

**ADDENDUM TO THE
MITIGATED NEGATIVE DECLARATION
THE GROVE PROJECT
SCH# 2016122048**

APRIL 28, 2017

Prepared for:

**Town of Loomis
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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm

TABLE OF CONTENTS

1.0 INTRODUCTION..... 4
1.1 Background and Purpose of the Addendum 4
1.2 Basis for Decision to Prepare an Addendum 4
2.0 PROJECT DESCRIPTION 6
2.1 Modified Project Components..... 6
3.0 ENVIRONMENTAL ANALYSIS 8
Mitigation Measures..... 8
Analysis of Environmental Impacts..... 8
Modification to the Site Plan 9
Modification to Grading Plans 9
Modification to Drainage Plans 9
Modification to Retaining Wall Heights..... 11
Conclusion 11
References 12

TABLE

Table 1: Comparison of Original Project Versus Modified Project..... 6
Table 2: Drainage Flows at Shed Discharge Points 10

FIGURES

Figures are located at the end of the document.

Figure 1: Modified Project Site Plan

Figure 2: Modified Project Drainage Plan

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1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an Addendum to the previously adopted Mitigated Negative Declaration (MND) for The Grove Project (The Grove MND) (State Clearinghouse Number 2016122048) that addressed potential environmental impacts associated with The Grove project (Original Project). The Town of Loomis is the lead agency for the environmental review of the proposed project modifications (Modified Project).

This Addendum has been prepared pursuant to CEQA Guidelines Section 15164 and addresses the proposed modifications in relation to the previous environmental review prepared for The Grove Project. Information and technical analyses from the adopted The Grove MND have been reviewed in the preparation of this Addendum. The Grove MND is available for review at:

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1.1 BACKGROUND AND PURPOSE OF THE ADDENDUM

The MND for The Grove project was approved on March 28, 2017 by the Town of Loomis Planning Commission. The Grove project is a proposed residential subdivision. The Original Project would subdivide a 9.98-acre parcel into 26 lots, including 22 residential lots, one park lot, one stormwater detention basin lot, and two landscaping/entry corridor lots. The Grove is located southwest of the intersection of Humphrey Road and No Name Lane in the Town of Loomis (APN 044-021-008). The Original Project is described in detail in the Project Description of The Grove MND.

Since approval of the MND, the Project Applicant has changed the proposed site plan, grading and drainage plans, and height of the retaining walls. The Project Applicant has requested these modifications to the Original Project. The proposed modifications to The Grove Project are referred to as the Modified Project, which is described in greater detail under Section 2.0 below.

The CEQA analysis approach to this project is to prepare an Addendum to The Grove MND, which will focus on the potential environmental effects of the Modified Project related to proposed changes to the Original Project.

1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM

When an environmental impact report has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project.

Under CEQA Guidelines Section 15162, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

In determining whether an Addendum is the appropriate document to analyze the proposed modifications to the project and its approval, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis), the proposed changes do not meet the criteria for preparing a subsequent EIR or negative declaration as described under CEQA Guidelines Section 15162. An addendum is appropriate to address the Modified Project because, as explained in Sections 3.0, none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed Modified Project. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of environmental effects of the proposed modifications in relation to the analysis contained in the previously approved The Grove MND.

2.1 MODIFIED PROJECT COMPONENTS

The Modified Project would revise the Original Project as shown in Table 1. The Site Plan for the Modified Project is provided as Figure 1. The Modified Project would result in a change to the grading and drainage plans, with resulting changes in runoff from the project site, and changes in the retaining wall height. As shown in Table 1, there are no other changes to the Original Project.

TABLE 1: COMPARISON OF ORIGINAL PROJECT VERSUS MODIFIED PROJECT

PROJECT COMPONENT	ORIGINAL PROJECT	MODIFIED PROJECT	CHANGE
SITE PLAN	<p>The Vesting Tentative Subdivision Map would divide the project site into 26 lots:</p> <ul style="list-style-type: none"> • 22 single family residential lots with a minimum lot of size of 11,871 sf, a maximum lot size of 15,066 sf, an average lot size of 12,444 sf, and an average gross density of 2.2 dwelling units per acre; • Two landscaping lots (Lots A and B), 5,720 sf and 6,896 sf, respectively; • A 12,171 sf park lot located within the central portion of the site (Lot C); and • A 22,206 sf storm water detention basin lot (Lot D). 	<p>The modified Vesting Tentative Map would divide the project site into 26 lots:</p> <ul style="list-style-type: none"> • 22 single family residential lots with a minimum lot of size of 11,859 sf, a maximum lot size of 14,168 sf, an average lot size of 12,307 sf, and an average gross density of 2.2 dwelling units per acre; • A 5,720 sf landscaping lot (Lot A) 5,720 sf • A 17,917 sf landscaping and storm water detention basin lot (Lot B); • A 12,171 sf park lot located within the central portion of the site (Lot C); and • A 14,168 sf storm water detention basin lot (Lot D). 	<p>Minimal changes to residential lot layout and lot sizes.</p> <p>Lot B has increased in size to accommodate a sewer easement and to also accommodate storm water detention and now extends from Humphrey Road, at the southeast corner of the project site, to Grove Circle.</p>
GRADING PLANS	Balanced cut and fill of approximately 20,000 cubic yards of excavated cut and 20,000 cubic yards of fill.	Cut and fill of approximately 14,000 cubic yards of excavated cut and 17,000 cubic yards of fill.	Approximately 3,000 cubic yards of soil would need to be imported to the site.
DRAINAGE PLANS	Drainage from the project site would be conveyed to a single detention basin in the northwest corner of the site. In a 100-year storm event, drainage would overland flow in Grove Circle to Lot D. Discharge would go to No Name Lane.	Drainage would be conveyed to three stormwater sheds (see Figure 2). The original detention basin has been reduced in size and an additional detention basin has been added to accommodate the revised drainage pattern.	Drainage would be distributed to three discharge locations similar to existing drainage discharge points of the property rather than draining solely to No Name Lane.

MND ADDENDUM – THE GROVE

PROJECT COMPONENT	ORIGINAL PROJECT	MODIFIED PROJECT	CHANGE
RETAINING WALL HEIGHTS	Range of between approximately 2.0 feet to 7.5 feet; based on location.	Range of between approximately 0.6 feet to 6.0 feet; based on location.	Decrease in height of approximately 1.5 feet (or 18 inches), on average.

3.0 ENVIRONMENTAL ANALYSIS

This section of the Addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed modifications to The Grove Project (Modified Project) do not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162.

MITIGATION MEASURES

The mitigation measures identified in the adopted The Grove MND as part of the Mitigation Monitoring and Reporting Program would apply to the Modified Project. In reviewing The Grove MND, it was noted that an additional mitigation measure is available to address potential traffic impacts that could occur between construction traffic and school children walking or bicycling along the project site frontage during the periods when school children are going to or from H. Clarke Powers Elementary School. The following mitigation measure is provided to address potential construction traffic conflicts and applies to construction traffic during implementation of the Removal Action Work Plan and during project construction.

Mitigation Measure T-4: During all site preparation and project construction activities, including implementation of the Removal Action Work Plan, the project applicant shall either:

- 1) Schedule construction activity to ensure that no construction traffic occurs one-half hour (30 minutes) before or after the start and end of the school day, or*
- 2) Assign personnel at the construction access location(s) to the project site from one-half hour (30 minutes) before and after the start and end of the school day to coordinate construction traffic and ensure that there are no conflicts between construction traffic and pedestrians and bicyclists in the vicinity of the construction access location.*

ANALYSIS OF ENVIRONMENTAL IMPACTS

As addressed in the analysis below, the proposed modifications associated with the Modified Project are not substantial changes to the adopted project. The proposed modifications would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the MND (CEQA Guidelines Section 15162[a][1]) that would require major revisions to the MND. All impacts would be nearly equivalent to or reduced from the impacts previously analyzed in the MND. Accordingly, the proposed modifications associated with the Modified Project are not inconsistent with the General Plan, Zoning Ordinance, or adopted Mitigation Measures for this project.

Modification to the Site Plan

The modifications to the site plan and project layout result in minor changes to the size of the residential lots, increase the size of Lot B to accommodate a stormwater detention basin and sewer easement, and decrease the size of Lot D due to the revised drainage plan. These changes do not increase the density or intensity of the development, do not result in any significant changes to the layout of the project, and would not change the acreage developed by the project. Therefore, this change would not result in any new significant environmental impacts and would not increase the significance of environmental impacts analyzed in The Grove Mitigated Negative Declaration.

Modification to Grading Plans

The proposed modification from a balanced earthwork cut and fill (in the Original Project) to a cut of 14,000 cubic yards and a fill of 17,000 cubic yards (in the Modified Project) would require a net import of 3,000 cubic yards. This increase in earthwork material import might generate additional construction-related air quality emissions, as compared with the Original Project. However, implementation of Mitigation Measures AQ-1 through AQ-6 adopted with The Grove MND would ensure that criteria pollutant thresholds would not be exceeded by the Modified Project. Implementation of Mitigation Measure TT-4 identified in the Project Description would ensure that construction traffic does not conflict with pedestrian traffic. This change would not result in any new significant environmental impacts and would not increase the significance of environmental impacts analyzed in The Grove MND.

Modification to Drainage Plans

The proposed drainage of the site has been reconfigured in the Modified Project to reduce the total area draining to No Name Road, as compared with the Original Project. In the Original Project, onsite drainage from entire project site would be conveyed to a detention basin at the northwest corner of the site, which would then discharged to No Name Road. The proposed drainage for the Modified Project would be distributed to three discharge locations to match the existing drainage discharge points of the property.

The Preliminary Storm Drain Report, updated by Meredith Engineering in April 2017 to address the Modified Project, describes the existing drainage conditions and proposed storm drain system. The proposed storm drain system for the project would divide the site into three drainage sheds (Shed 1, Shed 2, and Shed 3), as shown in Figure 2. Drainage from these shed areas would be conveyed into a storm drain system, to address 10-year and 100-year storm events.

Under 10-year storm conditions, stormwater from Sheds 1 and 3 on the project site would flow from the residential, landscaping, and park lots toward Grove Circle. Stormwater would be collected and conveyed by 12-inch storm drain pipes within Grove Circle, which would be sufficient to convey a 10-year event. This stormwater would flow by gravity through these pipes to the stormwater detention basins located in the northwest (Lot D) and southeast (Lot B) areas of the site. Stormwater from Shed 2 would be collected and conveyed in rear yard ditches in the residential lots. Shed 2 would discharge at the existing discharge point to the adjacent property in the southwest corner.

MND ADDENDUM – THE GROVE

During a 100-year storm event, stormwater would be collected within the piped storm drain system as described for the 10-year storm event for Sheds 1 and 3 and would drain to the rear yard ditches in Shed 2. Basin 1 (Lot D) is sized to accommodate a 100-year storm event and will have a capacity of 19,820 cubic feet (cf). Basin 2 (Lot B) is also sized to accommodate a 100-year storm event and will have a capacity of 12,911 cf.

If the drainage capacity of the pipe system is exceeded, the site and system have been designed so that stormwater will flow into Grove Circle and then flow overland to the stormwater detention basins (Lots B and D).

As shown in Table 2, under both 10- and 100-year storm conditions, the stormwater detention basins would release stormwater at a maximum discharge rate of 2.0 cubic feet per second (cfs), which is regulated by the capacity of the drainage outlet. The stormwater detention basins have been designed to accommodate a 100-year storm.

Discharge from Shed 2 would occur at a rate of 1.8 cfs under 10-year storm conditions and a rate of 3.7 cfs under 100-year storm conditions (see Table 2).

Meredith Engineering completed hydrologic calculations for the stormwater conditions for the undeveloped and developed conditions for the project site. The detention basin located in the northwest corner of the project site is sized adequately to detain the 10-year and 100-year storm events, and reduce the post-development flow for both the 10-year and 100-year storm events to less than existing conditions at three discharge points (Meredith Engineering, 2017) for the Modified Project. Discharges from Shed A would be reduced from 2.7 cfs to 2.0 cfs during the 10-year condition and from 6.87 cfs to 2.0 cfs during the 100-year condition. Discharges from Shed B would be reduced from 4.47 cfs to 1.8 cfs during the 10-year condition and from 11.08 cfs to 3.7 cfs during the 100-year condition. Discharges from Shed C would be reduced from 2.05 cfs to 2.0 cfs during the 10-year condition and from 2.61 cfs to 2.0 cfs during the 100-year condition. Under developed conditions, storm water discharge from the site would be reduced for all shed areas.

TABLE 2: DRAINAGE FLOWS AT SHED DISCHARGE POINTS

LOCATION	EXISTING CONDITIONS (PRE-DEVELOPMENT)		ORIGINAL PROJECT (POST-DEVELOPMENT)		MODIFIED PROJECT (POST-DEVELOPMENT)	
	10-YEAR STORM EVENT	100-YEAR STORM EVENT	10-YEAR STORM EVENT	10-YEAR STORM EVENT	10-YEAR STORM EVENT	10-YEAR STORM EVENT
Shed A	2.7 cfs	6.87 cfs	2.0 cfs	2.0 cfs	2.0 cfs	2.0 cfs
Shed B	4.47 cfs	11.08 cfs	0 cfs	0 cfs	1.8 cfs	3.7 cfs
Shed C	2.05 cfs	2.61 cfs	0 cfs	0 cfs	2.0 cfs	2.0 cfs

SOURCE: MEREDITH ENGINEERING, 2016; MEREDITH ENGINEERING, 2017

As with the Original Project, the stormwater system will treat water quality through infiltration and is sized to meet the West Placer Storm Water Quality Control Manual requirement to treat the water quality volume resulting from 0.9 inches of rainfall on the project site.

Incorporation of the aforementioned Modified Project drainage system and the implementation of Mitigation Measures HWQ-1 through HWQ-4 identified in The Grove Mitigated Negative Declaration would ensure that the proposed project would not substantially alter the existing drainage pattern of the site or area, in a manner that would result in substantial erosion or siltation, result in flooding, or exceed the capacity of the existing or planned stormwater drainage systems. In addition, Mitigation Measure HWQ5 would ensure that the applicant would pay all applicable drainage impact fees. Therefore, potential impacts to drainage and stormwater remain a **less than significant impact**. The changes to the stormwater system design would not result in any new significant environmental impacts and would not increase the significance of environmental impacts analyzed in The Grove MND.

Modification to Retaining Wall Heights

The retaining walls, which are located along the western and southwestern portions of the site, are proposed to be reduced by an average of approximately 18 inches. Final heights would vary from approximately 0.6 feet up to 6.0 feet. The maximum retaining wall height of 6.0 feet is a decrease of 1.5 feet compared to the Original Project. This change would not result in any new significant impacts and would not increase the significance of environmental impacts analyzed in The Grove MND.

CONCLUSION

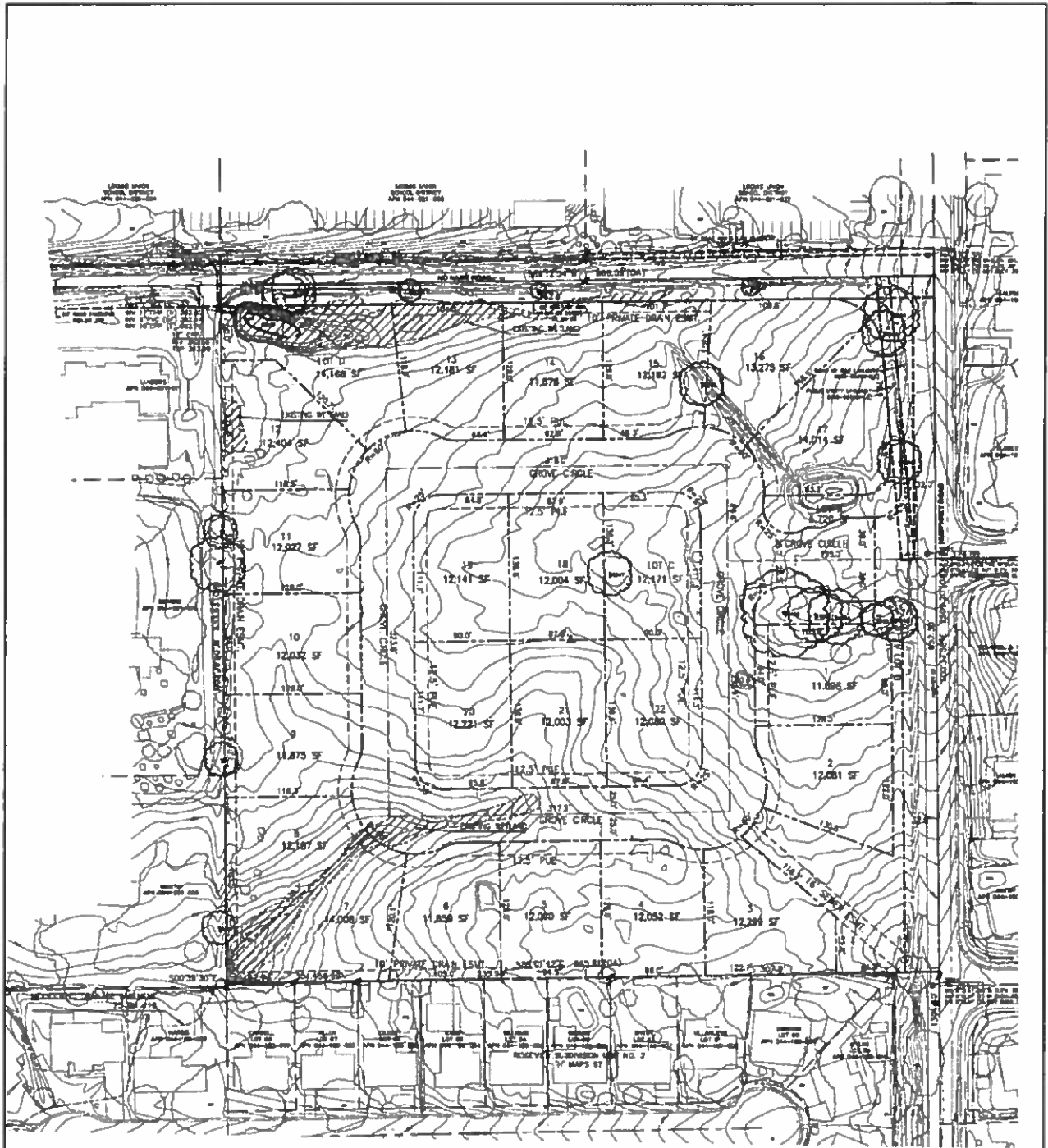
The proposed changes do not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no significant changes in the environmental conditions not contemplated and analyzed in the MND that would result in new or substantially more severe environmental impacts.

There is no new information of substantial importance (which was not known or could not have been known at the time of the application (see Section 4.0), that identifies: a new significant impact (condition “A” under CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition “B” CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects; or mitigation measures or alternatives which are considerably different from those analyzed in the MND which would substantially reduce one or more significant effects on the environment but have been declined by the project proponent (conditions “C” and “D” CEQA Guidelines Section 15162[a][3]). No new plans, policies, or regulations that would result in new significant environmental impacts or an increase in the severity of environmental impacts were identified. There have been no significant changes in circumstances that would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. None of the “new information” conditions listed in the CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a subsequent MND.

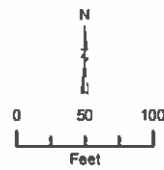
CEQA Guidelines Section 15164 states that “An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.” An addendum is appropriate for the Modified Project because, as explained above, only minor technical changes are necessary and none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

REFERENCES

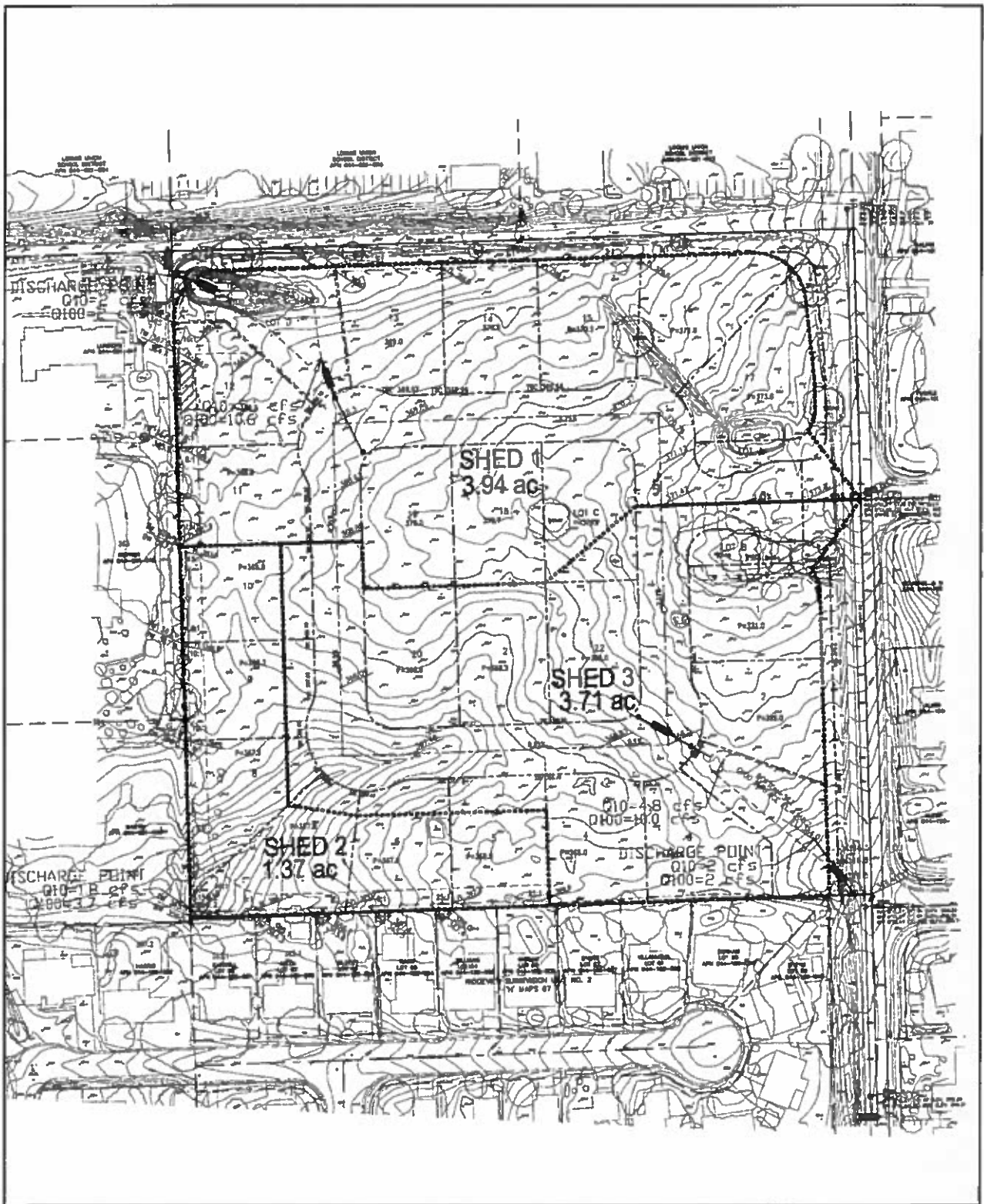
- Meredith Engineering, 2017. Preliminary Storm Drainage Report – The Grove-3342 Humphrey Road, Loomis, CA. Updated April 17, 2017.
- Meredith Engineering, 2017. Vesting Tentative Subdivision Map for The Grove Conceptual Grading and Drain Plan. April 17, 2017.
- Town of Loomis, 2016. Initial Study/Mitigated Negative Declaration for The Grove Project. SCH # 2016122048. Prepared by De Novo Planning Group for the Town of Loomis. December 2016.
- Town of Loomis, 2017. Planning Commission Hearing Staff Report. Major Subdivision/Design Review #16-10 “The Grove”. March 28, 2017.



THE GROVE IS/MND
Figure 1. Modified Site Plan

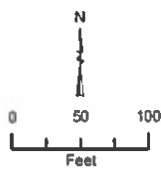


Source: Meredith Engineering, Consulting Initiative
 Map for The Grove, Proposal Filing Exhibit,
 April 17, 2017, Map date April 27 2017



THE GROVE IS/MND

Figure 2. Modified Drainage Plan



1:1,600

Source: Meredith Engineering, Preliminary Storm Drainage Report, updated 4-17-17, Map date: April 27, 2017

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