at Penryn development was originally approved for development of 150 multi-family units but in 2012 Placer County approved a revision to the approved project, allowing construction of 54 single-family dwelling units on 15 acres located on Penryn Road between I-80 and Taylor Road. This site is approximately 2.5 miles northeast of The Village at Loomis project site. Construction has not yet started on this project.

4.1.2 Regulatory Setting

There are no federal land use regulations pertinent to the project.

State Regulations

No state regulations are applicable to the analysis of land use and planning effects for the proposed project.

Local Regulations

Town of Loomis General Plan

The project site is located within the land use planning area of the Town's General Plan. The General Plan sets forth goals, policies, and implementation measures to guide land use and development within its planning area. California planning law dictates that all land use decisions must be consistent with the implementing jurisdiction's adopted General Plan. Therefore, the proposed project must be consistent with the Town General Plan and the Town's Zoning Ordinance.

Many of the Town's General Plan policies applicable to the proposed project were adopted with the intent to reduce the environmental impacts of ongoing development, while land use designations were adopted to provide the long-range planning necessary to minimize conflicts between adjacent land uses and provide adequate infrastructure.

California Government Code, Section 65300, requires each county and city to adopt a general plan to guide development. The General Plan establishes the Town's development goals and policies; sets the land use, housing, and development policies for the Town; and designates allowable land uses for all property throughout the Town. The updated Town General Plan was adopted by the Town Council in 2001. As discussed previously, the 2001 General Plan incorporated the goals and policies of the 1992 Town Center Master Plan, which had previously guided planning in the downtown area. The following list presents goals and policies of the Town General Plan that are applicable to the analysis of the project's potential land use impacts. The consistency of the proposed project with applicable General Plan policies is analyzed in Appendix B of this draft environmental impact report (EIR), as discussed under Impact 4.1-1.

The General Plan identifies the intended uses of the project site "to ensure that proposed development would include a mixture of uses, with new, high-density residential uses providing a buffer between the commercial development adjacent to I-80 and the existing single-family residential areas to the north. This General Plan has retained those objectives through specific policy language that has been applied to the site" (Town of Loomis 2001).

The General Plan specifically identifies the project area as Special Area 2 and describes this area as follows (Town of Loomis 2001):

> **General Commercial and Office/Professional designations north of the Raley's Center, and at I-80 and King Road.** The planning of proposed development on these currently vacant properties should be carefully coordinated and integrated to ensure adequate access and circulation between Horseshoe Bar Road and King Road. Proposed development shall comply with the following standards:
>
> a. The riparian corridors extending through this area shall be protected consistent with the policies in the Conservation of Resources chapter of this General Plan.
>
> Proposed development shall be planned to provide a gradual transition of intensity of development adjacent to I-80 and existing commercial, and the neighboring residential areas, to minimize the potential for land use conflicts with residential uses, and problems for residents. The west General Commercial [Gates property] site should be developed with a mixture of land uses consisting of three tiers: general commercial and/or office uses should be located adjacent to the Raley's center; low profile office structures should be placed in a second tier after the commercial uses; and medium to medium-high density residential should be located adjacent to the existing residential areas to the north of this site. Any residential uses on the Office/Professional site [Quong property] should be developed with shared driveways to minimize access points on the new extension of Boyington Road.

The General Plan further sets the following goals for its town center:

1. Maintain the small town character of Loomis;
2. Promote the economic stability of the Town;
3. Provide goods and services for residents;
4. Revitalize Taylor Road;
5. Protect Loomis' natural resources;
6. Create a civic center;
7. Provide a range of employment and housing opportunities;
8. Develop and maintain Downtown Loomis as a focal point for shopping and services; and
9. Redevelop the railroad rights-of-way to enhance Loomis' historic image.

In addition to the specific discussion of the project site under the Special Area 2 policy, the following goals and policies found in the General Plan Land Use Element are applicable to the proposed project (Town of Loomis 2001):

Goal 5: To maintain the rural character of Loomis in new residential developments by emphasizing rural character, quality, and livability in their design, and the provision of necessary services and facilities.

Goal 6: To focus more intensive land uses near the downtown and freeway interchange, while maintaining the predominantly agricultural/rural character of Loomis outside the core area.

Goal 7: To attract new development and land uses that provide jobs to Town residents, provided that those uses are consistent with the Town's character.

Goal 8: To designate adequate land to accommodate new commercial and industrial development that is consistent with the Town's character.

Goal 9: To improve the Town's commercial base to increase municipal revenues, and provide a wider range of goods and services for local residents, in addition to encouraging some commercial uses near the freeway and in the downtown that can attract or serve patrons from outside the community.

E. Residential Land Use Policies

1. Loomis shall maintain a balance between residential building density and the capacity of the circulation system, schools, fire and police services, and other public service facilities.
2. New residential development shall be required to bear the full financial burden for new public service capital improvements required to serve the residents of the development, through impact fees, environmental mitigation fees, and other appropriate measures.
3. New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhoods.
5. Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to insure their permanent attractiveness.
8. Loomis shall promote the full utilization of land already committed to urban development before utilities and public services are extended to areas without existing urban infrastructure.
9. Outside of the core area, Loomis shall promote a rural residential environment consisting primarily of single family homes.

10. Loomis shall encourage the provision of adequate housing opportunities for people on fixed or limited incomes, with emphasis on senior citizen housing.
11. Multi-family residential areas shall be designed to be compatible with nearby single family residential neighborhoods in terms of height and massing, and overall design. Multi-family residential development shall not be permitted on arterials serving as entryways to the Town unless substantial setbacks and landscaping are provided.
12. Proposed development shall be planned and designed to preserve and enhance significant natural features (e.g., creeks, wetlands, native trees, rock outcrops, wildlife habitat), and retain the existing topography, to the greatest extent practical.
13. Loomis shall evaluate all new residential subdivisions and other significant development proposals for consistency with the Town's design standards, with the objectives of maintaining a small, neighborly, rural community, reflective of the Town's heritage. Proposed projects that are inconsistent with the Town's design guidelines shall be denied, or be revised to be consistent.
14. Loomis shall encourage the retention and enhancement of natural vegetation along major roadways in new developments as a tool for mitigating noise impacts and providing scenic open spaces.
15. New residential development near the freeway shall consider alternative noise mitigation measures and avoid the construction of artificial freeway sound walls.
16. Loomis shall prohibit the development of gated residential communities.
18. All new development in Loomis shall conform to the land use map, land use categories and development intensities set forth in this General Plan.

F. Commercial and Industrial Land Use Policies

1. Loomis shall retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future Town needs, where appropriate. Community development opportunities shall also be considered in terms of community need for increased sales tax revenues, and to balance with residential developments.
4. Commercial development shall be subject to design criteria which visually integrate commercial development into the architectural heritage of the Town. Projects found inconsistent with Loomis' distinct character shall be denied or revised.
5. New commercial development shall preserve and integrate existing natural features (e.g., creeks, native trees, rock outcrops) and topography into project landscaping.

6. Loomis shall require landscaping throughout off-street parking lots to mitigate the adverse visual impact of large paved areas and provide shading to assist in energy conservation within adjacent buildings (Town of Loomis 2001).
7. Circulation patterns within and around new commercial development shall be designed to avoid diverting traffic through existing residential neighborhoods, where feasible.
10. Commercial land uses shall be discouraged away from the Town's core area, except when property is demonstrably unsuitable for residential use because of proximity to noise sources such as major arterials or railroad lines.

An amendment to the General Plan was adopted by the Town Council on October 14, 2014 in conformance with the Town's Housing Element which applies a Residential High Density overlay designation to an area within the project site located north of the Raley's Shopping Center between Horseshoe Bar Road and Interstate-80. This overlay designation provides flexibility in site planning allowing for up to 7 acres of the project site to be developed with high density residential units between 20 and 25 units per acre.

Town of Loomis Zoning Ordinance

The purpose of the Town of Loomis Zoning Ordinance (Title 13 of the Town of Loomis Municipal Code) is to implement the goals, policies, and objectives of the Town of Loomis General Plan. The Zoning Ordinance regulates all land uses and development within the Town by requiring proposed land uses, buildings, structures, and land division to comply with the regulations set forth for each zone district (Town of Loomis 2015). A rezoning action was adopted by the Town Council on October 14, 2014 in conformance with the General Plan amendment noted above. This action rezoned APNs 043-080-015 and -044 within the project site to apply the High-Density Residential 20 (RH-20) units per acre minimum overlay district to be consistent with the adopted 2013–2021 Housing Element.

As discussed previously in more detail, the zone districts for the project site are currently General Commercial (CG), Office Commercial (CO), Central Commercial (CC), and Single-Family Residential (RS-5). The project proposes to rezone the site consistent with the proposed change in land use designations, as discussed previously.

4.1.3 Impacts

Methods of Analysis

The following assessment of land use impacts is based on a review of applicable plan, policy, and regulatory documents, as well as consultation with Town of Loomis Planning Department staff.

Information related to land uses was reviewed in light of the proposed project to evaluate the project's consistency with relevant plans and policies, and to determine land use compatibility.

The first impact discussed in this section relates to the consistency of the proposed project and the Modified Transportation Alternative with all applicable Town environmental resource policies, including those resource policies and environmental issue areas covered in other sections of this EIR. Where mitigation measures are necessary to ensure compliance with the Town's environmental resource policies, those measures are referenced in the first impact discussion. The full text of each mitigation measure is presented in each of the sections of this EIR, and is not repeated here.

The project site does not include any farmland designated as Prime, Unique, or of Statewide Importance or contain any lands under a Williamson Act contract. The project would not convert designated farmland to nonagricultural uses, and therefore, the proposed project would result in no impact to agricultural uses, farmland, or Williamson Act contract lands. In addition, the project is not located adjacent to farmland; therefore, the project would not hasten the conversion of farmland to nonagricultural uses. Thus, these issues are not further evaluated.

The land use analysis in an EIR does not typically include a discussion of cumulative impacts because the consistency analysis of applicable land use goals and policies and compatibility with existing adjacent uses is not an additive effect. Therefore, there are no significant land use consistency impacts where the project, in combination with impacts from other projects, could contribute to a cumulative land use impact. Thus, cumulative land use effects are not further evaluated. Potential cumulative land use compatibility issues such as those related to noise levels, traffic conditions, or air quality degradation are addressed within the appropriate resource section of this EIR.

Significance Criteria

Appendix G of the CEQA Guidelines provides the criteria that were used to determine whether the ~~proposed~~ project would have a significant environmental impact related to land use. Potentially significant impacts associated with the proposed project have been evaluated using the following significance criteria. Would the project:

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- Substantially conflict with surrounding land uses (current and planned) or physically divide an existing community?

Impact Discussion

IMPACT 4.1-1:	Conflict with land use plans, policies, or regulations.
SIGNIFICANCE:	Potentially Significant
MITIGATION:	Mitigation Measures 4.3b, 4.3c, 4.3d, 4.3~~f~~g, 4.4a, 4.6a through 4.6d, 4.7b through 4.7d, 4.8a, 4.8c, 4.12a, and 4.12b, as presented in the applicable ~~draft~~ EIR chapters
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

Land use planning impacts are evaluated in this section by determining whether the proposed project is in compliance with goals, policies, and land use designations of the General Plan, Town zoning requirements, and other relevant policy documents. The analysis focuses specifically on policies that, if violated, may contribute to some direct or reasonably foreseeable indirect environmental impact (as defined by the CEQA Statutes and Guidelines) compared to what would be anticipated with full policy compliance. The focus of the section is on policies that apply to housing and commercial projects, not on policies that apply to the Town itself, and not policies that specifically apply to a type of land use not proposed as a part of the project. The Town's environmental policies do not always allow qualitative or definitive evaluation. Therefore, although this EIR does thoroughly analyze and report on project consistency with environmental policies, it is the Town Planning Commission and Council who will make the ultimate determination in this regard. A detailed analysis of the project's consistency with each applicable General Plan policy is included in Appendix B.

As discussed in Section 4.1.2, Regulatory Setting, land uses at the project site are governed by the Town's General Plan and Zoning Ordinance. Under the General Plan, the project site is made up of four distinct land use designations, including Office Professional, General Commercial, Residential Medium Density, and Central Commercial. Two parcels are also designated with a Residential High Density Overlay, which permits development of high-density residential use instead of the primary designated land use. The zoning designations for the project site, pursuant to the Town of Loomis Zoning Ordinance, include Office Commercial, General Commercial, Single-Family Residential, and Central Commercial. The existing and proposed land use designations and zoning of each parcel are described in Table 3-2 in Chapter 3, Project Description.

The proposed project would rezone the site to Planned Development and would require the Town to adopt a Village at Loomis Planned Development Preliminary Development Plan which must define the number of dwelling units and amount of non-residential square footage that would be constructed throughout the site; identify the land uses permitted and conditionally permitted in

each land use district within the site; and define development standards for each residential, mixed-use, commercial, and office district, including allowable land uses, lot sizes, setbacks, and height and coverage limits. This would include establishing parking standards for each district and stipulating that the signage standards and requirements contained in Municipal Code, Section 13.38, would apply throughout the site. The Village at Loomis Design Guidelines would be presented in Attachment A to the Village at Loomis Planned Development Preliminary Development Plan. The design guidelines address landscape and circulation design, residential design, and commercial design (which includes mixed-use and office areas).

~~The project proposes a Zoning Ordinance Amendment to create six new zone districts:~~

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

~~The proposed Zoning Ordinance text defines the development standards that would be applicable to each zone district, including allowable land uses, lot sizes, setbacks, and height and coverage limits. In addition, the project proposes adoption of design standards for the project.~~ These ~~standards~~ guidelines identify the various architectural styles that would be allowed to be built within the project and establish ~~development~~ streetscape standards (e.g., building setbacks and streetscapes including street cross-sections, pedestrian paths, street lighting and street tree planting plans) for the project.

The project includes a mix of commercial, residential, recreational, and open space land uses. To implement these districts, a general plan amendment and rezone would be necessary. The project would also include approximately 10.18 acres of open space and 1.84 acres of parks (parcels A-A, D, F, and H), as shown in Table 4.1-~~5~~4 and Figure 4.1-2.

Table 4.1-~~4~~5
Proposed Public Purpose, Open Space and Park Parcels

Parcel	Acreage	Use
Public Purpose Parcels		
A-A	0.48	Passive park
A-B	0.16	Detention basin
A-C	0.71	Detention basin
D	0.41	Active park

Table 4.1-45
Proposed Public Purpose, Open Space and Park Parcels

Parcel	Acreage	Use
E	6.41	Open space
F	0.77	Passive park
G	3.64	Open space
H	0.18	Active park
I	0.13	Open space
Total Size	**12.89**	
Parcels Under Common Ownership		
J	0.09	Pedestrian mews
K	0.22	
L	0.07	
M	0.22	
N	0.05	
O	0.07	
P	0.11	
Q	0.20	
R	0.10	
S	0.04	
T	0.04	
U	0.04	
V	0.04	
W	0.04	
X	0.04	
Y	0.04	
Z	0.17	
Total Size	**1.58**	

The following discussion provides a detailed description of each of the proposed land use districts to allow an understanding of the proposed project design and consideration of the extent to which the project meets the Town's land use and planning goals, objectives, and policies.

Village Single-Family Residential Districts

Figure 4.1-3 shows that ~~This district would extend from~~ the central portion of the site would support the Village Single-Family Green Court district and the Village Single-Family Traditional district, which would continue~~, east of the unnamed drainage and associated riparian corridor,~~ to the northeastern corner of the project site~~, as shown in Figure 4.1-3~~. The Village Single-Family Green Court ~~This~~ district would support Residential Medium ~~Density development of between 2 and 6 dwelling units per acre (RM 2-6) and Residential Medium~~

High Density development with 6 to 10 ~~(RM-6-10)~~ dwelling units per acre, while the Village Single-Family Traditional district would support Residential Medium Density development of between 2 and 6 dwelling units per acre.

As shown in Table 4.1-5, this portion of the project site is currently designated for office, commercial, and residential development. The project proposes to alter General Plan designations in this area and establish development standards for the two districts under the Village at Loomis Planned Development designation. In the Village Single-Family Green Court district, the minimum allowable lot size would be 2,625 square feet, maximum lot coverage would be 70% and required setbacks would include ~~This district would allow development of single-family residences. As shown in Table 4.1-6, this portion of the project site is currently designated for office, commercial, and residential development. The project proposes to alter General Plan and Zoning designations in this area and would create two new Zoning designations for this district – RM-4 and RM-2.3. Under the RM-4 designation, the minimum allowable lot size would be 4,000 square feet, with the front setback being 18 feet for garages, 15 feet for living space, and 10 feet for porches. Side setbacks would be 4 feet (12 feet for corner lots) and rear setbacks would be 10 feet. The RM-2.3 designation would allow lot sizes at a minimum of 2,300 square feet with~~ 0-foot front setbacks, 3-foot side setbacks (10 feet for corner lots), and 4-foot rear setbacks. The minimum lot size in the Village Single-Family Traditional district would be 4,050 square feet, and maximum lot coverage would be 60%. Front setbacks would be 18 feet for garages, 15 feet for living space, and 10 feet for porches. Side setbacks would be 4 feet (12 feet for corner lots) and rear setbacks would be 10 feet.

Table 4.1-5~~6~~
Proposed Village Single-Family Residential District

Parcel Information						Proposed Land Uses		
Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units/Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
Village Single-Family Traditional								
043-080-007-510 and 043-080-008-000	7.8	Office Professional	Residential Medium Density ~~(RM-2–6 du/ac)~~	Office-Commercial	~~Single-Family Residential (RM-4)~~Planned Development	29 traditional single-family /Open space (detention basin) Park	4,050	3.7
043-080-044-000 (portion)	0.5	General Commercial ~~(GC)~~	Residential Medium Density ~~(RM-2–6~~ du/ac)	General Commercial (CG)	~~Single-Family Residential (RM-4)~~Planned	3 traditional single-family	4,050 (traditional)	6.0

As shown in Table 4.1-5, this portion of the project site is currently designated for office, commercial, and residential development. The project proposes to alter General Plan designations in this area and establish development standards for the two districts under the Village at Loomis Planned Development designation. In the Village Single-Family Green Court district, the minimum allowable lot size would be 2,625 square feet, maximum lot coverage would be 70% and required setbacks would include ~~This district would allow development of single-family residences. As shown in Table 4.1-6, this portion of the project site is currently designated for office, commercial, and residential development. The project proposes to alter General Plan and Zoning designations in this area and would create two new Zoning designations for this district – RM-4 and RM-2.3. Under the RM-4 designation, the minimum allowable lot size would be 4,000 square feet, with the front setback being 18 feet for garages, 15 feet for living space, and 10 feet for porches. Side setbacks would be 4 feet (12 feet for corner lots) and rear setbacks would be 10 feet. The RM-2.3 designation would allow lot sizes at a minimum of 2,300 square feet with~~ 0-foot front setbacks, 3-foot side setbacks (10 feet for corner lots), and 4-foot rear setbacks. The minimum lot size in the Village Single-Family Traditional district would be 4,050 square feet, and maximum lot coverage would be 60%. Front setbacks would be 18 feet for garages, 15 feet for living space, and 10 feet for porches. Side setbacks would be 4 feet (12 feet for corner lots) and rear setbacks would be 10 feet.

Table 4.1-5~~6~~
Proposed Village Single-Family Residential District

Parcel Information						Proposed Land Uses		
Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units/Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
					Development			
Village single-Family Green Court								
043-080-015-000	23.6	Residential Medium Density ~~(RM 2–6 du/ac)~~	Residential Medium Density ~~(RM 2–6 du/ac~~ and Residential – Medium High Density ~~(RM 6–10 du/ac)~~	Single-Family Residential RS-5	~~Single-Family Residential (RM-4) and Medium-Density Residential (RM-2.3)~~Planned Development	57 traditional single-family; 71 alley-loaded single-family/Park	4,050 (traditional) 2,625 (alley-loaded)	5.4
Total	**31.9**	**N/A**	**N/A**	**N/A**	**N/A**	**160**	**N/A**	**5.0**[a]

du/ac = dwelling units per acre; N/A = not applicable
[a] The total density represents the average density for the two districts.

Village Residential District

This district would be located in the western portion of the project site, north of Library Drive, as shown in Figure 4.1-4. The project proposes to change the land use designation of this district from General Commercial with Residential High Density Overlay to Residential Medium-High Density to allow development of 6 to 10 dwelling units per acre ~~(RM 6-10)~~. ~~For the majority of this district, t~~The project proposes to construct ~~6.9 dwelling units per acre, and 0.84 acre would be developed with~~ 10 dwelling units per acre in this district. The homes would be constructed in a row-house style, with homes facing each other across pedestrian mews and vehicular access to the homes from an alley in the rear of the lot. The alley network would create a grid pattern. Under the proposed project~~, and~~ the main internal road in this district, Gates Drive, would head north from Library Drive and turn west to connect to Laird Street.

The existing and proposed General Plan ~~and Zoning~~ designations and proposed development for this district are shown in Table 4.1-~~7~~6. The ~~project proposes to create one new zoning designation for this~~ district~~, RM-2, which~~ would have a minimum ~~allowable~~ lot size of 2,160~~00~~ square feet, with the front setback being 5 feet for living space and 0 feet for porches. The dwelling units would be alley-loaded with a 4-foot rear setback. Side setbacks would be 3 feet (10 feet for corner lots).

Table 4.1-6~~7~~
Proposed Village Residential District

Parcel Information						Proposed Land Uses		
Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units/Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
043-080-044-000 (portion)	19.56	General Commercial ~~(GC)~~	Residential Medium High Density ~~(RM 6-10 du/ac)~~	General Commercial (CG)	~~Single-Family Residential (RM-2)~~Planned Development	133 alley-loaded single-family/Park	2,160	6.9
044-094-001-000	0.61	General Commercial ~~(GC)~~	Residential Medium High Density ~~(RM 6-10 du/ac)~~	General Commercial (CG)	~~Single-Family Residential (RM-2)~~Planned Development	6 alley-loaded single-family	2,160	10
044-094-010-000 (portion)	0.23	General Commercial ~~(GC)~~	Residential Medium High Density ~~(RM 6-10~~	General Commercial (CG)	~~Single-Family Residential (RM-2)~~Planned Development	2 alley-loaded single-family	2,160	10

Table 4.1-6~~7~~
Proposed Village Residential District

Parcel Information						Proposed Land Uses		
Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units/Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
			~~du/ac)~~					
Total	**20.4**	**N/A**	**N/A**	**N/A**	**N/A**	**141**	**N/A**	**7[a]**

du/ac = dwelling units per acre; N/A = not applicable.
[a] The total density represents the average density for the district.

Village Mixed-Use District

As shown in Figure 4.1-5, this district would be located along the project site's frontage on Horseshoe Bar Road between Library Drive and Laird Street. The project proposes to convert a 0.25-acre parcel of land designated and zoned General Commercial to a land use designation of Town Center Commercial ~~and a zoning designation of CC-20 and to convert three additional parcels and a portion of a fourth parcel from the CC zoning designation to CC-20~~. The Town Center Commercial designation would allow for development of ground-floor commercial land uses with multi-family dwelling units on the second floor. The existing and proposed General Plan ~~and Zoning~~ designations and proposed development for this district are shown in Table 4.1-~~8~~7. ~~The project proposes to create a new CC-20 zoning designation for this district. This district would have the same parcel size and setback requirements as the Town's current Central Commercial District, except that residential density of up to 20 dwelling units per acre would be allowed in accordance with the Town of Loomis Housing Element.~~

Table 4.1-~~8~~7
Proposed Village Mixed-Use District

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units /Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
Village Mixed Use	043-080-044-000 (portion)	0.25	~~GC~~General Commercial	~~TC~~Town Center Commercial	CG	~~GC~~Planned Development	8 multi-family du, 12,000 sf commercial	N/A	11
	044-094-010-000 (portion)	0.07	~~CC~~Town Center Commercial	Town Center Commercial~~TC~~	CC	~~CC~~Planned Development			

Table 4.1-~~8~~7
Proposed Village Mixed-Use District

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units /Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
	044-094-004-000	0.16	~~CC~~Town Center Commercial	~~TC~~Town Center Commercial	CC	~~CC~~Planned Development			
	044-094-005-000	0.07	~~CC~~Town Center Commercial	~~TC~~Town Center Commercial	CC	~~CC~~Planned Development			
	044-094-006-000	0.15	~~CC~~Town Center Commercial	~~TC~~Town Center Commercial	CC	~~CC~~Planned Development			
District Subtotal		*0.72*					*12,000 square feet of commercial uses and 8 multiple-family units*		

du/ac = dwelling units per acre; GC = General Commercial (land use); TC = Town Center Commercial; CG = General Commercial (zoning); CC = Central Commercial; N/A = not applicable

Commercial/Office District

As shown in Figure 4.1-6, the Commercial District and ~~/~~Office District would be located in the southwestern portion of the project site, wrapping around the south and east sides of the existing library. This district would retain ~~change~~ the General Commercial and Town Center Commercial land use ~~and zoning~~ designations currently assigned to the property ~~from Central Commercial (Town Center Commercial) to Town Center Commercial-20 and Central Commercial-20. These designations would allow the same types of commercial land uses currently permitted and also would increase the maximum allowable residential density for mixed-use projects from 15 to 20 dwelling units per acre.~~ The existing ~~and proposed~~ General Plan ~~and Zoning~~ designation~~s~~ and proposed development for this district are shown in Table 4.1-~~9~~8. ~~As described previously, the proposed CC-20 zoning designation would have the same parcel size and setback requirements as the Town's current Central Commercial District, except that residential density of up to 20 dwelling units per acre would be allowed in accordance with the Town of Loomis Housing Element.~~

Table 4.1-89
Proposed Commercial/Office District

Parcel Information						Proposed Land Uses		
Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units/Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
043-080-044-000 (portion)	1.4	~~GC~~General Commercial	GC	CG	~~CG~~Planned Development			
043-100-025-000	2.91	~~CC~~Town Center Commercial	~~TC-20~~Town Center Commercial	CC	~~CC-20~~Planned Development			
043-100-027-000	1.95	~~CC~~Town Center Commercial	~~TC-20~~Town Center Commercial	CC	~~CC-20~~Planned Development			
Total	**5.97**	**N/A**	**N/A**	**N/A**	**N/A**	**25,000 square feet of office uses and 44,000 square feet of commercial uses~~; TC-20 and CC-20 designations would allow 20 du/acre in mixed-use projects~~**		

du/ac = dwelling units per acre; GC = General Commercial (land use); CG = General Commercial (zoning); TC = Town Center Commercial; CC = Central Commercial

High-Density Multiple-Family District

The project proposes to change the land use designation of this district from General Commercial ~~(CG)~~ to Residential High Density. This designation would allow the development of 20 to 25 dwelling units per acre in the southwest portion of the project site, as shown in Figure 4.1-7.

~~Similarly, the project proposes to change the zoning of this district from General Commercial (CG) to a new zoning designation of High-Density Residential (RH-20). This zoning district is proposed to meet the Town's affordable housing needs, as outlined in the Town's Zoning Ordinance and would allow development of multifamily residences at a density of between 20 and 25 units per acre.~~ This portion of the project is discussed in more detail in Section 4.2, Population and Housing. The district would include 7.2 acres, once acreage for road right-of-way is accounted for, and there would be 4.69 acres available for multi-family development. This district would also include a 0.48-acre passive park site.

The existing and proposed General Plan ~~and Zoning~~ designations and proposed development for this district are shown in Table 4.1-9~~10~~.

Table 4.1-9~~10~~
Proposed Commercial and ~~/~~Office Districts

Parcel Information						Proposed Land Uses		
Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units/Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
043-080-044-000 (portion)	7.2	~~GC~~ General Commercial	Residential High Density ~~Overlay (20–25 du/ac)~~	CG	~~High Density Residential (RH-20)~~Planned Development	117	N/A	25
Total	**7.2**	**N/A**	**N/A**	**N/A**	**N/A**	**117**	**N/A**	**25**

du/ac = dwelling units per acre; GC = General Commercial (land use); CG = General Commercial (zoning)

As discussed in Section 1.4 of the EIR, subsequent to circulation of the Draft EIR for public review, the project applicant proposed to implement measures to reduce impacts to biological resources by omitting eight dwelling units and the southern portion of the parcourse trail along the eastern side of the open space from the project design. The applicant also proposed to develop the site under the Town's recently-adopted Planned Development requirements rather than create new project-specific zoning districts. The land use district descriptions above and the data regarding the proposed development provided in Tables 4.1-5 through 4.1-9 reflect the originally proposed project. Implementation of the measures proposed to reduce impacts to biological resources would not substantially change the proposed land use districts.

Project Consistency with the General Plan

The most substantial land use change proposed by the project would entail the development of residential uses on land currently designated for commercial development, as shown in Table 3-2, Proposed Land Use Designations and Zoning, and Figures 3-5 and 3-6 in Chapter 3. The project would redesignate 31.7 acres of commercial uses to residential, leaving 6.67 acres designated for commercial. Although the western portion of the site is designated general commercial, the General Plan Special Area 2 policies indicate that residential development should be located in the northern portion of the parcel. ~~Although the western portion of the site is designated general commercial, the General Plan Special Area 2 policies indicate that residential development should be located in the northern portion of the parcel.~~ The project is consistent with the policies and development types envisioned in the Town Center Master Plan; it includes internal roadways, trails, bike lanes, and pedestrian pathways to connect the commercial, residential, recreational, and open space components of the project, ensuring sufficient circulation within the project site. Consistent with the Town's General Plan, 10 acres are reserved to preserve the riparian corridor that run throughout the site. The development seeks to maintain consistency with Loomis's small town character by developing a village-

themed retail center, pedestrian-oriented layout, and houses that incorporate the architectural styles of the Town. The west side of the Project area is proposed to be developed in a grid format to match historic downtown Loomis. Existing and planned utilities for and surrounding the project site would be able to support a residential population, as discussed in Section 4.12, Public Services and Utilities. The proposed change in land use from commercial to residential in this portion of the project site would focus commercial development in the project's designated town center, which would be in keeping with the goals set forth in the Town's General Plan for downtown development.

The project proposes more residences than were envisioned for this site under the General Plan, but would develop less commercial and office space than currently planned. Compared to what was planned for the project site, the changes proposed as a part of the project would decrease traffic volumes on area roadways. However they could increase operational air pollutant emissions and potentially expose more residents to noise levels that exceed local standards. Each of these impacts is comprehensively addressed in the appropriate resource sections of this EIR.

This EIR also analyzes the compatibility of the project with surrounding and nearby land uses and properties. Potential land use compatibility issues include those related to noise levels, unsafe traffic conditions, changes to the existing visual environment, and air quality degradation. Compatibility issues have been analyzed and are addressed more thoroughly within the appropriate resource sections of this EIR.

The proposed project would be inconsistent with the existing land use and zoning designations on the project site. However, amending the land use and zoning designations as proposed would enable the project to be compatible with and/or consistent with the physical properties of the project site, the uses proposed for the site, and surrounding uses and densities. Overall, the project meets the intent of the Town's General Plan to ensure future development in this area is carefully coordinated and integrated to ensure adequate access and circulation are provided; the riparian corridor is protected; and development provides a transition to the existing commercial and residential areas. Land use impacts related to the proposed project's inconsistency with the existing land use and zoning designations would, therefore, be **less than significant**.

Appendix B to this draft EIR provides a detailed analysis of the project's consistency with the Town's General Plan policies. As described in Appendix B, the proposed project would require implementation of mitigation measures to ensure consistency with the following policies:

- **Land Use Element:** Residential Policies 1 and 2, Public Services Policy 1 regarding provision of public services to residential development. **Mitigation Measure 4.12a** requires the project to obtain confirmation from the South Placer Municipal Utility

District that there is adequate sewer conveyance capacity prior to issuance of any building permits.

- **Community Development Element: Mitigation Measure 4.12b** requires the project applicant to pay the Town's adopted parkland in-lieu fees to ensure adequate park facilities are provided to serve the proposed residential development.
- **Circulation Element**: Level of Service Policy requiring that roadways and intersections be maintained at a Level of Service C (unless specific exceptions are made). **Mitigation Measures 4.6a through 4.6d** require the project applicant to construct or fund a fair share amount of construction of necessary road improvements to meet these requirements.
- **Natural Resources and Open Space Element:** Policy 1a regarding controlling dust emissions during construction: **Mitigation Measure 4.8a** requires the project to prepare and implement a dust emissions control plan.
- **Natural Resources and Open Space Element:** Policy 1h regarding reducing potential impacts to air quality: **Mitigation Measure 4.8c** requires the project to implement an off-site air pollution reduction program or contribute to the Placer County Air Pollution Control District's Emissions Reduction Fee Program.
- **Natural Resources and Open Space Element:** Policy 5 regarding tree protection: **Mitigation Measure 4.3f** requires the project to implement public education and community tree planting events to provide for additional tree planting within the town, and to acquire land or a conservation easement to preserve trees.
- **Natural Resources and Open Space Element:** Policies 6a, 6b, 6c, 6d, 8a, and 8b regarding required setbacks from the 100-year floodplain, riparian vegetation, and streams: The project would generally meet the required setbacks, with the exception of the extension of Doc Barnes Drive, consistent with the General Plan, which would cross through riparian vegetation. **Mitigation Measure 4.3b** requires the project applicant to obtain appropriate state and federal permits to authorize disturbance to riparian vegetation and waters of the U.S. and requires the project applicant to provide compensation for these impacts to ensure they are reduced to a less than significant level**,** **Mitigation Measure 4.3c** requires the project applicant to implement best management practices to protect the drainage and associated riparian vegetation in the center of the project site, and **Mitigation Measure 4.3d~~e~~** requires the project applicant to implement provisions that would provide protection for the onsite stream to reduce impacts associated with development encroaching into the required setbacks to a less than significant level.
- **Cultural Resources Element:** Policy 5 regarding preservation of known cultural resources: The proposed project would demolish two houses that have been determined to be potentially eligible for listing on the California Register of Historic Resources.

Mitigation Measure 4.4a requires recordation of these residences to ensure that the historic nature of the houses is retained.

- **Noise Element:** Policies 2, 3, 4, 5, 6, 7, and 19 regarding maintenance of acceptable noise levels: Section 4.7, Noise, of this draft EIR presents an acoustical analysis and includes **Mitigation Measures 4.7b, 4.7c, and 4.7d**, which are identified to ensure that noise impacts are reduced to acceptable levels.

Modified Transportation Alternative

The Town ~~is currently considering an~~ recently adopted an update to the General Plan Circulation Element that ~~would~~ altered the alignment of ~~Gates Drive~~ Webb Street through the project site. The Modified Transportation Alternative presents a variation of the project that uses the road network anticipated in the Circulation Element. Under the Modified Transportation Alternative, the project would include construction of the Webb Street extension and its associated roundabouts as shown in Figure 3-8 Modified Transportation Alternative Site Illustrative in Chapter 3, Project Description. The Modified Transportation Alternative and the proposed project include generally the same land uses and number of dwelling units but the Modified Transportation Alternative would develop 7,000 fewer square feet of commercial uses than the proposed project.

Similar to the proposed project, the Modified Transportation Alternative includes a mix of commercial, residential, recreational, and open space land uses. To implement these districts, a general plan amendment and rezone would be necessary. As with the proposed project, the Modified Transportation Alternative would rezone the site to Planned Development and would require the Town to adopt the proposed Village at Loomis Planned Development Preliminary Development Plan. The proposed Preliminary Development Plan defines the number of dwelling units and amount of non-residential square footage that would be constructed throughout the site; identifies the land uses permitted and conditionally permitted in each land use district within the site; and defines development standards for each residential, mixed-use, commercial, and office district, including allowable land uses, lot sizes, setbacks, and height and coverage limits. This includes establishing parking standards for each district and stipulating that the signage standards and requirements contained in Municipal Code, Section 13.38, would apply throughout the site. The Village at Loomis Design Guidelines are presented in Attachment A to the proposed Village at Loomis Planned Development Preliminary Development Plan. The design guidelines address landscape and circulation design, residential design, and commercial design (which includes mixed-use and office areas).

These guidelines identify the various architectural styles that would be allowed to be built within the project and establish streetscape standards (e.g., building setbacks and streetscapes including street cross-sections, pedestrian paths, street lighting and street tree planting plans)

for the project. The design guidelines for the Modified Transportation Alternative would be the same as those for the proposed project.

The Modified Transportation Alternative would also include approximately 9.97 acres of open space, 0.49 acres of parcourse trails, and 1.85 acres of parks (parcels A-A, D, F, and H), as shown in Table 4.1-10 and Figure 4.1-8.

Table 4.1-10
Modified Transportation Alternative Public Purpose, Open Space and Park Parcels

Parcel	Acreage	Use
Public Purpose Parcels		
A-A	0.48	Passive park
A-B	0.34	Detention basin
A-C	0.71	Detention basin
D	0.29	Active park
E	5.96	Open space
F	0.77	Passive park
G	4.37	Open space
H	0.30	Active park
I	0.13	Open space
Total Size	**13.35**	
Parcels Under Common Ownership		
J	0.07	Pedestrian mews
K	0.15	
L	0.07	
M	0.22	
N	0.05	
O	0.58	
P	0.11	
Q	0.50	
R	0.10	
S	0.04	
T	0.04	
U	0.04	
V	0.04	
W	0.04	
X	0.04	
Y	0.04	
Z	0.13	
Total Size	**2.26**	

Village Single-Family Traditional District and Village Green Court District

Figure 4.1-9 shows that the central portion of the site would support the Village Green Court district and the Village Single-Family Traditional district, which would continue to the northeastern corner of the project site. The Village Green Court district would support Residential Medium High Density development with 6 to 10 dwelling units per acre, while the Village Single-Family Traditional district would support Residential Medium Density development of between 2 and 6 dwelling units per acre.

As shown in Table 4.1-11, this portion of the project site is currently designated for office, commercial, and residential development. The project proposes to alter General Plan designations in this area and establish development standards for the two districts under the Village at Loomis Planned Development designation. In the Village Green Court district, the minimum allowable lot size would be 2,360 square feet, and maximum lot coverage would be 70%. This district would have 0-foot front setbacks from adjacent green courts and 10-foot front setbacks when adjacent to another private lot, 3-foot side setbacks (10 feet for corner lots), and 4-foot rear setbacks (from the alley to the garage). The minimum lot size in the Village Single-Family Traditional district would be 4,000 square feet, and maximum lot coverage would be 60%. The front setback would be a minimum of 18 feet for garages and 10 feet for living space, while side setbacks would be 4 feet (10 feet for corner lots), and rear setbacks would be 10 feet.

Table 4.1-11
Modified Transportation Alternative Village Single-Family Traditional and Village Green Court Districts

Parcel Information						Proposed Land Uses		
Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units/Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
Village Single-Family Traditional								
043-080-007-510 and 043-080-008-000	7.8	Office Professional	Residential Medium Density (RM 2–6 du/ac)	Office-Commercial	Planned Development	29 traditional single-family /Open space (detention basin) Park	4,050	3.7

Table 4.1-11
Modified Transportation Alternative Village Single-Family Traditional and Village Green Court Districts

Parcel Information						Proposed Land Uses		
Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units/Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
043-080-015-000 (portion) and 043-080-044-000 (portion)	9	Residential Medium Density (RM 2–6 du/ac)	Residential Medium Density (RM 2–6 du/ac)	Single-Family Residential RS-5	Planned Development	58 traditional single-family; Park	4,000	6.3
Village Green Court								
043-080-015-000 (portion)	9.6	Residential Medium Density (RM 2–6 du/ac)	Residential – Medium High Density (RM 6–10 du/ac)	Single-Family Residential RS-5	Planned Development	64 alley-loaded single-family	2,360	6.7
Total	**26.4**	**N/A**	**N/A**	**N/A**	**N/A**	**151**	**N/A**	**5.8**

du/ac = dwelling units per acre; N/A = not applicable
[a] The total density represents the average density for the two districts.

Village Residential District

This district would be located in the western portion of the project site, north of Library Drive, as shown in Figure 4.1-10. The project proposes to change the land use designation of this district from General Commercial with Residential High Density Overlay to Residential Medium-High Density to allow development of 6 to 10 dwelling units per acre. The project proposes to construct 10 dwelling units per acre in this district. The homes would be constructed in a row-house style, with homes facing each other across pedestrian mews and vehicular access to the homes from an alley in the rear of the lot. The alley network would create a grid pattern. Under the proposed project the main internal road in this district, Gates Drive, would head north from Library Drive and turn west to connect to Laird Street. Under the Modified Transportation Alternative Gates Drive would head north from Library Drive and turn west to connect to Webb Street with a roundabout.

The existing and proposed General Plan designations and proposed development for this district are shown in Table 4.1-12. Parcels within this district would have a minimum lot size of 2,000 square feet, with the front setback being 5 feet for living space and 0 feet for porches. The dwelling units would be alley-loaded with a 4-foot rear setback. Side setbacks would be 3 feet (10 feet for corner lots).

Table 4.1-12
Modified Transportation Alternative Village Residential District

Parcel Information						Proposed Land Uses		
Parcel Number	*Size (acres)*	*Existing General Plan*	*Proposed General Plan*	*Existing Zoning*	*Proposed Zoning*	*Dwelling Units/Uses*	*Minimum Parcel Size (square feet)*	*Density (du/ac)*
043-080-044-000 (portion)	19.56	General Commercial	Residential Medium High Density	General Commercial (CG)	Planned Development	133 alley-loaded single-family/Park	2,160	6.9
044-094-001-000	0.61	General Commercial	Residential Medium High Density	General Commercial (CG)	Planned Development	6 alley-loaded single-family	2,160	10
044-094-010-000 (portion)	0.23	General Commercial	Residential Medium High Density	General Commercial (CG)	Planned Development	2 alley-loaded single-family	2,160	10
Total	**20.4**	**N/A**	**N/A**	**N/A**	**N/A**	**141**	**N/A**	**7[a]**

du/ac = dwelling units per acre; N/A = not applicable.
[a] The total density represents the average density for the district.

Village Mixed-Use District

As shown in Figure 4.1-11, this district would be located along the project site's frontage on Horseshoe Bar Road between Library Drive and Laird Street. The project proposes to convert a 0.25-acre parcel of land designated and zoned General Commercial to a land use designation of Town Center Commercial to combine with three other Town Center Commercial parcels. The Town Center Commercial designation would allow for development of ground-floor commercial land uses with multi-family dwelling units on the second floor. The existing and proposed General Plan designations and proposed development for this district are shown in Table 4.1-13. This district would have the same parcel size and setback requirements as the Town's current Central Commercial District, except that residential density of up to 20 dwelling units per acre would be allowed in accordance with the Town of Loomis Housing Element.

Table 4.1-13
Modified Transportation Alternative Village Mixed-Use District

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	Size (acres)	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning	Dwelling Units /Uses	Minimum Parcel Size (square feet)	Density (du/ac)
Village Mixed Use	043-080-044-000 (portion)	0.25	General Commercial	Town Center Commercial	CG	Planned Development	8 multi-family du, 5,000 sf commercial	N/A	11
	044-094-010-000 (portion)	0.07	Town Center Commercial	Town Center Commercial	CC	Planned Development			
	044-094-004-000	0.16	Town Center Commercial	Town Center Commercial	CC	Planned Development			
	044-094-005-000	0.07	Town Center Commercial	Town Center Commercial	CC	Planned Development			
	044-094-006-000	0.15	Town Center Commercial	Town Center Commercial	CC	Planned Development			
District Subtotal		*0.72*					*5,000 square feet of commercial uses and 8 multiple-family units*		

du/ac = dwelling units per acre; GC = General Commercial (land use); TC = Town Center Commercial; CG = General Commercial (zoning); CC = Central Commercial; N/A = not applicable

Village Commercial District and Village Office District

As shown in Figure 4.1-12, the Commercial District and Office District would be located in the southwestern portion of the project site, wrapping around the south and east sides of the existing library. The land use designations for most of these parcels would remain as General Commercial and Town Center Commercial. The existing and proposed General Plan designations and proposed development for this district are shown in Table 4.1-14.

Table 4.1-14
Modified Transportation Alternative Commercial and Office Districts

Parcel Information						Proposed Land Uses		
Parcel Number	Size (acres)	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning	Dwelling Units/Uses	Minimum Parcel Size (square feet)	Density (du/ac)
043-080-044-000 (portion)	1.4	General Commercial	General Commercial	CG	Planned Development			
043-100-025-000	2.91	Town Center Commercial	Town Center Commercial	CC	Planned Development			
043-100-027-000	1.95	Town Center Commercial	Town Center Commercial	CC	Planned Development			
Total	**5.97**	**N/A**	**N/A**	**N/A**	**N/A**	**25,000 square feet of office uses and 44,000 square feet of commercial uses**		

du/ac = dwelling units per acre; GC = General Commercial (land use); CG = General Commercial (zoning); TC = Town Center Commercial; CC = Central Commercial

Village High-Density District

The project proposes to change the land use designation of this district from General Commercial to Residential High Density. This designation would allow the development of 20 to 25 dwelling units per acre in the southwest portion of the project site, as shown in Figure 4.1-13. This district would support development of multifamily residences at a density of between 20 and 25 units per acre. This portion of the project is discussed in more detail in Section 4.2, Population and Housing. The district would include 7.2 acres, once acreage for road right-of-way is accounted for, and there would be 4.69 acres available for multi-family development. This district would also include a 0.48-acre passive park site. The existing and proposed General Plan designations and proposed development for this district are shown in Table 4.1-15.

Table 4.1-15
Modified Transportation Alternative High Density District

Parcel Information						Proposed Land Uses		
Parcel Number	Size (acres)	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning	Dwelling Units/Uses	Minimum Parcel Size (square feet)	Density (du/ac)
043-080-044-000 (portion)	7.2	General Commercial	Residential High Density	CG	Planned Development	117	N/A	25
Total	**7.2**	**N/A**	**N/A**	**N/A**	**N/A**	**117**	**N/A**	**25**

du/ac = dwelling units per acre; GC = General Commercial (land use); CG = General Commercial (zoning)

Project Consistency with the General Plan

The same as with the proposed project, the most substantial land use change the Modified Transportation Alternative would make is to develop residential uses on land currently designated for commercial development, as shown in Table 3-2, Proposed Land Use Designations and Zoning, and Figure 3-8 in Chapter 3. The Modified Transportation Alternative project would redesignate 31.7 acres of commercial uses to residential, leaving 6.67 acres designated for commercial. However, the Modified Transportation Alternative proposes land uses that reflect the description of land uses in the General Plan Special Area 2 policies. Similar to the proposed project, the Modified Transportation Alternative is consistent with the policies envisioned in the Town Center Master Plan:

- It includes internal roadways, trails, bike lanes, and pedestrian pathways that connect the commercial, residential, recreational, and open space components of the project, ensuring sufficient circulation within the project site.
- It retains 10 acres of open space to preserve the riparian corridor that runs throughout the site.
- It seeks to maintain consistency with Loomis's small town character by developing a village-themed retail center, pedestrian-oriented layout, houses that incorporate the architectural styles of the Town, and use of a grid street layout on the western side of the site to match historic downtown Loomis.

Existing and planned utilities for and surrounding the project site would be able to support a residential population, as discussed in Section 4.12, Public Services and Utilities. The proposed change in land use from commercial to residential in this portion of the project site would focus commercial development in the project's designated town center, which would be in keeping with the goals set forth in the Town's General Plan for downtown development.

The same as the proposed project, the Modified Transportation Alternative proposes more residences than were envisioned for this site under the General Plan, but would develop less commercial and office space than currently planned. The potential environmental effects of these changes are comprehensively addressed in the appropriate resource sections of this EIR. This EIR also analyzes the compatibility of the Modified Transportation Alternative with surrounding and nearby land uses and properties.

The Modified Transportation Alternative would be inconsistent with the existing land use and zoning designations on the project site. However, amending the land use and zoning designations as proposed would enable the Modified Transportation Alternative to be compatible with and/or consistent with the physical properties of the project site, the uses proposed for the site, and surrounding uses and densities. Overall, the Modified Transportation Alternative meets the intent of the Town's General Plan to ensure future development in this area is carefully coordinated

and integrated to ensure adequate access and circulation are provided; the riparian corridor is protected; and development provides a transition to the existing commercial and residential areas. Land use impacts related to the proposed project's inconsistency with the existing land use and zoning designations would, therefore, be **less than significant**.

Appendix B to this EIR evaluates the degree to which the Modified Transportation Alternative is consistent with the Town's General Plan policies. As described in Appendix B, the Modified Transportation Alternative would require implementation of the same mitigation measures required for the proposed project to ensure consistency with the General Plan.~~This is discussed in more detail in Chapter 5, Alternatives, as Alternative 2. The roadway alignments included in the proposed project are not consistent with the draft Circulation Element. The proposed project would extend Gates Drive approximately 525 feet to the east and then south to intersect with Library Drive interior to the project site. In comparison, the draft Circulation Element proposes to extend Gates Drive approximately 180 feet east into the project site and then south to create a roundabout intersect with Library Drive and Horseshoe Bar Road, as shown in Figure 5-1 in Chapter 5. The draft Circulation Element has not been adopted and the proposed project is not required to be consistent with it. Therefore, this inconsistency does not constitute an impact under CEQA. An analysis of the potential environmental impacts of a project alternative that modifies the proposed project to provide roadway alignments that are consistent with the draft Circulation Element is project in Chapter 5.~~

IMPACT 4.1-2:	Conflict with surrounding land uses, current and planned, or physically divide an existing community.
SIGNIFICANCE:	Less than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less than Significant

Proposed Project

As discussed in Section 4.1.1, Environmental Setting, existing and proposed land uses surrounding the project site are generally residential to the north of the project site, public institutional and commercial to the west, and commercial and residential to the south. I-80 runs along the southeast side of the project site. Zoning designations surrounding the project site are Central Commercial, Public/Institutional, Single-Family Residential, and Medium-Density Residential, with Residential Estate parcels located on the north side of King Road.

The project site is currently vacant (with the exception of six residences, one commercial building, and one barn), and there are no established communities on site that the proposed

development would disrupt or divide. Although there is a residential community to the north of the site, development on the largely vacant project site would not disrupt or divide the existing neighborhoods.

The residential component of the project would consist of Single-Family Residential, Medium-Density Residential, which allows for single-family and multifamily development, High-Density Residential, and residences included as part of mixed-use projects. Residential neighborhoods immediately adjacent to the Village Single-Family District and Village Residential District are designated either Single-Family Residential or Medium-Density Residential. The proposed residential densities for these districts would fit within the range of densities surrounding the project site. The High-Density Multiple-Family District would be located north of the Raley's supermarket property, east of the proposed Commercial/Office District, and south of the proposed Village Residential District. The density proposed for this district is consistent with the densities identified in the Town's Housing Element for accommodating affordable housing.

The commercial component of the project would be consistent with surrounding commercial development and the Town's plans to foster a Town Center around Horseshoe Bar and Taylor Roads.

Because the land uses proposed by the project would be in keeping with current and planned uses surrounding the project, this impact would be **less than significant.**

As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project, thus reducing the unit count from the 426 dwelling units evaluated in the Draft EIR. The omission of the eight dwelling units would not affect the relationship between the proposed project and surrounding land uses. The impact will remain **less than significant.**

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet than the proposed project. The Modified Transportation Alternative will have a similar relationship with surrounding land uses and thus will have a similar **less than significant** impact.

4.1.4 Mitigation Measures

Implementation of the following mitigation measures identified in other sections of this draft EIR would ensure that the project is consistent with applicable General Plan policies: **Mitigation Measures 4.3b, 4.3c, 4.3d, 4.3g, 4.4a, 4.6a through 4.6d, 4.7b through 4.7d, 4.8a, 4.8c, 4.12a, and 4.12b.**

Raley's Shopping Center

Adjacent Residences

Raley's Shopping Center

Adjacent Residences

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure Associates, 2015; Placer County 2014

FIGURE 4.1-2

Proposed Project Parks and Open Space

DUDEK

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2015

DUDEK

FIGURE 4.1-3

Proposed Project Village Single-Family Traditional and Green Court Districts

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2015

DUDEK

FIGURE 4.1-4

Proposed Project Village Residential District

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2015

FIGURE 4.1-5

Proposed Project Village Mixed-Use District

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2015

DUDEK

FIGURE 4.1-6
Proposed Project Commercial/Office District

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2015

DUDEK

FIGURE 4.1-7

Proposed Project Village High Density Residential District

INTENTIONALLY LEFT BLANK

PARCOURSE STATIONS WITH 1, 2, OR 3 EXERCISES PER STATION

TRAIL SIGNAGE CONCEPT

SOURCE: Yamasaki Landscape Architects (2017)

FIGURE 4.1-8
Modified Transportation Alternative Parks and Open Space

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2017

DUDEK

FIGURE 4.1-9

Modified Transportation Alternative Village Single-Family Traditional and Green Court Districts

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2017

DUDEK

FIGURE 4.1-10

Modified Transportation Alternative Village Residential District

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2017

DUDEK

FIGURE 4.1-11

Modified Transportation Alternative Village Mixed-Use District

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2017

DUDEK

FIGURE 4.1-12

Modified Transportation Alternative Commercial/Office District

INTENTIONALLY LEFT BLANK

SOURCE: Jeffrey DeMure + Associates Architects Planners, Inc. 2017

DUDEK

FIGURE 4.1-13

Modified Transportation Alternative Village High Density Residential District

INTENTIONALLY LEFT BLANK

4.2 POPULATION AND HOUSING

This section of the ~~draft~~ environmental impact report (EIR) describes changes in population (and housing) associated with implementation of The Village at Loomis (proposed project) and evaluates whether those changes would result in significant environmental effects. The proposed project includes 418 dwelling units, 56,000 square feet of commercial space, 25,000 square feet of office 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. The project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project, thus reducing the unit count from the 426 dwelling units that were evaluated in the Draft EIR, and omitting the southern portion of the trail along the eastern side of the open space. The reduction in dwelling units and shortening of the trail increases the amount of open space in the center of the project from the 9.55 acres evaluated in the Draft EIR. The applicant also proposes to implement measures to reduce project impacts under the Transportation Alternative that was evaluated in the Draft EIR. The Modified Transportation Alternative includes 418 total dwelling units, 49,000 square feet of commercial space, 25,000 square feet of office space, 0.59 acres of active parkland, 1.25 acres of passive parkland, 0.49 acres of parcourse trails, 0.74 acres of multi-use trail, and 9.97 acres of open space.

Changes in population, employment, and housing in and of themselves are generally characterized as social and economic effects and are not considered physical effects on the environment. The California Environmental Quality Act (CEQA) provides that economic or social effects are not considered significant effects on the environment unless the social and/or economic changes are connected to physical environmental effects. A social or economic change related to a physical change may be considered in determining whether the physical change is significant (14 CCR 15382). The guidance for assessing economic and social effects is set forth in Section 15131(a) of the CEQA Guidelines:

> Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical changes.

An increase in population resulting from new development does not necessarily cause direct adverse physical environmental effects, but indirect physical environmental effects such as increased vehicle trips and associated increases in air pollutant emissions and noise could occur. The information in this section is used as a basis for the analysis of project impacts in the

technical sections contained in this Draft EIR. No comments were received in response to the Notice of Preparation that addressed population, employment, and housing. The Notice of Preparation and comments received in response to it are provided in Appendix A.

4.2.1 Environmental Setting

The Town of Loomis (Town) is a small, semirural community located in western Placer County within a fast-growing metropolitan region approximately 25 miles northeast of the City of Sacramento, along Interstate 80 (I-80). The Town was incorporated in 1984 and encompasses approximately 7.27 square miles.

Retail, office, and industrial developments, as well as higher-density residential, are located north of I-80, and rural uses and lower-density residential are located south of I-80. Industrial land uses are located in the triangular area between Taylor Road and Swetzer Road in the northeast section of the Town. A shopping center is located at the northeast corner of the Horseshoe Bar Road/I-80 interchange. However, most of the Town's land area is occupied by large-lot residential/agricultural and single-family residential development. Many local landowners maintain small-scale, "hobby" agricultural activities on small ranches, including the raising of farm animals (Town of Loomis 2001a).

Population

According to the U.S. Census Bureau, the population in Loomis in 2010 was 6,430 people. By 2012, this increased to 6,617, and the estimate for 2013 is 6,688; a 0.1% increase (U.S. Census Bureau 2014). According to the Town's Housing Element, the population increased by approximately 2.7% between 2000 and 2010, with an average annual growth rate of 0.3% (Town of Loomis 2014).

Household Size

The number of households between 2009 and 2013 in the Town was 2,246, with an average persons per household of 2.89 (U.S. Census Bureau 2014). In addition, the Sacramento Area Council of Governments estimated that the Town's population in 2012 was 6,500 people in 2,366 households, yielding an average persons-per-household of 2.75 (SACOG 2012).

Household Income

The median household income in the Town between 2009 and 2013 was $76,635 (U.S. Census Bureau 2014).

Housing Stock

According to data compiled by the Sacramento Area Council of Governments for 2012, the Town's housing stock includes 2,475 total housing units. Of the total units, 2,116 are listed as single-family detached units, 142 are single-family attached units, and 97 are multi-family units (SACOG 2012). According to the Town's Housing Element, the condition of most housing is generally good to excellent (Town of Loomis 2014).

Residential Vacancy Rate

According to the Town's Housing Element, there were 109 vacant housing units in the Town in 2010, or 4.4% of the total housing units (Town of Loomis 2014).

Housing Affordability

State Housing Element law (California Government Code, Section 65580 et seq.) requires regional councils of government to identify for each city and county its "fair share allocation" of the Regional Housing Needs Determination provided by the California Department of Housing and Community Development (Town of Loomis 2014). The Regional Housing Needs Allocation (RHNA) presents statistics on housing affordability in a region so that each city or county can plan appropriately to accommodate its fair share of the region's affordable housing.

The Housing Element law requires each housing element to include an inventory and analysis of sites within the jurisdiction that would be suitable for housing and would provide sufficient space to meet the jurisdiction's RHNA. When more area is necessary, a housing element must include a program of actions to make sufficient sites available, usually through rezoning, to accommodate the jurisdiction's RHNA.

The U.S. Department of Housing and Urban Development recommends that a household should not spend more than 30% of household income on housing and housing-related expenses. Households that pay more than 30% of income for housing costs are considered cost-burdened, and households that pay 50% or more are considered extremely cost-burdened.

The 2010 American Communities Survey reported that 8.3% of Loomis residents living in a housing unit they owned spent between 30–34.9% of their household income on housing costs, and 45.6% spent more than 35%. In rented units, 11.8% of Loomis residents spent between 30% and 34.9% of their household income on housing costs, and 31.6% spent more than 35% (Town of Loomis 2014). The U.S. Department of Housing and Urban Development would consider 53.9% of homeowners in Loomis cost-burdened and 43.4% of renters in Loomis cost-burdened.

Income levels are also taken into consideration when determining a region's housing affordability. Extremely low-income households are considered those households earning 30% or less of area median family income. According to the Town's Housing Element, the median income in Loomis was $74,722 in 2010, and the median extremely low-income of $22,416 or less (Town of Loomis 2014). With a revised median income of $76,635 between 2009 and 2013 (U.S. Census Bureau 2014), the median extremely low-income was $22,991 or less. Of the 2,450 occupied units in Loomis, 8% of occupied Loomis households are considered extremely low-income. Of these households, 90 were renters and 120 were owners. Because extremely low-income households in Loomis are most likely to be cost-burdened or extremely cost-burdened, the Town estimates 50% of its very-low-income housing allocation is to accommodate extremely low-income households.

Table 18 of the Town's 2013–2021 Housing Element shows the estimated affordable home prices for very low-income, low-income, and moderate-income households. The maximum affordable price is determined in part based on the number of people in the household. The maximum affordable price for very low-income households is between $75,848 and $103,071 (own) or $591 and $801 (rent). The maximum affordable price for low-income households is between $126,850 and $175,917 (own) or $991 and $1,373 (rent). The maximum affordable price for moderate-income households is between $194,607 and $272,842 (own) or $1,523 and $2,133 (rent).

As discussed in the Town's Housing Element, the Town needs to provide adequate sites for a minimum of 243 units, 83 for very low-income households, 46 for low-income households, 55 for moderate-income households, and 59 for above moderate-income households to satisfy the housing needs from 2006–2021 (Town of Loomis 2014).

Employment

Employment opportunities in the Town include office, retail, service, construction, education, and medical. Between 2000 and 2010, the fastest growing employment industries in the Town were construction, arts, entertainment, recreation, accommodation, and food services (Town of Loomis 2014). The Sacramento Area Council of Governments job forecasts for the Town estimate there would be 4,527 jobs in 2020 and 5,183 jobs in 2035 (Town of Loomis 2014). As of November 2014, the unemployment rate in the Town was 5.9% (Homefacts 2015).

Commute Time to Work

According to the U.S. Census, the average commute time for residents living in Loomis between 2009 and 2012 was 25.9 minutes. The City's 2013–2021 Housing Element indicates the mean travel time to work in 2010 was 26.7 minutes (Town of Loomis 2014). The U.S. Census reports that Placer and Sacramento Counties have similar average commute times.

4.2.2 Regulatory Setting

Federal and State Regulations

No federal or state requirements related to population, employment, or housing are applicable to the proposed project.

Local Regulations

The project site is located within the land use planning area of the Town of Loomis General Plan. This document sets forth goals, policies, and implementation measures to guide land use and development within its planning area. California planning law dictates that all land use decisions must be consistent with the implementing jurisdiction's adopted General Plan. Therefore, the proposed project must be consistent with the Town of Loomis General Plan and the Town of Loomis Zoning Ordinance.

Many of the Loomis General Plan policies applicable to the proposed project were adopted with the intent to reduce the environmental impacts of ongoing development, and land use designations were adopted to provide the long-range planning necessary to minimize conflicts between adjacent land uses and provide adequate infrastructure.

Town of Loomis General Plan

The Town of Loomis General Plan includes goals and policies that seek to promote sustainable growth and development practices, including focusing growth on infill sites to reduce dependency on automobiles. Other goals and policies focus on the creation of affordable housing options (Town of Loomis 2001a).

Community Development Element

The following policy from the Residential Land Use Policies section of the Land Use and Community Development Element of the Town's General Plan is applicable to the project (Town of Loomis 2001a):

10. Loomis shall encourage the provision of adequate housing opportunities for people on fixed or limited incomes, with emphasis on senior citizen housing.

The following goal and policies from the Housing Element 2013–2021 of the Town's General Plan (Town of Loomis 2014) are applicable to the proposed project:

Goal A: To provide a continuing supply of affordable housing to meet the needs of existing and future residents of the Town of Loomis in all income categories.

Policy A.5: The Town shall promote the mixed use policies of the General Plan and encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.

Policy A.8: The Town should continue to collect the Low Income Fee on all developments over five units in size and shall disperse funds collected towards furthering Housing Element goals.

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

Policy A.14: The Town will continue to encourage the appropriate development of second residential units to expand the housing supply and unit mix.

4.2.3 Impacts

Methods of Analysis

As discussed previously, population growth is generally characterized as a social and economic effect and is not considered a physical effect on the environment. CEQA provides that economic or social effects are not considered significant effects on the environment unless the social and/or economic changes are connected to physical environmental effects.

Because the project's potential to cause population growth is analyzed in terms of the impacts of growth on the physical environment, this analysis focuses on whether the population growth attributed to the proposed project would result in environmental effects not otherwise evaluated in this EIR. For example, a significant impact could occur if a project would cause growth beyond what is anticipated for the area where the project would be located, resulting in inadequate infrastructure to serve the area. Population growth associated with a project could also have a significant impact on the environment if that growth would occur in an undeveloped area that requires extensive infrastructure development and could promote future growth in that previously undeveloped area.

To analyze housing affordability, the analysis relies on the Town's 2013–2021 Housing Element, which was adopted by the Town in February 2014 and presents the RHNA for the Town. The RHNA provides specific guidelines for the development of affordable housing in the Town, indicates how many units the Town must provide to meet the RHNA, and presents possible locations for the development of affordable housing. The analysis compares the number and types of units intended by the proposed project to the Town's RHNA to evaluate the ways in which the proposed project could potentially help meet affordable housing requirements.

Significance Criteria

Potentially significant impacts associated with population and housing have been evaluated using the following criteria. Would the project cause a significant adverse change in the physical environment by:

- Inducing substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- Displacing substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- Displacing substantial numbers of people, necessitating the construction of replacement housing elsewhere?
- Reducing the affordable housing supply, impairing the Town's ability to meet its RHNA obligations, or creating a substantial increase in demand for affordable housing?

Impact Discussion

IMPACT 4.2-1:	Induce substantial population growth in an area.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None required
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The project proposes to construct 426 residential units (301 single-family units and 125 multi-family units) on approximately 53 acres of the 66-acre site. The Town has an average population per household of 2.89 (U.S. Census Bureau 2014). Thus, the proposed project would support the addition of approximately 1,231 residents to the Town. However, due to the smaller unit sizes associated with the proposed project, the actual household sizes may be slightly less than the Town average, in which case the project would result in less than 1,231 total residents.

In addition to residential units, the project would involve construction of 81,000 square feet of commercial and/or office space. Assuming one employee for every 250 square feet of office space, one employee for every 300 square feet of commercial space in the mixed-use district, and one employee for every 750 feet of commercial space in the office district, the project would

result in approximately 100 office jobs, 40 jobs within the mixed-use district, and 59 jobs in the commercial space within the office district, for a total of 199 jobs.

Infrastructure improvements associated with the proposed project are discussed elsewhere in this Draft EIR, including Section 4.6, Transportation, and Section 4.12, Public Services and Utilities. The improvements primarily represent the project's infrastructure demands, which would be sized to accommodate the project and therefore would not support additional growth. ~~As discussed in Chapter 3, Project Description, the project would be required to construct a portion of the Loomis Diversion Line, which is part of South Placer Municipal Utility District's (SPMUD) adopted master plan. The Loomis Diversion Line is necessary to provide sufficient capacity for SPMUD to provide sewer service to the proposed project and to other locations in the Town and surrounding vicinity. However, the Loomis Diversion Line is a separate project being undertaken by SPMUD and it would be needed regardless of whether the proposed project proceeds. The project's construction of a portion of the line would represent the project's fair share contribution toward this regional improvement, and would not support development that exceeds the projections of the Town of Loomis General Plan or the Placer County General Plan and local community plans.~~

According to the Town's Housing Element, the population of Loomis increased by approximately 2.7% between 2000 and 2010, with an average annual growth rate of 0.3% (Town of Loomis 2014). In 2013, the population of Loomis was approximately 6,688 (U.S. Census Bureau 2014).

Using the average annual growth rate of 0.3%, the Town's population in 2014 (baseline population) would be approximately 6,708 without the proposed project. Implementation of the project would result in a total population of 7,968, an 18.8% increase in population over baseline (2014) levels. This estimate assumes that all of the proposed dwelling units would be occupied at once and that the Town's population would not exceed the average growth rate during the period between the release of the Notice of Preparation (baseline 2014 levels) and full occupancy of the project. Therefore, 18.8% is a conservative estimate for population growth caused by the project because it is not likely that all of the proposed dwelling units would be occupied at the same time. Based on the average annual growth rate, the population in 2019 (the projected year for project buildout) would be 6,808 without the proposed project and 8,068 with implementation of the project. Accordingly, the project would be expected to result in an 18.5% increase in population over the 2019 levels. This is a substantial increase in the Town's population, but would not result in significant impacts other than the environmental effects identified throughout this EIR (such as increasing traffic, generating air pollutants, and increasing public service/utility demands). This increase in population would result in an impact that is **less than significant** because the population growth expected from the proposed project is consistent with the growth anticipated by and accommodated in the General Plan. Specifically, the General Plan envisioned

population growth from 6,100 residents in 2000 to 9,700 residents by 2015. The proposed project would be expected to bring the Town's total population to 8,068 in the year 2019. Additionally, the proposed project would be located adjacent to existing commercial, residential, and public service land uses and is generally consistent with the development anticipated for the project site under the Town's General Plan, as discussed in Section 4.1, Land Use. The project would support the Town's economic development goals by generating new employment opportunities and extending the downtown core into the project site. As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project, thus reducing the unit count from the 426 dwelling units evaluated in the Draft EIR. Thus, the total population that would be supported within the project site would be slightly less than identified above, and the project's impact related to increase in population would remain less than significant.

The Town represented 2% of the population of Placer County in 2010. In 2013, the population of Placer County was approximately 367,339 people (U.S. Census Bureau 2014). The Baseline (2014) Plus Project estimate for the Town's population, 7,968, is 2.2% of Placer County's 2013 population. Although the Town's and Placer County's populations are expected to grow before the project is fully occupied, the ratio of the Town's population to Placer County's overall population should not change substantially, even with addition of the proposed project. Therefore, although the project would increase the population of the Town, the project would not contribute to substantial growth in the region.

Modified Transportation Alternative

The Modified Transportation Alternative proposes to construct 418 residential units and would result in an addition of approximately 1,208 residents to the Town. As with the proposed project, the actual household sizes may be slightly less than the Town average due to the smaller unit sizes proposed, in which case the project could support a slightly smaller population within the project site.

In addition to residential units, the Modified Transportation Alternative would involve construction of 49,000 square feet of commercial space and 25,000 square feet of office space. Assuming one employee for every 250 square feet of office space, one employee for every 300 square feet of commercial space in the mixed-use district, and one employee for every 750 feet of commercial space in the office district, the project would result in approximately 100 office jobs, 17 jobs within the mixed-use district, and 59 jobs in the commercial space within the office district, for a total of 176 jobs. This would be 23 fewer jobs than the proposed project.

Using the 2014 baseline population of the Town of 6,708 people, implementation of the Modified Transportation Alternative would result in an 18.05% population increase over baseline

levels at full build out. Based on the average annual growth rate, the population in 2019 (the projected year for project buildout) would be 6,808 without the Modified Transportation Alternative and 8,019 with implementation of the alternative (or a 17.8% increase). Just as with the proposed project, this is a substantial increase; however, this would not result in a significant impact because the population growth expected from the Modified Transportation Alternative is consistent with the growth anticipated by and accommodated in the General Plan. Additionally, as with the proposed project, the ratio of the Town's population to Placer County's overall population should not change substantially, even with addition of the Modified Transportation Alternative. Therefore, although the Modified Transportation Alternative would increase the population of the Town, the Modified Transportation Alternative would not contribute to substantial growth in the region. Thus, the Modified Transportation Alternative would result in a **less than significant** impact.

IMPACT 4.2-2:	Displace substantial numbers of existing housing and/or people, necessitating the construction of replacement housing elsewhere.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The project would result in the demolition of six residences currently existing on the proposed project site. However, the project would increase the total number and diversity of housing units by constructing 426 dwelling units with varied affordability. Therefore, the proposed project's impacts related to housing displacement would be **less than significant**. With the proposed removal of 8 dwelling units, the project would construct 418 dwelling units with varied affordability and impacts related to housing displacement would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative would result in the construction of the same number of dwelling units as the modified project and the impact of the Modified Transportation Alternative related to housing displacement would be **less than significant**, consistent with the proposed project.

IMPACT 4.2-3:	Reduce the affordable housing supply, impair the Town's ability to meet its RHNA obligations, or create a substantial increase in demand for affordable housing.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

As discussed in Section 4.2.1, Environmental Setting, the Town is required to allocate sufficient sites to accommodate 243 housing units to satisfy the housing needs from 2006 to 2021. Of these 243 units, 83 must meet the needs of very-low-income households, 46 must meet the needs of low-income households, 55 must meet the needs of moderate-income households, and 59 must meet the needs of above-moderate-income households.

For the Town to feasibly meet the need for very-low-income and low-income households, development must occur on adequately sized sites with higher-density zoning. The Town's Housing Element identifies the proposed project as appropriate for the provision of high-density housing to meet the Town's RHNA. The Housing Element identifies the following attributes of the proposed project that make it appropriate for higher-density housing:

- Proximity to transit
- Pedestrian, bicycle, electric vehicle friendly
- Proximity to services (grocery, medical, etc.)
- Opportunity for energy conservation
- Support services
- Compatible with neighborhood character
- Ability to accommodate several units
- Availability of sites greater than 1 acre
- Interested owner
- Availability of infrastructure, including sewer and water
- Located within master plan area
- Limited trees and wetland issues

The project proposes to provide 426 dwelling units, the majority of which would be market-rate, single-family residences. Lot sizes would range from 2,000 to 6,000 square feet; with these smaller lot sizes, some of the single-family residences could contribute to the Town's above-moderate-income housing supply. As discussed in the Town's Housing Element, to satisfy the housing needs from 2006 to 2021, the Town needs to allocate sufficient space to accommodate a total of 129 units for very-low and low-income households. As discussed in Chapter 3, Project Description, the project would include a high-density multiple-family residential component, which would provide up to 117 units. No designs for the multi-family units are proposed at this time. Depending on the size and design of the units, some of them could help meet the Town's RHNA's obligations for any or all income levels. Because the project would contribute to the regional affordable housing supply, the project's impact related to housing affordability and implementation of the Housing Element would be **less than significant**. The removal of 8 dwelling units from the project design would not change the project's effects related to the Town's supply of affordable housing.

Modified Transportation Alternative

The Modified Transportation Alternative proposes to provide 418 dwelling units, all of which are anticipated to be offered at market-rate. The Modified Transportation Alternative includes 294 single-family residences and 125 multi-family residences. Lot sizes would range from 2,000 to 6,000 square feet; with these smaller lot sizes, some of the single-family residences could contribute to the Town's above-moderate-income housing supply. Just as with the Proposed Project, the Modified Transportation Alternative would include a high-density multiple-family residential component, which would provide up to 117 units. Depending on the size and design of the units, some of them could help meet the Town's RHNA's obligations for any or all income levels. Because the Modified Transportation Alternative could contribute to the regional affordable housing supply, the Modified Transportation Alternative's impact related to housing affordability and implementation of the Housing Element would be **less than significant**.

IMPACT 4.2-4:	Contribute to cumulative impacts associated with population and housing.
SIGNIFICANCE:	No Impact
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	No Impact

Proposed Project

The geographic range for assessing cumulative impacts associated with population and housing is the Town of Loomis. Other past, present, and reasonably foreseeable projects within the Town

that could add to the Town's population are described in Section 4.1, Land Use. In addition to the 426 dwelling units proposed as part of The Village at Loomis project, the projects in the cumulative scenario could generate 149 dwelling units. The Town's General Plan provides overarching guidance for development within the Town, including planning for new residential and commercial land uses. The General Plan provides for development of a balanced land use pattern that meets the housing and economic development needs of the Town's residents, including provision of a variety of housing types and prices. The General Plan EIR (Town of Loomis 2001b), available for review at the Town of Loomis Planning Department and hereby incorporated by reference, found that the General Plan would accommodate up to 1,631 new residences, development would occur within the existing Town limits, and development "would not require extension of roadways or infrastructure into areas that are not currently served" (refer to page 110 of the General Plan Final EIR). The General Plan EIR also found that the General Plan policies would "generally mitigate impacts associated with development that would be accommodated under the Draft Land Use Element. As envisioned in the plan, the community would retain its small town character while accommodating limited population growth and encouraging viable economic development" (refer to page 110 of the General Plan Final EIR). As implementation of the General Plan would ensure that housing needs are met and that environmental impacts associated with increased population are mitigated, impacts associated with population and housing in the cumulative condition would be **less than significant**. Therefore, there is no cumulative impact to which the project could contribute. The removal of 8 dwelling units from the project would not substantially alter the contribution of the project to cumulative impacts associated with population and housing.

Modified Transportation Alternative

As with the proposed project, the Modified Transportation Alternative would add 418 dwelling units to the Town, in addition to the 149 dwelling units that would be constructed by other projects included in the cumulative scenario. As implementation of the General Plan would ensure that housing needs are met and that environmental impacts associated with increased population are mitigated, impacts associated with population and housing in the cumulative condition would be **less than significant**. Therefore, there is no cumulative impact to which the Modified Transportation Alternative could contribute.

4.2.4 Mitigation Measures

All impacts related to population and housing would remain less than significant, and no mitigation measures are required.

INTENTIONALLY LEFT BLANK

4.3 BIOLOGICAL RESOURCES

This section evaluates the potential effects on biological resources associated with development and operation of The Village at Loomis (proposed project). The proposed project would develop 418 dwelling units, 56,000 square feet of commercial space, 25,000 square feet of office 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. The project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project, thus reducing the unit count from the 426 dwelling units that were evaluated in the Draft EIR, and omitting the southern portion of the trail along the eastern side of the open space. The Modified Transportation Alternative provides 418 total dwelling units, 49,000 square feet of commercial space, 25,000 square feet of office 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.

This section of the EIR describes the biological resources present within the project site; identifies special-status plant and wildlife species that are known to occur or potentially occur within the project site; outlines applicable federal, state, and regional regulations pertaining to protection of plant and wildlife species; evaluates potential project-specific impacts on biological resources; identifies mitigation measures to minimize these impacts; and evaluates the degree to which the project could contribute to cumulative impacts. Information to prepare this section is based on a Biological Resources Assessment for the 66.4-acre Village at Loomis Study Area prepared by Salix Consulting (April 2014), a Rare Plant Survey prepared by Barry Anderson Consulting Biologist (May 2014), a Stream Corridor Protection memo prepared by Salix Consulting (July 2014), a Wetland Delineation for the 66.4-acre Village at Loomis Study Area prepared by Salix Consulting (December 2014), and an Initial Arborist Report and Protected Tree Inventory Summary prepared by Sierra Nevada Arborists (April 2014). Copies of these reports are included in Appendix C to this ~~draft~~ environmental impact report (EIR).

No comments were received in response to the Notice of Preparation that addressed biological resources issues or concerns. The Notice of Preparation and comments received in response to that document are provided in Appendix A to this EIR.

4.3.1 Environmental Setting

Regional and Local Setting

The ±66-acre project site is located in the Town of Loomis adjacent to the north side of Interstate 80 (I-80), between King Road and Horseshoe Bar Road. The project site is located within the U.S. Geological Survey (USGS) Rocklin Quadrangle map. Habitats recognized on site include live oak woodland, valley oak woodland, annual grassland, and riparian. Although the majority of the site is vacant land, six dwelling units and one commercial building are located in the western portion of

the site. Three of the existing dwellings on site are located off Horseshoe Bar Road, two are accessible from Laird Street, and one from Library Drive. The commercial building is located on Horseshoe Bar Road. Surrounding land uses include residential developments to the north and west, Raley's grocery store and commercial land uses to the south, and vacant land to the east across I-80, which runs along the southeastern property boundary.

The elevation within the project site ranges between 370 feet and 410 feet above mean sea level. Annual precipitation in the project vicinity is approximately 22 inches, and the average temperature is 62°F (Western Regional Climate Center 2016). The majority of the site slopes down to an unnamed tributary to Secret Ravine that runs through the central portion of the project site.

The study area includes the entire ±66-acre site, which is composed of 13 parcels. Two large parcels form the majority of the project site, one parcel is 7.8 acres, and the remaining nine parcels are generally 5 acres or less. Parcel 043-080-015 comprises approximately 24 acres and is generally located at the southern terminus of Day Avenue. The second large vacant parcel, 043-080-044, comprises approximately 29 acres and is located at the eastern terminus of Library Drive.

Biological Communities

The project site consists of ±66 acres composed mostly of annual grassland (22.5 acres) and interior live oak woodland habitats (31.4 acres). The remaining habitat and associated acreage is composed of riparian wetland habitat (5.6 acres), valley oak woodland (4.4 acres), wetlands, and rural residential (2.5 acres), as displayed in Figure 4.3-1, Habitat Map. The habitat map also indicates mapped wetlands and waters of the US as an overlay, indicating where wetlands occur within these habitat designations.

The project site supports a wide diversity of wildlife due to the abundance of trees, the perennial drainage that provides a year-round source of water, and the unusually high number of snags that provide nesting cavities for many bird species.

Annual Grassland

Annual grassland habitat (see Figure 4.3-1) occupies approximately 22.5 acres within the project site and is composed primarily of weedy grass species. Many of these species also occur as understory plants in foothill woodlands. The most common and abundant species in the annual grassland include wild oat (*Avena fatua*), ripgut brome (*Bromus diandrus*), garden vetch and winter vetch (*Vicia sativa* and *V. villosa*), longbeak stork's bill (*Erodium botrys*), narrowleaf plantain (*Plantago lanceolata*), shortpod mustard (*Hirschfeldia incana*), Menzies' fiddleneck (*Amsinckia menziesii*), soft brome (*Bromus hordeaceus*), bristly dogstail grass (*Cynosurus echinatus*), yellow star-thistle (*Centaurea solstitialis*), and prickly lettuce (*Lactuca serriola*).

Poison oak (*Toxicodendron diversilobum*) is often found growing on rock outcrops scattered throughout the project site. Much of the grassland is periodically mowed for fire suppression. The western portion of the site experiences temporary disturbances due to use of this area as a temporary parking lot for local community events.

Many wildlife species use annual grasslands for foraging for all or part of their life cycles. Wildlife observed in the annual grassland includes western fence lizard (*Sceloporus occidentalis*), mourning dove (*Zenaida macroura*), western scrub-jay (*Aphelocoma californica*), bushtit (*Psaltriparus minimus*), dark-eyed junco (*Junco hyemalis*), American goldfinch (*Spinus tristis*), and house sparrow (*Passer domesticus*).

Valley Oak Woodland and Interior Live Oak Woodland

Valley oak woodland habitat within the site occupies approximately 4.4 acres located in the northeastern corner of the site and surrounding the riparian wetland habitat on site. The interior live oak woodland habitat covers 31.4 acres of the site and is located throughout the property. The woodland habitat is characterized predominantly by high numbers of native oak trees (*Quercus* spp.) that create a substantial canopy cover. The woodland on site includes valley oak (*Q. lobata*), blue oak (*Q. douglasii*), foothill pine (*Pinus sabiniana*), and interior live oak (*Q. wislizeni*) trees. The shrub layer is very dense in some locations and includes California buckeye (*Aesculus californica*), poison oak, Himalayan blackberry (*Rubus armeniacus*), chaparral honeysuckle (*Lonicera interrupta*), and toyon (*Heteromeles arbutifolia*). The herbaceous layer is composed of many similar species to those found in the annual grassland but includes other common species such as stickywilly (*Galium aparine*), miner's lettuce (*Claytonia perfoliata*), wavyleaf soap plant (*Chlorogalum pomeridianum*), and longbeak stork's bill. Wetland features, such as seasonal wetlands and swales, are embedded within the foothill woodland habitat.

These woodlands provide food and cover for many species of wildlife. Oaks have long been considered important to some birds and mammals as a food resource (for example, acorns, leaves, and twigs). Verner and Boss (1980) reported that 30 bird species known to use foothill oak habitats in California include acorns in their diet. Wildlife observed in the woodland includes Anna's hummingbird (*Calypte anna*), acorn woodpecker (*Melanerpes formicivorus*), white-breasted nuthatch (*Sitta carolinensis*), and Bewick's wren (*Thryomanes bewickii*).

Riparian

Riparian wetland habitat occupies approximately 5.6 acres and occurs in the central portion of the project site along the unnamed tributary to Secret Ravine. This area is a wide mosaic of wetland and upland vegetation. The overstory includes large Fremont cottonwoods (*Populus fremontii*) and valley oaks along the edge. Other species include Goodding's willow (*Salix gooddingii*), red willow (*S. laevigata*), and arroyo willow (*S. lasiolepis*). The stream is a braided network of slow-moving waterways that supports common freshwater marsh species including

broadleaf cattail (*Typha latifolia*), curlytop knotweed (*Persicaria lapathifolia*), watercress (*Nasturtium officinale*), broadleaf arrowhead (*Sagittaria latifolia*), and rice cutgrass (*Leersia oryzoides*). Much of the riparian wetland contained either saturated soils or standing water less than a few inches deep during the site survey in March 2014. On the outer (drier) edge of the riparian community, interior live oaks represent the transition to foothill woodland.

Riparian habitat provides food, water, migration and dispersal corridors, nesting habitat and thermal cover for several species of wildlife. Species observed in the riparian area included red-tailed hawk (*Buteo jamaicensis*), northern mockingbird (*Mimus polyglottos*), spotted towhee (*Pipilo maculatus*), and lesser goldfinch (*Spinus psaltria*).

Waters of the United States

A wetland delineation for the project site was completed in April 2014 and submitted to the U.S. Army Corps of Engineers (Corps) for verification. The wetland delineation was revised in December 2014 based on feedback from the Corps following a site visit in September 2014. The Corps submitted a Preliminary Jurisdictional Determination on January 22, 2015, verifying the wetland delineation conclusion that the site supports approximately 6.04 acres of wetlands.

Six categories of waters of the United States have been mapped in the study area: perennial stream, intermittent streams, riparian wetland, seasonal wetland, wetland swale, and drainage ditch, shown on Figure 4.3-2, Wetland Delineation Map, and summarized in Table 4.3-1. An unnamed perennial tributary to Secret Ravine flows through a large riparian wetland area in the central portion of the site and exits the property via a culvert under I-80. The perennial stream originates from a culvert that flows beneath the residential subdivision located north of the project site and outfalls into the large riparian wetland area.

Table 4.3-1
Waters of the United States on the Project Site

Type	Acreage
Other Waters	
Perennial Stream	0.31
Drainage Ditches	<0.01
Intermittent Streams	<0.01
Total Other Waters	*0.32*
Wetlands	
Wetland Swales (3 separate swales occur)	0.44
Seasonal Wetland (3 separate seasonal wetlands occur)	0.02
Riparian Wetland	5.26
Total Wetlands	*5.72*
Total Waters of the United States	**6.04**

Source: Salix Consulting 2014 (Appendix C).

Perennial Stream

Perennial streams, unlike ephemeral or intermittent streams, flow year-round. The unnamed tributary to Secret Ravine that crosses the center of the site from north to south was mapped as a perennial stream totaling 0.31 acre. The stream is represented as a broken blue line feature on the USGS Rocklin Quadrangle map. The stream appears to carry water originating as urban runoff from the residential subdivision north of the project site.

The slope between the subdivision and I-80 is approximately a 5% gradient decline. The stream exits the site through a large culvert under I-80 and eventually connects to Secret Ravine, less than 0.5 mile south of the project site. The stream system supports many hydrophytic species in the herbaceous layer, shrub layer, and tree layer.

The unnamed tributary drains into Secret Ravine, which is a major tributary to Dry Creek. Dry Creek drains into the Natomas Main Drainage Canal and ultimately into the Sacramento River.

Riparian Wetland

The riparian wetland surrounds the perennial stream, and provides a well-developed habitat. The riparian wetland waters of the United States type is a subset of the larger riparian habitat area described previously. Much of the riparian wetland contained either saturated soils or standing water less than a few inches deep at the time of the March 2014 field assessments. A total of 5.26 acres of the riparian wetland category of waters of the United States occur on site.

Wetland Swale

Wetland swales are water conveyance features that do not develop the bed-and-bank morphology typical of streams. Moreover, they usually have wetland soils and are vegetated with wetland species. Three wetland swales (WS-1, WS-2, and WS-3), totaling 0.44 acre, were mapped in the central portion of the site. WS-1 runs through the center of the project site and drains into the on-site perennial stream. WS-1 appears to carry stormwater runoff and may also be charged by a high groundwater table. Vegetation within the swale includes denseflower willowherb (*Epilobium densiflorum*), irisleaf rush (*Juncus xiphioides*), and Italian ryegrass (*Festuca perennis*).

WS-2 is located in the northeastern portion of the project site. The swale drains off site toward I-80, where it apparently enters the storm drain system. Large valley oak trees and Fremont cottonwoods are rooted within the wetland swale. The edges and drier portions of the swale include interior live oak trees and California buckeye. The understory is a dense cover of Himalayan blackberry with sporadic patches of irisleaf rush. WS-3 is located in the central portion of the project site and flows from the northwest and also drains into the perennial stream in the center of the site.

Drainage Ditch

Two drainage ditches are located in the northern portion of the project site. One is located in the northeast portion of the site and appears to drain water from the adjacent subdivision and from north of King Road. It daylights onto the site in an open, blackberry-lined channel and flows south into a culvert that transports water under I-80. The second drainage ditch is located southeast of Silver Ranch Avenue and drains from the David Avenue subdivision. Each ditch is less than 0.01 acres in size.

Seasonal Wetland

Three seasonal wetlands are identified on the project site totaling 0.02 acres. Seasonal wetland 1 (SW-1) is located in the eastern portion of the site at the bottom of a swale that is contained by the toe slope of I-80. It is located under a dense canopy of buckeye and live oak (*Quercus agrifolia*) and supports little vegetation. SW-2 is located in the western portion of the site and is a depression along a shallow swale that primarily contains ryegrass. SW-3 is located at a culvert outfall along a gravel road that stubs into I-80. It is a small depression that supports curly dock (*Rumex crispus*).

Native Trees

The tree inventory (Appendix C) identified 1,921 trees within the portions of the project site that are proposed for development. Of the 1,921 trees identified, 1,633 trees meet the definition of a protected tree under the Town's Tree Conservation Ordinance (outlined under Section 4.3.2, Regulatory Setting). ~~The arborist report (see Appendix C) identified a total of 1,945 trees within the portions of the project site that are proposed for development. Of these trees, 1,684 are protected trees, which are those that meet the Town's Tree Conservation Ordinance standards (outlined under Regulatory Setting).~~ Of the 1,92145 trees inventoried, ~~261~~ 310 are not protected by the ~~Town's ordinance or are dead~~ordinance, and ~~242~~ 248 protected trees are recommended for removal due to compromised health ~~and/~~or structural instability. The trees within the proposed open space areas were not inventoried and are not proposed for removal.

Wildlife Occurrence

The project site supports a diversity of wildlife due to the number of trees that provide roosting and nesting sites, a wide variety of food sources, and the water sources on site. The following birds and animals were observed in the annual grassland and foothill woodland areas during the field surveys: California quail (*Callipepla californica*), northern flicker (*Colaptes auratus*), white-breasted nuthatch, wild turkey (*Meleagris gallopavo*), Nuttall's woodpecker (*Picoides nuttallii*), oak titmouse (*Baeolophus inornatus*), ruby-crowned kinglet (*Regulus calendula*), orange-crowned warbler (*Oreothlypis celata*), yellow-rumped warbler (*Setophaga coronata*),

spotted towhee, California towhee (*Melozone crissalis*), and savannah sparrow (*Passerculus sandwichensis*). Red-tailed hawks and a white-tailed kite (*Elanus leucurus*) were also observed flying over the project site. Within the riparian wetland area, bird activity was high and black phoebe (*Sayornis nigricans*), marsh wren (*Cistothorus palustris*), red-shouldered hawk (*Buteo lineatus*), and acorn woodpecker were observed.

Common urban wildlife known to use the project site include coyote (*Canis latrans*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginianus*), and mule deer (*Odocoileus hemionus*). Botta's pocket gopher (*Thomomys bottae*), California ground squirrel (*Spermophilus (Otospermophilus) beecheyi*), and other small rodents were also observed in the grassland and woodland habitats.

Special-Status Species

Federal and state endangered species legislation gives special status to several plant and animal species known to occur in the vicinity of the project site. In addition, state resource agencies and professional organizations, whose lists are recognized by agencies when reviewing environmental documents, have identified some species occurring in the vicinity of the project site as sensitive. Such species are referred to collectively as "special-status species."

The Biological Resources Assessment (see Appendix C) included the results from a query of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDB) in April 2014 providing location records for special-status species known to occur in the region surrounding the study area. Quadrangles included in the query were Clarksville, Folsom, Citrus Heights, Auburn, Gold Hill, Rocklin, Pilot Hill, Lincoln, and Roseville. The Biological Resources Assessment also includes a review of the special-status species lists for the Rocklin USGS quadrangle and Placer County created by the U.S. Fish and Wildlife Service (USFWS). The California Native Plant Society (CNPS) Inventory was also checked in April 2014 for special-status plants occurring in the area. Figure 4.3-3, CNDDB Species Occurrence Locations, shows the known occurrence locations of the special-status species in the region. A new CNDDB and CNPS search was performed by Dudek in December 2014 (at the time the Notice of Preparation was provided for public review) to capture species updates since the April 2014 search. These results are also included in Appendix C to this draft EIR.

For the purposes of this section, special-status species are those that fall into one or more of the following categories:

- Listed as endangered or threatened under the federal Endangered Species Act (FESA) (including candidates and species proposed for listing)

- Listed as endangered or threatened under the California Endangered Species Act (CESA) (including candidates and species proposed for listing)
- Designated as rare, protected, or fully protected pursuant to California Fish and Game Code
- Designated a Species of Concern by the CDFW
- Defined as rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA)
- Listed as California Rare Plant Rank (CRPR) 1, 2, 3, or 4 by the CNPS

The list of special-status species in the region of the project site includes 24 plant species and 24 animal species. Of the 24 plant species listed, nine were identified as having potential to occur on site based on the presence of suitable habitat and the species occurrence within or near a 5-mile radius of the project site. Of the 24 animal species listed, five were identified as having potential to occur on site based on the same criteria. The remaining plant and animal species were removed from consideration due to lack of suitable habitat. Table 4.3-2 provides a summary of the species considered to have potential to occur on site, presented in more detail in the paragraphs following the table. The potential for occurrence of each species was classified as follows:

- **Low.** Some habitat may occur on the site, but prior disturbance or other activities may restrict or eliminate the possibility of the species occurring. Habitat may be very marginal, or the site may be outside the range of the species.
- **Moderate.** Marginal to suitable habitat occurs on the site.
- **High.** Good habitat occurs, but the species was not observed during surveys.
- **Occurs.** Species was observed during surveys.

Table 4.3-2
Special-Status Species with Potential to Occur on The Village at Loomis Project Site

Species	Habitat	CNPS	CDFW	USFWS	Potential to Occur
Plants					
Big-scale balsamroot *Balsamorhiza macrolepis* var. *macrolepis*	Chaparral, cismontane woodland, valley and foothill grassland/sometimes serpentinite; elevation 300–4,600 feet	1B.2	—	—	Moderate. Marginal habitat present.
Hispid bird's beak *Cordylanthus mollis ssp. Hispidus*	Meadows and seeps, playas, valley and foothill grassland; elevation 0–500 feet	1B.1	—	—	None. No suitable habitat on site.
Dwarf calicoflower *Downingia pusilla*	Valley and foothill grassland (mesic), vernal pools; elevation 0–1,500 feet	2B.2	—	—	None. No suitable habitat on site.

Table 4.3-2
Special-Status Species with Potential to Occur on The Village at Loomis Project Site

Species	Habitat	CNPS	CDFW	USFWS	Potential to Occur
Boggs Lake hedge-hyssop *Gratiola heterosepala*	Marshes and swamps (lake margins), vernal pools; elevation 30–9,000 feet	1B.2	CE	—	None. No suitable habitat on site.
Ahart's dwarf rush *Juncus leiospermus* var. *ahartii*	Valley and foothill grassland; elevation 90–600 feet	1B	—	—	Low. Marginal habitat exists on site.
Red Bluff dwarf rush *Juncus leiospermus* var. *leiospermus*	Chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, vernal pools; elevation 90–2,800 feet	1B.2	—	—	Moderate. Potential habitat for this species exists on site.
False Venus' looking glass *Legenere limosa*	Vernal pools; elevation 0–2,500 feet	1B.2	—	—	None. No suitable habitat on site.
Pincushion navarretia *Navarretia myersii*	Vernal pools; elevation 60–1,200 feet	1B.1	—	—	None. No suitable habitat on site.
Sanford's arrowhead *Sagittaria sanfordii*	Marshes and swamps (assorted shallow freshwater); elevation 0–2,100 feet	1B	—	—	Low. Marginal habitat exists on site.
Wildlife					
Vernal pool fairy shrimp *Branchinecta lynchi*	Primarily in vernal pools and seasonal wetlands that fill with water during fall and winter rains and dry up in spring and summer.	—	—	FT	Low. The seasonal wetland and swales provide potential habitat for this species; however, the site is outside the typical range for this species.
Vernal pool tadpole shrimp *Lepidurus packardi*	Associated with low-alkalinity seasonal pools in unplowed grasslands. Found only in ephemeral freshwater habitats, including alkaline pools, clay flats, vernal lakes, vernal pools, vernal swales, and other seasonal wetlands in California.	—	—	FE	Low. The seasonal wetlands provide potential habitat for this species; however, periodic mowing and other disturbance limit the quality of the habitat for this species.
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	Elderberry (*Sambucus nigra caerulea*) shrubs in woodland and riparian habitats.	—	FT	—	High. Four elderberry shrubs occur on site.

Table 4.3-2
Special-Status Species with Potential to Occur on The Village at Loomis Project Site

Species	Habitat	CNPS	CDFW	USFWS	Potential to Occur
Western spadefoot *Spea hammondii*	Requires vernal pools, seasonal wetlands, or stock ponds for breeding	—	SSC	—	None. No suitable breeding habitat on site.
California red-legged frog *Rana draytonii*	Deeper pools and streams with emergent or overhanging vegetation	—	SSC	FT	Low. Outside current range of species. Low quality habitat on site.
Western pond turtle Emys marmorata	Permanent aquatic habitats with suitable basking sites and adjacent upland habitat.	—	SSC	—	Low. Marginally quality habitat in riparian wetland (lacks ponds).
Tricolored blackbird (nesting colonies) *Agelaius tricolor*	Open water areas with tall emergent vegetation or in willow and blackberry thickets	—	SSC	—	Moderate. Suitable nesting habitat occurs within riparian wetland.
Grasshopper sparrow (nesting) *Ammodramus savannarum*	Dry, dense grasslands, often native grassland, or foothills and Central Valley	—	SSC	—	Low. Marginal quality nesting habitat present on site. Very rare within project region.
White-tailed kite (nesting) *Elanus leucurus*	Open grassland, meadows, and farmlands. Nests in tall trees near foraging areas.	—	CFP	—	Moderate. Suitable nesting and foraging habitat present throughout site. Observed foraging on site during field assessment.
Bald eagle (nesting and wintering) *Haliaeetus leucocephalus*	Lake margins and rivers. Nests in large old-growth trees.	—	CE CFP	—	None. No suitable nesting habitat present.
California black rail *Laterallus jamaicensis coturniculus*	Inhabits salt, fresh or brackish water marshes with little fluctuations. In freshwater the preference is for dense bulrush and cattails.	—	CT	—	Moderate. Suitable habitat occurs in association with riparian wetland in central portion of site.
Purple martin (nesting) *Progne subis*	Summer visitor of woodlands and low-elevation coniferous forests.	—	SSC	—	Moderate. Suitable nesting habitat in snags and tree cavities throughout site.
western yellow-billed cuckoo *Coccyzus americanus occidentalis*	Wooded habitat with dense cover and water nearby, including woodlands with low, scrubby, vegetation, overgrown orchards, abandoned farmland, and dense thickets along streams and marshes.	—	CE	FT	Low. The urban nature of the site surroundings likely precludes this species from occurring on site.

Table 4.3-2
Special-Status Species with Potential to Occur on The Village at Loomis Project Site

Species	Habitat	CNPS	CDFW	USFWS	Potential to Occur
Townsend's big-eared bat *Corynorhinus townsendii*	Roosts in caves and mines or other human-made structures	—	SSC	—	None. No suitable habitat present.

Federal:
FE - Federal Endangered
FT - Federal Threatened
State:
CE - California Endangered
CT - California Threatened
CR - California Rare
Other:
CNPS—
CRPR 1B Rare, threatened or endangered in California
CRPR 2 R, T, or E in California, more common elsewhere
1 – Seriously threatened in California
2 – Fairly threatened in California

Plants

Several special-status plants are known to occur in the surrounding region but require habitats that do not occur within the project site. Species that have moderate to high potential to occur on the project site are described in the following paragraphs.

Big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*) is an herbaceous perennial member of the sunflower family (Asteraceae). It has no state or federal status, but it is listed as CRPR 1B. This species has large yellow flowering heads and leaves that arise from the ground. It differs, in part, from other balsamroots by having coarsely serrate leaves. Big-scale balsamroot grows in open woodlands and grasslands at widely scattered locations in Northern California, and will tolerate serpentine soil. It blooms from March to June.

Dwarf calicoflower (*Downingia pusilla*) is an annual herb in the bellflower family (*Campanulaceae*). It is not state or federally listed, but it is listed as CRPR 1B. This species has an erect stem with lanceolate or awl-like leaves with terminal blue or white flowers that bloom from March to May. It grows in valley or foothill grassland and vernal pool habitats. This species typically occurs in the Central Valley generally to the west of the project site and is not known to occur in the project area; however, potential habitat for this species occurs on site.

Red Bluff dwarf rush (*Juncus leiospermus* var. *leiospermus*) is an annual herb in the rush family (*Juncaceae*). It is not state or federally listed, but it is listed as CRPR 1B. This species has a cylindric or flat stem with leaves that often closely resemble the stem. Red Bluff dwarf rush blooms from March to June and grows in vernally mesic habitats including cismontane woodland, chaparral, meadows and seeps, valley and foothill grassland and vernal pools.

None of these special-status plant species were observed during the May 30, 2014, site visit, as indicated in the Rare Plant Survey (see Appendix C).

Wildlife

Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) is a federally listed threatened insect species that requires elderberry shrubs (*Sambucus nigra caerulea*) for most of its life cycle. This species uses shrubs with stem diameters at ground level of 1.0 inch or greater. Use of the plants by the beetle is rarely apparent. Frequently, the only exterior evidence of the shrub's use by the beetle is an exit hole created by the larva just before the pupal stage.

The beetle's current distribution is patchy throughout the remaining riparian forests of the Central Valley from Redding to Bakersfield and associated foothills from approximately 3,000 feet in elevation on the east and the watershed for the Central Valley on the west. The beetle appears to be only locally common (i.e., found in population clusters that are not evenly distributed across the Central Valley).

Suitable habitat for valley elderberry longhorn beetle in the form of individual elderberry shrubs was observed in four locations within the study area during the March 2014 field surveys. Each shrub was inspected for exit holes and all the stems measured. Table 4.3-3 summarizes the valley elderberry longhorn beetle survey data.

Table 4.3-3
Elderberry Shrub Location and Stem Count Summary

Location	Exit Holes Present?	No. of Stems with Diameter 1–3 Inches	No. of Stems with Diameter >3 to <5 Inches	No. of Stems with Diameter 5 Inches or Greater
E1. Located in non-riparian area in north-central portion of site. Occurs in annual grassland just south of subdivision	Yes	1	1	7
E2. Located in non-riparian area in northeastern portion of site. Occurs in annual grassland just south of King Road.	Yes	10	0	1
E3. Located in non-riparian area in northeastern portion of site. Occurs just inside the edge of foothill woodland located east of subdivision.	Yes	3	0	1
E4. Located in non-riparian area just to the west of E3 in dense area of live oak and buckeye.	No	2	1	0
Total Number of Stems for Study Area		**16**	**2**	**9**

Source: Salix Consulting 2014 (see Appendix C).

Tricolored blackbird (*Agelaius tricolor*) is a highly colonial species that primarily nests in freshwater emergent wetlands of the Central Valley, but is also known from the adjacent foothills of the Sierra Nevada (Shuford and Gardali 2008, as cited in Salix 2014 (see Appendix C)). Nesting colonies of this species have been documented to occur both on the floor of the Sacramento and San Joaquin valleys and in the foothills. It is noted that the California Fish and Game Commission decided on June 11, 2015, not to list this species as threatened under the CESA; however, nesting colonies are still considered sensitive by CDFW. This species generally requires open water, with protected nesting habitat, and suitable foraging areas close to the colony. Breeding and nesting typically takes place in dense cattails or tules, but is also documented in thickets of willow, blackberry, wild rose, and tall herbs (Shuford and Gardali 2008, as cited in Salix 2014 (see Appendix C)). Nests are usually located a few feet over, or near, freshwater. Nesting colonies can vary in size from a minimum of 50 nests to more than 20,000 in an area of 10 acres or less (Shuford and Gardali 2008, as cited in Salix 2014 (see Appendix C)).

Within the project region, the CNDDB has documented nesting colonies of tri-colored blackbird to the northwest in the Lincoln area and to the south near Granite Bay and Folsom (CDFW 2014). The closest documented occurrence is from approximately 6 miles south of the study area in Granite Bay. This 1997 occurrence was located in a freshwater marsh dominated by cattails and surrounded by development. In 2000 a nesting colony of tricolored blackbirds was documented in a shallow farm pond approximately 7 to 8 miles northwest of the study area. Within the study area, suitable habitat to support a nesting colony of tricolored blackbird occurs in association with the riparian wetland in the central portion of the site. The riparian wetland provides habitat components considered suitable for nesting, including persistent water and sturdy emergent or riparian vegetation, located near foraging areas. The freshwater marsh and thickets of willow and blackberry in the riparian wetland provide suitable habitat for the species.

White tailed kite (*Elanus leucurus*), a California fully protected species, is typically found in grassy foothill slopes interspersed with oaks (including interior live oak, agricultural areas, and marshy bottomlands). They generally forage in undisturbed open grasslands, farmlands, meadows, and emergent wetlands, in areas with a high prey base. Nest trees range from single isolated trees to trees within larger stands. Nests of white-tailed kite are constructed near the top of oaks, willows, or other tall trees from 20 to 100 feet above ground. Breeding takes place from February to October, with peak activity from May to August. Incubation lasts between 28 and 30 days, and young usually fledge by October (Zeiner et al. 1990a, as cited in Salix 2014 (see Appendix C)).

The CNDDB documents nesting occurrences of white-tailed kite within the project region (CDFW 2014). The closest documented nesting occurrence is from Traylor Ranch to the northwest and just west of Penryn. Woodland areas located throughout the site provide suitable nesting habitat for the species, due to the presence of adjacent foraging areas. One white-tailed

kite was observed foraging in open grassland in the northeast portion of the project site during the field survey. Based on the presence of suitable habitat and observation of the species foraging on site, it is possible for white-tailed kite to nest in foothill woodland habitats of the study area.

California black rail (*Laterallus jamaicensis coturniculus*) is a state-listed threatened species that inhabits salt, fresh, and brackish water marshes. In freshwater habitats, their preference is for dense bulrushes (Cyperaceae) and cattails. They require marshes with little daily and/or annual water fluctuations to provide adequate cover from predators and to conceal nest sites. Their nests are concealed in dense vegetation, usually consisting of pickleweed and tall grasses. Several scattered populations of California black rail have been documented from Butte County to southern Nevada County in the Sierra Foothills.

The riparian area with emergent wetland vegetation that occurs along the central portion of the study area supports a large contiguous path of dense cattails and bulrushes. The CNDDB documents only two occurrences of California black rail within the project region (CDFW 2014). The black rail was previously detected in a wetland area associated with Clover Valley Creek, approximately 2 miles west-northwest of the project site. The on-site riparian wetland provides habitat considered suitable for the species. The likelihood of observing this rare and secretive bird is low; however, due to the quality of the habitat on site and a known occurrence within 5 miles, the California black rail could occur on site.

Purple martin (*Progne subis*) is an uncommon to rare, local summer resident in low elevation woodlands of California (Shuford and Gardali 2008, as cited in Salix 2014 (see Appendix C)). They occur in a variety of woodlands, including oak woodland and riparian communities, and in low-elevation coniferous forests. Nesting usually takes place in tall, old trees or snags located near water. Nests are constructed in old woodpecker cavities, but are occasionally constructed in artificial structures such as culverts or under bridges. Purple martins arrive from South America in late March. Breeding then takes place from April to August, with peak activity in June. Depending on site availability, purple martins will sometimes nest colonially. Young of this species fledge at approximately 24 to 31 days (Zeiner et al. 1990, as cited in Salix 2014 (see Appendix C)).

The CNDDB documents only one known occurrence of purple martin within the project region. This occurrence is from the southwest near the Highway 65 overpass over Taylor Road. Snags and tree cavities throughout the site, many of which are located within and near the riparian wetland, provide suitable nesting habitat for purple martin. Therefore, despite the rarity of this species within the region, nesting of purple martin within the project site is considered possible.

4.3.2 Regulatory Setting

Federal Regulations

Federal Endangered Species Act

Projects that would result in impacts to federally listed threatened or endangered species are required to comply with the FESA, which is administered by USFWS. Section 9 of the FESA prohibits unauthorized take of listed species. "Take" is defined by the FESA as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." USFWS has further defined the terms "harass" and "harm." "Harassment" is defined as an act that "creates the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavior patterns that include, but are not limited to, breeding, feeding, or sheltering." "Harm" is defined to include the following: "significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns such as breeding, feeding, or sheltering."

The ESA defines "incidental take" as take that is incidental to, and not the purpose of, an otherwise lawful activity. Incidental take of listed species can be authorized by USFWS as long as the incidental take will not result in extinction of the species.

FESA compliance for projects that may affect federally listed species can be accomplished by federal agencies under Section 7 of the FESA or by private parties or non-federal agencies under Section 10 of the FESA. The objective under Section 7 of the FESA is to determine whether a federally funded or federally authorized project would adversely affect a listed species or designated critical habitat, and to identify measures necessary to reduce impacts to the species to an acceptable level. Section 10 of the FESA applies when there is no federal nexus, i.e., when no federal agencies are involved with the project. Different standards apply in the two different contexts. For example, under Section 7, the participating federal agencies must consider whether a proposed action could destroy or adversely modify critical habitat. This inquiry is not specifically required under Section 10.

Section 404 of the Clean Water Act

The Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) regulate the discharge of dredge and fill material into waters of the U.S. under Section 404 of the Clean Water Act. Waters of the U.S. are defined as "all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide." These include the following:

- All interstate waters including interstate wetlands

- All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds
- All impoundments of waters otherwise defined as waters of the United States under the definition
- Tributaries of waters
- Territorial seas
- Wetlands adjacent to waters (other than waters that are themselves wetlands)

The Corps will typically exert jurisdiction over that portion of the project site that contains waters of the United States. This jurisdiction includes approximately the bank-to-bank portion of a creek up to the ordinary high water mark along its entire length, and adjacent wetland areas.

Section 401 of the Clean Water Act

The State Water Resources Control Board has authority over discharges of dredged or fill material into waters of the United States through Section 401 of the Clean Water Act, which requires that an applicant for a Section 404 permit also obtain certification from the appropriate state agency stating that the fill is consistent with the state's water quality standards and criteria. In California, the authority to either grant certification or waive the requirement for permits is delegated by the State Water Resources Control Board to the nine regional boards. The Central Valley Regional Water Quality Control Board is the appointed authority for Section 401 compliance in the project area. Once an application is filed with the Corps, a request for certification or waiver must be submitted to the regional board. The regional board has 60 days to review the application and act on it. If a CEQA document is being prepared for the project requesting the certification, the CEQA document must first be certified before the regional board can issue the water quality certification. Because no Corps permit is valid under the Clean Water Act unless certified by the state, these boards may effectively veto or add conditions to any Corps permit.

Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (16 U.S.C., Section 703, Supplement I, 1989) regulates and prohibits taking, killing, possession of, or harm to migratory bird species listed in Title 50 of the Code of Federal Regulations, Section 10.13. This international treaty for the conservation and management of bird species that migrate through more than one country is enforced in the United States by the USFWS. Additionally, as discussed below, Section 3513 of the California Fish and Game Code states that it is unlawful to take or possess any migratory non-game bird as designated in the Migratory Bird Treaty Act. This provides CDFW with enforcement authority for project-related impacts that would result in the take of bird species protected under the

Migratory Bird Treaty Act. Hunting of specific migratory game birds is permitted under the regulations listed in Title 50 of the Code of Federal Regulations, Section 20. The Migratory Bird Treaty Act was amended in 1972 to include protection for migratory birds of prey (raptors).

State Regulations

California Endangered Species Act

The CESA, established under California Fish and Game Code Section 2050 et seq., identifies measures to ensure that endangered species and their habitats are conserved, protected, restored, and enhanced. The CESA restricts the take of plant and wildlife species listed by the state as endangered or threatened, as well as candidates for listing. Section 86 of the California Fish and Game Code defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Under Section 2081(b) of the Fish and Game Code, CDFW has the authority to issue permits for incidental take for otherwise lawful activities. Under this section, CDFW may authorize incidental take, but the take must be minimal and permittees must fully mitigate project impacts. CDFW cannot issue permits for projects that would jeopardize the continued existence of state listed species.

CDFW maintains lists for Candidate-Endangered Species and Candidate-Threatened Species. Candidate species and listed species are given equal protection under the law. CDFW also lists Species of Special Concern based on limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Designation of Species of Special Concern is intended by CDFW to be used as a management tool for consideration in future land use decisions; these species do not receive protection under the CESA or any section of the California Fish and Game Code, and do not necessarily meet CEQA Guidelines Section 15380 criteria as rare, threatened, endangered, or of other public concern (14 CCR 15000 et seq.). The determination of significance for California Species of Special Concern must be made on a case-by-case basis.

Section 2080.1 of the California Fish and Game Code stipulates that for persons obtaining incidental take statements or permits from the Department of the Interior (e.g., USFWS) for a federally listed species that is also state listed or a candidate for state listing, no further authorization or approval is necessary under CESA for that person to take that listed species if that person does both of the following:

1. Notifies CDFW in writing that the person has received an incidental take statement or an incidental take permit issued pursuant to the FESA; and
2. Includes in the notice to CDFW a copy of the incidental take statement or incidental take permit.

CDFW publishes receipt of the notice in the General Public Interest section of the California Regulatory Notice Register. Within 30 days of their receipt of the notice, CDFW determines whether the federal incidental take statement or incidental take permit is consistent with the requirements of CESA. If CDFW determines that the incidental take statement or incidental take permit is not consistent with CESA, then the taking of that species may only be authorized pursuant to California Fish and Game Code Section 2080 et seq.

Nesting Birds, Raptors, and Migratory Birds

California Fish and Game Code Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nests or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. California Fish and Game Code Section 3503.5 protects all birds of prey (raptors) and their eggs and nests, and Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the Migratory Bird Treaty Act. These regulations could require that vegetation removal or construction near nest trees be reduced or eliminated during critical periods of the nesting cycle unless surveys by a qualified biologist demonstrate that nests, eggs, or nesting birds will not be disturbed, subject to approval by CDFW and/or USFWS.

Fully Protected Species

Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the California Fish and Game Code designate certain species as fully protected. Fully protected species, or parts thereof, may not be taken or possessed at any time, and no provision of the California Fish and Game Code or any other law may be construed to authorize the issuance of permits or licenses to take any fully protected species.

Streambed Alteration Agreements

Under Chapter 6 of the California Fish and Game Code, CDFW is responsible for the protection and conservation of the state's fish and wildlife resources. As amended effective January 1, 2004, California Fish and Game Code Sections 1600 through 1616 regulate activities by which a public or private entity proposes to "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake." Section 1600 et seq. of the code defines the responsibilities of CDFW and the requirements for public and private applicants to obtain an agreement for the activities referenced above. In general, a Streambed Alteration Agreement is necessary where any such proposed activity would "substantially adversely affect an existing fish or wildlife resource." The local CDFW warden or unit biologist typically has responsibility for issuing Streambed Alteration Agreements. These agreements usually include specific requirements related to construction techniques and remedial and compensatory

measures to mitigate for adverse impacts. CDFW may also require long-term monitoring as part of an agreement to assess the effectiveness of the proposed mitigation.

Sensitive Vegetation Communities

California Fish and Game Code Sections 1385–1391, the California Riparian Habitat Conservation Act, identifies valley and foothill riparian habitat as a sensitive resource. This habitat provides important habitat value for wildlife and is the only sensitive plant community on the project site. There are other sensitive plant communities, such as alkali meadow, alkali seep, and northern hardpan vernal pool, within 5 miles of the project area (CDFG 2008), but none are located within the project site.

Local Regulations

Town of Loomis Tree Conservation Ordinance

Chapter 13.54 of the Town's Municipal Code provides regulations for the protection, preservation, and maintenance of native oak trees; the habitat values of oak woodlands; trees of historic or cultural significance; groves and stands of mature trees; and mature trees in general that are associated with proposals for development. The Town adopted a Tree Ordinance in 2014. Relevant passages of the Tree Ordinance are as follows:

> According to Chapter 13.54, Section 13.54.030, a protected tree is defined as a native oak tree with a trunk that is a minimum of six inches in diameter as measured at breast height (DBH) for Interior Live Oak, Valley Oak, and Oracle Oak and 4 inches DBH for Blue Oak; and any oak trees with multiple trunks that have an aggregate DBH of at least 10 inches, or any Heritage Tree. This also includes any trees preserved or replanted pursuant to Chapter 13.54.090, except for Exempt Trees and those classified as invasive species by the California Invasive Pest Council and non-native trees listed as not to be planted on Town-owned property in the Master Tree List.
>
> Native Trees are defined as a living tree, or hybrids thereof, of the interior live oak (*Quercus wislizenii*), valley oak, blue oak (*Quercus douglasii*), and oracle oak (*Quercus* × *morehus*).
>
> A Heritage Tree is any tree identified by council resolution. As of the date of the publication of this Draft EIR, the Council has not adopted any resolution identifying Heritage Trees.

13.54.060 Exempt Activities

The following activities are considered exempt from the mitigation provisions of this Chapter [relevant portions only]:

E. The removal of dead, dying, or hazardous trees, as determined by the Town Manager, the Town Arborist, or an arborist approved by the Town manager (rated a 0 "dead," or 1 "dying or hazardous," or 2 "major corrective care needed") shall not require mitigation. Photographic evidence may be required.

G. Protected Trees removed for construction of public infrastructure improvements (streets and sidewalks) required as a condition of development approval, shall be exempt from tree mitigation requirements provided all feasible alternatives to reduce the number of trees proposed for removal have been exhausted.

13.54.080 Permit, Application, Process, Decision

A. Any person seeking to perform any activity for which a Tree Permit is required by this Chapter shall fill out an application containing the following information:

1. Location, size and species of the tree(s) affected:
2. The type of activity for which the permit is sought;
3. A statement of the reasons for the activity;
4. A written evaluation of the health and status of the tree(s) affected prepared by a registered forester or an International Society of Arborists (I.S.A) certified arborist and evaluating the following: Overall rating of tree condition, by tree number, according to the following categories:

   Rating #0: This indicates a tree that has no significant sign of life.

   Rating #1: The problems are extreme. This rating is assigned to a tree that has a structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

   Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with corrective work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a #3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in the Arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that an Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect, especially with the unpredictability of nature, but with this highest rating, the conditions should be considered excellent.

5. The certified arborist or registered forester preparing the report shall not be from the tree company retained to remove the trees.
6. For a development project, the tree plan provided by Section 13.54.120.

Section 13.54.090 Removal of Trees, Mitigation and Replacement

When the Town Manager has granted a Tree Permit to remove a Protected Tree, said permit shall require the applicant to replace the tree with a living tree (or trees) of the same species on the property or within the Town of Loomis, in a location approved by the Town Manager. Said location will be specified in the Tree Permit. The replacement requirement shall be calculated as provided by Table 5-3 [see Table 4.3-4 herein]. The property owner will replace the Tree(s) and continue to replace the replacement tree(s) if the tree(s) die(s) anytime within five (5) years of the initial planting. Annual Arborist monitoring with a written report is required to ensure survival of the trees. The removal of dead, dying or hazardous trees, as determined by the Town Manager, the Town Arborist, or an arborist approved by the Town Manager (rated a 0 “dead” or 1 “dying” or 2 “major corrective care needed”) shall not require mitigation.

Table 4.3-4
Tree Conservation Ordinance Tree Removal Mitigation

Species of Trees to Be Removed	Size of Trees in DBH (inches)	T4, T6, or T8 Tree Pots or #5/5 Gal*	#15 (15 Gal) Mitigation Trees, OR	In-Lieu Fee Amount $ per Inch of Tree Removed
Blue oak	4–9.9	4	2	$100
	10–24.9	6	3	$110
	25–29.9	8	4	$120
	30–34.9	10	5	$130
	>35	12	6	$140
Valley oak	6–9.9	3	1	$90
	10–24.9	4	2	$100
	25–29.9	5	3	$110
	30–34.9	6	4	$120
	>35	8	5	$130
Interior live oak	6–9.9	3	1	$80
	10–24.9	4	2	$90
Oracle oak	25–29.9	5	3	$100
	30–34.9	6	4	$110
	>35	8	5	$120

* T4, T6, T8 Tree Pot refers to a tree container with a square top. A T4 tree pot is 4 × 4 × 14 inches, a T6 tree pot is 6 × 6 × 16 inches, and a T8 tree pot is 8 × 8 × 18 inches (Loomis Municipal Code Section 13.54.030 (definitions)).

For each species and size class, 1 or a combination of columns may be used to determine total mitigation. Up to 50% of the required replacement trees may have T4, T6, T8 Tree Pots (oaks) container size, where the Town Manager determined that long term tree health and survival will be improved by starting with a smaller container size, and that each tree with a container size less than #15 will not be in a location where it will be more subject to damage while it is becoming established than a larger tree. If the property owner is unable to replace the tree on his or her property or within an area approved by the Town Manager, the Town Manager shall require the property owner to pay an in-lieu fee to the Town.

Small Tree and Native Tree Preservation Credits (TPC). The Town may consider preservation of seedling and sapling native oak trees that are smaller than 6″ DBH (4″ DBH for Blue Oaks) as a credit toward the total removed inches. For example, a 1 ″ sapling (caliper) would equal 1 ″ of mitigation. These smaller trees are valuable because they are already established. Trees with calipers of less than 1 ″ shall not be eligible for credit under this provision. Retention of small blue oaks is especially encouraged. Any tree that is to be considered for preservation credit shall be evaluated, included in the arborist report, rated a 3, 4, or 5 and located in a suitable site with adequate spacing. They must be marked as protected mitigation trees (e.g., tagged or staked), and fenced during construction just as protected trees are

required to be fenced. TPC shall not count if they are in a poor growing space due to position within the CRZ [critical root zone] of another Protected Tree to be preserved, or are likely to be adversely impacted by the proposed development or they are located in a non-development zone. They shall be included as Protected Trees in all required monitoring as stated in 13.54.090 of this Chapter.

Section 13.54.100 Use of In-Lieu Fees

In-lieu fees shall not be used for any other purposes other than for tree planting or propagation, purchasing, maintenance, preservation programs (including, but not limited to, land purchase and/or conservation easements), public education programs regarding trees which supports the purposes of this Chapter (e.g., workshops on proper pruning), and activities in support of the administration of this Chapter. Fees collected pursuant to this Chapter may be directed by the Town Council to non-profit organizations for the implementation of programs consistent with the purposes of this Chapter within the Town of Loomis.

Section 13.54.120 Development Projects, Tree Plan Required

An application for a development project shall be accompanied by a tree plan, prepared by a certified arborist, containing the following information:

A. Contour map showing the extent of grading within any part of the CRZ, plus existing and proposed grades and the location, size, species and condition of all existing trees which are located upon the property proposed for development.

B. Identification of those trees which the applicant proposes to preserve and those trees which are proposed to be removed and the reason for such removal, including identification of all on-site Protected Trees.

C. A description of measures to be followed to insure survival of Protected Trees during construction.

D. A program for the preservation of Protected Trees and other trees not proposed for removal during and after completion of the project, which shall include the following:

    1. Each tree or group of trees to be preserved shall be enclosed with a fence prior to any grading, movement of heavy equipment, approval of improvement plans or the issuance of any permits and such fence shall be removed following construction, but prior to installation of landscaping material;

2. Fencing shall be located at the CRZ of the tree or trees and shall be a minimum of four (4) feet in height;
3. Signs shall be posted on all sides of fences surrounding each tree stating that each tree is to be preserved;
4. Any and all exposed roots shall be covered with a protective material during construction.

E. A program for the replacement of any Protected Trees proposed to be removed.

F. All of the tree preservation measures required by the conditions of a discretionary project approval (the arborist report and the Tree Permit, as applicable) shall be completed and certified by staff or the developer's arborist prior to issuance of a Certificate of occupancy.

Town of Loomis Waterway and Riparian Habitat Protection Ordinance

Chapter 13.56 of the Town's Municipal Code establishes standards to protect the natural, scenic, and recreational values of waterway and riparian resources within the town. The ordinance is applicable to "proposed development, other than public works or infrastructure, on any site adjacent to or crossed by a watercourse that is shown as a blue line on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle map" (Town of Loomis 2015).

13.56.040 Development Standards

A. Waterway Setback Requirement. Proposed structures shall be set back a distance of 2.5 times the height of the stream bank plus thirty feet, or thirty feet outward from the stream bank, whichever distance is greater, as measured from the toe of the stream bank outward. Additional setbacks may be required to preserve existing vegetation or other significant environmental resources along any waterway. Setbacks adjacent to creekside paths or open spaces shall be measured from the outside boundary of the path or open space.

B. Use of Required Setback. Paths or trails may be located within a creekside setback; however, no structure, road, parking access, parking spaces, paved areas, or swimming pool shall be constructed within a creek or creekside setback area.

C. Alteration of Natural Features. No grading or filling, planting of exotic/non-native or non-riparian plant species, or removal of native vegetation shall occur within a creek or creekside setback area, except where authorized for flood control purposes by the proper permits issued by the California State

Department of Fish and Game, all other applicable state and federal agencies having authority over the creek.

D. Design of Drainage Improvements. Where drainage improvements are required, they shall be placed in the least visible locations and naturalized through the use of river rock, earthtone concrete, and landscaping with native plant materials.

E. Use of Permeable Surfaces. The proposed development should incorporate permeable surfaces (for example, wood decks, sand-joined bricks, and stone walkways) where feasible, to minimize off-site flows and facilitate the absorption of water into the ground.

F. Creek Bank Stabilization. Development or land use changes that increase impervious surfaces or sedimentation may result in channel erosion. This may require measures to stabilize creek banks.

1. Creek rehabilitation is the preferred method of stabilization, with the objective of maintaining the natural character of the creek and riparian area. Rehabilitation may include enlarging the channel at points of obstruction, clearing obstructions at points of constriction, limiting uses in areas of excessive erosion, and restoring riparian vegetation.

2. Concrete channels and other mechanical stabilization measures shall not be allowed unless no other alternative exists.

3. If bank stabilization requires other than rehabilitation or vegetative methods, hand-placed stone or rock rip-rap are the preferred methods.

G. Physical and Visual Access.

1. Public access and visibility to creeks should be provided through the use of single-loaded frontage roads adjacent to creeks, but outside of the creek setback. Structures or lots that back-up to creeks or creek frontage roads are discouraged.

2. The provision of multipurpose creekside trails and public open space is encouraged. Open space areas should include planting for riparian enhancement with native shrubs and trees, paths and trails, lighting, benches, play and exercise equipment, and trash receptacles outside of the riparian habitat area, where appropriate.

3. Where streets are not used, frequent access to creekside trails and public open space should be provided at least every three hundred feet, and may occur at the end of cul-de-sacs. (Ord. 205 § 1 (Exh. A), 2003)

Town of Loomis General Plan

The Town's General Plan contains policies governing conservation of resources within its jurisdiction. The project's consistency with relevant Natural Resources and Open Space policies contained in the Conservation of Resources Element policies is evaluated in the General Plan Consistency discussion in Appendix B. The applicable Natural Resources and Open Space policies are listed below (Town of Loomis 2001a). Also refer to Sections 4.10 and 4.11 of this EIR for information with regard to applicable soil erosion and water quality protection policies from the Town's General Plan.

Policy 2: Biotic resources evaluation. Prior to approval of discretionary development permits involving parcels near significant ecological resource areas, the Town shall require, as part of the environmental review process, a biotic resources evaluation by a qualified biologist. The biologist shall follow accepted protocols for surveys (if needed) and subsequent procedures that may be necessary to complete the evaluation. "Significant Ecological Areas" shall include, but not be limited to:

- Wetland areas;
- Stream environment zones;
- Suitable habitat for rare, threatened or endangered species, and species of concern;
- Large areas of non-fragmented habitat, including oak woodlands and riparian habitat;
- Potential wildlife movement corridors; and
- Important spawning areas for anadromous fish.

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

Policy 6: Stream corridor protection. The streams of Loomis are among the most significant and valuable of the Town's natural resources. Development adjacent to streams shall be designed, constructed, and maintained to avoid adverse impacts on riparian vegetation, stream bank

stability, and stream water quality to the maximum extent feasible. These policies shall apply to all watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps applicable to the Town. See also the policies for wetland protection below.

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

b. Land uses and development within the setback areas required by this policy shall be limited to: the grazing of livestock at half or less of the animal densities allowed by the Zoning Ordinance; open wire fencing to confine livestock; bridges; public utilities and infrastructure; and other uses allowed by the applicable zoning district as permitted or conditional uses, with conditional use permit approval.

c. The following activities are prohibited within stream corridor setbacks: filling or dumping; the disposal of agricultural wastes; channelization or dams; the use of pesticides that may be carried into stream waters; grading, or the removal of natural vegetation within the required setback area, except with grading permit approval. This is not intended to prevent the reasonable maintenance of natural vegetation to improve plant health and habitat value.

d. The Town shall require that development projects proposing to encroach into a creek corridor or creek/wetland setback to do one or more of the following, in descending order of desirability:

   - Avoid the disturbance of riparian vegetation;
   - Replace riparian vegetation (on-site, in-kind);
   - Restore another section of creek (in-kind); and/or
   - Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program).

e. The Town shall require that newly-created parcels include adequate space outside of wetland and riparian setback areas to ensure that property owners will not place improvements within areas that require protection.

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

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

h. Where creek or wetland protection is required or proposed, the Town shall require public and private development to:

- Preserve creek corridors and setbacks through easements or dedications. Parcel lines or easements shall be located to optimize resource protection;
- Designate easement or dedication areas as open space;
- Protect creek corridors and their habitat value by: 1) providing adequate setbacks; 2) maintaining creek corridors in their natural state; 3) employing restoration techniques, where necessary and appropriate; 4) using riparian vegetation within creek corridors; 5) prohibit the planting of invasive, non-native plants within creek setbacks; and 6) avoiding tree removal within creek corridors.
- Use techniques that ensure development will not cause or worsen natural hazards near creeks, and will include erosion and sediment control practices such as: 1) turbidity screens (to minimize erosion and siltation); and 2) temporary vegetation sufficient to stabilize disturbed areas.

Policy 8: Wetlands. The following policies apply to properties with wetland areas. Additional applicable policies may be found under "stream corridor protection," above.

a. The environmental review of development on sites with wetlands shall include a wetlands delineation, and the formulation of appropriate mitigation measures. The Town shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game.[1] Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.

[1] As of January 2013, the California Department of Fish and Game (CDFG) officially changed its name to the California Department of Fish and Wildlife (CDFW). In this document, references to guidance or quoted material that predate the name change use CDFG, whereas references to documentation after the name change and general references to the department use CDFW.

b. The Town shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability:

   1. Avoidance of riparian habitat;
   2. Where avoidance is not feasible, minimization of impacts on the resource;
   3. Compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas, that are encouraged to be located within the Town; or
   4. Replacement of a degraded or destroyed wetland at a ratio of from 1:1 to 4:1, based on the biotic value of the wetland, as determined by the required environmental analysis. The review authority may reduce the replacement ratio as an incentive, where replacement wetlands are proposed to be located within or in close proximity to the Town. The Town shall cooperate with regulating agencies to ensure that concerns are adequately addressed.

c. The Town will require project-by-project review of sites where vernal pools exist, to assess threatened and endangered pool plant species and identify appropriate mitigation measures.

d. The Town will require the preservation of native riparian and wetland areas as open space to the maximum extent feasible, using fee title or conservation easement acquisition, land conservancy participation, and/or other measures as appropriate.

4.3.3 Impacts

Methods of Analysis

The project setting was developed by reviewing available information on special-status species and sensitive habitats known to occur in the project vicinity. This review was supplemented with field surveys to determine which of these species occurs on site or whether potential habitat for these species is present on the proposed project site. Field visits were conducted by Salix biologists Jeff Glazner, and Gaylene Tupen in March 2014. These assessments form the basis of the Biological Resources Assessment found in Appendix C.

CEQA requires that projects analyze the potential impacts on special-status plant and animal species, as well as on sensitive habitats, wildlife corridors, and waters of the United States. For the purposes of this EIR, impacts on wildlife species that are not considered special status are generally not considered significant unless impacts are associated with the species' migration routes or movements, or the species are considered locally important. In the region of the project site, deer or other common species (e.g., skunk, raccoon, opossum, coyote) would not be considered special-

status species; however, potential adverse effects on their movements and migration routes must be evaluated. Regardless of status, all nesting native bird species are protected from harm under the California Fish and Game Code and the federal Migratory Bird Treaty Act.

The geographic context for the analysis of cumulative biological impacts includes the areas contained within the Sierra Foothills, but primarily focused on the area within the Town limits. Present and probable future projects within the region as discussed in Section 4.1, Land Use, are anticipated to permanently remove plant and wildlife resources, which could affect both common and special-status species and their habitat.

Significance Criteria

A biological resources impact would be significant if any of the following conditions, as described in Appendix G of the CEQA Guidelines, would result with implementation of the proposed project. Would the project:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Project Impacts

IMPACT 4.3-1:	Substantial disturbance to natural vegetation or reduction in habitat for plants and animals.
SIGNIFICANCE:	Potentially Significant
MITIGATION:	Mitigation Measures 4.3a, ~~and~~ 4.3b, and 4.3c
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The project applicant prepared a Biological Resources Assessment (see Appendix C) that identifies the biological communities present in the project site and identifies the presence of any sensitive or special-status plant or animal species that could be impacted by the project, in conformance with the General Plan requirement for a biotic resources evaluation. As shown in Figure 4.3-1, the study area supports the following biological communities: annual grassland (22.5 acres), interior live oak woodland (31.4 acres), valley oak woodland (4.4 acres) and riparian wetland (5.6 acres). The site also includes 2.5 acres characterized as rural residential. Much of the vegetation within the ±66-acre study area, including trees, would be affected by grading, construction, and operation of the proposed project. Potential environmental impacts to riparian habitat are discussed under Impact 4.3-2.

Annual Grassland

The study area includes approximately 22.5 acres of annual grassland made up primarily of introduced annual grasses and forbs. These habitats are not considered sensitive or natural. Furthermore, the rare plant survey completed in May during the spring floristic period in 2014 did not identify any special-status plant species. The proposed project would result in loss of or disturbance to all of the annual grassland habitat on site. Development of these areas would have a **less than significant** impact as this habitat type is not a sensitive community, does not provide unique biological values, and is locally abundant.

Valley Oak Woodland

Valley oak woodland is considered a sensitive natural community by CDFW. Valley oak woodland habitat comprises approximately 4.4 acres within the study area, the majority of which is anticipated to be retained on site in the proposed open space area. As discussed in Section 4.3.2, this habitat type predominantly consists of native oak trees including valley oaks, blue oaks, and interior live oaks, as well as foothill pines, which are not considered a protected tree species. The proposed project would result in removal of 1.5 acres of the valley oak woodland

habitat on site. The portion of valley oak woodland that occurs near the center of the northern portion of the project site adjacent to riparian wetland habitat associated with the unnamed drainage on site would be preserved, as well as the portion of valley oak woodland in the northeastern corner of the site, east of the proposed detention basin.

The loss of portions of the valley oak woodland habitat on the project site would result in a **significant** impact because this habitat is considered a sensitive natural community by the CDFW. The proposed project would be required to replace individual trees that are removed as a result of development, and as discussed in the following Trees section, the proposed Tree Replacement Plan provides for planting trees along roadways, around detention basins, and within park sites. The scattered and/or linear planting areas would not be effective at recreating woodland habitat on site. Further, the Tree Replacement Plan demonstrates that there is not sufficient space on site to replace all of the trees that would be lost due to the proposed development. To provide compensation for the loss of on-site foothill woodland habitat, **Mitigation Measure 4.3a** requires the project applicant to obtain a conservation easement or acquire property in fee title for 2 acres of valley oak woodland habitat located within a radius of 10 miles of the project site. The California Department of Forestry and Fire Protection (CalFIRE) Fire Resource and Assessment Program provides mapping of vegetative communities throughout the state (CalFIRE 2015). The Fire Resources and Assessment Program data indicates that there are over 18,000 acres of valley oak woodland habitat within 10 miles of the project site, as shown in Figure 4.3-4. Conservation of 2 acres of valley oak woodland habitat would provide for off-site conservation of an equal amount of habitat as would be lost due to the proposed project, 1.5 acres, and an additional 0.5 acre to account for indirect impacts as discussed below, ensuring that the biological values of valley oak woodland habitat in the project area are retained, and reducing this impact to **less than significant**. The project applicant's proposal to implement measures to reduce adverse effects on sensitive biological resources would not reduce the project's effect on valley oak woodland habitat.

Wildlife

Oak woodland, ruderal herbaceous fields, riparian areas, and seasonal wetlands, are all habitats that have the potential to provide valuable nesting, roosting, foraging, and denning opportunities for a wide variety of wildlife species in the immediate project vicinity. Removing or altering habitats within the project site would result in the loss of common small mammals, reptiles, amphibians, and other animals of slow mobility that live within the project's direct impact area. More mobile wildlife species, such as birds, now using the study area could potentially move into adjacent residential areas and occupy the project site after development. These common species are not considered sensitive and are not protected by any local, state or federal legislation; therefore, the impacts to common wildlife species are considered less than significant.

However, potential disturbance to the tricolored blackbird (*Agelaius tricolor*), purple martin (*Progne subis*), white-tailed kite and other raptors, or nesting migratory birds during project construction is protected under the Migratory Bird Treaty Act and California Fish and Game Code Section 3503. Should active nests occur either on the site or immediately adjacent to the project site construction activity could adversely affect nesting activity, including loss of nest productivity or possible nest abandonment. The removal of trees, including dead trees that provide snags and cavities that may provide nesting habitat for the purple martin and the protected species listed, is considered a **potentially significant** impact. **Mitigation Measure 4.3b** requires that nesting bird surveys be completed no more than 2 weeks prior to construction and periodically throughout construction that occurs during the breeding season (generally February 15 through August 31), and defines protocols to be followed in the event that an active nest is observed in or within 500 feet of the construction area. Implementation of **Mitigation Measure 4.3b** would ensure that disturbance to nesting birds is avoided, which would reduce this impact to **less than significant**. The project applicant's proposal to implement measures to reduce adverse effects on sensitive biological resources would slightly reduce the amount of tree removal and loss of other natural vegetation but would not preclude the need to implement **Mitigation Measure 4.3b**.

Stream Setbacks

General Plan policy 6a allows development to encroach on the setbacks established in that policy when site-specific studies demonstrate that a lesser setback will provide equal protection for stream resources. The Stream Corridor Protection memorandum from Salix Consulting, Inc. (July 16, 2014) and included in Appendix C to this EIR provides the required site-specific study analyzing impacts of the proposed development within the wetland setbacks. The memo discusses whether a lesser setback will provide equal protection for stream resources and concludes that the integrity of the project site's drainage complex would not be significantly affected by the reduced setback for the following reasons:

- The drainage has already been influenced over a long period by existing upstream development. Continual flow from urban runoff has changed the original form and flow of the drainage.
- The well-established vegetation already present (comprised mostly of Himalayan blackberry *Rubus armeniacus*) would buffer the drainage from adverse effects to water quality that may result from a reduced setback.
- The shallow and sprawling nature of the drainage even during storm events makes it a stable feature that is less susceptible to erosion than a typical stream that exhibits bed-bank morphology.

In addition, to ensure that impacts to the drainage are avoided and reduced to the extent feasible, **Mitigation Measure 4.3c** requires the project to implement measures recommended in the Salix memorandum. With implementation of this mitigation, as recommended in the site specific study of the proposed development, the project would conform with General Plan Policy 6a and the project's impacts to the drainage complex would be **less than significant.** The project applicant's proposal to implement measures to reduce adverse effects on sensitive biological resources slightly reduce the amount of development within and adjacent to the stream corridor but would not preclude the need for implementation of **Mitigation Measure 4.3c**.

Indirect Impacts

Developing mixed land uses adjacent to the sensitive natural communities on site—valley oak woodland and riparian habitats—could result in indirect impacts to these habitats by increasing human activity in proximity to them, which can alter the plant and animal species composition of the area that support each habitat type. The proposed project would retain approximately 11 acres of woodland and riparian habitats within the proposed open space parcels.

The valley oak woodland and riparian habitat retained in the center of the northern portion of the project site would be subject to a loss in habitat quality due to increased human presence in the area. These indirect effects would include light exposure from residences, street lights, and parking lot lights. The riparian habitat would be largely surrounded by woodland habitat, providing a buffer from these indirect effects. This would limit the loss in habitat quality for the riparian habitat. However the increased human presence would bring traffic and human activity into closer proximity to the retained valley oak woodland than under existing conditions. Although the on-site woodland is already exposed to noise from I-80, the portions of the retained habitat in the northern portion of the site would experience an increase in noise due to residential activities and traffic in that area. The indirect impacts to the valley oak woodland habitat would contribute to the **significant** impact resulting from loss of this habitat on site. As discussed previously, **Mitigation Measure 4.3a** would reduce this impact to **less than significant**. The required minimum conservation easement area identified in **Mitigation Measure 4.3a** includes the area necessary to mitigate for indirect and direct impacts.

Modified Transportation Alternative

The Modified Transportation Alternative would have generally the same development footprint as the proposed project and would result in the same impacts as the proposed project to natural vegetation and habitat for plants and animals. Implementation of **Mitigation Measures 4.3a, 4.3b, and 4.3c** would be required under this alternative and would ensure that impacts to natural vegetation and habitat would be reduced to **less-than-significant** levels.

IMPACT 4.3-2:	Impacts to riparian habitat and waters of the United States.
SIGNIFICANCE:	Significant
MITIGATION:	Mitigation Measure 4.3d~~c~~
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The project site supports a total of approximately 5.6 acres of riparian habitat, as well as 6.04 acres of wetlands and waters of the United States. This includes six subcategories of waters of the United States: perennial stream, drainage ditch, intermittent streams, wetland swale, riparian wetlands, and seasonal wetlands. In compliance with General Plan policy, the project applicant prepared a Biological Resources Assessment and a wetlands delineation (both provided in Appendix C). General Plan policy establishes a standard of "no net loss" of wetlands regulated by the applicable resource agencies (i.e., Corps, USFWS) and identifies acceptable mitigation that includes avoidance, minimization of impacts, use of a mitigation bank, and replacement using an acceptable ratio.

The wetland delineation prepared in 2014 identified 6.04 acres of waters of the United States, with riparian wetland consisting of 5.26 acres. The Corps submitted a Preliminary Jurisdictional Determination January 22, 2015, accepting the approximately 6.04 acres of wetlands present on the site. The project is requesting a Clean Water Act Section 404 permit from the Corps to impact approximately ~~1.27~~0.97 acres of waters of the United States. The project proposes to retain ~~4.77~~5.07 acres of wetlands and water of the United States, including ~~4.31~~4.61 acres of riparian wetland and would directly impact 0.054 acres of perennial stream, 0.007 acres of drainage ditch, 0.016 acres of seasonal wetland, 0.238 acres of wetland swale, and 0.652~~956~~ acres of riparian wetland.

In addition to the impacts to wetlands and waters of the United States, the project would also result in an impact to the riparian habitat on the site. While the project has been designed to preserve a majority of the riparian habitat within a designated open space area located in the central portion of the project site, the project would result in impacts to 0.94~~1.24~~ acres of this habitat type. The impacted areas would be located throughout the proposed development areas, including 0.60 acre of impact in the proposed right-of-way for Doc Barnes Drive and additional area at the western end of the proposed Red Ravine Drive.

Direct removal, filling, or hydrological interruption of a federally or state-protected wetlands as defined in the Clean Water Act and/or the Porter-Cologne Water Quality Control Act would be considered a **significant impact. Mitigation Measure 4.3~~c~~d** is required to ensure that impacts to

wetlands are reduced to **less than significant** by providing for replacement habitat to ensure that the Town's and the Corps' no-net-loss standard is achieved. The project applicant's proposal to implement measures to reduce adverse effects on sensitive biological resources by omitting 8 dwelling units and the southern portion of the trail along the eastern edge of the open space would reduce the project's impacts on wetlands and waters of the United States by 0.30 acres but would not preclude the need to implement **Mitigation Measure 4.3d** to ensure that these impacts are reduced to **less than significant**.

Modified Transportation Alternative

The Modified Transportation Alternative would have generally the same development footprint as the proposed project and would result in the same impacts as the proposed project to riparian habitat and waters of the United States. Under this alternative the project would require a Clean Water Act Section 404 permit from the Corps to impact approximately 0.97 acres of waters of the United States. The project would retain 5.07 acres of wetlands and waters of the United States, including 4.61 acres of riparian wetland and would directly impact 0.054 acres of perennial stream, 0.007 acres of drainage ditch, 0.016 acres of seasonal wetland, 0.238 acres of wetland swale, and 0.652 acres of riparian wetland. Implementation of **Mitigation Measure 4.3d** would be required under this alternative and would ensure that impacts to riparian habitat and waters of the United States would be reduced to **less-than-significant** levels.

IMPACT 4.3-3:	Impacts to special-status species, including critical habitat.
SIGNIFICANCE:	Potentially Significant
MITIGATION:	Mitigation Measures 4.3a, 4.3b, 4.3d~~c~~, 4.3e~~d~~, and 4.3f~~e~~
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

Based on the Biological Resources Assessment (see Appendix C) and updated CNDDB query prepared for the project, it was determined there are five special-status wildlife species that could have some potential to occur on the project site. The species include valley elderberry longhorn beetle, tricolored blackbird, purple martin, white-tailed kite, and California black rail. In addition, the site provides valuable nesting and foraging habitat for raptors.

Tricolored Blackbird, Purple Martin, White-Tailed Kite

These migratory birds and raptors could be adversely affected due to the loss of individual trees, foothill woodland habitat, and wetland habitat. However, potential disturbance to these species and all nesting migratory birds during project construction is protected under the Migratory Bird

Treaty Act and California Fish and Game Code, Section 3503, as discussed previously. Should active nests occur either on the site or immediately adjacent to the project site construction activity could adversely affect nesting activity, including loss of nest productivity or possible nest abandonment. The removal of trees, including dead trees that provide snags and cavities that may provide nesting habitat for the purple martin and the protected species listed, is considered a **potentially significant** impact. **Mitigation Measure 4.3b** requires that nesting bird surveys be completed no more than 2 weeks prior to construction and periodically throughout construction that occurs during the breeding season (generally February 15 through August 31), and defines protocols to be followed in the event that an active nest is observed in or within 500 feet of the construction area. Implementation of **Mitigation Measure 4.3b** would ensure that disturbance to nesting birds is avoided, which would reduce this impact to **less than significant**.

Valley Elderberry Longhorn Beetle

The valley elderberry longhorn beetle occurs exclusively on elderberry shrubs, of which four are located within the proposed development area and would be removed. Based on criteria specified in the Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USFWS 1999), the identified elderberry plants are considered potential habitat for the federally threatened valley elderberry longhorn beetle. Removal of the elderberry plants would result in a **significant** impact to valley elderberry longhorn beetle. Removal of elderberry shrubs may adversely affect valley elderberry longhorn beetle and would require take authorization from USFWS, subject to obtaining a Biological Opinion issued by the USFWS through the FESA Section 7 Consultation process with the Corps. The Section 7 consultation process was initiated by the Corps on February 10, 2015. Because of the relatively small impacts to valley elderberry longhorn beetle habitat, it is anticipated that the proposed project falls within the jurisdiction of the USFWS Programmatic Formal Consultation Permitting Projects with Relatively Small Effects on the Valley Elderberry Longhorn Beetle within the Jurisdiction of the Sacramento Field Office, California (1996). **Mitigation Measure 4.3e~~d~~** identifies requirements for site evaluation and elderberry planting to compensate for the removal of elderberry shrubs on the project site. Implementation of this measure would reduce the impacts to valley elderberry longhorn beetle habitat to **less than significant**.

California Black Rail

The riparian area on site supports a large contiguous path of dense cattails and bulrush, which provide high-quality habitat for the California black rail. The project proposes to retain ~~4.36~~ 4.66 of the 5.6 acres of riparian habitat on site. Disturbance to ~~1.24~~ 0.94 acres of riparian habitat would constitute a **less than significant** impact to California black rail habitat because sufficient riparian habitat would remain on site to support use of the site by this species. Direct effects to the California black rail, such as disturbance to nesting birds or take of the species, would be

considered a **significant** impact. **Mitigation Measure 4.3fe** requires that a pre-construction survey be completed to identify any California black rail in the development area and establishment of a no-construction buffer area around any California black rail that are identified on site. The no-construction buffer would be observed until the California black rail have vacated the site. With implementation of **Mitigation Measure 4.3fe**, impacts to California black rail would be reduced to **less than significant**.

Raptors

Foraging habitat for raptors protected under the California Fish and Game Code exists within the annual grassland habitat found on site. The site could support red-tailed hawk, red-shouldered hawk, various owls, and the state fully protected white-tailed kite.

Although the presence of woodland and riparian habitat in proximity to this grassland raises the wildlife value of all three habitats by providing a greater variety of resources (such as nesting and roosting sites and foraging areas), the grassland habitat alone does not have any characteristics that provide significant value as wildlife habitat. Dominant vegetation includes non-native weeds such as yellow star-thistle, ripgut brome, bull thistle (*Cirsium vulgare*), Italian plumeless thistle (*Carduus pycnocephalus*), and winter vetch (Appendix C). The dense cover and tall stature (averaging 2 feet in height) of this habitat reduces prey availability for raptors. Raptors that are not threatened or endangered are protected under the Migratory Bird Treaty Act and as birds of prey. Direct impacts to such species are prohibited but loss of foraging habitat is not considered a significant impact. The loss of 22.5 acres of non-native annual grassland within the project site would be a **less than significant** impact to raptors.

The oak woodland habitat on site provides nesting habitat for several raptor species known to exist within the project vicinity, and loss of trees and woodland habitat would be a **significant** impact due to the loss of raptor nesting and foraging habitat. As discussed previously, **Mitigation Measure 4.3b** requires that nesting bird surveys be completed throughout construction that occurs during the breeding season and that disturbance to any active nests be avoided. Implementation of this measure would ensure that direct impacts to nesting raptors are avoided. Further, the Town's Tree Conservation Ordinance requires planting of trees within the project site or within the Town to compensate for the loss of trees on site and **Mitigation Measure 4.3a** requires the project applicant to obtain a conservation easement to permanently protect 2 acres of valley oak woodland habitat within 10 miles of the project site. This would ensure that replacement oak resources are provided to ensure that the project's impact to nesting habitat is reduced to **less than significant**.

The project applicant's proposal to implement measures to reduce adverse effects on sensitive biological resources by omitting 8 dwelling units and the southern portion of the trail along the

eastern edge of the open space would slightly reduce the project's potential to adversely affect special status species and would not alter the need to implement **Mitigation Measures 4.3a, 4.3b, 4.3d, 4.3e, and 4.3f** to reduce these potential impacts to **less-than-significant** levels.

Modified Transportation Alternative

The Modified Transportation Alternative would have generally the same development footprint as the proposed project and would result in the same impacts as the proposed project to special status species. Implementation of **Mitigation Measures 4.3a, 4.3b, 4.3d, 4.3e, and 4.3f** would be required under this alternative and would ensure that impacts to special status species would be reduced to **less-than-significant** levels.

IMPACT 4.3-4:	Interfere with resident or migratory wildlife movement.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The project site is located in an infill area within the Town and is surrounded by commercial, public, residential, and rural residential development to the north, southwest, and west. I-80 is adjacent to the southeastern boundary of the project site and forms a barrier for animal migration and movement. As described in the Environmental Setting section, the project site is not part of a regional wildlife corridor as it is largely surrounded by urban development and other artificial land uses. The closest habitat corridor in the area is located along Secret Ravine, located on the south side of I-80. There are also small areas of undeveloped land around the northwest corner of the project site.

The perennial stream in the center of the project site could support localized wildlife movement; however, due to the location of the project site adjacent to I-80 and the existing residential subdivisions to the north of the site, where the perennial stream is contained in a pipe, no natural habitat remains. Because the site is surrounded by development, it does not function as part of a wildlife corridor that links large open space areas and it is highly unlikely the project site supports any significant wildlife corridors. Therefore, impacts related to interference with wildlife movement and wildlife corridors would be **less than significant**. The project applicant's proposal to implement measures to reduce adverse effects on sensitive biological resources would not alter the potential for the project to affect wildlife movement and wildlife corridors.

Modified Transportation Alternative

The Modified Transportation Alternative would have generally the same development footprint as the proposed project, including preservation of the perennial stream in the center of the project site. As evaluated above, the site does not support significant wildlife movement corridors and development of the site under this alternative would have a **less than significant** impact on wildlife movement.

IMPACT 4.3-5:	Conflict with the Town's Tree Conservation Ordinance.
SIGNIFICANCE:	Significant
MITIGATION:	Mitigation Measure 4.3g~~f~~
RESIDUAL SIGNIFICANCE:	Less than Significant

Proposed Project

The project site supports interior live oak, valley oak, oracle oak, and blue oak trees. The interior live oak ~~and~~, valley oak, and oracle oak trees are considered p~~P~~protected t~~T~~trees as defined in the Town of Loomis Tree Preservation and Protection Ordinance (ordinance) if they are alive and are 6 inches or greater in diameter at breast height (dbh). The blue oak trees are considered protected trees as defined in the ordinance if they are alive and are 4 inches or greater dbh~~), and the ordinance defines the minimum size for protected blue oak trees as 4 inches dbh~~. The ordinance also defines any live, multiple-stemmed, native oak tree with a total of at least 10 inches dbh as a p~~p~~rotected t~~t~~ree.

The ordinance also includes specific exemptions that, if applicable, exempt protected trees from the mitigation provisions in the ordinance. The applicable exemptions are as follows:

> E. The removal of dead, dying, or hazardous trees, as determined by the Town Manager, the Town Arborist, or an arborist approved by the Town Manager (rated a 0 "dead," or 1 "dying or hazardous," or 2 "major corrective care needed") shall not require mitigation. Photographic evidence may be required.
>
> * Dead trees were not included in the total count of Protected Trees as they did not meet the definition of Protected Tree in the ordinance. When determining the number of Protected Trees exempt per Exemption E, only Protected Trees proposed for removal and rated a 1 or 2 were counted to avoid double-counting dead trees.

G. Protected trees removed for construction of public infrastructure improvements (streets and sidewalks) required as a condition of development approval, shall be exempt from tree mitigation requirements provided all feasible alternatives to reduce the number of trees proposed for removal have been exhausted.

Adherence to the Town's General Plan policies described in the regulatory framework section would ensure that impacts to protected trees would be minimized and avoided. Based on the ~~Arborist's Report~~Tree Inventory prepared for the project, there are a total of 1,633~~1,684~~ trees within the proposed development area that meet the ~~Town's Tree Preservation and Protection O~~ordinance definition of a protected tree. The proposed development would result in the removal of 947~~960~~ protected trees, as summarized in Table 4.3-5. An additional ~~104~~ 122 trees that do not meet the ~~Tree Preservation and Protection O~~ordinance definition of a protected tree would also be removed~~,~~ for a total of 1,069 trees to be removed. ~~Of the 960 protected trees to be removed, 129 are recommended for removal by the project arborist due to poor health and/or structure. Additionally, 212 trees would be removed to accommodate construction of Doc Barnes Drive; however, as Doc Barnes Drive is a public roadway identified in the General Plan, tree removal associated with construction of this roadway would be exempt from the Town's Tree Preservation and Protection Ordinance requirements as long as the project applicant demonstrates that all feasible alternatives to reduce the number of trees proposed for removal have been exhausted.~~ Of the 947 protected trees to be removed, 197 are determined to be dying~~,~~ or hazardous (rated a 1, "dying or hazardous,~~,~~" or a 2, "major corrective care needed") per the Tree Inventory prepared for the project and would be exempt from the ordinance mitigation provisions per Exemption E. Of the remaining 750 protected trees to be removed (not rated as a 1 or 2), 270 trees would be removed to accommodate construction of Doc Barnes Drive, a public roadway identified in the General Plan. Protected tree removal associated with construction of this roadway would be exempt from the ordinance mitigation provisions per Exemption G as long as the project applicant demonstrates that all feasible alternatives to reduce the number of trees proposed for removal have been exhausted. Of the 947 protected trees to be removed, 480 trees are not exempt.

Table 4.3-5
Protected Trees Proposed for Removal under the Proposed Project

Scientific Name	Common Name	Number of Protected Trees Under Ordinance	(a) Number of Protected Trees to Be Removed	(b) Protected Trees to be Removed and Exempt per "E"	(c) Protected Trees to be Removed and Exempt per "G"	(a)-(b)-(c) Protected Trees to be Removed and Not Exempt
~~*Quercus agrifolia*~~	~~coast live oak~~	~~1~~	~~1~~			
Quercus douglasii	blue oak	96~~100~~	44	12	5	27
Quercus lobata	valley oak	503	~~321~~318	52	61	205
Quercus × *morehus*	oracle oak	54	5	0	5	0
Quercus wislizenii	interior live oak	1,029~~1,040~~	~~589~~580	133	199	248
Total		**1,633~~1,648~~**	**947~~960~~**	**197**	**270**	**480**

Because avoidance of impacts to all trees on site would not be feasible, the project applicant would be required to obtain a tree permit from the Town. Compliance with the Town's General Plan requirements for native tree protection, the Tree Preservation and Protection Ordinance, and conditions required in the Town's Tree Permit would include measures to protect trees that would be retained on site, tree replacement, relocation, revegetation, and/or payment of in-lieu fees. Under the Town's Tree Preservation and Protection Ordinance, the project applicant would be required to obtain a tree permit to remove the ~~960~~ 947 protected trees and would be required to mitigate for the loss of ~~831~~ 480 trees. As a condition of the tree permit, the project applicant would be required to plant new trees on site or elsewhere in the Town, relocate healthy trees, preserve trees, and/or pay an in-lieu fee to allow the Town to plant new trees.

The project applicant has prepared a Tree Replacement Plan that identifies potential locations for replacement tree planting on site. The Tree Replacement Plan provides for planting of 44 blue oaks, 80 valley oaks, and 178 interior live oaks (all at the 15-gallon-container size). Although this plan provides for replanting of a~~n equal~~ greater number of blue oaks as would be lost due to the proposed project, additional mitigation would be necessary for impacts to blue oaks, valley oaks, interior live oaks, and oracle oaks. Table 4.3-6 identifies the ~~additional~~ total mitigation requirements for the project under the Tree Preservation and Protection Ordinance.

Table 4.3-6
Tree Removal and Mitigation under the Proposed Project

Species of Trees to be Removed	Size of Trees (Inches dbh)	Number of Trees to be Removed	Mitigation Trees Required	
			*T4, T6, or T8 Tree Pots or No. 5/5 Gal**	*No. 15 (15 Gal) Mitigation Trees*
Blue oak	4–9.9	4~~8~~	16~~32~~	8~~16~~
	10–24.9	15~~21~~	90~~126~~	45~~63~~
	25–29.9	2~~4~~	16~~32~~	8~~16~~
	30–34.9	3~~3~~	30~~30~~	15~~15~~
	>35	3~~3~~	36~~36~~	18~~18~~
Valley oak	6–9.9	60~~78~~	180~~234~~	60~~78~~
	10–24.9	128~~159~~	512~~636~~	256~~318~~
	25–29.9	7~~7~~	35~~35~~	21~~21~~
	30–34.9	8~~10~~	48~~60~~	32~~40~~
	>35	2~~4~~	16~~32~~	10~~20~~
Interior live oak	6–9.9	72~~108~~	216~~324~~	72~~108~~
	10–24.9	132~~198~~	528~~792~~	264~~396~~
	25–29.9	203~~45~~	100~~175~~	60~~105~~
	30–34.9	10~~13~~	60~~78~~	40~~52~~
	>35	14~~24~~8	112~~224~~	70~~140~~

dbh = diameter at breast height; gal = gallon.
* T4, T6, T8 Tree Pot refers to a tree container with a square top. A T4 tree pot is 4 × 4 × 14 inches, a T6 tree pot is 6 × 6 × 16 inches, and a T8 tree pot is 8 × 8 × 18 inches (Loomis Municipal Code Section 13.54.030 (definitions)).

To mitigate for the removal of blue oaks on the project site, ~~128~~ 94 fifteen-gallon container-size mitigation trees, or ~~256~~ 188 five-gallon container-size mitigation trees would be required. The current planting plan includes planting of only 44 fifteen-gallon blue oak trees; therefore, ~~84~~ 50 additional fifteen-gallon trees ~~or 168 five-gallon trees~~ must be planted. To compensate for the removal of valley oaks, ~~477~~ 379 fifteen-gallon or ~~997~~ 791 five-gallon mitigation trees are required. The current planting plan proposes 80 fifteen-gallon valley oaks to be planted and therefore an additional ~~397~~ 299 fifteen-gallon trees ~~or 759 five-gallon trees~~ are required. To compensate for the removal of interior live oaks for the site, ~~801~~ 506 fifteen-gallon or 1,016~~593~~ five-gallon mitigation trees are required. The proposed plan provides for planting of 178 fifteen-gallon interior live oak trees; thus, another ~~623~~ 328 fifteen-gallon trees ~~or 1,359 five-gallon trees~~ are required to mitigate for the loss of interior live oak trees.

Table 4.3-7 lists the number of trees, by species, that would be removed for Doc Barnes Road. Their removal would not require mitigation as provided in the Town of Loomis Municipal Code Section 13.54.060 Exemption G. Of the 291 trees identified for removal in Table 4.3-7, only 270 of them are oak trees that meet the definition of protected tree under the Town's Tree Conservation Ordinance.

Table 4.3-7
Doc Barnes Road Tree Removal

Species of Trees to Be Removed	Size of Trees (Inches dbh)	Number of Trees to Be Removed
California buckeye	4–9.9	0~~0~~
	10–24.9	1~~0~~
	25–29.9	0~~0~~
	30–34.9	1~~1~~
	>35	0~~0~~
Catalpa	4–9.9	0
	10–24.9	1
	25–29.9	0
	30–34.9	0
	>35	0
Deodor cedar	4–9.9	0
	10–24.9	2
	25–29.9	1
	30–34.9	0
	>35	0
Juniper	4–9.9	0
	10–24.9	3
	25–29.9	0
	30–34.9	0
	>35	0
Fremont cottonwood	4–9.9	1
	10–24.9	2
	25–29.9	0
	30–34.9	0
	>35	0
Pear	4–9.9	2
	10–24.9	2
	25–29.9	0
	30–34.9	0
	>35	0
Blue oak	4–9.9	4~~4~~
	10–24.9	1~~1~~
	25–29.9	0~~0~~
	30–34.9	0~~0~~
	>35	0~~0~~
Valley oak	4–9.9	14~~14~~
	10–24.9	37~~37~~
	25–29.9	6~~6~~
	30–34.9	2~~2~~
	>35	2~~2~~
Oracle oak	4–9.9	1~~1~~
	10–24.9	3~~3~~

Table 4.3-7
Doc Barnes Road Tree Removal

Species of Trees to Be Removed	Size of Trees (Inches dbh)	Number of Trees to Be Removed
	25–29.9	0~~0~~
	30–34.9	0~~0~~
	>35	1~~1~~
Interior live oak	4–9.9	85~~84~~
	10–24.9	96~~96~~
	25–29.9	6~~6~~
	30–34.9	3~~3~~
	>35	10~~10~~
Black locust	4–9.9	1~~1~~
	10–24.9	3~~3~~
	25–29.9	0~~0~~
	30–34.9	0~~0~~
	>35	0~~0~~

dbh = diameter at breast height.

The Tree Preservation and Protection Ordinance requires that replanting be accomplished within the project site or within the Town. Compliance with the ordinance requirements for replacement of lost trees would ensure that potential impacts to the loss of this habitat would be reduced to less than significant by providing for replacement and/or ~~compensation~~ payment of in-lieu fees for the impacted trees. Requirements to ensure that off-site tree planting, conservation, and public education consistent with the Tree Conservation ordinance are identified in Mitigation Measure 4.3f. [KW1]With implementation of **Mitigation Measure 4.3g~~f~~,** the impact would be reduced to a **less-than-significant** level**.** The project applicant's proposal to implement measures to reduce adverse effects on sensitive biological resources by removing 8 dwelling units and the southern portion of the trail along the eastern side of the open space would also slightly reduce the number of trees removed as a result of project development. The project would remove 925 protected trees and would be required to provide mitigation for 470 of those trees. The tree removal under the proposed project with implementation of the proposed measures to reduce impacts to biological resources would be the same as the tree removal described in the following Modified Transportation Alternative section.

Modified Transportation Alternative

The Modified Transportation Alternative would have generally the same development footprint as the proposed project and would result in the same impacts as the proposed project to protected trees. Based on the Tree Inventory prepared for the project, there are a total of 1,611 trees that meet the Town's Tree Tee Preservation and Protection Ordinance definition of a protected tree in the areas proposed for development under the Modified Transportation Alternative.

The Modified Transportation Alternative would result in the removal of 925 protected trees, as summarized in Table 4.3-8. An additional 122 trees that do not meet the ordinance definition of a protected tree would also be removed for a total of 1,047 trees to be removed. Of the 925 protected trees to be removed, 185 are determined to be dying or hazardous (rated a 1, "dying or hazardous," or a 2, "major corrective care needed") per the Tree Inventory prepared for the project and would be exempt from the ordinance mitigation provisions per Exemption E. Of the remaining 740 protected trees to be removed (not rated as a 1 or 2), 270 trees would be removed to accommodate construction of Doc Barnes Drive, a public roadway identified in the General Plan. Protected tree removal associated with construction of this roadway would be exempt from the ordinance mitigation provisions per Exemption G as long as the project applicant demonstrates that all feasible alternatives to reduce the number of trees proposed for removal have been exhausted. Of the 925 protected trees to be removed, 470 trees are not exempt.

Table 4.3-8
Protected Trees Proposed for Removal under the Modified Transportation Alternative

Scientific Name	Common Name	Number of Protected Trees Under Ordinance	(a) Number of Protected Trees to Be Removed	(b) Protected Trees to be Removed and Exempt per "E"	(c) Protected Trees to be Removed and Exempt per "G"	(a)-(b)-(c) Protected Trees to be Removed and Not Exempt
Quercus douglasii	blue oak	96	44	12	5	27
Quercus lobata	valley oak	490	305	45	61	199
Quercus × morehus	oracle oak	5	5	0	5	0
Quercus wislizenii	interior live oak	1,020	571	128	199	244
	Total	**1,611**	**925**	**185**	**270**	**470**

Because avoidance of impacts to all trees on site would not be feasible, the project applicant would be required to obtain a tree permit from the Town. Compliance with the Town's General Plan requirements for native tree protection, the Tree Preservation and Protection Ordinance, and conditions required in the Town's Tree Permit would include measures to protect trees that would be retained on site, tree replacement, relocation, revegetation, and/or payment of in-lieu fees. Under the Town's Tree Preservation and Protection Ordinance, the project applicant would be required to obtain a tree permit to remove the 925 protected trees and would be required to mitigate for the loss of 470 trees. As a condition of the tree permit, the project applicant would be required to plant new trees on site or elsewhere in the Town, relocate healthy trees, preserve trees, conduct public education outreach regarding tree protection, and/or pay an in-lieu fee to allow the Town to plant new trees and conduct public education outreach regarding tree protection.

As discussed above, the project applicant has prepared a Tree Replacement Plan that identifies potential locations for replacement tree planting on site. The Tree Replacement Plan provides for planting of 44 blue oaks, 80 valley oaks, and 178 interior live oaks (all at the 15-gallon-container size). Although this plan provides for replanting of a greater number of blue oaks as would be lost due to the proposed project, additional mitigation would be necessary for impacts to blue oaks, valley oaks, interior live oaks, and oracle oaks. Table 4.3-9 identifies the total mitigation requirements for the Modified Transportation Alternative under the Tree Preservation and Protection Ordinance.

Table 4.3-9
Tree Removal and Mitigation under the Modified Transportation Alternative

Species of Trees to be Removed	Size of Trees (Inches dbh)	Number of Trees to be Removed	Mitigation Trees Required	
			*T4, T6, or T8 Tree Pots or No. 5/5 Gal**	*No. 15 (15 Gal) Mitigation Trees*
Blue oak	4–9.9	4	16	8
	10–24.9	15	90	45
	25–29.9	2	16	8
	30–34.9	3	30	15
	>35	3	36	18
Valley oak	6–9.9	56	168	56
	10–24.9	126	504	252
	25–29.9	7	35	21
	30–34.9	8	48	32
	>35	2	16	10
Interior live oak	6–9.9	69	207	69
	10–24.9	131	524	262
	25–29.9	20	100	60
	30–34.9	10	60	40
	>35	14	112	70

dbh = diameter at breast height; gal = gallon.
* T4, T6, T8 Tree Pot refers to a tree container with a square top. A T4 tree pot is 4 × 4 × 14 inches, a T6 tree pot is 6 × 6 × 16 inches, and a T8 tree pot is 8 × 8 × 18 inches (Loomis Municipal Code Section 13.54.030 (definitions)).

To mitigate for the removal of blue oaks on the project site, 94 fifteen-gallon container-size mitigation trees, or 188 five-gallon container-size mitigation trees would be required. The current planting plan includes planting of only 44 fifteen-gallon blue oak trees; therefore, 50 additional fifteen-gallon trees must be planted. To compensate for the removal of valley oaks, 371 fifteen-gallon or 771 five-gallon mitigation trees are required. The current planting plan proposes 80 fifteen-gallon valley oaks to be planted and therefore an additional 291 fifteen-gallon trees are required. To compensate for the removal of interior live oaks for the site, 501 fifteen-gallon or 1,003 five-gallon mitigation trees are required. The proposed plan provides for planting of 178

fifteen-gallon interior live oak trees; thus, another 323 fifteen-gallon trees are required to mitigate for the loss of interior live oak trees.

Implementation of **Mitigation Measure 4.3g** would be required under this alternative to ensure the tree removal impacts are mitigated and reduced to a **less-than-significant** level by ensuring that replacement planting and public education regarding tree protection occurs as required under the Town's ordinance.

IMPACT 4.3-6:	Contribute to a cumulative loss of habitat for common and special-status wildlife species.
SIGNIFICANCE:	Significant
MITIGATION:	Mitigation Measures 4.3a through 4.3g~~f~~
RESIDUAL SIGNIFICANCE:	Significant and Unavoidable

Proposed Project

The geographic area for consideration of cumulative impacts to wildlife species is the Town of Loomis. As described in the 2001 Loomis General Plan EIR, buildout of the Town as prescribed by the land use designations in the General Plan would result in a **significant** cumulative impact to habitat for common and special-status species (Town of Loomis 2001b). The cumulative scenario for this analysis is buildout of the Town of Loomis General Plan and construction of the approved and proposed projects within the Town, as described in Section 4.1, Land Use. The proposed project would contribute to the buildout scenario envisioned in the General Plan. As described previously, construction and operation of the proposed project would result in the loss of habitat that provides foraging and nesting value to special-status raptor species and the loss of sensitive natural communities. The site also provides habitat for a variety of small mammals, reptiles, and some bird species. The proposed project would also result in the loss of woodland and riparian habitat and the associated effects on special-status wildlife species, and displacement of common wildlife species using the site. As described in Chapter VII of the General Plan (Conservation of Resources), the majority of the habitat of high ecological value within the Town is located within existing low-density land use types as opposed to protected open space or parklands (Town of Loomis 2001a). The project site represents one of the largest undeveloped tracts within the Town. Although implementation of **Mitigation Measures 4.3a** through **4.3~~f~~g** would reduce and/or provide compensation for the project's direct impacts to sensitive habitats and special-status species, the project would result in the permanent loss of most of the natural habitat on site. This is considered a cumulatively considerable contribution to the cumulative loss of habitat in the region and, therefore, a **significant and unavoidable** project impact. The project applicant's proposal to implement measures to reduce impacts to sensitive

biological resources would not substantially alter the project's contribution to cumulative impacts to biological resources and the impact would remain **significant and unavoidable.**

Modified Transportation Alternative

The Modified Transportation Alternative would have generally the same development footprint as the proposed project and would result in the contribution to cumulative impacts as the proposed project. Although implementation of **Mitigation Measures 4.3a** through **4.3g** would reduce and/or provide compensation for the project's direct impacts to sensitive habitats and special-status species, the project would result in the permanent loss of most of the natural habitat on site. This is considered a cumulatively considerable contribution to the cumulative loss of habitat in the region and, therefore, a **significant and unavoidable** project impact.

4.3.4 Mitigation Measures

4.3a The project applicant shall obtain a conservation easement on 2 acres of valley oak woodland habitat within 10 miles of the project site to compensate for the proposed project's direct impacts to 1.5 acres of valley oak woodland habitat and 0.5 acres of indirect impacts. The conservation easement shall prohibit any grading, vegetation removal (other than as required for fuel management under an approved fire safe plan), and/or any construction activities within the easement area. Any portion of the easement area that is within 100 feet of a habitable structure shall not be counted toward the required acreage (as such an area would be subject to vegetation removal for defensible space requirements). The easement shall be recorded in perpetuity in favor of the Town of Loomis (Town) or a land conservation organization approved by the Town. Evidence of the recordation of the conservation easement shall be provided to the Town prior to issuance of any grading permits for the project site.

4.3b Should construction activities occur during the breeding season (February 15 through August 31), a pre-construction survey for nesting birds protected under the Migratory Bird Treaty Act shall be conducted by a qualified biologist to identify the location of nests in active use that were established prior to the start of project implementation activities. The pre-construction survey shall take place no more than 14 days prior to initiation of construction. All trees and shrubs within 500 feet of the area of disturbance shall be surveyed, with particular attention to any trees or shrubs that would be removed or directly disturbed. Further, the project applicant shall retain a qualified biologist to perform additional nesting bird surveys within 500 feet of the area of disturbance at least every 2 weeks during all phases of construction that occur during the nesting

season. If an active nest of a protected bird is found on site or in the vicinity of off-site improvements at any time, the biologist shall, in consultation with the California Department of Fish and Wildlife (CDFW), determine whether construction work would affect the active nest or disrupt reproductive behavior. Criteria used for this evaluation shall include presence of visual screening between the nest and construction activities, and behavior of adult raptors in response to the surveyors or other ambient human activity. If construction could affect the nest or disrupt reproductive behavior, the biologist shall, in consultation with CDFW, determine an appropriate construction-free buffer zone around the nest to remain in place until the young have fledged or other appropriate protective measures to ensure no take of protected species occurs.

4.3c The project applicant shall implement the following measures to provide protection for the drainage complex in the central open space:

1. Standard BMPs such as silt fencing, straw wattles, etc. shall be employed during construction to ensure that the water quality of the drainage is protected;
2. Encroachment into, and construction activities within the Town's mandated 100-foot setback zone shall not occur during the months of March, April, and May as biological activity is heightened during this period.
3. All residential properties constructed adjacent to the drainage shall have wrought iron fencing or other barrier to prevent encroachment into the drainage;
4. Building pads adjacent to the drainage shall be designed to divert runoff water away from the drainage and into the stormwater system to prevent unfiltered water from flowing directly into the drainage complex;
5. A designated trail shall be installed along the edge of the open space to direct pedestrians away from the drainage complex, thereby reducing impacts to the wetland habitat;
6. Signs shall be installed along all potential access points that state it is a biologically sensitive area and that no access is allowed.
7. Visually-pleasing obstacles shall be installed to discourage people from entering the sensitive area. This may be accomplished by using sharp grade changes, installing boulders or fencing, and/or planting dense, prickly vegetation.

4.3d~~c~~ The project applicant shall provide compensation for the loss of wetlands and waters of the United States sufficient to meet the Town of Loomis's requirement that there be no net loss of wetland communities. To achieve this, the project

applicant shall obtain a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers (Corps) to authorize impacts to wetlands and define the specific requirements for replacement or compensation for the loss and the project applicant shall carry out on-site replacement or off-site banking to mitigate for impacts to wetlands. Minimum replacement ratios shall be 1:1 for wetland habitat. If off-site mitigation is chosen, the project applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at an approved wetlands mitigation bank. The amount of money required to purchase these credits shall be equal to the amount necessary to replace wetland or habitat acreage and value, including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, shall be provided to the Town prior to the issuance of grading permits.

4.3e~~d~~ If construction begins in 2017 or later, the elderberry shrub survey completed by Salix Consulting Inc. (2014) shall be updated by a qualified biologist experienced with valley elderberry longhorn beetle. The location of the elderberry shrubs on site shall be confirmed and all stems at least 1 inch or greater at ground level shall be recorded for calculating conservation ratios in accordance with Table 1 of the Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USFWS 1999).

Each elderberry stem at least 1 inch in diameter removed during construction shall be compensated for by the planting of elderberry seedlings at ~~a~~ the ratios ~~of 2:1 (planted:removed)~~identified in the Biological Opinion issued by the USFWS (Appendix J). Based on the elderberry stem counts performed by Salix Consulting (2014), 90 elderberry seedlings shall be planted at an appropriate off-site conservation area approved by the U.S. Fish and Wildlife Service (USFWS) and the Corps. The total amount of required beetle conservation credits shall be adjusted to be consistent with the result of an updated elderberry shrub survey. ~~The~~ Prior to the issuance of grading permits, the applicant shall purchase the appropriate number of beetle conservation credits at an off-site mitigation bank approved by the USFWS and the Corps with a service area that includes the project site.

In addition, t~~T~~he four elderberry shrubs removed as part of the project activities shall be transplanted to an appropriate off-site conservation area approved by USFWS and the Corps. The applicant shall purchase appropriate credits at an off-site mitigation bank approved by USFWS and the Corps to facilitate transplanting the elderberry shrubs.

USFWS has determined ~~that the four elderberry shrubs with 27 ground-level branches 1 inch in diameter or greater shall be transplanted or the applicant shall compensate for the loss of 27 1-inch-diameter branches. It has also determined~~ that during ~~this~~ the process of transplanting the elderberry shrubs, it is likely that some of the beetle larvae will die but that such a take will not adversely impact the overall survival of the species.

4.3f~~e~~ At least 14 days prior to the start of construction and preferably during the breeding season (generally February through July), surveys for California black rail shall be conducted by a biologist experienced with this species. Surveys shall be conducted during peak calling times (within 2 hours of dawn or dusk) using playback of taped breeding calls. The surveys shall cover all areas of suitable nesting habitat within 500 feet of the project area (shallow water or muddy areas with dense emergent vegetation). Surveys shall be repeated at least three times (including at least one evening and one morning survey) or until black rail is detected.

If California black rail is not detected after three site visits, then no further mitigation is required provided construction begins within 14 days of the final survey. If this species is detected, no work in potential habitat will occur until appropriate avoidance measures and/or buffers are established in cooperation with CDFW. No work shall take place within buffer areas until the qualified biologist has confirmed that the species has evacuated the area. Prior to the start of construction, the applicant shall submit to the Town a report summarizing compliance with this measure.

4.3g~~f~~ Prior to issuance of any grading or building permits that would result in tree removal or impacts within the dripline of any tree, the project applicant shall submit to the Town of Loomis (Town) a Tree Plan, as required under the Town's Tree Conservation Ordinance. To mitigate for the loss of oak trees from the project site, the applicant shall complete the following actions:

1. Upon issuance of the first building permit, the applicant shall conduct one public education program regarding trees annually for four years, which is the expected build-out period for the project. The public education programs must support the purposes of the Town's Tree Conservation ordinance (e.g., workshops on proper pruning and oak tree care and maintenance that will help residents preserve the existing tree canopy within the Town). All public education programs shall be taught by a certified arborist or other qualified professional as determined by the Town Manager and shall last a minimum of one hour. Each individual that

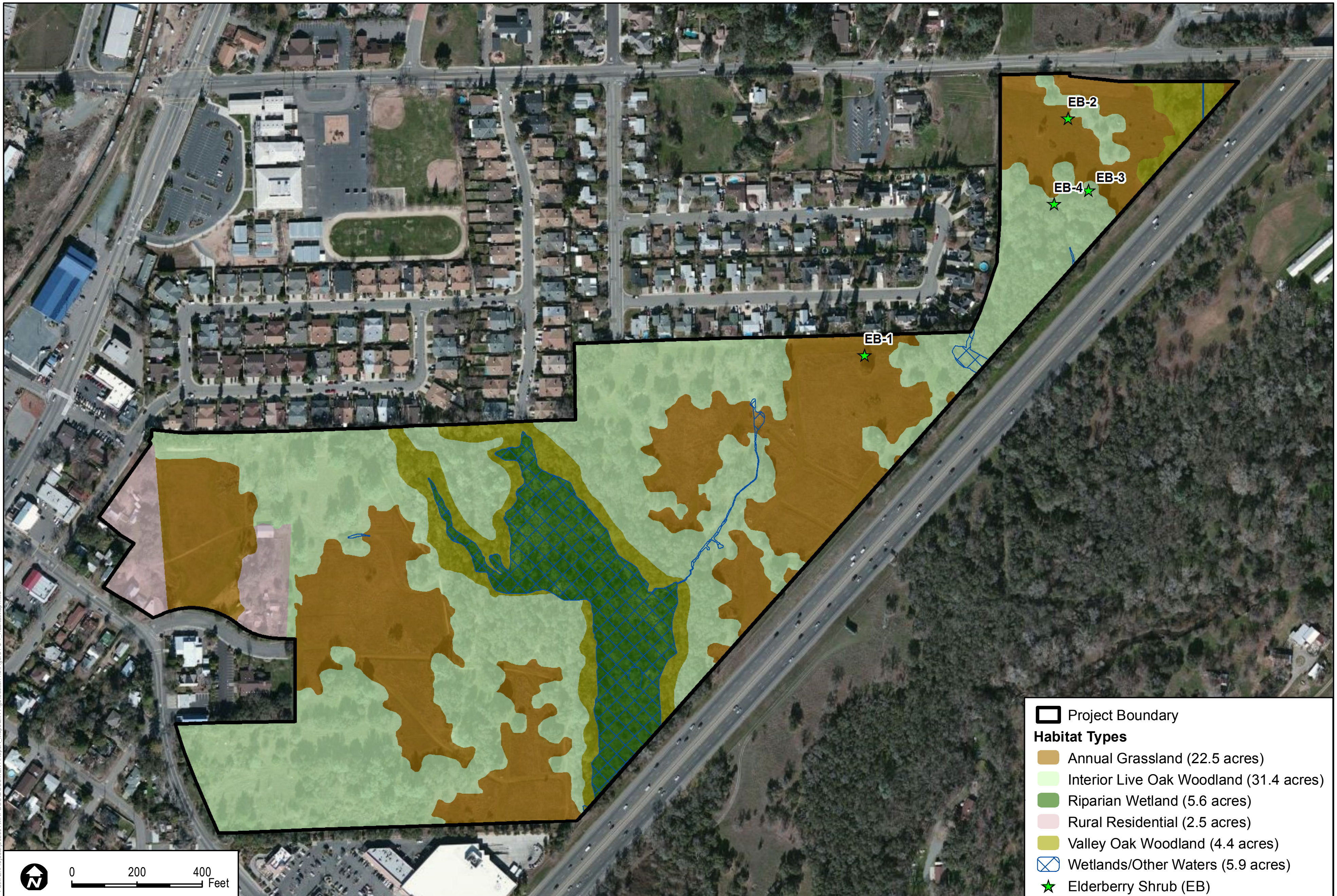
attends a public education program shall reduce the project applicant's tree mitigation requirement by one fifteen-gallon tree or two five-gallon trees. This is because the education of a member of the public on proper tree maintenance will prevent or reduce tree loss.

2. Conduct two oak tree planting community events annually for four years. The tree planting community events may occur at any public or private property within the Town limits, subject to a recommendation by a certified arborist and approval by the Town Manager. Each tree planted during these events shall count towards the project applicant's tree mitigation requirement. The project applicant shall be responsible for annual monitoring of the health and survival of trees planted at these community events and report~~ing~~ to the Town~~,~~ for a period of five years.

3. At the end of the four years of education and tree planting events, the project applicant shall acquire a conservation easement over property or acquire property that shall be dedicated to the Town and/or shall pay the Town's in-lieu fee. ~~Such~~ Any property acquired or subject to a conservation easement must contain blue oaks, valley oaks, and/or interior live oaks. These trees shall be inventoried to demonstrate the species and size classes of the trees to demonstrate the amount of ~~sufficient to meet the project's~~ tree mitigation achieved with the conserved property in accordance with the requirements ~~under~~ of the Town's Tree Conservation ordinance. The amount of any in-lieu fee paid shall be sufficient to meet the tree replacement requirements of the Town's Tree Conservation ordinance for any amount of tree removal not mitigated through mitigation options 1 and 2 and any property conservation completed under option 3.

4. Implementation of these measures will reduce impacts associated with tree loss to a less-than-significant level because trees will either be replanted at the ratios required by the Tree Conservation ordinance and kept within the Town limits when provided to eligible residents. To be eligible to receive a tree, a person will have to demonstrated proof of residency, read the care instructions and sign an acknowledgment, or attend a tree planting workshop. The care instruction and/or workshop will help ensure the long-term viability and health of the planted tree. Moreover, it is reasonable to assume that a person who is actively seeking a tree to plant will also care for it to ensure that it does not die. In the event the tree fails or dies within one year of planting, the resident will be able to obtain a replacement tree at the project applicant's expense. The replacement tree will not count towards the total mitigation requirement. Additionally, the conservation of

two acres of oak woodland habitat as required under Mitigation Measure 4.3a to compensate for the proposed project's effects on one acre of this habitat type would preserve additional off-site trees. To the extent that the offsite conservation area meets the location requirements in the Tree Conservation ordinance, trees within the conservation area may be applied to the project applicant's tree mitigation requirements.



DUDEK

SOURCE: Bing Maps 2016

FIGURE 4.3-1

Habitat Map

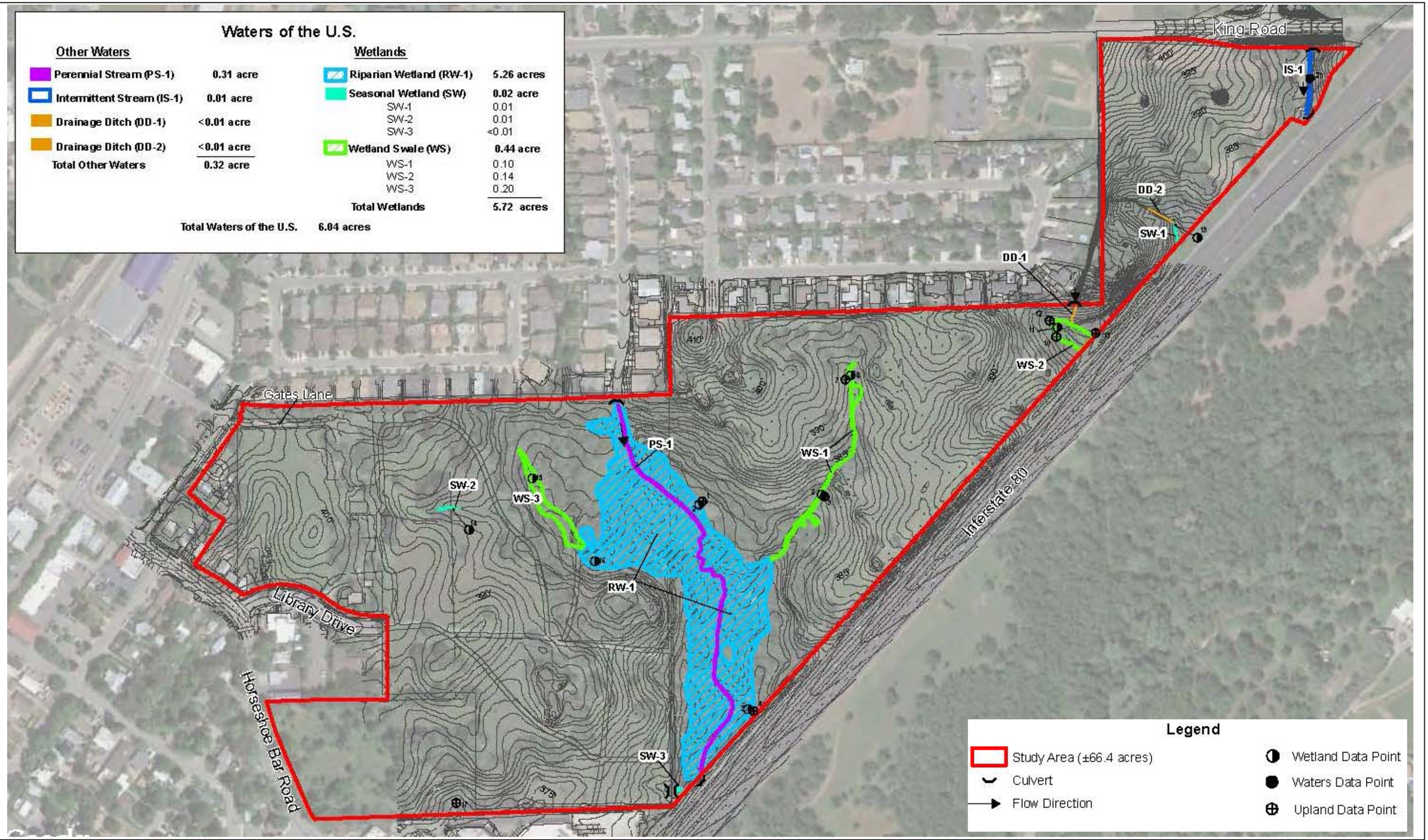
The Village at Loomis Draft EIR

INTENTIONALLY LEFT BLANK

Waters of the U.S.

Other Waters		Wetlands	
Perennial Stream (PS-1)	0.31 acre	Riparian Wetland (RW-1)	5.26 acres
Intermittent Stream (IS-1)	0.01 acre	Seasonal Wetland (SW)	0.02 acre
		SW-1	0.01
		SW-2	0.01
		SW-3	<0.01
Drainage Ditch (DD-1)	<0.01 acre	Wetland Swale (WS)	0.44 acre
Drainage Ditch (DD-2)	<0.01 acre	WS-1	0.10
		WS-2	0.14
		WS-3	0.20
Total Other Waters	0.32 acre	Total Wetlands	5.72 acres

Total Waters of the U.S. 6.04 acres



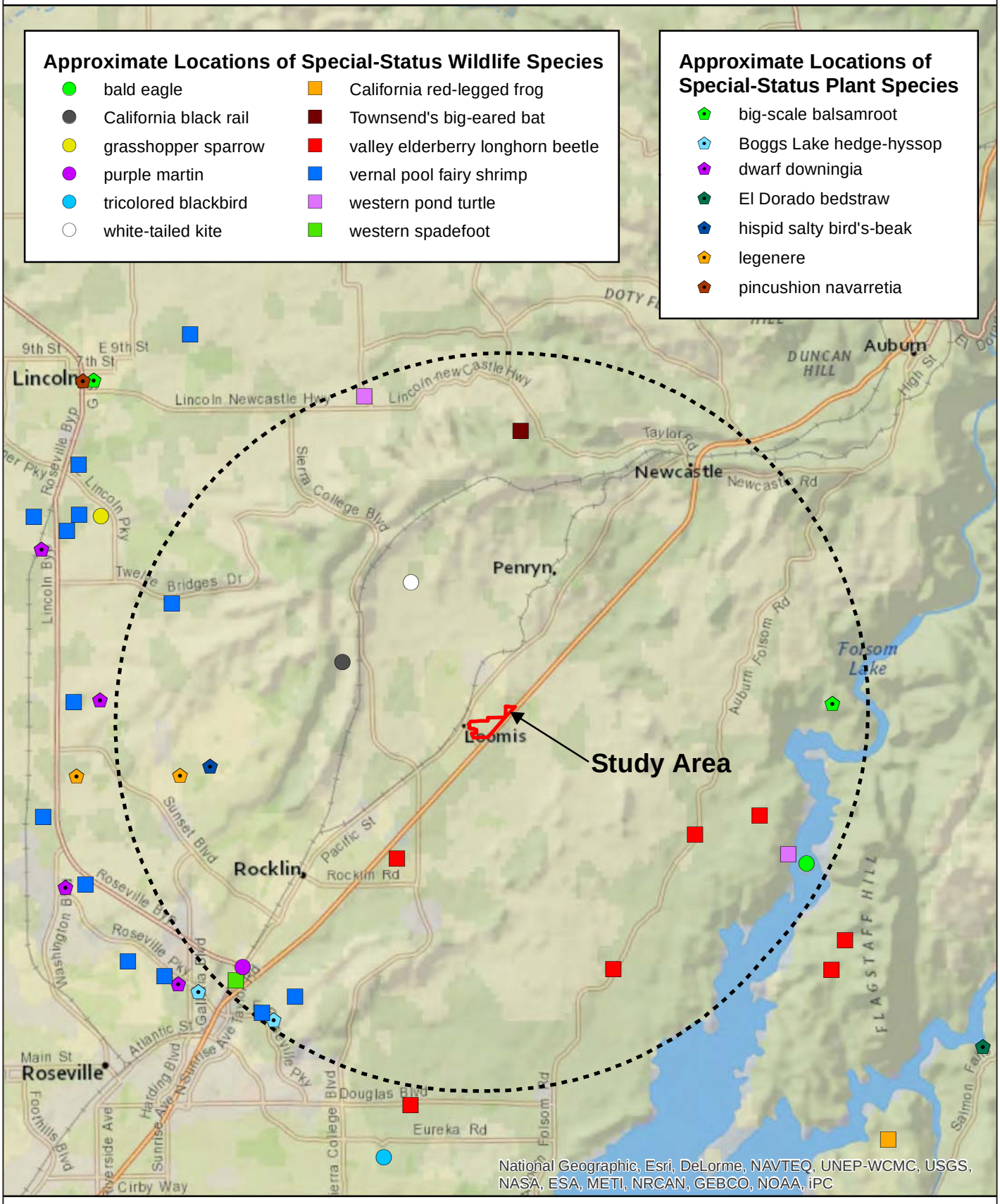
SOURCE: SALIX CONSULTING, INC. 2014

DUDEK

FIGURE 4.3-2
Wetland Delineation Map

Z:\Projects\Loomis, Town of\MAPDOC\DOCUMENT\

INTENTIONALLY LEFT BLANK



DUDEK

SOURCE: SALIX CONSULTING, INC 2014

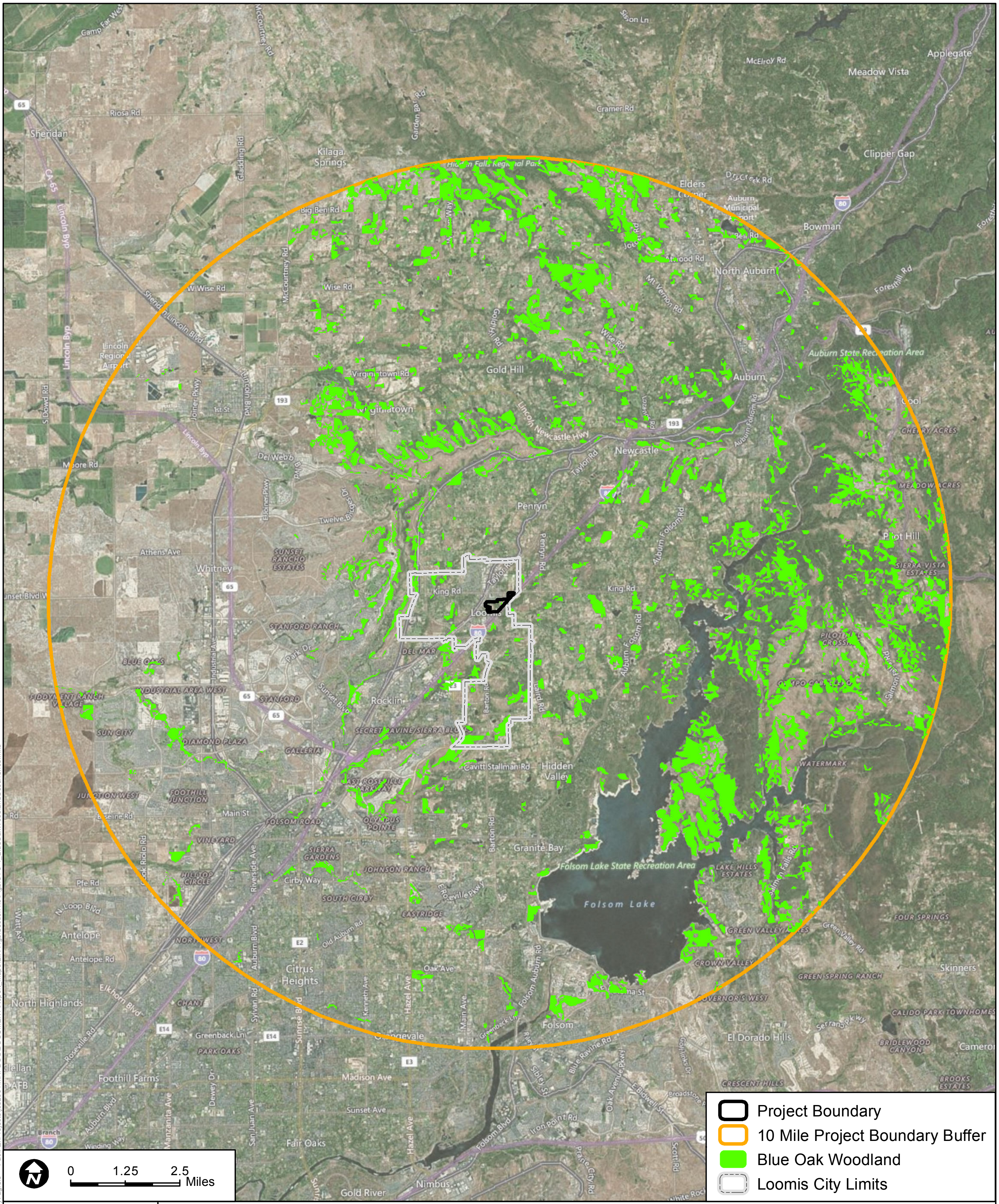
FIGURE 4.3-3

CNDDB Species Occurrence Locations

The Village at Loomis Draft EIR

Z:\Projects\852601\MAPDOC\DOCUMENT\Report_Maps\EIR Figs

INTENTIONALLY LEFT BLANK



SOURCE: Bing Imagery, 2016; FRAP, 2015.

FIGURE 4.3-4

Blue Oak Woodland Occurrence

DUDEK

The Village at Loomis Draft EIR

INTENTIONALLY LEFT BLANK

4.4 CULTURAL RESOURCES

4.4.1 Environmental Setting

This section describes the potential for prehistoric and historical resources to be damaged as a result of development of the project, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of The Village at Loomis (proposed project). The proposed project includes 418 dwelling units, 56,000 square feet of commercial space, 25,000 square feet of office 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. The project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project, thus reducing the unit count from the 426 dwelling units that were evaluated in the Draft EIR, and omitting the southern portion of the trail along the eastern side of the open space. The reduction in dwelling units and shortening of the trail increases the amount of open space in the center of the project from the 9.55 acres evaluated in the Draft EIR. The applicant also proposes to implement measures to reduce project impacts under the Transportation Alternative that was evaluated in the Draft EIR. The Modified Transportation Alternative includes 418 total dwelling units, 49,000 square feet of commercial space, 25,000 square feet of office space, 0.59 acres of active parkland, 1.25 acres of passive parkland, 0.49 acres of parcourse trails, 0.74 acres of multi-use trail, and 9.97 acres of open space.

One comment letter received in response to the Notice of Preparation addressed cultural resources. The Native American Heritage Commission (NAHC) requested that a records search and archaeological survey (if required) be prepared for the environmental impact report (EIR). Copies of the Notice of Preparation and comments received are included in Appendix A.

This section relies on the Updated Cultural Resources Assessment Village at Loomis prepared by Ric Windmiller, consulting archaeologist, in May 2014, and the Historic Resource Analysis prepared in October 2015 by Historic Resource Associates (HRA). The reports are included in Appendix D.

Prehistory/Ethnology Background

Since the early 1950s, stone tools associated with the "Farmington Complex" have been unearthed in areas within the foothill region. The tools date between 10,000 and 5000 BC. It has been determined that marsh and grassland habitat along the eastern side of the Sierra Nevada was home to hunter-gatherers as early as 9000 BC.

The Archaic Period in California lasted from 6000 BC to AD 1000 and is divided into three subperiods: lower, middle, and upper (Fredrickson 1994, as cited in Appendix D). The Lower Archaic, between 6000 and 3000 BC, was characterized by climatic changes that resulted in the

pluvial lakes in California converting to dry playas. Scholars have identified early milling stone complexes of this subperiod at a number of sites in Southern and Northern California. Stone tools that have been found associated with this period include milling stones, manos, mortars, pestles, large stemmed points, flake choppers, and hammer stones, as well as flakes and cores.

The Middle Archaic, dating between 3000 and 500 BC, marked the beginning of the fluorescence of aboriginal cultures in California's Great Central Valley. Reliance on acorns as a staple is inferred from the appearance of mortars and pestles in archaeological sites dating early in the period (Frederickson 1994, as cited in Appendix D).

Between 4000 and 2000 BC, it is probable that Hokan languages were spoken in much of California. However, with increased aridity east of the Sierra, speakers of Penutian languages apparently began moving from the deserts of the northwestern Great Basin and southern Columbia Plateau into Northern California. By 2500 BC, a Utian population of the Penutian language stock (ancestral Miwok-Costanoan) apparently entered the lower Sacramento Valley. Archaeologists recognize this intrusion as the "Windmiller Pattern," a culture adapted to river and marshland, characterized by extended burials, red ochre and quartz crystals in graves, charmstones and projectile points shared with Altithermal cultures of the Columbia Plateau (Moratto 1984, as cited in Appendix D). A fusion between this pattern and the Utian populations resulted in what archaeologists now recognize as the Berkeley Pattern.

Most Windmiller sites were abandoned by 200 BC. Ancestors of the Nisenan, who occupied Placer County at the time of contact with European settlers, entered and settled the foothills region around AD 500. The Emergent Period, AD 1000–1800, was characterized by the consolidation of territories formed as a result of the immigration of native groups, including the Nisenan. The tribal territories formed during the Emergent Period probably remained in much the same location as noted by early Spanish observers. There were territories of Valley, Foothill, and Hill Nisenan that occupied the American, Feather, Bear, and Yuba River drainages from western Sacramento eastward to the Sierras.

A bedrock milling station (CA-PLA-53) with a midden and a scatter of chipped stone artifacts was located less than a mile southeast of the project site in 1957. Bedrock milling stations, some associated with cultural deposits, and prehistoric rock art have been found along Secret Ravine near Rocklin.

History

In the first 2 years of the gold rush, 10,000 immigrants poured into California. Mining characterized much of the activity and development in Smithville through the late 1800s. In 1864, the town was moved approximately 1 mile to the northwest to its current location close to

the newly constructed Central Coast Railroad, and the name was changed to from Smithville to Pino. By 1890, the name was changed the last time to Loomis, after Pino's first postmaster.

After the Gold Rush of 1849, the region became primarily known as a place to pass through on the way to the goldfields. Malaria was epidemic in the mining camps of the Sierra foothill region and remained endemic with frequent sharp local outbreaks throughout the Central Valley until about 1880. During the next few decades, cattle ranches and orchards became prominent. The commercial fruit industry expanded rapidly in western Placer County in the late 1870s and early 1880s. Japanese laborers moved into the region and eventually provided all of the orchard labor.

Increased urbanization and expansion of suburban communities occurred from Sacramento to the northeast along the Interstate 80 (I-80) corridor during the late 1950s and early 1960s. This urbanization led to the growth of the housing market in western Placer County. During the late 1980s, the lower cost of living and land attracted high technology firms and other industries to the region. Subsequently, commercial and residential development expanded throughout the communities of Roseville, Rocklin, and Loomis (Appendix D).

Previous Research

The project site's first cultural resource survey was completed in 1984 by Peak & Associates (as cited in Appendix D). This survey was limited to 5 acres on the northeast side of Horseshoe Bar Road. No findings were reported in this study.

An archaeological survey was conducted for the project site in 1988 by Alfred Farber, Professional Archaeological Services (as cited in Appendix D). The 1988 survey identified two trash dumps dating from the 1940s to the 1960s near the southwestern portion of the survey area by the Raley's shopping center. The 1988 survey concluded that both dumps were likely destroyed by construction of the shopping center. Building foundations of a residence, commercial building, and motel dating from the 1950s and 1960s were also identified. All of these resources no longer exist and were either removed by the landowners or taken out by development. In 1988, Stephen Dietz surveyed a 3-acre parcel in the southwest corner of the project site. No resources were identified in that survey (Appendix D).

In 2007, an updated assessment was conducted for a 54-acre portion of the project site, and no new resources were identified (Windmiller 2007). Since 2007, three additional parcels were added to the project site for a total of 66 acres. In spring 2014, the additional parcels were surveyed, and no new significant resources were identified (Windmiller 2014).

Research Results

The most recent archaeological survey of the project site and a records search by the North Central Information Center (NCIC), California Historical Resources Information System, and sacred lands file search by the Native American Commission was completed in April 2014. No new historic or prehistoric archaeological resources were identified. The 2014 survey identified six historic archaeological resources. The six resources identified include a small remnant of a cherry or plum orchard; small pile of granite blocks; an isolated quartz prospect; artifacts that remain at two residential sites (the buildings were razed within the last 50 years); and two ditch remnants. In addition, the 2014 survey provided an evaluation of the six residences and associated outbuildings, as well as a small commercial building and a barn, identified on the project site. Two of the residences, 3616 Laird Street and 5901 Horseshoe Bar Road, were considered eligible for listing on the California Register of Historical Resources (CRHR) and are considered significant resources under the California Environmental Quality Act (CEQA). The barn burned to the ground several years ago. No Native American prehistoric or historic resources were identified.

A search of the sacred lands files did not identify records of any Native American cultural resources in the immediate project area. Letters were sent to all the Native American contacts provided by the NAHC, and only one response was received from the Shingle Springs Band of Miwok Indians stating that the tribe is not aware of any known cultural resources on the project site.

The Windmiller 2014 report describes the cultural resources identified on the site as discussed below.

P-31-3271: Orchard Remnant and Granite Blocks

This minor historic site was originally recorded as a small cluster of broken granite "blocks" (Feature 1) and a small cluster of old cherry trees (Features 2 and 3). The site measures approximately 60 feet east to west and 30 feet north to south. No artifacts other than the granite (dioritic) blocks were found on the surface of the site. Four live cherry trees occur in a cluster at the east side of the site. A fallen, dead tree lies near the cluster of angular rock at a modern north–south fence line. The site remained in much the same condition upon revisiting it during the 2014 study.

P-31-3272 and P-31-3274: Ditches

The first ditch is categorized as a minor archaeological resource. It is a relatively short segment of a largely in-filled ditch. The ditch segment is approximately 200 feet long. Oaks of 12-inch-diameter grow sporadically from the ditch. The ditch's route is along the west side of the riparian woodland surrounding the on-site tributary of Secret Ravine. The ditch is approximately 5 feet wide across the top, 1 foot wide across the bottom, and 1 foot deep. Approximately 75 linear feet

of the ditch's southeast portion has been heavily used as an off-highway motorcycle or bicycle trail. The southeast extent of the ditch is obscured by dense berry bushes and poison oak at the edge of the marsh.

The second ditch is also categorized as a minor archaeological resource. It is a largely in-filled ditch segment at the north perimeter of the densely wooded, partly marshy swale that bisects the project site. The ditch originates at the south edge of a hill and small natural drainage, which broadens to 15–20 feet wide and 6 feet deep immediately south of the ditch head. There may have been an earthen dam at this location. However, the eroded nature of the landscape prevents any firm conclusion regarding the origin of the ditch segment. The ditch segment is 6–7 feet wide across the top, 2 feet wide across the bottom, and 1–1.5 feet deep. The ditch can be traced for about 50 feet southeast as it parallels the north side of the swale toward Secret Ravine. The southeast extent of the ditch is hidden in dense poison oak, berry bushes, and brush. I-80 lies about 150 feet east of the segment recorded here and probably destroyed a portion of the ditch.

P-31-3273: Quartz Mine Prospect

This minor historic archaeological resource consists of two small, side-by-side shallow pits and an outcrop of white quartz. A few large chunks of quartz lie scattered about the shallow pits. The deeper of the two pits is 2 feet deep, 6 feet long, and 4 feet wide. The entire site is 20 feet east to west and 15 feet north to south, including eroded backdirt piles. Both pits are heavily eroded, with indications of having been used recently by homeless people as a campsite. The mine prospect is situated on a south-facing slope about 100 feet north of the employee parking lot at the north side of the Raley's supermarket.

VL-5 and VL-6: Residence Sites

The first residence site is categorized as a historic archaeological site. The residence is no longer standing, but this site includes an oval-shaped cellar pit, a partly asphalt paved driveway, and a partly collapsed wooden rail fence. Non-native plants and trees also occur on the site. The fence borders the sidewalk along Horseshoe Bar Road. The cellar pit is set back from the road approximately 110 feet. Non-native plants include two varieties of palm, rose bushes, periwinkle, and other unidentified trees and shrubs. An electric power pole stands at the rear (east end) of the site. Two wire nails and several small fragments of bottle glass and white earthenware were noted at the site.

The single prominent feature of the second residence site is a partly asphalt paved driveway adjacent to the south side of the other residence site. The driveway could be traced for approximately 120 feet. Non-native plants on the site include an unidentified species of mature pine and various shrubs. Other than mortared brick and cobble pile, no evidence of a residence or outbuildings was identified.

3616 Laird Street

The property, which is sited on a large lot about 40 feet from the curb, consists of a single-story, Queen Anne Victorian that fronts Laird Street. The house features a steep roof with dual gables facing Laird Street, clad with fish-scale wood shingles and arched louvered wood vents. The forward-most gable (closed gable) includes a short wood shingle roof below the gable vent, and the upper or rear gable features a large sheet metal or metal panel roof that terminates beyond the front porch.

The 1913 and 1926 Sanborn Fire Insurance Maps depict a large carriage house in the rear of the lot. A similar, but slightly different, configured two-car, wood-frame gabled garage is located in the rear of the lot today. The design of the building, and the fact that the garage doors are sliders, suggest it dates to at least the 1930s. The garage has stucco exterior cladding and several windows on its north elevation.

5901 Horseshoe Bar Road

The property consists of a 1.5-story, wood-frame Victorian Queen Anne row house. The house faces Horseshoe Bar Road, formerly Pine Street, and is sited approximately 30 feet from the curb. Architectural features of the house include its steep gable-and-hip roofs sheeted with corrugated metal panels and wood shingles; a side bay window (left side), and, above it, a closed gable clad with fish-scale shingles; an inset front porch supported by two turned wood columns; and a right-side shed roof sunporch addition. The residence appears to retain most of its original double-hung wood-sash vertically oriented windows; paneled wood front door and screen; brackets below the plain architraves framing the windows; and horizontal shiplap wood siding. The west side elevation features three double-hung wood-sash windows. The east side of the house features the original wraparound porch, which has been partially enclosed, forming a sunporch. The residence appears to be built atop a partial concrete perimeter foundation and perhaps a partial post-and-pier foundation, which is disguised by a horizontal shiplap skirt that runs the length of the building. Contemporary wood railing and stairs provide access and safety to the raised porch. The driveway is positioned on the left side of the residence. The front lot includes two large street trees, a front lawn, and shrubs. A contemporary dog-eared fence divides the east side of the lot from the front yard.

Additional Resources Evaluated

3621 Laird Street

This property, which is located at the western end of the project site, consists of a simple one-story, rectangular, wood-frame, front-gabled Craftsman-style residence. The house faces Laird Street and is sited approximately 30 feet from the curb. Architectural features of the house

include its front gable, gently sloping roof line, exterior horizontal V-groove wood siding, gabled front porch, and concrete perimeter foundation. Other architectural features include two rectangular-oriented, one-over-one light, wood-sash windows on the front elevation facing Laird Street, flanking the front entry door, which is covered by contemporary screen. The right and left side elevation include two similar wood-sash windows, and below the peak of the roof facing Laird Street is a small louvered vent.

The residence has a composition-shingle roof and closed eaves. A vent pipe penetrates the roof below the peak. The front of the lot includes several mature locust trees, and the back and sides of the lot have dense shrubs and trees. This residence is on the same parcel as and immediately south of the residence located at 3616 Laird Street, as described previously. The residence at 3621 Laird Street was determined not eligible for listing as a historic resource.

3661 Library Drive

This property, which is sited on an approximately 28-acre parcel, lies within the project site on the north side of Library Drive, immediately east of its intersection with Horseshoe Bar Road. The property consists of a single-story, wood-frame residence and several outbuildings. The wood-frame house has several intersecting hip-and-gable roofs and is clad with a contemporary V-groove horizontal wood siding. Most of the original windows in the house appear to have been replaced with modern metal slider windows. The north elevation of the house features a front-gable addition that forms a partial porch. A large brick chimney penetrates the roof below its peak on the east side of the house. The original house was likely a square-hipped roof design, which can still be seen in aerial view or looking at the house from its south and east elevations. North of the residence are several wood-frame gabled garage/sheds with contemporary wood siding and metal roofs. The shed closest to the residence has a centrally located fixed wood-sash window, flanked by two wood-panel doors that provide access into its interior from the south. A single-car plywood garage door provides access to the shed along its west elevation. This residence was determined not eligible for listing as a historic resource.

5885 Horseshoe Bar Road

This property is located within the project site, near the intersection of Horseshoe Bar Road and Library Drive. The one-story, wood-frame Craftsman-style residence faces Horseshoe Bar Road, formerly Pine Street, and is sited approximately 25 feet from the curb. Architectural features of the house include its front gable massing, moderately steep gable roof clad with sheet metal, horizontal contemporary V-groove exterior wood siding, double-hung wood-sash windows with one-over-one lights, a perimeter concrete foundation, square gable louvered vents, and an offset porch with a gable roof supported by two square-shaped columns. Access to the front entrance is via four stairs to the landing. The front façade of the house facing Horseshoe Bar Road features

two wide one-over-one light Craftsman-style windows that flank the main entry door, and the west elevation of the residence includes one large and two small Craftsman-style windows. In the left rear of the parcel is a single-car, wood-frame garage. The garage may be contemporaneous with the existing house, perhaps when it was remodeled or moved to its present location. The front yard to the house includes a lawn and concrete walkway, and the rear of the house is landscaped with large mature trees. This residence was determined not eligible for listing as a historic resource.

5907 Horseshoe Bar Road

This property is located adjacent to the southwest corner of the project site, at the corner of Horseshoe Bar Road and Library Drive. The home is located on the same parcel as the commercial building at this corner, on APN 044-094-004. It consists of a single-story, wood-frame, rectangular residence facing Horseshoe Bar Road, formerly Pine Street. Architectural features of the residence include its hipped roof, front-facing gable porch, horizontal contemporary V-groove wood exterior siding, contemporary metal-sash slider windows, contemporary panel front door and screen, perimeter concrete foundation (appears to be contemporary), and a slab concrete foundation supporting five simple vertical columns below the gable roof of the porch. A contemporary railing surrounds part of the porch attached to the vertical columns. The residence, which is sited about 25 feet from the street shoulder, appears to have undergone extensive remodeling in the past 20 years. The front yard facing Horseshoe Bar Road includes a partial lawn and a larger mature street tree. This residence appears to have undergone extensive remodeling in the last 20 years and was determined not eligible for listing as a historic resource.

5913 Horseshoe Bar Road

This property is located within the project site, facing the intersection of Horseshoe Bar Road and Library Drive. It consists of a narrow, trapezoidal-shaped, wood-frame commercial building with a flat hipped roof clad with clay tiles. Other architectural character-defining features of the building include the T1-11 exterior plywood siding; contemporary metal-sash windows; contemporary steel-panel entrance door; bracketed partial porch above the main entrance; three tall, rectangular, vertically oriented side lights on the left front of the building, and one tall, vertically oriented sidelight on the right side of the main entrance. A large air conditioning unit is mounted to the rear top of the roof. The left rear of the building has a slightly stepped out parapet wall. Parking is in front of the building and to the side of the building. Besides a planting bed against the buildings' south and east elevations, the lot is largely paved over. This commercial building was determined not eligible for listing as a historic resource.

Laird Street Barn

In 2007, a remnant of a small farm or "ranchette" was recorded as a corrugated metal-sided, wood-frame, gabled barn. The barn was accessed through a large sliding door on its south elevation, with open feed stalls on its north elevation. The barn was stick-framed with king posts and relatively modern framing techniques. Based on historic maps and other information, the barn likely dated back to the 1930s. The barn burned to the ground in or around 2012.

4.4.2 Regulatory Setting

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance. Several laws and regulations at the federal and state level govern archaeological and historic resources deemed to have scientific, historic, or cultural value. The pertinent regulatory framework, as it applies to the proposed project, is summarized in the following text.

Federal Regulations

National Historic Preservation Act

The National Historic Preservation Act of 1966 established the National Register of Historic Places (NRHP) as the official federal list of cultural resources that have been nominated by state offices for their historical significance at the local, state, or national level. Properties listed in the NRHP, or determined eligible for listing, must meet certain criteria for historical significance and possess integrity of form, location, and setting. Under Section 106 of the act and its implementing regulations, federal agencies are required to consider the effects of their actions, or those they fund or permit, on properties that may be eligible for listing or that are listed in the NRHP. The regulations in 36 CFR 60.4 describe the criteria to evaluate cultural resources for inclusion in the NRHP. Properties may be listed in the NRHP if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and they:

A. Are associated with events that have made a significant contribution to the broad patterns of our history;

B. Are associated with the lives of persons significant in our past;

C. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded, or may be likely to yield, information important in prehistory or history.

These factors are known as Criteria A, B, C, and D.

In addition, the resource must be at least 50 years old, except in exceptional circumstances. Eligible properties must meet at least one of the criteria and exhibit integrity, which is measured by the degree to which the resource retains its historical properties and conveys its historical character, the degree to which the original fabric has been retained, and the reversibility of the changes to the property. Archaeological sites are evaluated under Criterion D, which concerns the potential to yield information important in prehistory or history.

The Section 106 review process, typically undertaken between the U.S. Army Corps of Engineers as part of issuing a Section 404 permit and the State Historic Preservation Officer, involves a four-step procedure:

1. Initiate the Section 106 process by establishing the undertaking, developing a plan for public involvement, and identifying other consulting parties.
2. Identify historic properties by determining the scope of efforts, identifying cultural resources, and evaluating their eligibility for inclusion in the NRHP.
3. Assess adverse effects by applying the criteria of adverse effect on historic properties (resources that are eligible for inclusion in the NRHP).
4. Resolve adverse effects by consulting with the State Historic Preservation Officer and other consulting agencies, including the Advisory Council on Historic Preservation, if necessary, to develop an agreement that addresses the treatment of historic properties.

The Department of the Interior has set forth Standards and Guidelines for Archaeology and Historic Preservation. These standards and guidelines are not regulatory and do not set or interpret agency policy. A project that follows the standards and guidelines generally shall be considered mitigated to a less than significant level, according to Section 15064.5(b)(3) of the CEQA Guidelines (14 CCR 15000 et seq.).

The residences at 3616 Laird and 5901 Horseshoe Bar Road were determined potentially eligible for listing on the CRHR, which indicates that they are also potentially eligible for listing in the NRHP.

State Regulations

California Register of Historical Resources

California Public Resources Code, Section 5024.1, authorizes the establishment of the CRHR. Any identified cultural resources must therefore be evaluated against the CRHR criteria. To be eligible for listing in the CRHR, a property must be significant at the local, state, or national level under one or more of the four significance criteria, modeled on the NRHP.

To be eligible for listing in the CRHR, a property must be significant at the national, state, or local level under one or more of the following four criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of the history and cultural heritage of California and the United States.
2. It is associated with the lives of persons important to the nation or to California's past.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. It has yielded, or may be likely to yield, information important to the prehistory or history of the state and the nation.

In addition to meeting one or more of the above criteria, a significant property must also retain integrity. Properties eligible for listing in the CRHR must retain enough of their historic character to convey the reason(s) for their significance. Integrity is judged in relation to location, design, setting, materials, workmanship, feeling, and association. Two of the properties on the project site, 3616 Laird Street and 5901 Horseshoe Bar Road, were determined to be potentially eligible for listing on the CRHR.

California Environmental Quality Act

Under CEQA (California Public Resources Code, Section 21000 et seq.), public agencies must consider the effects of their actions on both historical resources and unique archaeological resources. Pursuant to CEQA Section 21084.1, a "project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Section 21083.2 requires agencies to determine whether proposed projects would have effects on "unique archaeological resources."

"Historical resource" is a term of art with a defined statutory meaning (see California Public Resources Code, Section 21084.1, and 14 CCR 15064.5(a) and 15064.5(b)). The term embraces any resource listed in or determined to be eligible for listing in the CRHR. The CRHR includes resources listed in or formally determined eligible for listing in the NRHP, as well as some California State Landmarks and Points of Historical Interest.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the CRHR and are presumed to be "historical resources" for purposes of CEQA unless a preponderance of evidence indicates otherwise (California Public Resources Code, Section 5024.1, and 14 CCR 4850). Unless a resource listed in a survey has been demolished or has lost substantial integrity, or there is a preponderance of evidence

indicating that it is otherwise not eligible for listing, a lead agency should consider the resource potentially eligible for the CRHR.

In addition to assessing whether historical resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the CRHR criteria as discussed previously, prior to making a finding as to a proposed project's impacts to historical resources (California Public Resources Code, Section 21084.1, and 14 CCR 15064.5(a)(3)). The fact that a resource is not listed or determined to be eligible for listing does not preclude a lead agency from determining that it may be a historical resource (California Public Resources Code, Section 21084.1, and 14 CCR 15064.5(a)(4)).

CEQA also distinguishes between two classes of archaeological resources: archaeological sites that meet the definition of a historical resource, as described previously, and unique archaeological resources. Under CEQA, an archaeological resource is considered "unique" if it:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person (California Public Resources Code, Section 21083.2(g)).

CEQA states that if a proposed project would result in an impact that might cause a substantial adverse change in the significance of a historical resource, then an EIR must be prepared and mitigation measures and alternatives must be considered. A "substantial adverse change" in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (14 CCR 15064.5(b)(1)).

The CEQA Guidelines (Section 15064.5(c)) also provide specific guidance on the treatment of archaeological resources, depending on whether they meet the definition of a historical resource or a unique archaeological resource. If the site meets the definition of a unique archaeological resource, it must be treated in accordance with the provisions of California Public Resources Code, Section 21083.2.

CEQA Guidelines, Section 15064.5(e), requires that excavation activities be stopped whenever human remains are uncovered and that the county coroner be called in to assess the remains. If the county coroner determines that the remains are those of Native Americans, the NAHC must be contacted within 24 hours. At that time, the lead agency must consult with the appropriate Native Americans, if any, as identified in a timely manner by the NAHC. Section 15064.5 of the

CEQA Guidelines directs the lead agency (or applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains.

Senate Bill 18

Senate Bill (SB) 18 (Government Code, Sections 65352.3, 65352.4) requires that, prior to the adoption or amendment of a general plan proposed on or after March 1, 2005, a city or county must consult with Native American tribes with respect to the possible preservation of, or the mitigation of impacts to, specified Native American places, features, and objects located within that jurisdiction.

In compliance with SB 18, the Town sent a letter to the NAHC on April 27, 2015, requesting a list of Native American contacts. The Town then sent letters to the individuals recommended by the NAHC on July 3, 2015. The Shingle Springs Band of Miwok Indians responded that they are not aware of cultural resources on site; they did not request consultation but did request to be kept apprised of the proposed project.

Senate Bill 297

SB 297 addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction; and establishes the NAHC to resolve disputes regarding the disposition of such remains. The provisions of SB 297 have been incorporated into Section 15064.5(e) of the CEQA Guidelines.

Assembly Bill 52

Assembly Bill (AB) 52 requires consultation with Native American tribes traditionally and culturally affiliated with the geographic area in which a project requiring CEQA review is proposed if those tribes have requested to be informed of such proposed projects. The intention of such consultation is to avoid adverse impacts to tribal cultural resources. This law is in addition to existing legislature protecting archaeological resources associated with California Native American tribes. AB 52 applies to all projects initiating environmental review in or after July 2015. For the purposes of this bill, "initiating environmental review" means when a project application is complete. Because the application was completed before the effective date of AB 52 and because proposed project began the environmental review process in November 2014 (prior to July 2015), AB 52 does not apply. However, the consultation required under AB 52 was offered to Native American tribes through SB 18, as discussed previously.

California Health and Safety Code

Section 7050.5(b) of the California Health and Safety Code specifies protocols to address any human remains that may be discovered. The code states:

> In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in section 5097.98 of the Public Resources Code.

Local Regulations

Town of Loomis General Plan

The Town's General Plan (2001) contains goals and policies related to the treatment and preservation of historic structures. The project site contains two potentially historic buildings that would be removed to accommodate the project. The policies applicable to subsurface prehistoric, historic, or archaeological resources are included below. An analysis of the project's consistency with applicable General Plan policies is provided in Appendix B to this Draft EIR.

Cultural Resources Policies

1. Loomis shall encourage the reuse and revitalization of historic buildings. Whenever possible, flexibility in development standards allowed by the Historic Building Code shall be offered to developers working with historic properties.
2. The demolition of buildings deemed by the Town to be historically or aesthetically valuable shall be prohibited in cases where alternatives for reuse are found to be feasible.
5. As part of the environmental review process, the Town shall review all development proposals for their potential to disturb cultural resources. In areas where cultural resources are known to occur, give special consideration to development of facilities that enhance the operation, enjoyment, and maintenance of these areas.

The analysis required by Cultural Resources Policy 5 is provided in Section 4.4.3, below.

4.4.3 Impacts

Methods of Analysis

A records search along with a pedestrian survey of the site was conducted in April and May 2014 by Windmiller. An additional pedestrian survey and supplemental report was prepared in October 2015 by HRA. Both reports are included in Appendix D. The survey also included consultation with the NAHC and a sacred lands file search. No Native American cultural resources were identified within the survey area. This research established the historic context and derived locations of other resources that may exist or have existed within the project area.

Although the project-specific impact analysis for cultural resources necessarily includes separate analyses for prehistoric resources, historic-period resources, and human remains, the cumulative analysis combines these resources into a single, non-renewable resource base and considers the additive effect of project-specific impacts to significant regional impacts on cultural resources.

Significance Criteria

Potential impacts associated with cultural resources have been evaluated using the following criteria, based on Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.). The proposed project would have a potentially significant impact related to cultural resources if it would:

- Cause a substantial adverse change in the significance of a historical or archaeological resource as defined in CEQA Guidelines, Section 15064.5.
- Disturb any human remains, including those interred outside of formal cemeteries.

An adverse change in the significance of a historical or archaeological resource is one that would disturb, damage, or destroy the resource, and the disturbance or damage would reduce or eliminate the potential for the resource to yield important information and context regarding history.

Impact Discussion

IMPACT 4.4-1:	Project construction could cause a substantial adverse change in historical resources.
SIGNIFICANCE:	Potentially Significant
MITIGATION:	Mitigation Measure 4.4a
RESIDUAL SIGNIFICANCE:	Significant and Unavoidable

Proposed Project

As discussed in Section 4.4.1, Environmental Setting, the most recent cultural resources survey prepared for the project site identified six minor historic-archaeological features identified as Orchard Remnant and Granite Blocks (P-31-3271), Ditch Segments (P-31-3272 and P-31-3274), Quartz Mine Prospect (P-31-3273), and two Residence Sites (VL-5 and VL-6). None of these resources meets eligibility for the CRHR, and none are considered unique archaeological resources as defined under CEQA.

The survey also evaluated six on-site residences and associated outbuildings, a small commercial building, and two off-site (adjacent) residences. Two of the on-site residences were determined potentially eligible for listing on the CRHR: 3616 Laird Street and 5901 Horseshoe Bar Road. Both of these residences would be demolished to accommodate the project. The cultural report found that these two residences are potentially eligible for the CRHR because they are associated with the early settlement and residential development of the Town and because they exemplify the Late Victorian Queen Anne architectural style. The Historic Resource Analysis by HRA provided additional details regarding these homes, their historic significance, and likely significance of other similar properties within the Town. The two homes are considered eligible for listing on the CRHR under Criteria 1 and 3 because of their fair to good integrity. Criterion 1 is the association with the early settlement and residential development of Loomis at the turn of the century. Criterion 3 is an example of modest, yet elegant, Late Victorian Queen Anne architecture. HRA concludes that neither of the properties meets the criteria for listing on the National Register of Historic Places (Appendix D).

Further, HRA identified that the two properties were most likely built by the same architect due to the extreme similarity in the design. The home at 5901 Horseshoe Bar Road has undergone remodeling that reduces its significance, and the home at 3616 Laird Street is truer to its original construction, with only a few porch columns replaced. However, HRA also recognized that "the importance or significance of the subject properties is only at the local level. The subject

properties represent an extremely common architectural style found throughout the Sierra foothills down through the Sacramento Valley. Neither of the subject properties is in above average or exceptional condition or integrity, either for the time period or architectural style. Furthermore, there are 12 other properties in the immediate vicinity in Loomis that would likely meet Criterion 1 and/or 3 which are equal or superior to the subject properties as examples of the referenced criteria." The 12 properties, which were identified through a vehicle survey of old town Loomis, were all of Late Victorian or transitional Victorian and have been maintained better than the two properties on the project site (HRA report in Appendix D).

Based on the buildings' potential eligibility for listing on the CRHR, these two residences are considered historic resources. Demolition of these buildings would destroy the physical characteristics that convey their historical significance. Therefore, the proposed project would cause a **significant** impact to a historic resource. Although **Mitigation Measure 4.4a** is provided to reduce the impact by requiring photographic recordation of the buildings, the project would result in demolition of two buildings that have been determined potentially eligible for listing on the CRHR. The loss of the resources cannot be reduced to a less than significant level through mitigation; therefore, the impact would remain **significant and unavoidable**. The project applicant's proposal to reduce impacts to sensitive biological resources by omitting 8 dwelling units and the southern portion of the trail along the eastern edge of the open space would not alter the project's adverse impacts to historic resources.

Modified Transportation Alternative

As is the case for the proposed project, completion of the Modified Transportation Alternative would require demolition of the six onsite residential structures; this includes 3616 Laird Street and 5901 Horseshoe Bar Road, which were determined to be potentially eligible for listing on the CRHR and are therefore considered historic resources under CEQA. Therefore, the Modified Transportation Alternative would cause a **significant** impact to a historic resource. Although **Mitigation Measure 4.4a** is provided to reduce the impact by requiring photographic recordation of the buildings, the project would result in demolition of two buildings that have been determined potentially eligible for listing on the CRHR. The loss of the resources cannot be reduced to a less than significant level through mitigation; therefore, the impact would remain **significant and unavoidable**.

IMPACT 4.4-2:	Project construction could cause a substantial adverse change in unidentified subsurface archaeological resources.
SIGNIFICANCE:	Potentially Significant
MITIGATION:	Mitigation Measure 4.4b
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

No prehistoric archaeological resources were identified during the current or prior evaluations of the project site and surrounding areas. The project site has been evaluated in two other cultural resources surveys dating back to 1984. The updated Cultural Resources Assessment prepared in 2014 did not identify any prehistoric archaeological resources (see Appendix D). Six minor historic archaeological resources were identified, including a small remnant of a cherry or plum orchard, a small pile of granite blocks, an isolated quartz prospect, two residential sites that were razed within the last 50 years, and two ditch remnants. It is not anticipated that any subsurface prehistoric or historic resources would be uncovered during project construction. However, the possibility exists that ground-disturbing activities could disturb previously unknown historical or archaeological resources, resulting in a **potentially significant** impact. If such a resource were discovered, **Mitigation Measure 4.4b** would require earth-disturbing activities to be halted within 100 feet of the potential resource until a qualified archaeologist completes a significance evaluation. Implementation of **Mitigation Measure 4.4b** would ensure that potential impacts to archaeological resources would be reduced to **less than significant**. The project applicant's proposal to reduce impacts to sensitive biological resources by omitting 8 dwelling units and the southern portion of the trail along the eastern edge of the open space would not alter the project's potential to result in adverse impacts to presently unidentified subsurface archaeological resources.

Modified Transportation Alternative

As with the proposed project, there is the possibility that the construction of the Modified Transportation Alternative could disturb previously unknown historical or archaeological resources, resulting in a **potentially significant** impact. Implementation of **Mitigation Measure 4.4b** would ensure that potential impacts to archaeological resources would be reduced to **less than significant.**

IMPACT 4.4-3:	Project construction could disturb human remains, including those interred outside of formal cemeteries.
SIGNIFICANCE:	Potentially Significant
MITIGATION:	Mitigation Measure 4.4c
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

Because of the prevalence of informal burials in prehistoric and historic periods in the Loomis area, there is a potential for earth-moving activities to disturb human remains. No burial sites or cemeteries were identified within the project site during the 1984, 1988, 2007, or 2014 archaeological surveys. However, the field surveys conducted rely on ground-level observations and do not include excavation. Therefore, it is possible that earth-moving construction activities, such as grading and excavation, could disturb human remains, if any informal burials occurred on site. In the event any human remains are discovered, the project contractor is required to comply with Section 7050.5(b) of the California Health and Safety Code, which specifies the following protocol when human remains are discovered:

> In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined … the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in section 5097.98 of the Public Resources Code.

Discovery of human remains is a **potentially significant** impact. Implementation of **Mitigation Measure 4.4c** would reduce this impact to **less than significant** by ensuring that the proper protocols set forth by the California Health and Safety Code and Public Resources Code are followed in the event human remains are discovered. The project applicant's proposal to reduce impacts to sensitive biological resources would not alter the project's potential to disturb human remains during project construction.

Modified Transportation Alternative

Just as with the proposed project, earth-moving activities associated with the Modified Transportation Alternative has the potential to unearth human remains. **Measure 4.4c** would reduce this impact to **less than significant** by ensuring that the proper protocols set forth by the California Health and Safety Code and Public Resources Code are followed in the event human remains are discovered.

IMPACT 4.4-4:	Project construction could contribute to a cumulative loss of cultural resources.
SIGNIFICANCE:	No impact
MITIGATION:	None required
RESIDUAL SIGNIFICANCE:	No impact

Proposed Project

Archaeological Resources

Because all significant archaeological resources and human remains are unique and non-renewable members of finite classes, all adverse effects or negative impacts erode a dwindling resource base. The loss of any one archaeological site affects all others in a region, because the cultural setting context for a given region is a reflection of all the cultural resources in that region and these resources are best understood in the context of the entirety of the cultural system of which they are a part. Cultural resources could therefore be a cumulatively considerable impact to archaeological resources if any cultural resources (including subsurface and surface archaeological resources) are disturbed and/or destroyed.

For the analysis of cumulative impacts to archaeological resources, the geographic area is the project region, which includes the Town of Loomis and adjacent areas within the City of Rocklin and Placer County. Development under the cumulative scenario in this area is expected to include buildout of the Town of Loomis General Plan and the individual projects described in Section 4.1, Land Use, of this EIR; buildout of the City of Rocklin General Plan, including the Clover Valley development of 622 acres immediately west of Loomis; and buildout of the Granite Bay Community Plan and Horseshoe Bar/Penryn Community Plan in Placer County.

A 2008 survey of data by the NCIC found that there had been 72 archaeological sites recorded within the project area (City of Rocklin 2011). The Clover Valley area is known to support at least 33 cultural resources, several of which would be directly affected by the planned

development (Raney Planning and Management 2006). The Placer County General Plan EIR noted that as of 1991, surveys covering 18% of the county identified over 1,200 archaeological sites (including historical sites), as found in a data survey conducted by the NCIC. The Placer County General Plan EIR also notes that although archaeological resources can be found throughout the county, most archaeological sites "have been found on gentle to moderately-sloping sites below 1,500 feet within 500 feet of surface water sources" (Placer County 1994).

The general plans of each jurisdiction in the area, as well as state and federal law, require that archaeological resources be preserved in place whenever feasible, and require resources that cannot be preserved be properly recorded, evaluated, and curated. Therefore, although development is anticipated in the region and could occur in proximity to known archaeological resource sites, compliance with the applicable state and federal regulations and general plan policies would ensure that no loss of archaeological resources and research potential would occur in the cumulative scenario. As the cumulative impact would remain less than significant, there is no cumulative impact to which the project could contribute.

As discussed for Impacts 4.4-2 and 4.4-3, **Mitigation Measures 4.4b** and **4.4c** would prevent disturbance of subsurface archaeological resources, including human remains. This would ensure that the project would comply with the Town of Loomis General Plan and applicable state and federal regulations. The project applicant's proposal to reduce impacts to sensitive biological resources would not alter the project's potential to contribute to adverse impacts to presently unidentified subsurface archaeological resources and human remains.

Historic Resources

For the analysis of cumulative impacts to historic resources, the geographic area is the Town of Loomis. No property in the Town is listed on the NRHP. The Town does not possess a Historic Resource Inventory or other official record of historic properties. There are other examples of Late Victorian Queen Anne architectural style in the vicinity of the project site, but they are not included on a local inventory or register. There are no reasonably foreseeable projects that would physically alter or otherwise impact other Late Victorian Queen Anne residences. Therefore, impacts to historic resources in the cumulative scenario would remain less than significant and there is no cumulative impact to which the project could contribute. The project applicant's proposal to reduce impacts to sensitive biological resources would have no effect related to cumulative impacts to historic resources.

Modified Transportation Alternative

The Modified Transportation Alternative would result in similar cumulative impacts to cultural resources as the proposed project as it would occur in the same regulatory setting, demolish the same homes, and disturb the same ground. Therefore, the Modified Transportation Alternative would not contribute to a cumulative impact.

4.4.4 Mitigation Measures

4.4a Prior to issuance of a demolition permit, the Town of Loomis shall verify that the project applicant has documented the existing residences at 3616 Laird Street and 5901 Horseshoe Bar Road and their setting and has provided this documentation to applicable repositories as identified herein. Generally, this documentation shall be in accordance with Historic American Building Survey Level II, which includes the following:

1. **Drawings:** Select existing drawings, where available; should be photographed with large-format negatives or photographically reproduced on Mylar.
2. **Photographs:** Photographs with large-format negatives of exterior and interior views, or historic views, where available.
3. **Written data:** History and description in narrative or outline format.

Historic American Building Survey material standards regarding reproducibility, durability, and size shall be met. Copies of the photographs and report shall be presented to repositories such as the North Central Information Center of the California Historical Resources Information System at California State University, Sacramento, and/or the California State Library. Copies of the photographs and report shall also be made available to the Loomis Basin Historical Society and for photographs to be made available to the Blue Goose Events Center and High Hand Nursery.

4.4b Prior to issuance of any grading permits, the Town of Loomis shall verify that project construction documents include the following note: "If any cultural resources, such as structural features, unusual amounts of bone or shell artifacts, or architectural remains are encountered during any construction activities, the contractor shall implement measures deemed necessary and feasible to avoid or minimize significant effects to the cultural resources including the following:

- Suspend work within 100 feet of the find;
- Immediately notify the Town's Planning Department Director and coordinate any necessary investigation of the site with a qualified archaeologist as needed to assess the resources (i.e., whether it is a "historical resource" or a "unique archaeological resource");
- Provide management recommendations should potential impacts to the resources be found to be significant (possible management recommendations for historical or unique archaeological resources could include resource

avoidance or data recovery excavations, where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects); and

- As warranted by any cultural resources found on site, prepare reports for resources identified as potentially eligible for listing in the California Register of Historical Resources in consultation with the State Historic Preservation Officer, and if applicable, tribal representatives.

4.4c Prior to issuance of any grading permits, the Town of Loomis shall verify that project construction documents include the following note: "If human remains are discovered during any phase of construction, all ground-disturbing activity within 100 feet of the remains shall be halted immediately, and the Town's Planning Department and the county coroner shall be notified immediately. If the remains are determined by the county coroner to be Native American, the Native American Heritage Commission shall be notified within 24 hours of the determination that the remains are Native American, and the guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. The Planning Department staff shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in California Environmental Quality Act Guidelines, Section 15064.5(e), and Public Resources Code, Section 5097.98. The project applicant shall implement approved mitigation, to be verified by the Planning Department, before resuming ground-disturbing activities within 100 feet of where the remains were discovered."

INTENTIONALLY LEFT BLANK