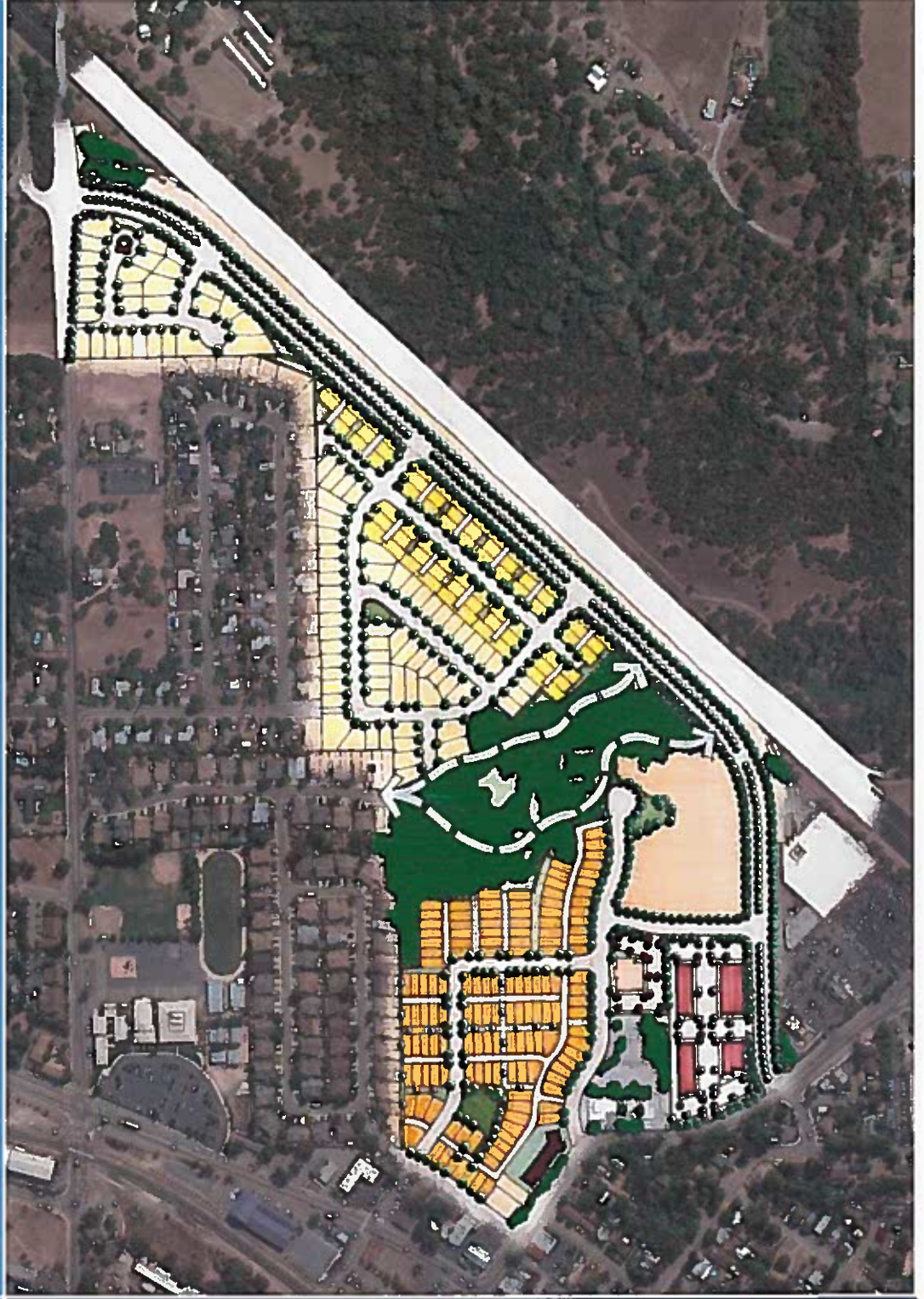


Public Meeting on the Draft Environmental Impact Report for

# The Village at Loomis

May 24, 2016





# Presentation Summary

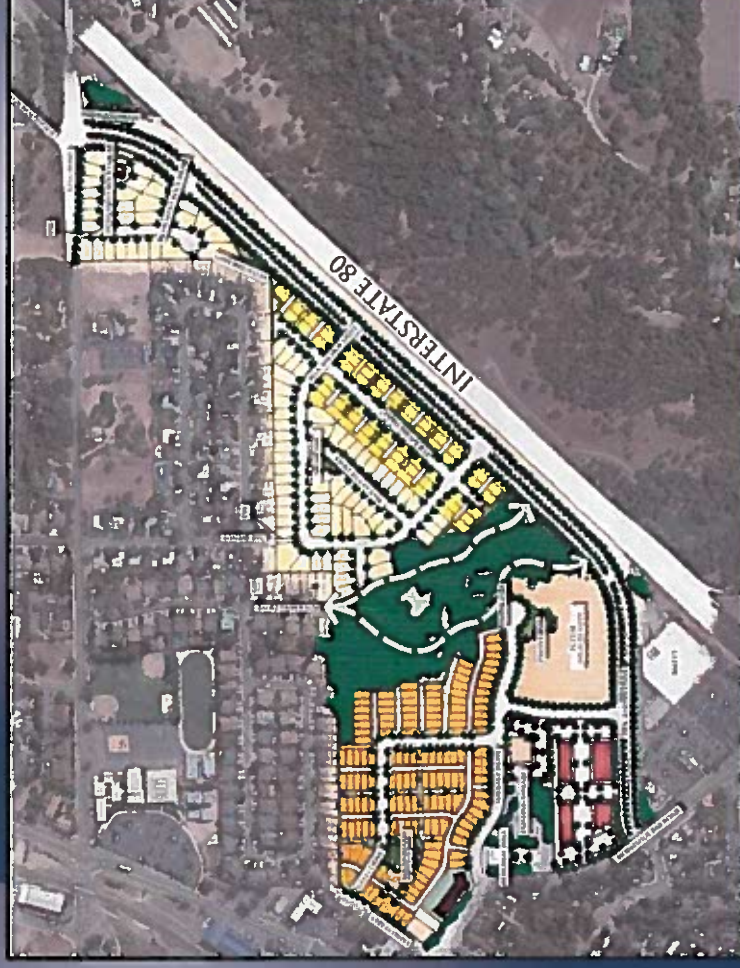
- Overview of the Project
- Requested Approvals
- Significant and Unavoidable Impacts
- Proposed Alternatives
- Process and Next Steps
- Comments





# Overview of the Project

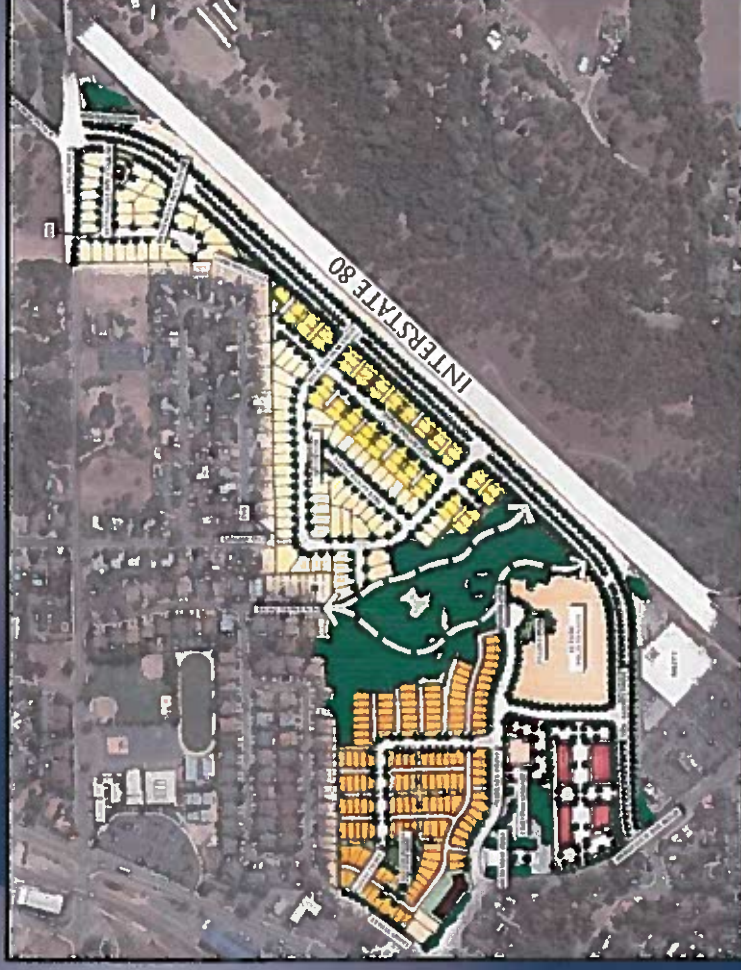
- Total Acreage = 66 acres





# Overview of the Project

- Total Residential Units = 426 units

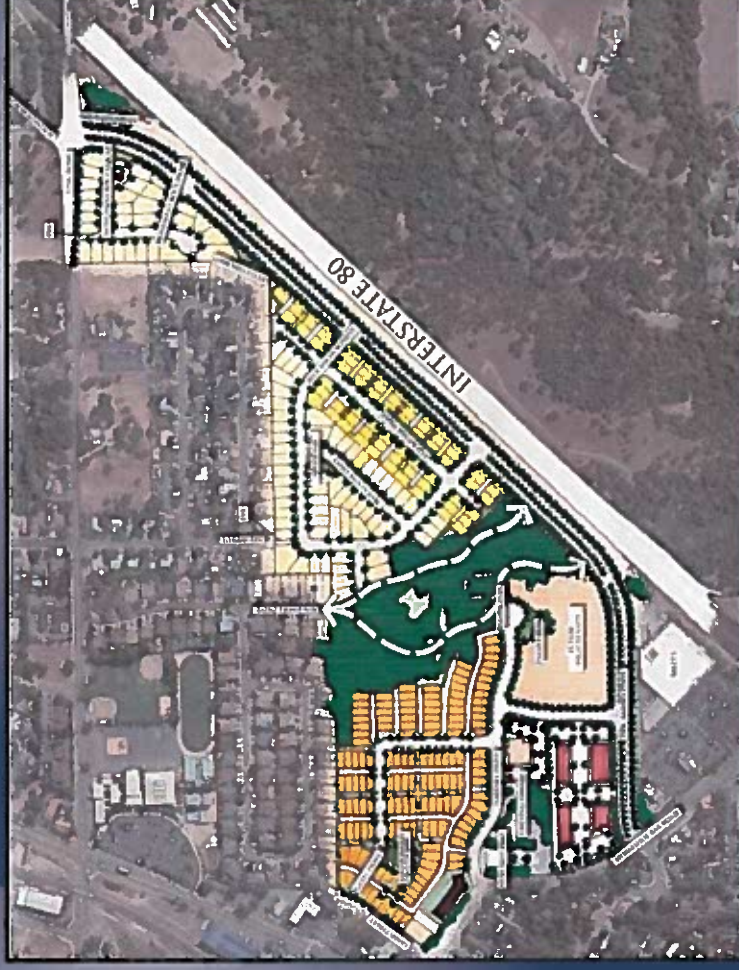






## Overview of the Project

- 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

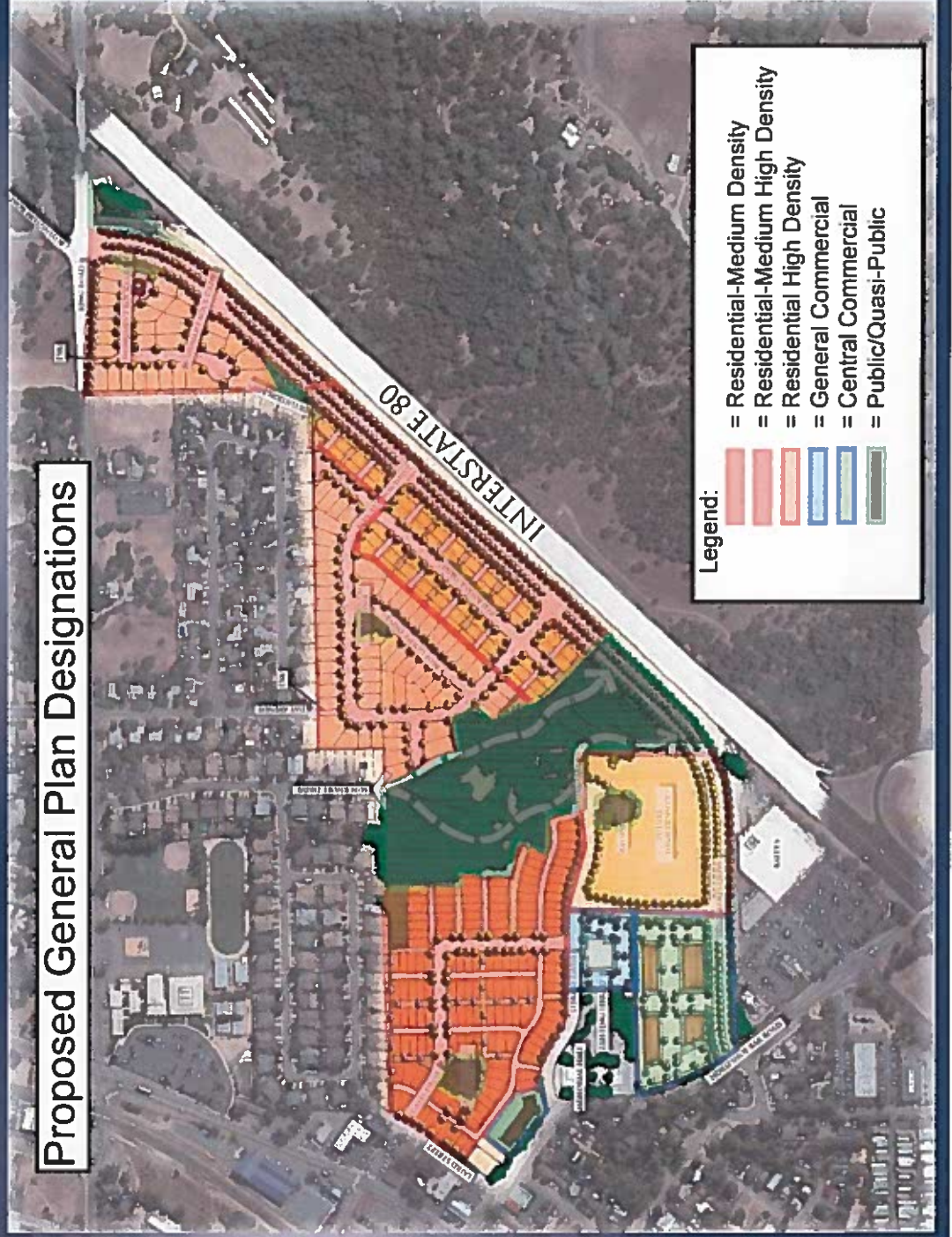






# Requested Approvals

## 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





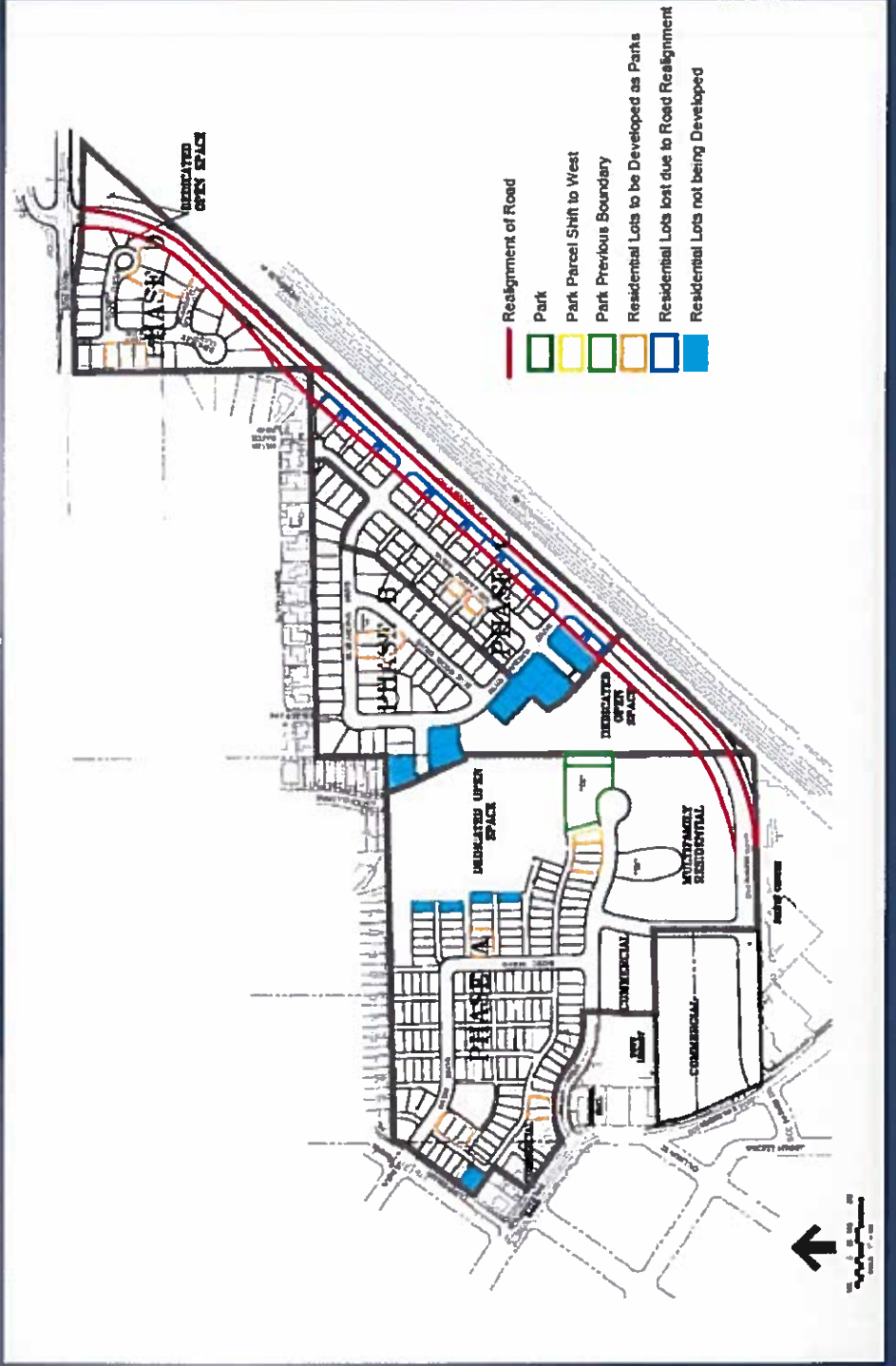
## Proposed Alternatives

- **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 4a: Reduced Footprint







## Proposed Alternatives

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



# Proposed Alternatives

Table 5-6  
Project Alternatives Impacts Summary

Environmental Issue	Proposed Project Impacts	Alternative 1a: No Project/No Build	Alternative 1b: No Project/Existing Designations	Alternative 2: Transportation	Alternative 3a: Reduced Density	Alternative 3b: Reduced Density Transportation	Alternative 4a: Reduced Footprint	Alternative 4b: Reduced Footprint Transportation
Land Use	LTS	▼	▲	---	---	---	---	---
Population and Housing	LTS	▼	---	---	---	---	---	---
Biological Resources	Project-alone impacts are LTS, cumulative impacts are SU	▼	---	---	▼ (remains SU)	▼ (remains SU)	▼ (remains SU)	▼ (remains SU)
Cultural Resources	SU	▼	---	---	▼	▼ (remains SU)	▼	▼ (remains SU)
Visual Resources	SU	▼	---	---	---	---	▼ (remains SU)	▼ (remains SU)
Transportation and Circulation	SU	▼	▲	▼ (remains SU)	▼ (remains SU)	▼ (remains SU)	▼ (remains SU)	▼ (remains SU)
Noise	LTS	▼	---	▲ (SU)	---	▲ (SU)	---	▲ (SU)
Air Quality	SU	▼	▲	---	▼ (remains SU)	▼ (remains SU)	▼ (remains SU)	▼ (remains SU)
Greenhouse Gases	SU	▼	▲	---	▼ (remains SU)	▼ (remains SU)	▼ (remains SU)	▼ (remains SU)
Hydrology and Water Quality	LTS	▼	---	---	---	---	▼	▼
Public Services and Utilities	LTS	▼	---	---	▼	▼	▼	▼
Hazards and Hazardous Materials	LTS	▼	---	---	---	---	---	---
Energy Consumption	LTS	▼	▲	---	---	---	---	---

▲ Alternative is likely to result in greater impacts to issue when compared to proposed project.  
 --- Alternative is likely to result in similar impacts to issue when compared to proposed project.  
 ▼ Alternative is likely to result in reduced impacts to issue when compared to proposed project.  
 LTS = Less than significant impact.  
 SU = Significant and unavoidable impact.



## Process and Next Steps

- Draft EIR 45-day public and agency comment period (May 2, 2016-June 16, 2016)
- Workshop before Planning Commission (Tonight)
- Workshop before Town Council (May 31, 2016)
- 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

