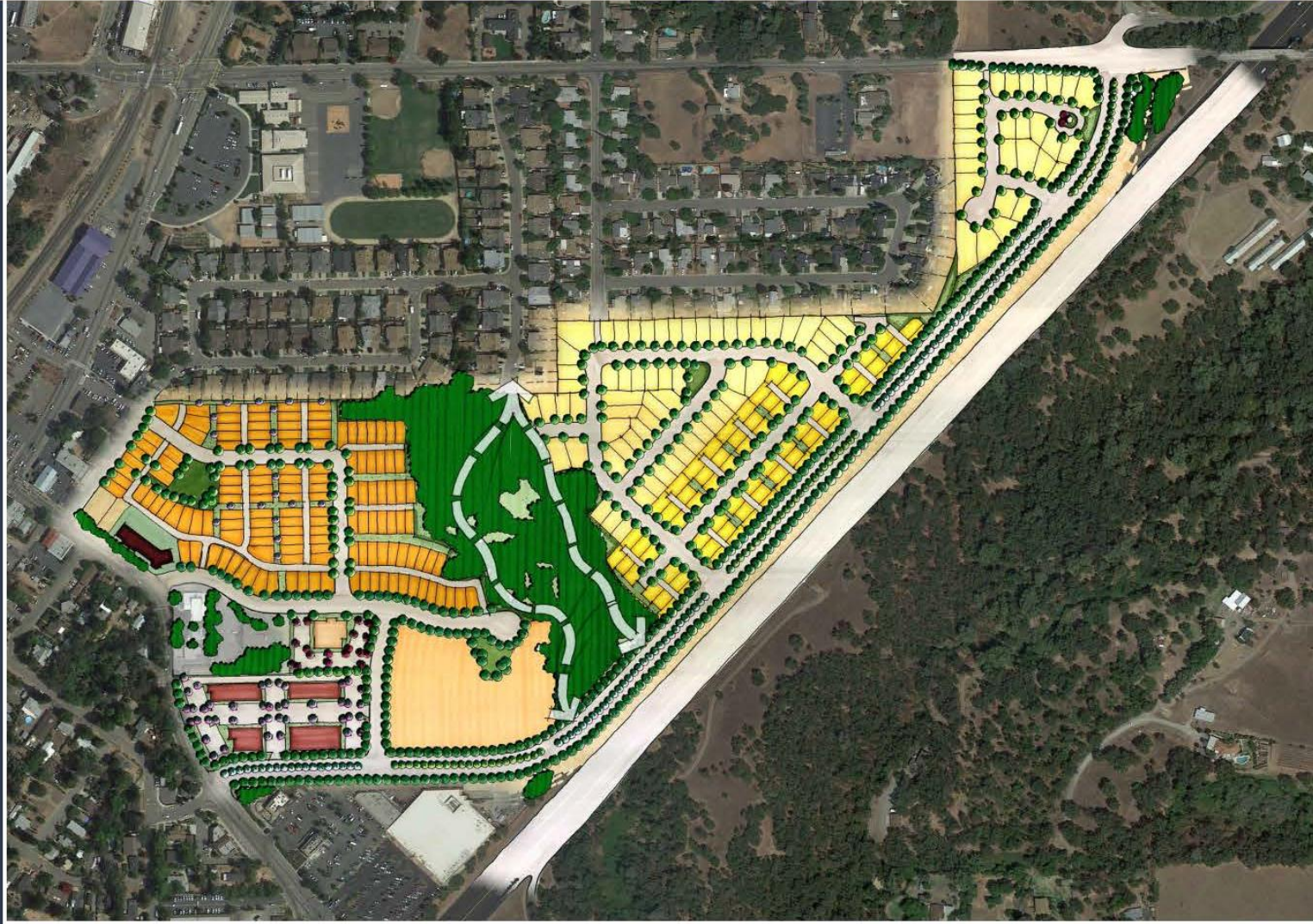




Public Meeting on the Draft Environmental Impact Report for

The Village at Loomis

May 31, 2016





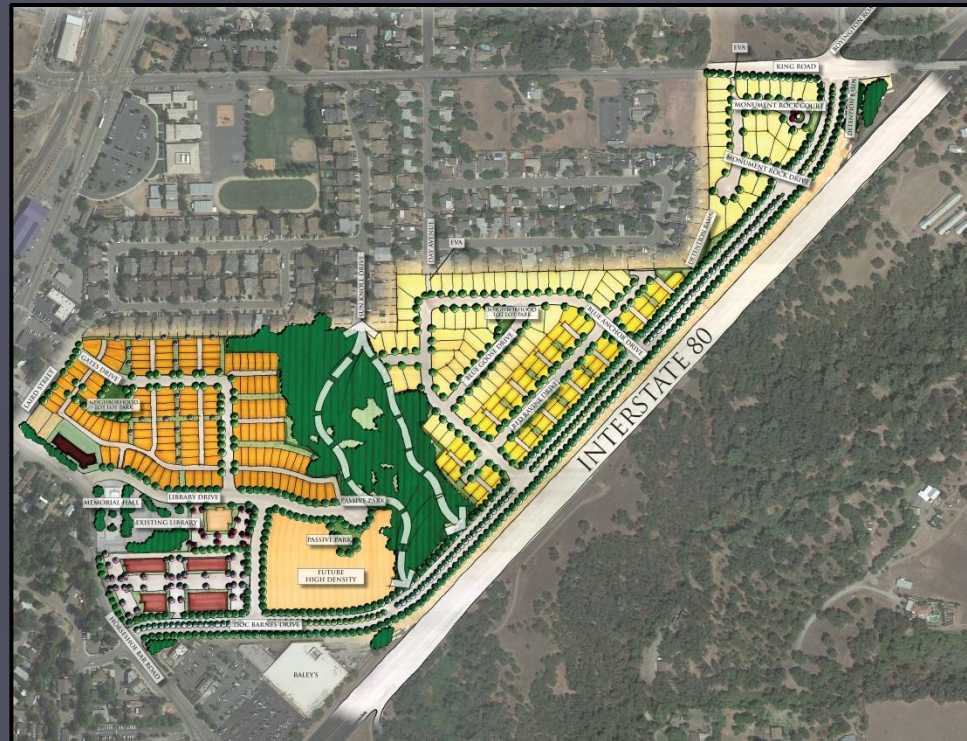
Presentation Summary

- **Overview of the Project**
- **Requested Approvals**
- **Significant and Unavoidable Impacts**
- **Proposed Alternatives**
- **Process and Next Steps**
- **Comments**



Overview of the Project

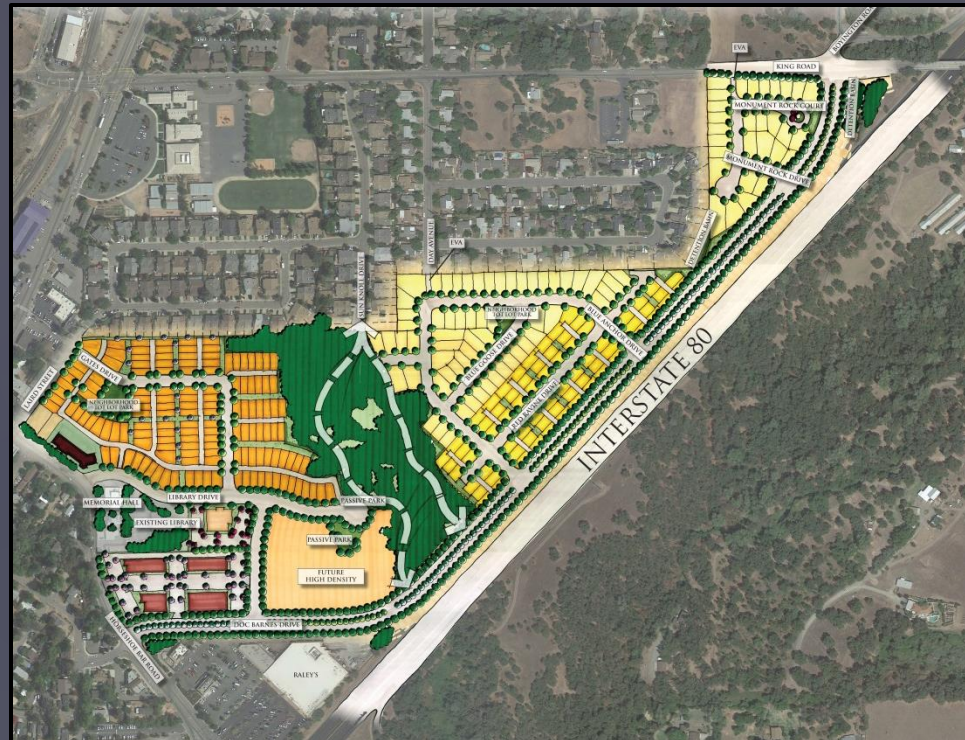
- Total Acreage = 66 acres





Overview of the Project

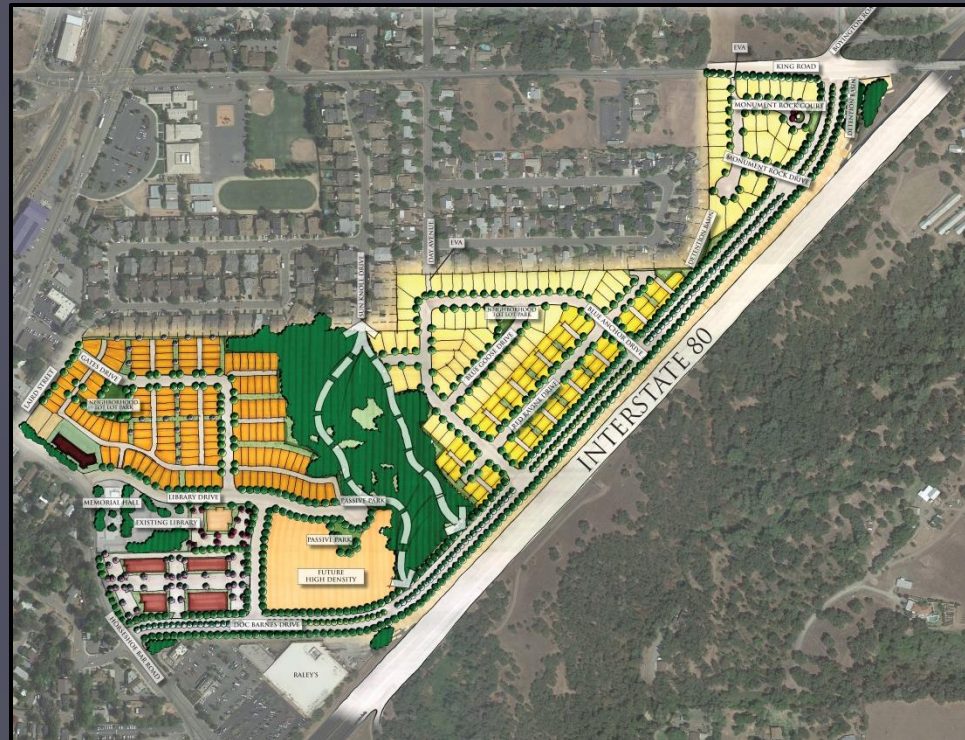
- Total Residential Units = 426 units





Overview of the Project

- 56,000 square feet of commercial
- 25,000 square feet of office space





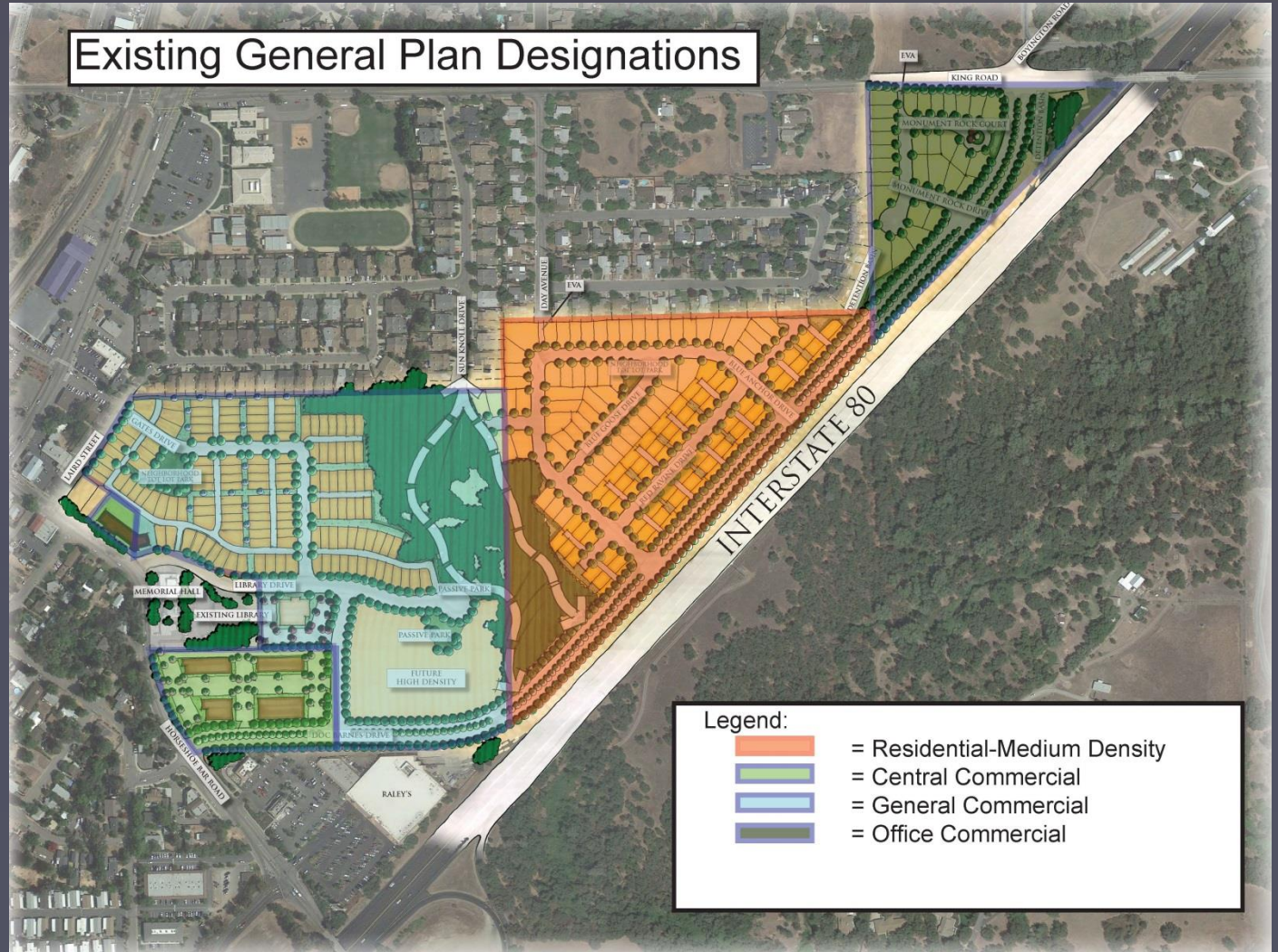
Requested Approvals

- Certification of the EIR
- General Plan Amendment
- Zoning Code Amendment
- Parcel Merger
- Lot Line Adjustment
- Tentative Subdivision Map
- Design Standards
- Development Agreement
- Grading Permit(s)*
- Building Permit(s)*
- Tree Removal Permit(s)*



Requested Approvals

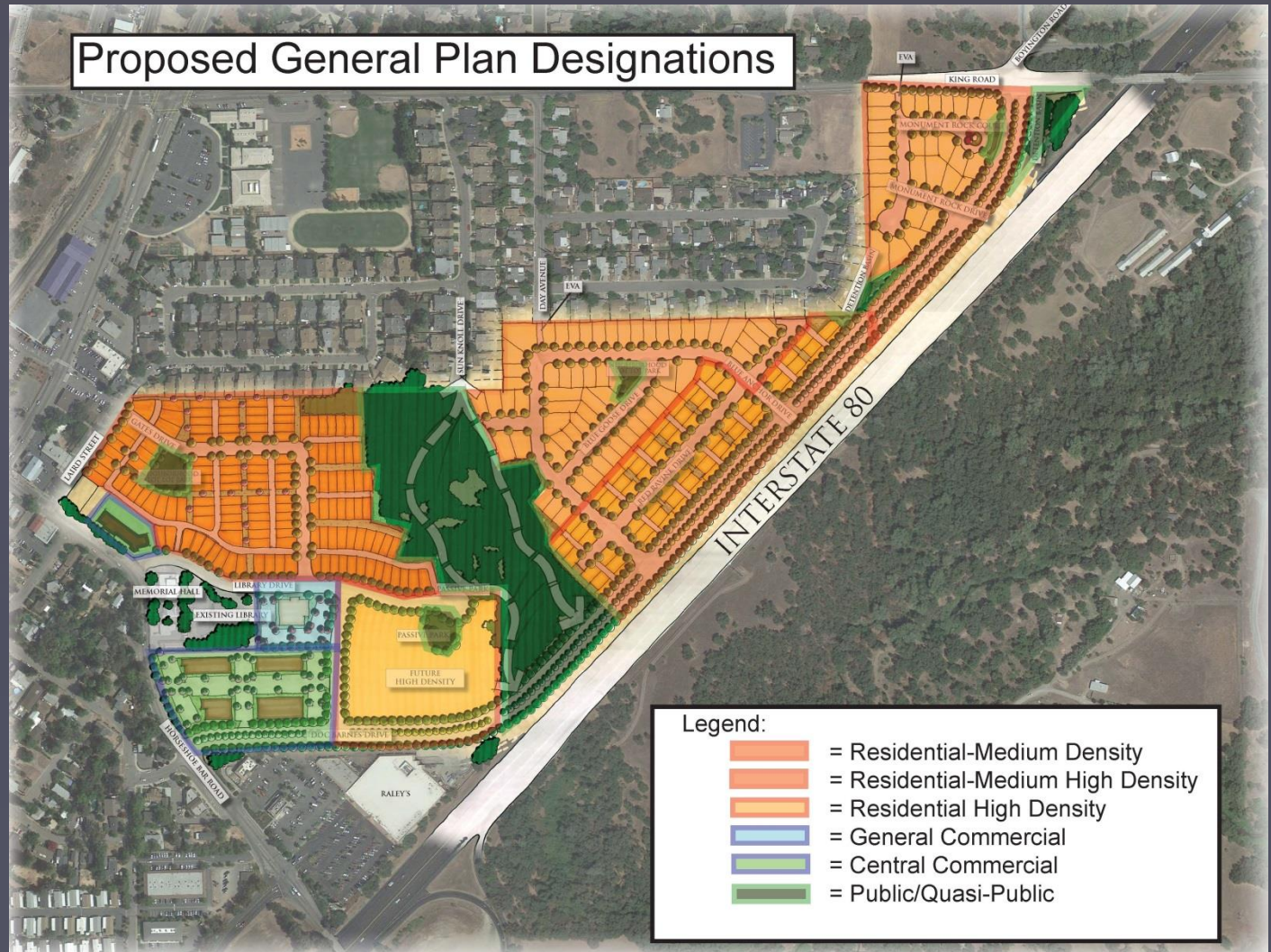
Existing General Plan Designations





Requested Approvals

Proposed General Plan Designations





Requested Approvals

- **Section 404 Individual Permit, U.S. Army Corps of Engineers**
- **Section 401 Water Quality Certification, RWQCB**
- **Section 402 National Pollutant Discharge Elimination System Permit Compliance, RWQCB**
- **Section 1602 Streambed Alteration Agreement, CDFW**
- **Section 7 Consultation, USFWS**
- **Sewer Will-Serve Letter, SPMUD**
- **Easement/pipeline relocation approval, PCWA**
- **Water hook-ups, PCWA**
- **Building permit sign-off, Loomis Fire Protection District**



Significant and Unavoidable Impacts

- **Seven Significant and Unavoidable Impacts**
 - **Impact 4.3-6: Cumulative loss of habitat for wildlife species**
 - **Impact 4.4-1: Adverse change in historical resources**
 - **Impact 4.5-2: Degradation of existing visual character**
 - **Impact 4.6-8: Contribute to a cumulative increase in traffic (Horseshoe Bar Road/Taylor Road intersection and I-80 between Sierra College Boulevard and Horseshoe Bar Road)**
 - **Impact 4.8-1: Construction-related air pollutant emissions exceedance of PCAPCD emission thresholds**
 - **Impact 4.9-1: Generation of greenhouse gas emissions**
 - **Impact 4.9-2: Conflict with applicable greenhouse gas emission policies**



Proposed Alternatives

- **Alternative 1a: No Project/No Build Alternative**
- **Alternative 1b: No Project/Existing Designations Alternative**
- **Alternative 2: Transportation Alternative**
- **Alternative 3a: Reduced Density**
- **Alternative 3b: Reduced Density/Transportation**
- **Alternative 4a: Reduced Footprint**
- **Alternative 4b: Reduced Footprint/Transportation**



Proposed Alternatives

- **Alternative 1a: No Project/No Build Alternative**
 - Assumes no development would occur and the site would remain unchanged from its current condition



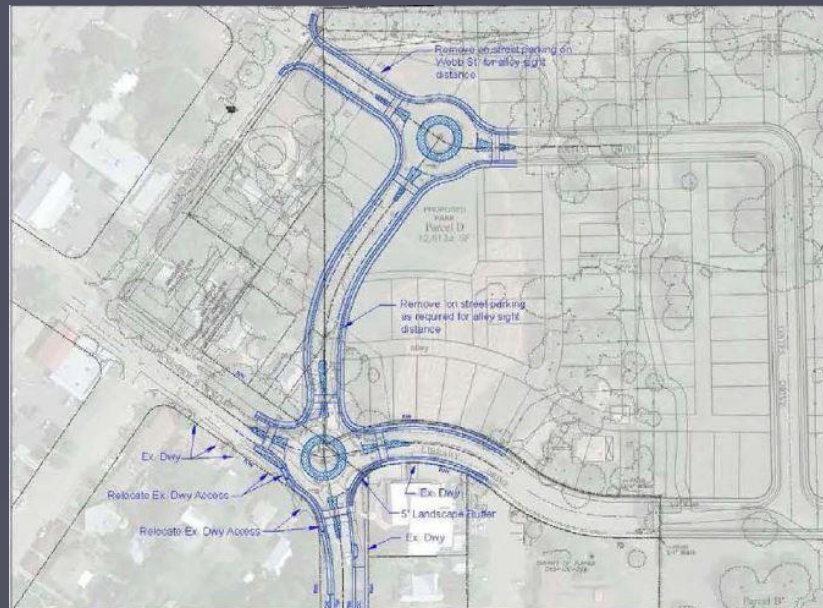
Proposed Alternatives

- **Alternative 1b: No Project/Existing Designations Alternative**
 - Assumes development consistent with the existing General Plan and Zoning designations
 - 23.6 acres of residential – medium density
 - 29.7 acres of general commercial
 - 5.3 acres of central commercial
 - 7.8 acres of office professional



Proposed Alternatives

- **Alternative 2: Transportation Alternative**
 - **Realigning Webb Street through project site**
 - **Construction of roundabouts (consistent with Town's draft General Plan Circulation Element Update)**





Proposed Alternatives

- **Alternative 3a: Reduced Density**
- **Assumes development of 371 residences**
 - 246 single-family units
 - 125 multi-family units
- 50,000 square feet of commercial space
- 22,500 square feet of office uses
- 10 percent reduction in development



Proposed Alternatives

- **Alternative 3b: Reduced Density/Transportation**
 - Considers the density reduction described in Alternative 3a with the transportation network described in Alternative 2



Proposed Alternatives

- **Alternative 4a: Reduced Footprint**
 - Smaller area of development
 - Assumes development of 366 residential units (including 125 multi-family units)
 - 45,000 square feet of commercial space
 - 10,000 square feet of office uses
 - 5.2 acres of active parkland
 - 10.13 acres of open space



Proposed Alternatives

- **Alternative 4b: Reduced Footprint/Transportation**
 - Considers the footprint reduction described in Alternative 4a with the transportation network described in Alternative 2



Process and Next Steps

- Draft EIR 45-day public and agency comment period (May 2, 2016-June 16, 2016)
- Workshop before Planning Commission (May 24, 2016)
- Workshop before Town Council (Tonight)
- Close of Draft EIR comment period (June 16, 2016)
- Responses to comments and publication of Final EIR
- Planning Commission Hearing
- Town Council to consider certification of EIR and approval of project



Comments

- **Focus on the Draft EIR**
 - Impacts/mitigation measures