

Notice of Preparation

Date: November 13, 2014

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report for The Village at Loomis Project

Lead Agency: Town of Loomis
3665 Taylor Road
Loomis, California 95650
Telephone 916.652.1840

Project Title: The Village at Loomis

Project Applicant: Lowell Development Inc.

Project Location: The Village at Loomis Project (project) site is located north and northeast of Interstate 80 (I-80) at the Horseshoe Bar Road interchange and is bounded by Horseshoe Bar Road and Laird Street to the west; the Silver Ranch, Sun Knoll, and Day Avenue neighborhoods to the north; I-80 to the east-southeast; and the Raley's Shopping Center to the south. The project site contains approximately 66 acres and 11 parcels: Placer County Assessor's Parcel Numbers (APNs) 043-080-007, -008, -015, and -044; 043-100-025 and -027; and 044-094-001, -004, -005, -006, and -010. The project site location, the existing road network in the vicinity of the site, the site layout, and the location of the APNs are shown on Figures 1, 2, 3, and 4, respectively, at the end of this Notice of Preparation (NOP) of an Environmental Impact Report (EIR).

Project Summary: The project proposes a village-themed retail center, commercial and professional uses, detached single-family residential units, multiple-family residential units, parks, and open space. The project would be organized into five districts, with access from Horseshoe Bar Road, Laird Street, Library Drive, an extension of Doc Barnes Drive, and King Road.

Declaration: The Town of Loomis (Town) is proposing to prepare a project-level EIR for the proposed project. The Town is requesting the views of agencies, organizations, and individuals as to the scope and content of the environmental review.

This NOP has been prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (14 CCR Section 15000 et seq.). According to CEQA Guidelines Section 15064, an EIR must be prepared if it is determined there is substantial evidence in light of the whole record that the proposed project may have a significant impact on the environment. Pursuant to CEQA Guidelines Section 15060, the

Town has chosen to not prepare an Initial Study and has assumed that a number of impacts would be significant or potentially significant even after mitigation is implemented.

The project description, vicinity map, project site plan, and a brief description of the probable environmental effects are contained in the attached materials.

NOP Comment Period:In compliance with CEQA, this NOP is being circulated for a 30-day public review period. Please submit comments to **Rick Angelocci, Town Manager** at the Town of Loomis, no later than December 12, 2014, at 5:00 p.m. Comments from public agencies should address topics relevant to the agency's statutory responsibilities or interests in connection with the proposed project and should include contact information for the agency. Comments may be mailed to the address provided on Page 1 of this NOP or sent by email to cparker@loomis.ca.gov.

Scoping Meeting: In further compliance with CEQA, a public meeting to review this NOP and receive comments regarding the scope of the EIR will be held on December 2, 2014, at 6:00 p.m. at the Loomis Depot, 5775 Horseshoe Bar Road, Loomis, California 95650.

I PROJECT DESCRIPTION

1.1 Project Background

Planning Context

The project site is planned for village-themed mixed-use development under the Town of Loomis General Plan (General Plan) (Town of Loomis 2001). The planning concept for this project site was first developed under the Town Center Master Plan (Master Plan) (Town of Loomis 1992), which was adopted in 1992 as a part of the General Plan. The intent of the 1992 Master Plan was to guide new development in the central portion of Loomis “while maintaining its traditional small town character and encouraging its economic vitality.” The Master Plan anticipated development of a compact, pedestrian-oriented, commercial village at the project site.

In the 2001 General Plan update, the guidance from the Master Plan was incorporated directly into various sections of the General Plan, including design guidelines, and the separately adopted update to the Town’s Zoning Ordinance. The 2001 General Plan identifies key community development issues for the downtown area, such as the requirement for a consistent design theme and aesthetic improvements for some buildings in the area.

Prior Development Proposal

An application for a prior version of the proposed project was submitted to the Town in 2007. The previously submitted project proposal covered 54 acres and proposed development of a village-themed retail center, professional office uses, a possible site for the future town hall, detached single-family residential units, attached single-family residential units, live-work units, multiple-family residential units, parks, and open space. An NOP for an EIR for the prior project was circulated in November and December 2007. The project was placed on hold in 2008 until new project applications were submitted in July 2014. The project site has been expanded to cover 66 acres and the proposed development has been significantly changed from the 2007 submittal. The 2014 project application will be evaluated in the EIR for The Village at Loomis Project.

1.2 Project Location and Site Description

The project site is located north and northeast of the I-80/Horseshoe Bar Road interchange in the Town of Loomis. It is bounded by Horseshoe Bar Road and Laird Street to the west; the Silver Ranch, Sun Knoll, and Day Avenue neighborhoods to the north; I-80 to the east-southeast, and the Raley’s Shopping Center to the south.

The project contains approximately 66 acres and includes 11 parcels, all of which are anticipated for development under the General Plan. Six existing dwellings and one business are located on the western portion of the project site, while the majority of the site is vacant land.

The following properties comprise the project site, as shown on Figure 4:

- APNs 043-080-007 and -008 total approximately 8 acres and are located at the southwest corner of the King Road/I-80 overcrossing.
- APN 043-080-015 is approximately 24 acres and is generally located at the southern terminus of Day Avenue.

- APN 043-080-044 is approximately 29 acres, located at the eastern terminus of Library Drive.
- APNs 043-100-025 and -027 total approximately 4.8 acres and are located north of the Raley's Shopping Center and east of Horseshoe Bar Road.
- APNs 044-094-001, -004, -005, -006, and -010 total approximately 1 acre and are developed with single-family detached homes fronting Horseshoe Bar Road and Laird Street.

Site elevation ranges from approximately 390 to 410 feet above mean sea level. Across the project site, topography ranges from relatively flat to gently rolling. The site is generally bisected into east and west areas by a remnant of the original Penryn Canal, which has created a riparian corridor in a north-south direction across the site. This former canal is encased in a pipe for a distance of over 5,000 feet immediately upstream of the project site. The on-site portion of the canal, which is not encased in a pipe, is characterized as a perennial stream that has water year-round.

This drainage course is essentially the center point of a 100-year floodplain extending from the north edge of the site to the south edge and terminating in a steel culvert crossing under I-80 to the south. Drainage through the site empties into Secret Ravine Creek south of I-80 as part of the Dry Creek watershed. The parcels that compose the project site slope down generally to this drainage, with the exception of the northeast portion of the project site adjacent to King Road. Drainage from that portion of the site flows into a separate culvert that runs under I-80 near King Road.

Over at least the last 20 years, no activity has occurred on the vacant portions of the properties. Prior to that, portions of the project site supported various agricultural activities, including cattle grazing and a fruit orchard.

Two utility easements exist on the site. One is used by the South Placer Municipal Utility District (SPMUD) for the Lower Loomis Sewer Trunk Line. This is a 10-inch sewer main that runs from the southern terminus of Sun Knoll Drive directly south through the riparian area of the site to the site's southern boundary, where the sewer line continues through the Raley's Shopping Center. The other easement is held by Pacific Gas & Electric (PG&E) and is used by the Placer County Water Agency (PCWA) for a 20-inch raw water pipeline conveying the Eastside Canal. This line generally parallels the SPMUD sewer line to a midpoint of the center of the site and then turns southwesterly and continues into the Raley's Shopping Center.

1.3 Proposed Project

The proposed project consists of the following land uses: a village-themed retail center, commercial and professional uses, detached single-family residential units, multiple-family residential units, parks, and open space. The layout and amount of each land use is summarized in Table 1, shown on Figure 3 at the end of this NOP, and described below.

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

**Table 1
Proposed Land Use Summary**

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	Size (acres)	Existing General Plan	Proposed General Plan	Existing Zoning	Proposed Zoning	Dwelling Units (du)/ Uses	Minimum Parcel Size (sf)	Density (units per acre)
Village Single-Family Residential	043-080-007-510 and 043-080-008-000	7.8	Office Professional – CO	Residential Medium Density (RM 2-6 du/ac)	Office-Commercial (CO)	Single-Family Residential RM-4	29 du Open space (detention basin) Park	4,050	3.7
	043-080-044-000 (portion)	0.5	General Commercial (CG) with Residential High Density Overlay	Residential Medium Density (RM 2-6 du/ac) with Residential High Density - 20 Overlay (RH-20)	General Commercial (CG)	Single-Family Residential RM-4	3 traditional single-family du	4,050 (traditional)	6.0
	043-080-015-000	23.6	Residential Medium Density (RM 2-6 du/ac) with Residential High Density Overlay	Residential Medium Density (RM 2-6 du/ac) with Residential High Density - 20 Overlay (RH-20) and Residential – Medium High Density (RM 6-10 du/ac) with Residential High Density - 20 Overlay (RH-20)	Single-Family Residential RS-5	Single-Family Residential RM-4 and Medium Density Residential RM-2.3	57 traditional single-family du 71 alley-loaded single family du Park	4,050 (traditional) 2,625 (alley-loaded)	5.4
District Subtotal		31.9					160 du		5.0
Village Residential	043-080-044-000 (portion)	19.56	General Commercial (CG)	Residential Medium High Density (RM 6-10 du/ac)	General Commercial (CG)	Single-Family Residential RM-2	135 alley-loaded single-family Park	2,160	6.9
	044-094-001-000	0.61	General Commercial (CG)	Residential Medium High Density (RM 6-10 du/ac)	General Commercial (CG)	Single-Family Residential RM-2	6 alley-loaded single-family	2,160	10
	044-094-010-000 (portion)	0.23	General Commercial (CG)	Residential Medium High Density (RM 6-10 du/ac)	General Commercial (CG)	Single-Family Residential RM-2	2 alley-loaded single-family	2,160	10
District Subtotal		20.4					143 du		7
Village Mixed Use	043-080-044-000 (portion)	0.25	General Commercial (CG)	Town Center Commercial (TC)	General Commercial (CG)	Central Commercial (CC)			
	044-094-010-000 (portion)	0.07	Town Center Commercial (TC)	Town Center Commercial (TC)	Central Commercial (CC)	Central Commercial (CC)			
	044-094-004-000	0.16	Town Center Commercial (TC)	Town Center Commercial (TC)	Central Commercial (CC)	Central Commercial (CC)			
	044-094-005-000	0.07	Town Center Commercial (TC)	Town Center Commercial (TC)	Central Commercial (CC)	Central Commercial (CC)			
	044-094-006-000	0.15	Town Center Commercial (TC)	Town Center Commercial (TC)	Central Commercial (CC)	Central Commercial (CC)			
District Subtotal		0.7					12,000 SF of commercial uses and 8 multi-family units		
Commercial/Office	043-080-044-000 (portion)	1.4	General Commercial (CG)	General Commercial (CG)	General Commercial (CG)	General Commercial (CG)			
	043-100-025-000	2.91	Town Center Commercial (TC)	Town Center Commercial -20 (TC-20)	Central Commercial (CC)	Central Commercial – 20 (CC-20)			
	043-100-027-000	1.95	Town Center Commercial (TC)	Town Center Commercial - 20 (TC-20)	Central Commercial (CC)	Central Commercial – 20 (CC-20)			
District Subtotal		5.97					25,000 SF of office uses and 44,000 SF of commercial uses. The TC-20 and CC-20 designations would allow 20 du/acre in mixed use projects		
High-Density Multiple-Family	043-080-044-000 (portion)	7.2	General Commercial (CG)	Residential - High Density Overlay (20-25 du/ac)	General Commercial (CG)	High Density Residential (RH-20)	125 du	n/a	25
District Subtotal		7.2					125 du		25
TOTALS		66.4					436		

du = dwelling units; ac = acre.

INTENTIONALLY LEFT BLANK

The proposed project would be implemented through the application of existing and new General Plan and zoning designations throughout the project site, as shown in Table 1. The project proposes to create the following new zoning districts: Medium-Density Residential RM-4, Medium-Density Residential RM-2, Medium-Density Residential RM-2.3, and Center Commercial Mixed Use. The project also proposes design and development standards to be applied to each future construction project within the project site boundaries.

Land Use

The five land use districts proposed within the project site are described in the following subsections.

Village Single-Family Residential

This district would include a total of 160 single-family detached residences located to the south and east of the existing Day Avenue and Silver Ranch neighborhoods.

The triangular portion of the project site located adjacent to King Road would support 29 traditional single-family residences. Access to these lots would be provided from an extension of Doc Barnes Drive, which would intersect with King Road. There is a granite outcropping approximately 50 feet in diameter and over 10 feet high near the proposed Doc Barnes Drive/King Road intersection. This outcropping would be preserved in the center of a cul-de-sac, with views of the outcropping available from the proposed extension of Doc Barnes Drive. Open space would be retained in the southeastern quadrant of the Doc Barnes Drive/King Road intersection to accommodate a detention basin.

The Village Single-Family Residential district would continue to the southwest with 60 traditional single-family homes placed around the perimeter of the site adjacent to existing Day Avenue neighborhood residences. In addition, 71 alley-loaded detached single-family homes would be located between the traditional single-family homes and would front onto a common landscaped courtyard on the portion of the site located adjacent to Doc Barnes Drive. A neighborhood pocket park of approximately 11,700 square feet, including a tot lot, would be provided in the northern portion of this area of the project site, adjacent to the traditional single-family homes.

Village Residential

This district would include approximately 14 acres of detached single-family alley-loaded residences in a row house style. These homes would be designed to face each other, separated with pedestrian mews, or walkways. Where this district borders Laird Street and Library Drive, the alley-loaded residences would face those streets and would access alleys to the rear. The pedestrian mews would be approximately 20 to 25 feet wide and would be landscaped to create a tree canopy throughout the entire mews areas.

This district would consist of 143 such residences, a public pocket park on the west side of the district, and a passive park on the eastern side of the district north of the eastern terminus of Library Drive. This portion of the project would be developed in a grid format to match historic downtown Loomis, with alleys off of the main internal roadway that would connect Library Drive to Laird Street. This neighborhood is immediately adjacent to the halfplex homes in the Sun Knoll neighborhood. Along the edge with the Sun Knoll neighborhood, a 10-foot-wide landscape buffer

would be planted with trees. The lots along Library Drive would have extra depth to allow for a street tree planting plan along Library Drive.

Village Mixed Use

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

Commercial/Office

Commercial and office land uses would be located on approximately 6 acres in the southwestern portion of the project site, south of the future extension of Library Drive and east of the existing library. This district would consist of approximately 25,000 square feet of office and 44,000 square feet of commercial space. Access to the commercial and office space would be provided from Library Drive, Doc Barnes Drive, and a north–south road connecting Library and Doc Barnes Drives.

High-Density Multiple-Family Residential

Approximately 7 acres of the site would be designated for high-density residential land uses, in support of the Town’s Housing Element Update, adopted in February 2014. Of these 7 acres, approximately 5 are considered favorable for development. Under the Residential High-Density–20 (RH-20) density range of between 20 and 25 units per acre, the site would support a maximum of 125 dwelling units. The remainder of this portion of the site would be open space and public right-of-way that would be offered for dedication to the Town.

Parks and Open Space

The proposed project includes over 11 acres of open space and public parks. The central portion of the site would remain in open space. This area measures approximately 10 acres and consists of the drainage/riparian corridor that runs north–south through the site, beginning at the end of Sun Knoll Drive and extending south to the southern edge of the site, where it enters a culvert under I-80. This open space would be offered for dedication to the Town in order to make it available as public open space, as contemplated in the Town’s Trails Master Plan. Trails would be constructed along the western and eastern edges of the open space as part of the project, creating a pedestrian connection from Sun Knoll Drive to Doc Barnes Drive. These trails would also be offered for dedication to the Town.

Additionally, a trail crossing west to east would be constructed from the future terminus of Library Drive through the open space area to connect with the Village Single-Family Residential district to the east. This trail would use an approximately 6-foot-wide elevated pedestrian bridge to cross the riparian habitat.

The project would include five public parks on approximately 1.83 acres, consisting of three passive parks and two neighborhood pocket parks. The passive parks are proposed to be located (1) around a prominent rock outcropping just south of the extension of Library Drive, (2) at the end of Library Drive adjacent to the open space, and (3) at the end of Monument Rock Court in the Village Single-Family District. The pocket parks would be approximately 7,800 square feet (in the Village Single-

Family Residential district) and 11,700 square feet (in the Village Residential district). The parks would include turf, decorative landscape areas, benches, and play equipment for younger children.

The project also includes three additional open space parcels, comprising approximately 1.04 acres. These smaller, isolated parcels are identified to protect wetlands or other resources and to provide space for a detention basin in the northeast corner of the project site.

Circulation

Three roads are proposed for access to the project site, namely Library Drive, Gates Drive off Laird Street, and Doc Barnes Drive. Doc Barnes Drive would be extended across the southern and eastern boundaries of the project site, crossing the central drainage area with a series of culverts to accommodate existing and post-development water flows through the riparian corridor. Full access intersections would be provided at Doc Barnes Drive and King Road and at Doc Barnes Drive and Horseshoe Bar Road. The intersection of Horseshoe Bar Road and Doc Barnes Drive would be signalized. The traffic analysis will determine improvements, if any, to be made to the intersection of King Road and Doc Barnes Drive. The project would also extend Library Drive into the project site. Bike lanes, sidewalks, and provisions for stormwater collection and treatment would be included in the roadway cross sections.

An emergency-only access would also be provided at King Road and the proposed Monument Rock Drive, and a separate emergency access would be provided to connect the southern terminus of Day Avenue with the proposed Blue Anchor Drive. These emergency accesses would not be available for general vehicular use; however, they would be available for pedestrian access.

Landscaping

Street tree landscaping would be provided along Library Drive and Doc Barnes Drive, and on the south side of King Road in the public right-of-way along the site's frontage from its western edge to the future King Road/Doc Barnes Drive intersection. Three detention basins are proposed: two along the north side of the future Doc Barnes Drive at the intersection of APNs 043-080-015 and -008 (refer to Figure 3) and one at the northeastern corner of the project site adjacent to I-80.

Design and Development Standards

The proposed project includes design standards that identify the various architectural styles that would be allowed to be built within the Village at Loomis and development standards (e.g., building setbacks and streetscapes including street cross sections, pedestrian paths, street lighting and street tree planting plans) that would be the basis for a high-quality development. The design guidelines anticipate that permitted architectural styles would include Craftsman, Bungalow, Tudor, and Monterey with the intent of maintaining consistency with the character of downtown Loomis. Architectural styles such as Mediterranean would be prohibited.

Infrastructure

With the possible exception of sewer trunk line improvements outlined below, all of the infrastructure needed to support the proposed project would be installed or constructed within the project site boundaries. No other off-site improvements to existing infrastructure or new off-site infrastructure would be needed.

Sewer

The project site lies within the SPMUD service area for sanitary sewer service. The SPMUD Lower Loomis Trunk Line, a 10-inch transmission line, runs north–south through the center of the project site and then heads west along the project’s southern boundary.

Analysis of the existing SPMUD system indicates the Lower Loomis Trunk Line is currently operating at full capacity and cannot accommodate any new connections in its current condition.

SPMUD and the Town have initiated planning efforts for the construction of a sewer transmission line known as the Loomis Diversion Line. This trunk line is part of SPMUD’s adopted master plan, which would serve the proposed project and benefit the entire Town along with other areas served within SPMUD’s boundaries. The Loomis Diversion Line would be a 15-inch transmission line that begins at a manhole on the project site’s southern boundary near the Raley’s Shopping Center (along I-80), crosses under I-80, and then turns southwesterly to connect into an 18-inch transmission line that would be constructed in the southern end of Dias Lane in Loomis.

This is a separate project that SPMUD would design and construct subject to a separate CEQA compliance process. Construction is anticipated in 2015 and could be complete by 2016.

In the interim, SPMUD is pursuing a project to reline the Lower Loomis Trunk Line. This would entail inserting a new liner within an approximately 10,500-foot-long section of the existing 10-inch sewer line. The new liner would be constructed of material that provides for faster flows through the line compared to the existing line. By increasing the speed of flow, the new liner would increase overall conveyance capacity in the Lower Loomis Trunk Line and is anticipated to provide capacity for approximately 200 to 300 new sewer connections within the SPMUD service area.

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

Domestic Water Supply

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

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

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

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

Stormwater Drainage

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

Gas and Electric Utilities

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

Easements

There are two existing utility easements that run through the central portion of the project site. One is controlled by SPMUD and the other is controlled by PG&E. The PG&E easement contains the encased Eastside Canal. The project proposes relocation of portions of this encased canal and the associated easement, subject to agreement and approval from PG&E and PCWA. Relocation of the encased canal would require trenching the new location, placing a new 20-inch pipe in that trench, connecting the new pipe to the existing pipeline north and south of the relocated portion, and removing the old pipe and backfilling the current pipeline alignment.

Grading

Preliminary grading analysis indicates that there will be approximately 130,000 cubic yards of grading for the entire project, including the construction of Doc Barnes Drive. Across most of the site the average cut/fill depth/height will be 3 feet. Final grading is expected to balance, so no soil would be imported to the project site or exported from it.

1.4 Entitlements

The project would require a number of entitlements ranging from General Plan Amendments and Rezones to a Small Lot Tentative Map. The following entitlements and approvals from the Town are anticipated to be required in support of the project:

- Certification of The Village at Loomis EIR
- General Plan Amendment to create the following land use designations:
 - Town Center Commercial–20
 - Town Center Mixed Use
 - Residential – High Density–20
- General Plan Amendments to redesignate:
 - ±7.8 acres of Office & Professional to ±7.8 acres of Residential – Medium Density

- ±10.0 acres Residential – Medium Density to ±10.0 acres of Residential – Medium-High Density
- ±28.35 acres of General Commercial to ±20.4 acres of Residential – Medium-High Density, ±7.2 acres of Residential – High Density–20, ±0.25 acres of Town Center Commercial, and ±0.5 acre to Residential – Medium Density
- ±4.86 acres of Town Center Commercial to Town Center Commercial Mixed Use
- Zoning Ordinance Amendment to create the following zone districts:
 - Central Commercial Mixed Use
 - Town Center Commercial–20
 - High-Density Residential (RH-20)
 - Medium-Density Residential (RM-4)
 - Medium-Density Residential (RM-2.3)
 - Medium-Density Residential (RM-2)
- Rezone to redesignate:
 - ±7.8± acres of Office Commercial to 7.8± acres of Medium-Density Residential RM-4
 - ±23.6 acres of Single-Family Residential RS-5 to ±10.0 acres of Medium-Density Residential RM 2.3 and ±13.6 acres of Medium-Density Residential RM-4
 - ±28.35 acres of General Commercial to ±7.2 acres of High-Density Residential (RH), ±0.5 acre to Single-Family Residential RM-4, ±0.25 acre to Central Commercial, and ±20.4 acres to Medium-Density Residential RM-2
 - 4.86± acres of Central Commercial to Central Commercial Mixed Use
- Merger of Contiguous Parcels in Common Ownership (pursuant to Chapter 14.16 of Loomis Municipal Code) to merge APNs 044-094-001, -004, -005, -006, and -010 with APN 043-080-044 into one parcel of ±30.1 acres
- Lot Line Adjustment to reconfigure the lot line between APN 043-080-015 and APN 043-080-044
- Tentative Subdivision Map to subdivide:
 - APNs 043-080-007 and -008 into 29 single-family lots, 2 open space lots, and a portion of Doc Barnes Drive in the Medium-Density Residential RM-4 zone
 - APN 043-080-015 and a portion of APN 043-080-044 (±0.5 acre) into 60 single-family lots, 1 park lot for dedication, a portion of Doc Barnes Drive and a 3.64± acre open space parcel for dedication, totaling 14± acres, in the Medium-Density Residential RM-4 zone; and 71 single-family lots and a portion of Doc Barnes Drive, totaling 10± acres, in the Medium-Density Residential RM-2.3
 - APNs 043-080-044 (portion), 044-094-001, -004, -005, -006, and -010 into 143 single-family lots, 2 park lots for dedication, and a ±6.38 acre open space parcel for dedication in the Medium-Density Residential RM-2 zone; 1 multiple-family

residential lot and 1 open space lot for dedication, totaling ± 7.2 acres, in the High-Density Residential (RH-20) zone; and 1 lot totaling ± 1.43 acres in the General Commercial CG zone and 1 lot totaling $0.7\pm$ acres in the Central Commercial CC zone

- Design and Development Standards
- Development Agreement

In addition, the following trustee or responsible agencies may use The Village at Loomis EIR to consider their issuance of the following approvals and permits that may be needed to support the proposed project.

- U.S. Army Corps of Engineers, Clean Water Act Section 404 Permit
- Central Valley Regional Water Quality Control Board, Clean Water Act Section 401 Water Quality Certification
- California Department of Fish and Wildlife, Section 1600 Streambed Alteration Agreement
- U.S. Fish and Wildlife Service, Section 7 Consultation

INTENTIONALLY LEFT BLANK

2 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

As stated in Section 1, the Town of Loomis has determined that preparation of an Initial Study is not required. The project will likely have an effect on the environmental subjects listed in this section, which will be evaluated in the project EIR. Each EIR section will define existing conditions; summarize relevant federal, state, and local regulations; evaluate impacts; and identify and evaluate the effectiveness of mitigation measures to reduce or avoid any significant impacts.

Land Use

The proposed project would require changes to the current land use and zoning designations for portions of the project site. Existing designations for the project site provide for office, commercial, residential, and mixed-use land uses. The project site is located in proximity to existing commercial land uses and existing residential neighborhoods. The EIR will assess the potential for conflicts or incompatibilities to occur between neighboring land uses based on the proposed land use plan.

Aesthetics

The project would change the existing visual character of the project area, and development on site would be visible from off-site locations. The EIR will include a visual survey that will identify, map, and photo-document the existing landscape setting, significant scenic features, and public view corridors in and of the project site. The EIR will assess aesthetic impacts and identify mitigation for the impacts of the proposed development on the existing visual character of the project site and on adjacent properties. This assessment will address the compatibility of potential new construction with existing adjacent development and Town policies, as well as the visibility of the proposed project from all significant exterior viewsheds.

Biological Resources

The proposed project would change the existing biological environment. The project site is composed of annual grasslands, fallow agricultural fields, riparian areas, and seasonal wetlands. Sensitive environmental constraints include ±5.99 acres of wetland resources under the jurisdiction of the U.S. Army Corps of Engineers. Any discharge of dredged or fill materials to jurisdictional wetlands would require permitting under the Clean Water Act, while work within stream channels would require streambed alteration permits pursuant to Sections 1600–1603 of the California Fish and Game Code. While a biological reconnaissance conducted for the property indicated that the site could support suitable habitat for 22 regionally occurring special-status species. No special-status plant or wildlife species have been identified on site, with the exception of the presence of four elderberry shrubs (*Sambucus* sp.). Elderberry shrubs provide habitat for the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), a listed species. Implementation of the project would require consultation and coordination with the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife for mitigation of potential project-related impacts to special-status species.

Cultural Resources

The project site is known to support archaeological and historic resources. The potential for the site to support paleontological resources will also be evaluated in the EIR. The EIR will identify potential

impacts to on-site cultural resources that could result from development of the proposed project and report on applicable results from the Town's consultation with local Native American representatives (per the requirements of Senate Bill 18) and on-site field surveys to update previously completed assessments.

Transportation

The proposed project would change the anticipated generation and distribution of vehicle trips on the Town's roadways and on I-80. The proposed project could affect the local and regional roadway network. The EIR will analyze the existing and proposed transportation system (e.g., roadways, transit service, trails, and bicycle routes) serving the project site and adjacent communities. The EIR will identify roadway improvements that may be necessary to accommodate the traffic generated by the proposed project, discuss the funding and timing for construction of those improvements, and identify whether any significant and unavoidable impacts would remain after implementation of feasible mitigation measures.

Air Quality

The proposed project would produce air pollutant emissions as a result of construction activities and from operation of the project, which would increase vehicle traffic in the area. The proposed project would incrementally contribute to the existing regional air quality problems identified in the Town's General Plan. The air quality analysis in the EIR will include computer modeling to project and quantify carbon monoxide (CO), ozone (O₃) precursors, and particulate matter (PM₁₀ and PM_{2.5}) emissions.

Noise

A noise analysis will be prepared that evaluates existing and future noise sources in the project area. The predominant existing noise source in proximity to the project site is I-80. The EIR will evaluate whether noise levels at the project site will meet General Plan standards and consider whether project-generated noise or contribution to roadway noise levels would expose existing residents or other noise-sensitive land uses to noise levels that exceed the General Plan standards.

Hazards and Hazardous Materials

A portion of the project site was once used as a fruit orchard; the site also supported cattle grazing and other agricultural uses. This prior land use may have resulted in contamination of on-site soil with pesticides. Residual pesticide or fertilizer products may remain in the soil. During construction of the proposed project, hazardous material could be used and stored at the site. The EIR will analyze risk assessment reports and identify the hazards and hazardous materials present at the site and any known hazardous conditions adjacent to the site.

Public Services and Utilities

The project would create additional demand for public services (e.g., fire protection, road maintenance, law enforcement, education, libraries, recreation) and utilities (e.g., water supply, stormwater detention and conveyance, wastewater treatment, recycled water, electricity/natural gas, communication services). Provision of public services and utilities to the proposed project will be evaluated in the context of existing service demands, existing/required levels of service,

anticipated future demands from other known development projects, anticipated demands related to the proposed project, and plans for expansion of services or capacity for each service provider. The EIR will also discuss the potential impacts related to the project's effects on the two existing utility easements on site.

CEQA Required Discussions

In accordance with CEQA Guidelines Section 15126, the EIR will consider and discuss cumulative environmental impacts affecting the environmental resources discussed above. This analysis will consider the environmental effects that could result from the proposed project in combination with reasonably foreseeable development in the project region. The EIR will also evaluate a reasonable range of alternatives to the project that could reduce any significant impacts of the project while attaining most of the project's objectives. Additionally, the EIR will analyze the potential for the proposed project to result in significant and unavoidable impacts, irreversible impacts, and growth-inducing effects.

Mitigation Monitoring or Reporting

CEQA Guidelines Section 15097 requires that when a lead agency has certified an EIR and approved a project for which mitigation measures were identified, the agency shall also adopt a program for monitoring or reporting on the implementation of those measures. A mitigation monitoring and reporting program will be prepared that provides the following information for each mitigation measure contained in the EIR: the party/parties responsible for implementation, timeframes and mechanisms for monitoring, and monitoring and performance criteria. This program would be used by the Town to ensure that the mitigation measures identified in the EIR are implemented correctly and effectively.

INTENTIONALLY LEFT BLANK

3 REFERENCES CITED

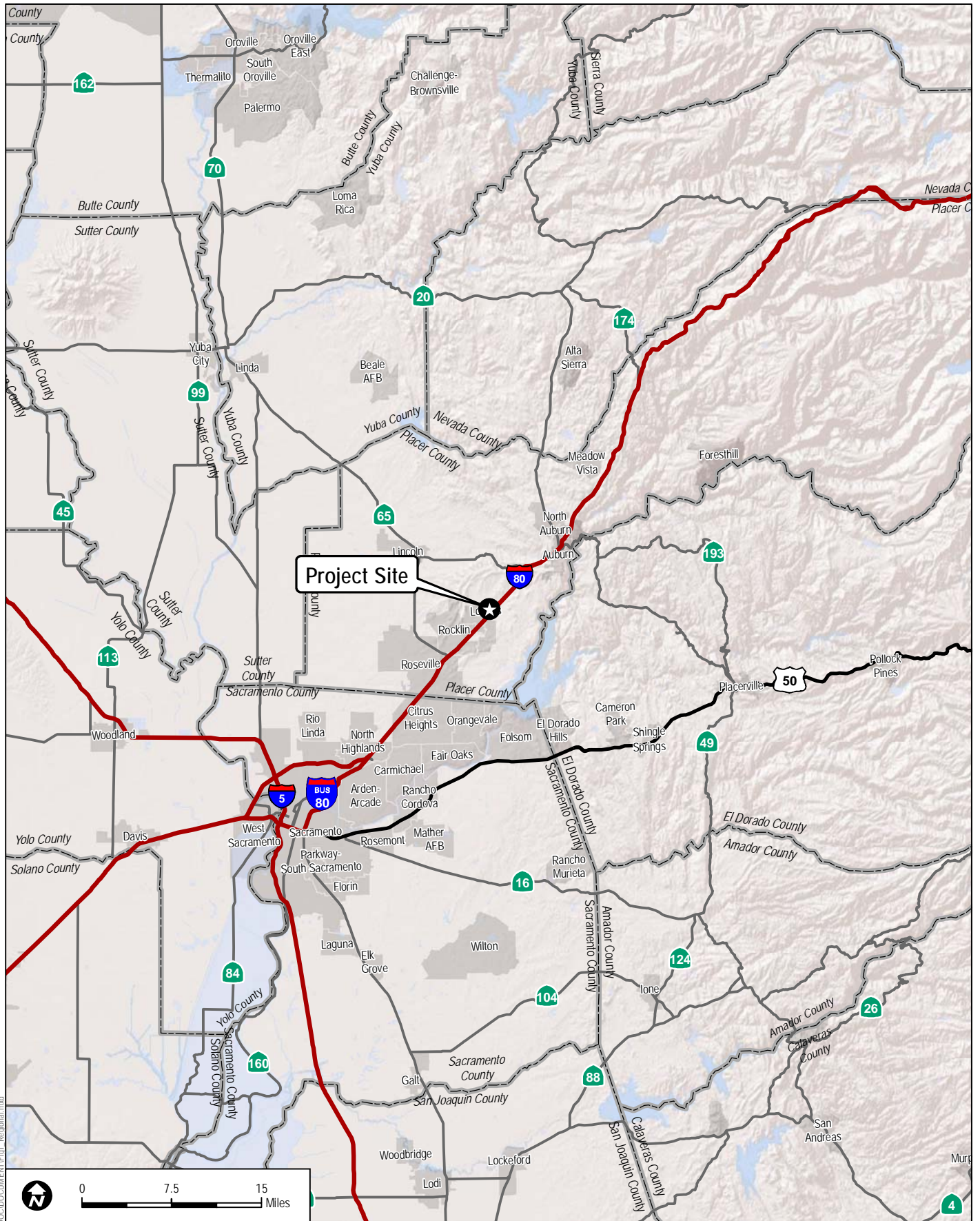
14 CCR 15000–15837 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act.

California Public Resources Code, Sections 21000–21177. California Environmental Quality Act (CEQA), as amended.

Town of Loomis. 1992. *Loomis Town Center Master Plan: Land Use Plan and Design Guidelines*. Prepared for the Town of Loomis by Calthorpe Associates. December 5, 1992. http://www.loomis.ca.gov/page_23.html.

Town of Loomis. 2001. *Town of Loomis General Plan*. Town Council Resolution No. 01-24. July 31, 2001. <http://loomis.ca.gov/uploads/final%20general%20plan.pdf>.

INTENTIONALLY LEFT BLANK



Path: Z:\Projects\8526\1\WAP\DOC\DOCUMENT\Final_Regional.mxd

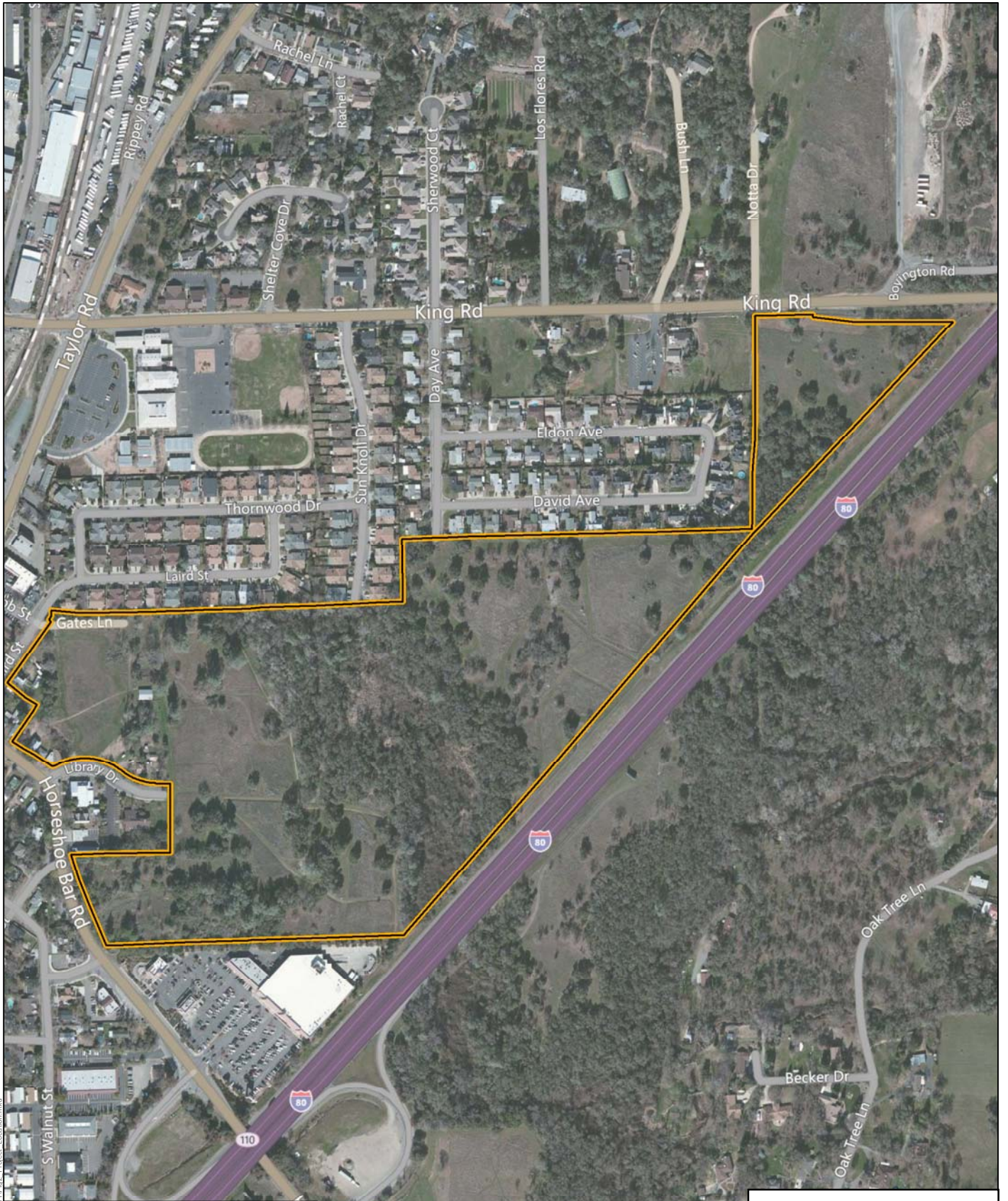
DUDEK

8526

VILLAGE AT LOOMIS

FIGURE 1
Regional Map

INTENTIONALLY LEFT BLANK



 Project Boundary

DUDEK

SOURCE: BING 2014, Placer County

FIGURE 2
Project Location

8526

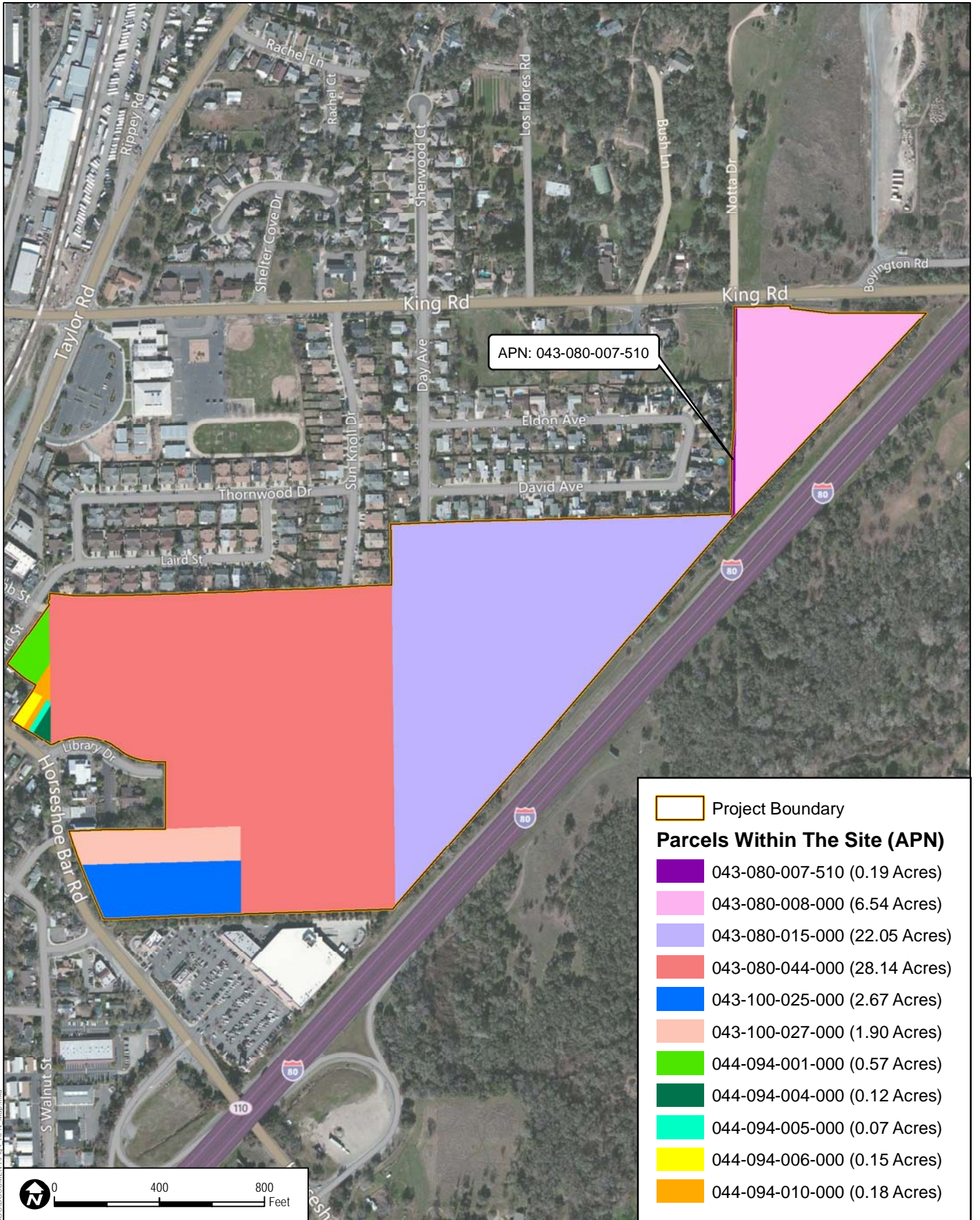
VILLAGE AT LOOMIS

INTENTIONALLY LEFT BLANK



FIGURE 3
Site Illustrative

INTENTIONALLY LEFT BLANK



Path: Z:\Project\818526\01\WAP\DOC\DOCUMENT\Fig4_APN_Map.mxd

DUDEK

8526

SOURCE: BING 2014, Placer County

VILLAGE AT LOOMIS

**FIGURE 4
APN Map**

INTENTIONALLY LEFT BLANK

The Village at Loomis Comment Letters Received

Commenter	Date of Correspondence	Date Received
Scott Morgan, Office of Planning and Research	November 13, 2014	November 18, 2014
Sue Wesselius, Rocklin Unified School District	November 21, 2014	November 24, 2014
Katy Sanchez, Native American Heritage Commission	November 24, 2014	December 2, 2014
Josh Lelko, Placer County Water Agency	December 1, 2014	December 5, 2014
Kurt Sandhoff	December 11, 2014	December 11, 2014
David Mohlenbrok, City of Rocklin	December 8, 2014	December 11, 2014
Katy Sanchez, Native American Heritage Commission	December 5, 2014 (amended)	December 11, 2014
Trevor Cleak, Central Valley Regional Water Quality Control Board	December 9, 2014	December 11, 2014
Seth Perez, Pacific Gas & Electric	December 11, 2014	December 11, 2014
Angella Falco, Placer Mosquito & Vector Control District	December 12, 2014	December 12, 2014
Angel Green, Placer County Air Pollution Control District	December 12, 2014	December 12, 2014
Susan Zanchi, California Department of Transportation	December 12, 2014	December 15, 2014
Don Ross	December 14, 2014	December 14, 2014
Carie Huff, South Placer Municipal Utility District	December 16, 2014	December 16, 2014



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

RECEIVED

NOV 18 2014



Ken Alex
Director

TOWN OF LOOMIS

Notice of Preparation

November 13, 2014

To: Reviewing Agencies
Re: The Village at Loomis
SCH# 2007112072

Attached for your review and comment is the Notice of Preparation (NOP) for the The Village at Loomis draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Rick Angelocci
City of Loomis
3665 Taylor Road
Loomis, CA 95650**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2007112072
Project Title The Village at Loomis
Lead Agency Loomis, City of

Type NOP Notice of Preparation
Description The project proposes a village-themed retail center, commercial and professional uses, detached single-family residential units, multiple-family residential units, parks, and open space. The project would be organized into five districts, with access from Horseshoe Bar Road, Laird Street, Library Drive, an extension of Doc Barnes Drive, and King Road.

Lead Agency Contact

Name Rick Angelocci
Agency City of Loomis
Phone (916) 652-1840 **Fax**
email
Address 3665 Taylor Road
City Loomis **State** CA **Zip** 95650

Project Location

County Placer
City Loomis
Region
Cross Streets Horseshoe Bar Road and Library Drive
Lat / Long 38° 49' 13.47" N / 121° 11' 16.52" W
Parcel No. 043-080-044&015, 044-094-001, 004, 005, 006, 010
Township **Range** **Section** **Base**

Proximity to:

Highways I-80
Airports None
Railways Union Pacific
Waterways Secret Ravine
Schools Loomis Elem, Del Oro H.S
Land Use vacant site designated for office, commercial, and residential land uses

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Department of Housing and Community Development; Office of Emergency Services, California; Native American Heritage Commission; California Highway Patrol; Caltrans, District 3 S; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 11/13/2014 **Start of Review** 11/13/2014 **End of Review** 12/12/2014

Notice of Completion & Environmental Document Transmittal 2007112072

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: The Village at Loomis

Lead Agency: Town of Loomis

Contact Person: Rick Angelocci

Mailing Address: 3665 Taylor Road

Phone: 916.652.1840

City: Loomis

Zip: 95650

County: Placer

Project Location: County: Placer

City/Nearest Community: Loomis

Cross Streets: Horseshoe Bar Road

Zip Code: 95650

Longitude/Latitude (degrees, minutes and seconds): 38 ° 49 ' 13.47" N / 121 ° 11 ' 16.53" W Total Acres: 66

Assessor's Parcel No.: listed in Project Description below

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: I-80

Waterways: Secret Ravine

Airports: _____

Railways: Union Pacific

Schools: Loomis ES, Del Oro HS

Document Type:

- CEQA: NOP
- Early Cons
- Neg Dec
- Mit Neg Dec

- Draft EIR
- Supplement/Subsequent EIR
- (Prior SCH No.) _____
- Other: _____

- NEPA: NOI
- EA
- Draft EIS
- FONSI

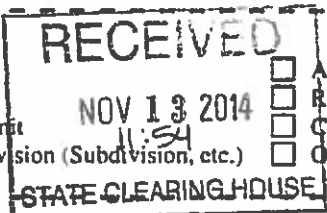
- Other: Joint Document
- Final Document
- Other: _____

Local Action Type:

- General Plan Update
- General Plan Amendment
- General Plan Element
- Community Plan
- Specific Plan
- Master Plan
- Planned Unit Development
- Site Plan

- Rezone
- Prezone
- Use Permit
- Land Division (Subdivision, etc.)

- Annexation
- Redevelopment
- Coastal Permit
- Other: _____



Development Type:

- Residential: Units 436 Acres _____
- Office: Sq.ft. 25,000 Acres _____ Employees _____
- Commercial: Sq.ft. 56,000 Acres _____ Employees _____
- Industrial: Sq.ft. _____ Acres _____ Employees _____
- Educational: _____
- Recreational: _____
- Water Facilities: Type _____ MGD _____

- Transportation: Type _____
- Mining: Mineral _____
- Power: Type _____ MW _____
- Waste Treatment: Type _____ MGD _____
- Hazardous Waste: Type _____
- Other: _____

Project Issues Discussed in Document:

- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Absorption
- Economic/Jobs
- Fiscal
- Flood Plain/Flooding
- Forest Land/Fire Hazard
- Geologic/Seismic
- Minerals
- Noise
- Population/Housing Balance
- Public Services/Facilities
- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use
- Cumulative Effects
- Other: _____

Present Land Use/Zoning/General Plan Designation:

vacant site designated for office, commercial, and residential land uses

Project Description: (please use a separate page if necessary)

APNs: 043-080-007, -008, -015, and -044; 043-100-025 and -027; and 044-094-001, -004, -005, -006, and -010.

The project proposes a village-themed retail center, commercial and professional uses, detached single-family residential units, multiple-family residential units, parks, and open space. The project would be organized into five districts, with access from Horseshoe Bar Road, Laird Street, Library Drive, an extension of Doc Barnes Drive, and King Road.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Wildlife Region 1E Laurie Harnsberger	<input type="checkbox"/> OES (Office of Emergency Services) Marcia Scully	<input type="checkbox"/> Caltrans, District 8 Mark Roberts	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input type="checkbox"/> Dept. of Boating & Waterways Nicole Wong	<input type="checkbox"/> Fish & Wildlife Region 2 Jeff Drongesen	<input type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Wildlife Region 3 Charles Amor	<input type="checkbox"/> Public Utilities Commission Leo Wong	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input type="checkbox"/> Colorado River Board Lisa Johansen	<input type="checkbox"/> Fish & Wildlife Region 4 Julie Vance	<input type="checkbox"/> Santa Monica Bay Restoration Guangyu Wang	<input type="checkbox"/> Caltrans, District 11 Jacob Armstrong	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Dept. of Conservation Elizabeth Carpenter	<input type="checkbox"/> Fish & Wildlife Region 5 Leslie Newton-Reed Habitat Conservation Program	<input type="checkbox"/> State Lands Commission Jennifer Deleong	<input type="checkbox"/> Caltrans, District 12 Maureen El Harake	<input type="checkbox"/> RWQCB 4 Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> California Energy Commission Eric Knight	<input type="checkbox"/> Fish & Wildlife Region 6 Tiffany Ellis Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 13 Maureen El Harake	<input type="checkbox"/> RWQCB 5 Central Valley Region (5)
<input type="checkbox"/> Cal Fire Dan Foster	<input type="checkbox"/> Fish & Wildlife Region 6 I/M Heidi Sickler Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Cal State Transportation Agency CalSTA	<input type="checkbox"/> Caltrans, District 14 Maureen El Harake	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> Central Valley Flood Protection Board James Herola	<input type="checkbox"/> Dept. of Fish & Wildlife M George Isaac Marine Region	<input type="checkbox"/> Caltrans - Division of Aeronautics Philip Crimmins	<input type="checkbox"/> Caltrans, District 15 Maureen El Harake	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> Office of Historic Preservation Ron Parsons	<input type="checkbox"/> Other Departments	<input type="checkbox"/> Caltrans - Planning HQ LD-IGR Terri Pencovic	<input type="checkbox"/> Caltrans, District 16 Maureen El Harake	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Dept of Parks & Recreation Environmental Stewardship Section	<input type="checkbox"/> Food & Agriculture Sandra Schubert Dept. of Food and Agriculture	<input type="checkbox"/> California Highway Patrol Suzann Ikeuchi Office of Special Projects	<input type="checkbox"/> Caltrans, District 17 Maureen El Harake	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> California Department of Resources, Recycling & Recovery Sue O'Leary	<input type="checkbox"/> Dept. of General Services Public School Construction	<input type="checkbox"/> Dept. of Transportation	<input type="checkbox"/> Caltrans, District 18 Maureen El Harake	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of General Services Anna Garbeff Environmental Services Section	<input type="checkbox"/> Caltrans, District 1 Rex Jackman	<input type="checkbox"/> Caltrans, District 19 Maureen El Harake	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)
<input type="checkbox"/> Dept. of Water Resources Agency Nadell Gayou	<input type="checkbox"/> Delta Stewardship Council Kevan Samsam	<input type="checkbox"/> Caltrans, District 2 Marcellino Gonzalez	<input type="checkbox"/> Caltrans, District 20 Maureen El Harake	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
<input type="checkbox"/> Fish and Game	<input type="checkbox"/> Housing & Comm. Dev. CEQA Coordinator Housing Policy Division	<input type="checkbox"/> Caltrans, District 3 Eric Federicks - South Susan Zanchi - North	<input type="checkbox"/> Caltrans, District 21 Maureen El Harake	<input type="checkbox"/> Other _____
<input type="checkbox"/> Dept. of Fish & Wildlife Scott Flint Environmental Services Division	<input type="checkbox"/> Independent Commissions, Boards	<input type="checkbox"/> Caltrans, District 4 Erik Alm	<input type="checkbox"/> Caltrans, District 22 Maureen El Harake	<input type="checkbox"/> RWQCB 10 Conservancy
<input type="checkbox"/> Fish & Wildlife Region 1 Donald Koch	<input type="checkbox"/> Delta Protection Commission Michael Machado	<input type="checkbox"/> Caltrans, District 5 Larry Newland	<input type="checkbox"/> Caltrans, District 23 Maureen El Harake	
		<input type="checkbox"/> Caltrans, District 6 Michael Navarro	<input type="checkbox"/> Caltrans, District 24 Maureen El Harake	
		<input type="checkbox"/> Caltrans, District 7 Dianna Watson	<input type="checkbox"/> Caltrans, District 25 Maureen El Harake	

Rocklin Unified School District

2615 Sierra Meadows Drive • Rocklin, CA 95677
Phone (916) 624-2428 • FAX (916) 624-7246



Roger Stock, Superintendent
Deborah Sigman, Deputy Superintendent

Barbara Patterson, Deputy Superintendent
Colleen Slattery, Assistant Superintendent

RECEIVED

November 21, 2014 NOV 24 2014

TOWN OF LOOMIS

Rick Angelocci
Town Manager
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Dear Mr. Angelocci,

RE: Notice of Preparation of an Environmental Impact Report
for The Village at Loomis Project

Rocklin Unified School District responds to your request for comments dated November 13, 2014 with "No Comment".

Sincerely,

Sue Wesselius, et
Sue Wesselius
Senior Director
Facilities & Operations

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



November 24, 2014

RECEIVED

DEC 02 2014

TOWN OF LOOMIS

Rick Angelocci
City of Loomis
3665 Taylor Road
Loomis, CA 95650

RE: SCH# 2007112072 The Village at Loomis, Placer County.

Dear Mr. Angelocci,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. USGS 7.5-minute quadrangle name, township, range, and section required
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

A handwritten signature in blue ink that reads "Katy Sanchez".

Katy Sanchez
Associate Government Program Analyst

CC: State Clearinghouse



PLACER COUNTY WATER AGENCY
SINCE 1957

BOARD OF DIRECTORS

Gray Allen, District 1

Primo Santini, District 2

Mike Lee, District 3

Robert Dugan, District 4

Joshua Alpine, District 5

David Breninger, General Manager

Ed Tiedemann, General Counsel

BUSINESS CENTER

144 Ferguson Road

MAIL

P.O. Box 6570

Auburn, CA 95604

PHONE

(530) 823-4850

(800) 464-0030

WWW.PCWA.NET

December 1, 2014

File No. PD/Loomis

Map No. 30-A-06, -09, & -10

Rick Angelocci, Town Manager

Town of Loomis

3665 Taylor Road

Loomis, CA 95650

SUBJECT: RE: Notice of Preparation of an Environmental Impact Report for the Village at Loomis Project. APN: 043-080-007, -008, -015, & -044; 043-100-025, & -027; 044-094-001, -004, -006, & -010.

Dear Mr. Angelocci:

Thank you for the opportunity to review and comment on the Preparation of an Environmental Impact Report for the Village at Loomis Project in Loomis, California; APN: 043-080-007, -008, -015, & -044; 043-100-025, & -027; 044-094-001, -004, -006, & -010.

Potable water can be made available to the project. A hydraulic analysis should be conducted to determine if there is adequate pressure for domestic and fire protection purposes. A looped system, off site pipelines, or other facility improvements may be needed to supply water and should be evaluated in the project's environmental document.

Separation of treated water lines from other utilities must be maintained in accordance with the California Department of Public Health and the Agency's Standards. Mains shall be located within public rights-of-way or easements, and out of residential lots and landscaped areas. Trees and large shrubs shall be kept outside of easements containing water mains. The Agency's minimum easement width is 20 feet centered over public facilities, with 10 feet minimum each side of the facilities. Mains located within roadways, alleyways, parking lots, and other travel ways shall be located under pavement and at a minimum 3' from the edge of pavement. Mains sizing for the distribution systems is based on the Agency's velocity maximum of 5 feet per second for maximum day demand and 7 fps for fire flow events. The Agency's standards are available online at <http://www.pcwa.net/working-with-pcwa/new-development-process.html>.

RECEIVED

DEC 05 2014

TOWN OF LOOMIS

In order to obtain service, the developer will have to enter into a facilities agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by the Agency, including the Water Connection Charges.

The Agency's Eastside Canal, a 20" concrete raw water pipeline, traverses APN 043-080-044. The provided project description states that the easement for the Eastside canal is controlled by PG&E; however this easement and facility was transferred to the Agency who maintains and operates the canal. This pipe delivers raw untreated canal water for irrigation purposes to existing customers downstream of the property. The development of the property will require the canal pipe to be relocated across the property. The Applicant will be required to prepare plans and enter into a Facilities Agreement with the Agency to relocate the existing piped canal. All future improvements of Agency facilities will be in conformance with the Agency's improvement standards. It is typical for encased canals to be relocated under paved parking areas or streets within project. The existing canal pipe must remain in service until the replacement pipe is in service. The work will be done by the Applicants contractor under direct inspection of Agency personnel. All cost of the encasement/relocation will be borne by the Applicant. Private raw water services may traverse the property. Measures to protect and maintain the existing private irrigation services must be provided, including possible overflow of existing services boxes. Measures should be considered to address any impacts of water overflow from the services. Raw, untreated water is unfit for human consumption.

The Agency Board of Directors has declared a Drought Emergency as of February 6, 2014, and may impose restrictions on the use of water during the pendency of the Drought Emergency. These restrictions include that landscaping shall adhere to specifications of the State's Model Water Efficient Landscape Ordinance or that of any local land use jurisdiction in effect. These restrictions also include that swimming pools be provided with covers that prevent evaporation. Until the Agency Board has declared the Drought Emergency to have terminated, Applicant shall comply with all water use restrictions that may be adopted by the Agency Board. Please visit the Agency's website or consult with Agency staff to ascertain what water use restrictions may apply.

The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The purpose of this letter is to apprise you of the current status of water availability from the Agency's treated water system at the location specified above. The Agency makes commitments for service only upon execution of a facilities agreement and the payment of all fees and charges required by the Agency.

All water availability is subject to the limitations described above and the prior use by existing customers.

If you have any questions, please call me at the Engineering Department at (530) 823-4886.

Sincerely,



Josh Leiko
Engineering Technician

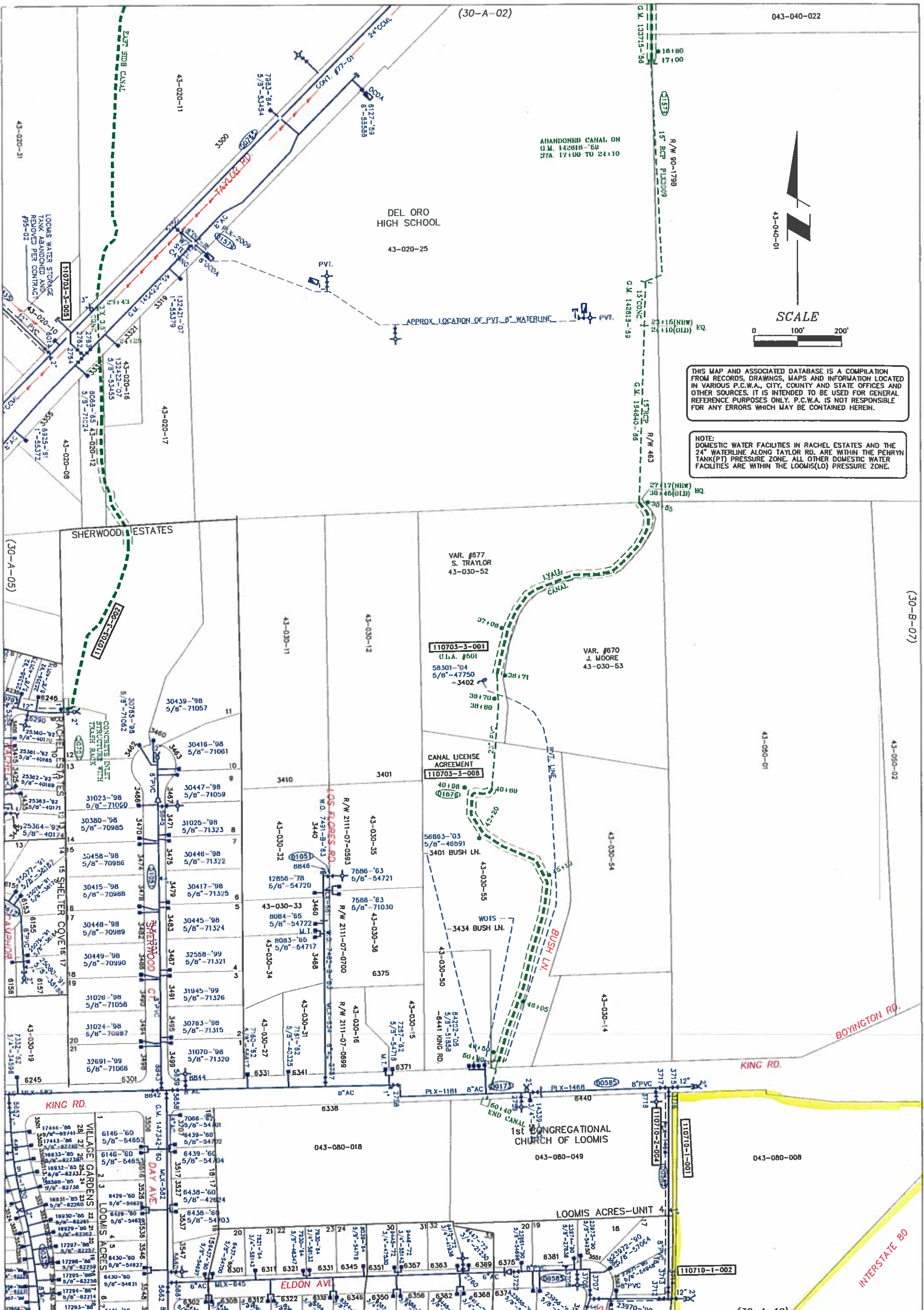
JL:zh

pc: Tom Reeves
Dave Thompson
Don Kellner
Field Services
Customer Services

Enclosures: Map No. 30-A-06, -09, & -10

(30-A-02)

043-040-022

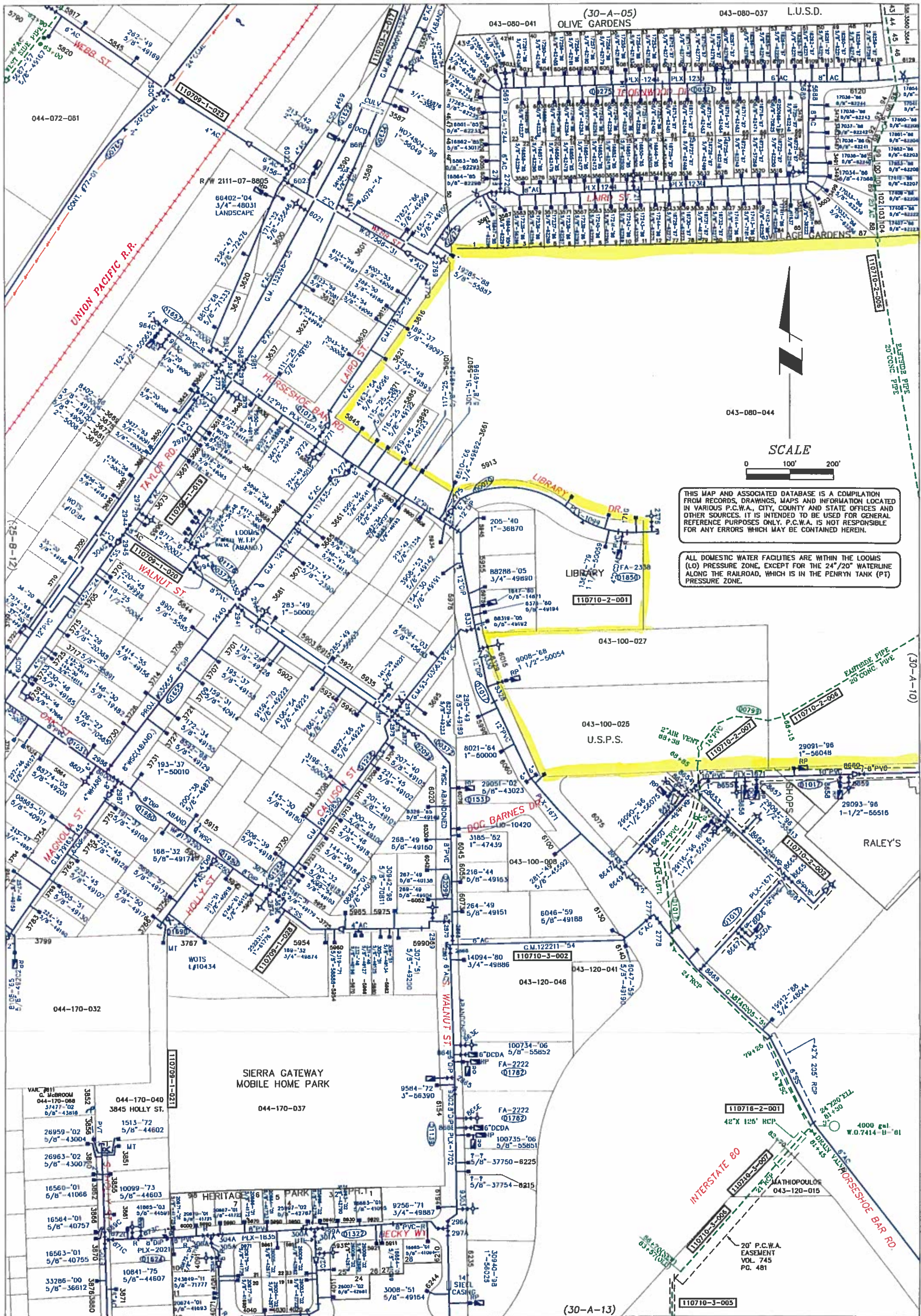


SCALE
0 100' 200'

THIS MAP AND ASSOCIATED DATABASE IS A COMPILATION FROM RECORDS, DRAWINGS, MAPS AND INFORMATION LOCATED IN VARIOUS P.C.W.A., CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES. IT IS INTENDED TO BE USED FOR GENERAL REFERENCE PURPOSES ONLY. P.C.W.A. IS NOT RESPONSIBLE FOR ANY ERRORS WHICH MAY BE CONTAINED HEREIN.

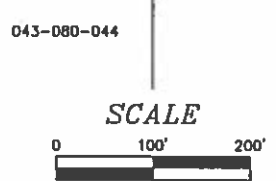
NOTE: DOMESTIC WATER FACILITIES IN RACHEL ESTATES AND THE 24\"/>

PROJECT MAPS	DISCIPLINE WATER DISTRIBUTION	TITLE KING ROAD AREA LOOMIS	REFERENCES COUNTY PARCELS 10/09	DRAWN BY SED/LDH	CHECKED BY L. HAMMER	DATE DRAWN 11/3/10	SCALE AS NOTED	DRAWING NO. 30-A-06	REV. NO. 0
PLACER COUNTY WATER AGENCY			DATE DRAWN 11/3/10		NO. DATE REV. REVISION DESCRIPTION		NEW MAP SED © 2010 P.C.W.A.		

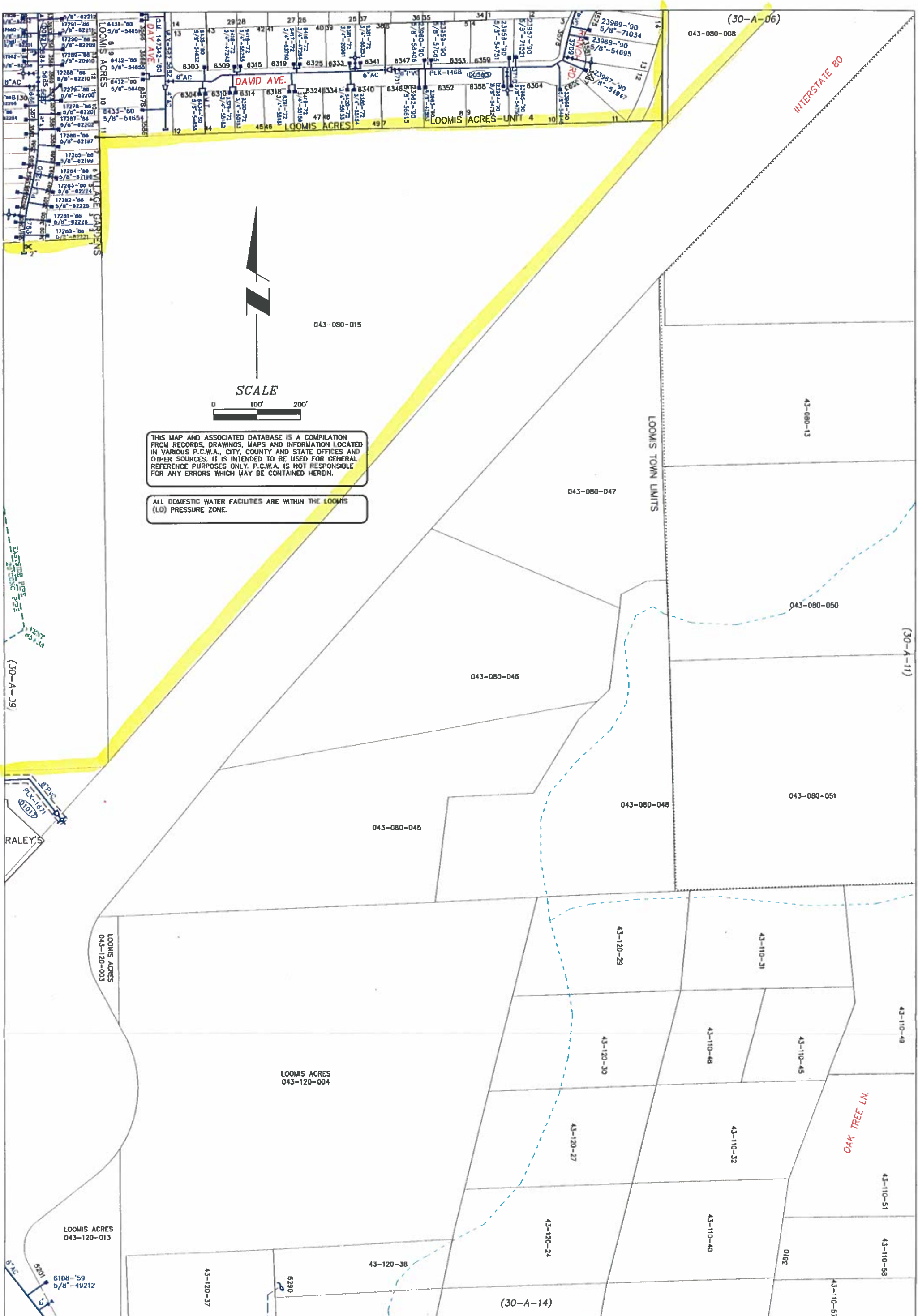


THIS MAP AND ASSOCIATED DATABASE IS A COMPILATION FROM RECORDS, DRAWINGS, MAPS AND INFORMATION LOCATED IN VARIOUS P.C.W.A., CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES. IT IS INTENDED TO BE USED FOR GENERAL REFERENCE PURPOSES ONLY. P.C.W.A. IS NOT RESPONSIBLE FOR ANY ERRORS WHICH MAY BE CONTAINED HEREIN.

ALL DOMESTIC WATER FACILITIES ARE WITHIN THE LOOMIS (LO) PRESSURE ZONE, EXCEPT FOR THE 24\"/>



PROJECT MAPS	DISCIPLINE WATER DISTRIBUTION	TITLE TAYLOR ROAD AREA LOOMIS	REFERENCES COUNTY PARCELS 10/09 DATE DRAWN SCALE 11/3/10 AS NOTED	DRAWN BY: SED/LDH CHECKED BY: L. HAMMER DATE REV. NO. DATE REV. 0 11/3/10 1 4/28/13	ABJ-02099 NEW MAP REV. NO. 1	DRAWING NO. 30-A-09	REV. NO. 1
-----------------	----------------------------------	---	--	---	------------------------------------	-------------------------------	----------------------



THIS MAP AND ASSOCIATED DATABASE IS A COMPILATION FROM RECORDS, DRAWINGS, MAPS AND INFORMATION LOCATED IN VARIOUS P.C.W.A., CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES. IT IS INTENDED TO BE USED FOR GENERAL REFERENCE PURPOSES ONLY. P.C.W.A. IS NOT RESPONSIBLE FOR ANY ERRORS WHICH MAY BE CONTAINED HEREIN.

ALL DOMESTIC WATER FACILITIES ARE WITHIN THE LOOMIS (L0) PRESSURE ZONE.

PROJECT MAPS	DISCIPLINE WATER DISTRIBUTION	TITLE I-80/HORSESHOE BAR AREA LOOMIS	REFERENCES	DRAWN BY: SED/LDH	DRAWING NO. 30-A-10	REV. NO. 0
			COUNTY PARCELS 10/09	CHECKED BY: L. HAMMER		
PLACER COUNTY WATER AGENCY			DATE DRAWN 11/3/10	SCALE AS NOTED	NEW MAP SED	© 2010 P.C.W.A.
			NO. DATE REV.	REVISION DESCRIPTION	CHK	

Amanda

From: Carol Parker
Sent: Thursday, December 11, 2014 2:00 PM
To: Rick Angelocci; Amanda
Subject: FW: The Village at Loomis

From: Kurt Sandhoff (530) 430-9003 [<mailto:kurtsandhoff@gmail.com>]
Sent: Thursday, December 11, 2014 1:57 PM
To: Carol Parker; Kurt Sandhoff
Subject: The Village at Loomis

To Rick Angelocci, Town Manager

This email is in response to the Notice of Preparation dated November 13, 2014.

My name is Kurt Sandhoff and I live at 6098 Thornwood Dr Loomis Ca 95650. Commonly known as Olive Garden which consists of half plex units.

I have received the news article and and Notice of Preparation which was mailed to my home. I attended the meeting held on December 2 , 2014 at the Loomis Depot at 6:00pm.

Several other owners that live in the area were in attendance.

I have looked at the proposed development and believe that it will be a positive improvement for the Town of Loomis. There are some concerns that were expressed at the meeting including; traffic that the project would generate, the impact on the local schools, and the creation of a substantial rental population over owner occupied properties.

Most of the development seems to focus on single family homes, some commercial uses, and multi family (high density) apartments.

My own suggestion for this multi -family use is to create a four- plex community like the property at 3638 Hallelujah Ct Carmichael, Ca 95608. This would allow for individual owners to purchase a fourplex and live in one of the units while renting out the other 3 units to tenants or family members.

It would allow for conventional, FHA or VA financing of these four plexes as a regular residential loan. It would help create homeownership and address the multi family aspect of this project in a positive way. I would hope that in addition to the other concerns that this element would be considered.

The proposal also proposes that Doc Barnes Drive/King Road intersection, an newly created roadway. This would be a signalized corner at Horseshoe Bar Rd as depicted on the map of the project. One on the concerns that was not addressed, is a sound wall along the freeway side of this new through way. When all of the trees that exist in this project are removed it will allow the noise from the freeway to impact the existing neighborhoods. Currently the freeway noise is minimal but this could change with the new development so I would recommend that a sound barrier be constructed on the freeway side of the entire development to reduce the sound noise for all of the new development and existing homes.

Finally, my wife and I enjoy living in Loomis and appreciate the ability to walk, and enjoy the surrounding parks and neighborhoods. As we are of retirement age, as are several owners on our street. We would like to see the inclusion of NEV street friendly streets in the major portion of the main streets and commercial aspects of this development.

Thank you for the consideration of our comments.

Please feel free to contact me by email @ kurtsandhoff@gmail.com
or phone 530-305-5641



City of Rocklin

3970 Rocklin Road
Rocklin, CA 95677-2720
916-625-5000
TDD 916-632-4187
www.ci.rocklin.ca.us

RECEIVED

DEC 11 2014

December 8, 2014

TOWN OF LOOMIS

Rick Angelocci, Town Manager
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

SUBJECT: Notice of Preparation (NOP) for the Village at Loomis Project

Dear Rick:

Thank you for the opportunity to review the Village at Loomis NOP. Based on the project description provided in the NOP, the 66.4 +/- acre project is located north and northeast of the I-80 at Horseshoe Bar interchange and consists of a village-themed retail center, commercial and professional uses (37,000 sf and 44,000 sf, respectively), 303 detached single-family units, 133 multi-family residential units, parks and open space. Access to the project site would be provided from Horseshoe Bar Road, Laird Street, Library Drive, and extension of Doc Barnes Drive and King Road.

The City of Rocklin has completed its review and would like to offer the following comments:

1. It is our understanding that the Loomis General Plan identifies the Horseshoe Bar/Interstate 80 (I-80) overcrossing as a future four-lane facility and it currently exists as a two-lane facility. The Village at Loomis EIR should assess any potential impacts on the current overcrossing and interchange configuration to determine if it is adequately sized to accommodate additional traffic from the Village at Loomis project and other planned growth within Loomis and the region.
2. In light of the above concern, the Village at Loomis EIR should also assess any potential impacts on the Sierra College/I-80 interchange and on City of Rocklin roadways and intersections in the vicinity of the project, as funding contributions/financial participation may be required.

3. Due to Rocklin's downstream location relative to the project and the waterways on the project site, the Village at Loomis EIR should assess any potential impact associated with potential downstream flooding and storm drainage water quality that could be created by the project.
4. The Village at Loomis EIR should assess any potential effects that the project could have on public services, particularly fire and police services and the potential need for mutual aid from the City of Rocklin Police and Fire Departments.
5. The Village at Loomis EIR should assess any potential effects that the project could have on public utilities, particularly water supply, water quality, and sewer/wastewater treatment.

If there are any questions regarding these comments, please contact me at (916) 625-5162.

Sincerely,



David Mohlenbrok
Environmental Services Manager

cc: Rick Horst, City Manager
City Councilmembers
Laura Webster, Deputy Director Community Development
Ben Fu, Planning Services Manager

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95891
(916) 373-3710
Fax (916) 373-5471



December 5, 2014

AMENDED

RECEIVED

DEC 11 2014

TOWN OF LOOMIS

Rick Angelocci
City of Loomis
3665 Taylor Road
Loomis, CA 95650

RE: SCH # 2007112072 The Village at Loomis, Placer County.

Dear Mr. Angelocci,

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. USGS 7.5-minute quadrangle name, township, range, and section required
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez
Associate Government Program Analyst

CC: State Clearinghouse

**Native American Contacts
Placer County
December 5, 2014**

Shingle Springs Band of Miwok Indians
Hermo Olanio, Vice Chairperson
P.O. Box 1340 Miwok
Shingle Springs, CA 95682 Maidu
holanio@ssband.org
(530) 676-8010 Office
(530) 676-8033 Fax

Shingle Springs Band of Miwok Indians
Nicholas Fonseca, Chairperson
P.O. Box 1340 Miwok
Shingle Springs, CA 95682 Maidu
nfonseca@ssband.org
(530) 676-8010 Office
(530) 676-8033 Fax

Rose Enos
15310 Bancroft Road Maidu
Auburn, CA 95603 Washoe
(530) 878-2378

T' si-Akim Maidu
Grayson Coney, Cultural Director
P.O. Box 1316 Maidu
Colfax, CA 95713
akimmaidu@att.net
(530) 383-7234

United Auburn Indian Community of the Auburn Rancheria
Gene Whitehouse, Chairperson
10720 Indian Hill Road Maidu
Auburn, CA 95603 Miwok
(530) 883-2390 Office
(530) 883-2380 Fax

United Auburn Indian Community of the Auburn Rancheria
Marcos Guerrero, Tribal Preservation Committee
10720 Indian Hill Road Maidu
Auburn, CA 95603 Miwok
mguerrero@auburnrancheria.com
(530) 883-2364 Office
(530) 883-2320 Fax

T' si-Akim Maidu
Eileen Moon, Vice Chairperson
P.O. Box 1246 Maidu
Grass Valley, CA 95945
(530) 274-7497

April Wallace Moore
19630 Placer Hills Road Nisenan - So Maidu
Colfax, CA 95713 Konkow
(530) 637-4279 Washoe

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locatvie Americans with regard to cultural resources for the proposed SCH # 2007112072 The Village at Loomis, Placer County.

**Native American Contacts
Placer County
December 5, 2014**

Shingle Springs Band of Miwok Indians
Daniel Fonseca, Cultural Resource Director
P.O. Box 1340 Miwok
Shingle , CA 95682 Maidu
(530) 676-8010 Office
(530) 676-8033 Fax

T' si-Akim Maidu
Don Ryberg, Chairperson
P.O. Box 1246 Maidu
Grass Valley , CA 95945
(530) 274-7497

Colfax-Todds Valley Consolidated Tribe
Judith Marks
1068 Silverton Circle Miwok
Lincoln , Ca 95648 Maidu
(916) 580-4078

Colfax-Todds Valley Consolidated Tribe
Pamela Cubbler
P.O. Box 734 Miwok
Foresthill , Ca 95631 Maidu
(530) 320-3943
(530) 367-2093 home

United Auburn Indian Community of the Auburn Rancheria
Jason Camp, THPO
10720 Indian Hill Road Maidu
Auburn , CA 95603 Miwok
jcamp@auburnrancheria.com
(916) 316-3772 Cell
(530) 883-2390
(530) 888-5476 - Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH # 2007112072 The Village at Loomis, Placer County.



RECEIVED



DEC 11 2014

Central Valley Regional Water Quality Control Board

TOWN OF LOOMIS

9 December 2014

Rick Angelocci
City of Loomis
3665 Taylor Road
Loomis, CA 95650

CERTIFIED MAIL
7014 2120 0001 3978 3200

COMMENTS TO NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, THE VILLAGE AT LOOMIS PROJECT, SCH# 2007112072, PLACER COUNTY

Pursuant to the State Clearinghouse's 13 November 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Environment Impact Report* for the Village at Loomis Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory

Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.


For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.



Trevor Cleak
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

Amanda

From: Carol Parker
Sent: Thursday, December 11, 2014 4:48 PM
To: Amanda; Rick Angelocci
Subject: FW: The Village at Loomis Notice of Preparation for EIR
Attachments: TheVillage@Loomis_NoP4EIR_PG&ECommentLetter.pdf; 2014121115243880.pdf

From: Perez, Seth [<mailto:S2P0@pge.com>]
Sent: Thursday, December 11, 2014 3:27 PM
To: Carol Parker
Cc: Steigmeyer, Robert; Reed, Carol
Subject: The Village at Loomis Notice of Preparation for EIR

Please see PG&E's comments.

Thanks,

Seth Perez
Land Agent
343 Sacramento Street
Auburn, CA 95603
Office # (530) 889-5150
Cell # (925) 588-5307

Who's your local Land Management contact? [Click here to find out!](#)

PG&E is committed to protecting our customers' privacy.
To learn more, please visit <http://www.pge.com/about/company/privacy/customer/>



Pacific Gas and Electric Company
Land Services
343 Sacramento Street
Auburn, CA 95603

December 11th, 2014

Town of Loomis
Attn: Rick Angelocci
3665 Taylor Road
Loomis, CA 95650

Re: The Village at Loomis

Dear Mr. Angelocci:

Thank you for the opportunity to review the Notice of Preparation of the Environmental Impact Report associated with the above referenced development project. PG&E has the following comments to offer.

In addition to the utility facilities mentioned in Section 1.3 of the Project Description under Gas and Electric of Infrastructure, PG&E owns and operates electric facilities located within the project area. The electric overhead facilities are located within a right-of-way which was granted on December 23rd, 1936 and recorded on February 1st, 1937 in Placer County Book 360 of Official Records page 483. To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (CPUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. G.O. 95 clearances must be maintained at all times for all of PG&E's overhead facilities. To ensure compliance with these standards project proponents should coordinate with PG&E early in the development of their project plans. Any proposed improvement plans should provide for unrestricted utility access, and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.

The requesting party will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the development project. Because the relocation of facilities requires long lead times and is not always feasible, the requesting party is encouraged to consult with PG&E as early in their planning stage as possible.

We would also like to note that continued development consistent with the Village at Loomis project will have a cumulative impact on PG&E's electric system and may require on-site and off-site additions and improvements to the facilities which supply these services. Because utility facilities are operated as an integrated system, the presence of existing facilities does not necessarily mean the facility has the capacity to connect to new, higher loads.

We recommend that environmental documents for the proposed development project include an adequate evaluation of the cumulative impacts to PG&E's utility systems, as well as an evaluation of the significance of PG&E's construction activities for the installation of new facilities as well as the relocation of existing facilities for each resource category. This will assure the project's compliance with CEQA and reduce potential delays to the project schedule.

PG&E remains committed to working with the Town of Loomis to provide timely, reliable and cost effective gas and electric service to Rocklin. Please contact me at (530) 889-5150 if you have any questions regarding our comments. Please include PG&E for future correspondence regarding this matter as the project develops.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Seth Perez', is written over a light blue horizontal line.

Seth Perez
Land Agent

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

Stormwater Drainage

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

Gas and Electric Utilities

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

Easements

There are two existing utility easements that run through the central portion of the project site. One is controlled by SPMUD and the other is controlled by PG&E. The PG&E easement contains the encased Eastside Canal. The project proposes relocation of portions of this encased canal and the associated easement, subject to agreement and approval from PG&E and PCWA. Relocation of the encased canal would require trenching the new location, placing a new 20-inch pipe in that trench, connecting the new pipe to the existing pipeline north and south of the relocated portion, and removing the old pipe and backfilling the current pipeline alignment.

Grading

Preliminary grading analysis indicates that there will be approximately 130,000 cubic yards of grading for the entire project, including the construction of Doc Barnes Drive. Across most of the site the average cut/fill depth/height will be 3 feet. Final grading is expected to balance, so no soil would be imported to the project site or exported from it.

1.4 Entitlements

The project would require a number of entitlements ranging from General Plan Amendments and Rezones to a Small Lot Tentative Map. The following entitlements and approvals from the Town are anticipated to be required in support of the project:

- Certification of The Village at Loomis EIR
- General Plan Amendment to create the following land use designations:
 - Town Center Commercial–20
 - Town Center Mixed Use
 - Residential – High Density–20
- General Plan Amendments to redesignate:
 - ±7.8 acres of Office & Professional to ±7.8 acres of Residential – Medium Density

impacts to on-site cultural resources that could result from development of the proposed project and report on applicable results from the Town's consultation with local Native American representatives (per the requirements of Senate Bill 18) and on-site field surveys to update previously completed assessments.

Transportation

The proposed project would change the anticipated generation and distribution of vehicle trips on the Town's roadways and on I-80. The proposed project could affect the local and regional roadway network. The EIR will analyze the existing and proposed transportation system (e.g., roadways, transit service, trails, and bicycle routes) serving the project site and adjacent communities. The EIR will identify roadway improvements that may be necessary to accommodate the traffic generated by the proposed project, discuss the funding and timing for construction of those improvements, and identify whether any significant and unavoidable impacts would remain after implementation of feasible mitigation measures.

Air Quality

The proposed project would produce air pollutant emissions as a result of construction activities and from operation of the project, which would increase vehicle traffic in the area. The proposed project would incrementally contribute to the existing regional air quality problems identified in the Town's General Plan. The air quality analysis in the EIR will include computer modeling to project and quantify carbon monoxide (CO), ozone (O₃) precursors, and particulate matter (PM₁₀ and PM_{2.5}) emissions.

Noise

A noise analysis will be prepared that evaluates existing and future noise sources in the project area. The predominant existing noise source in proximity to the project site is I-80. The EIR will evaluate whether noise levels at the project site will meet General Plan standards and consider whether project-generated noise or contribution to roadway noise levels would expose existing residents or other noise-sensitive land uses to noise levels that exceed the General Plan standards.

Hazards and Hazardous Materials

A portion of the project site was once used as a fruit orchard; the site also supported cattle grazing and other agricultural uses. This prior land use may have resulted in contamination of on-site soil with pesticides. Residual pesticide or fertilizer products may remain in the soil. During construction of the proposed project, hazardous material could be used and stored at the site. The EIR will analyze risk assessment reports and identify the hazards and hazardous materials present at the site and any known hazardous conditions adjacent to the site.

Public Services and Utilities

The project would create additional demand for public services (e.g., fire protection, road maintenance, law enforcement, education, libraries, recreation) and utilities (e.g., water supply, stormwater detention and conveyance, wastewater treatment, recycled water, electricity/natural gas, communication services). Provision of public services and utilities to the proposed project will be evaluated in the context of existing service demands, existing/required levels of service,

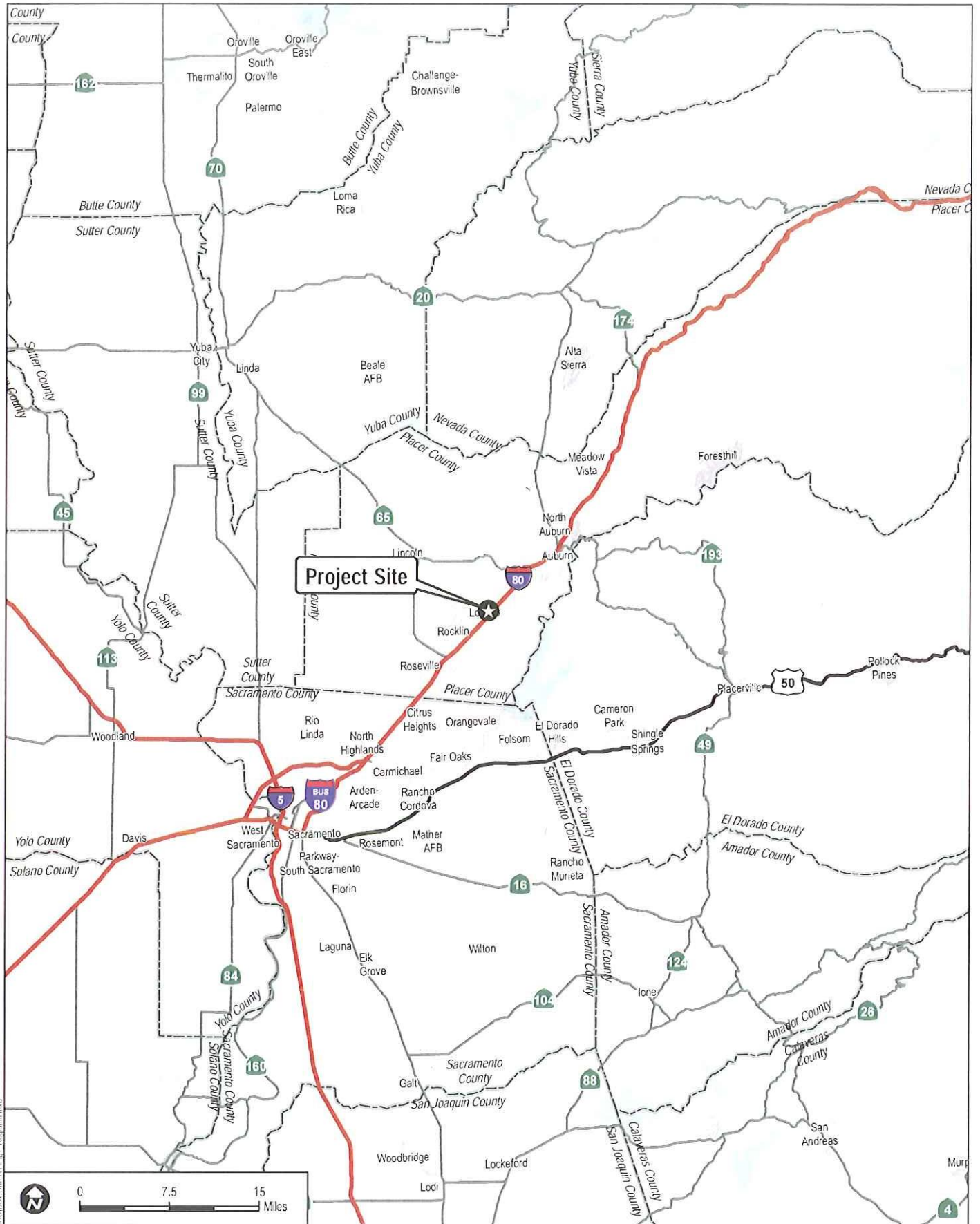
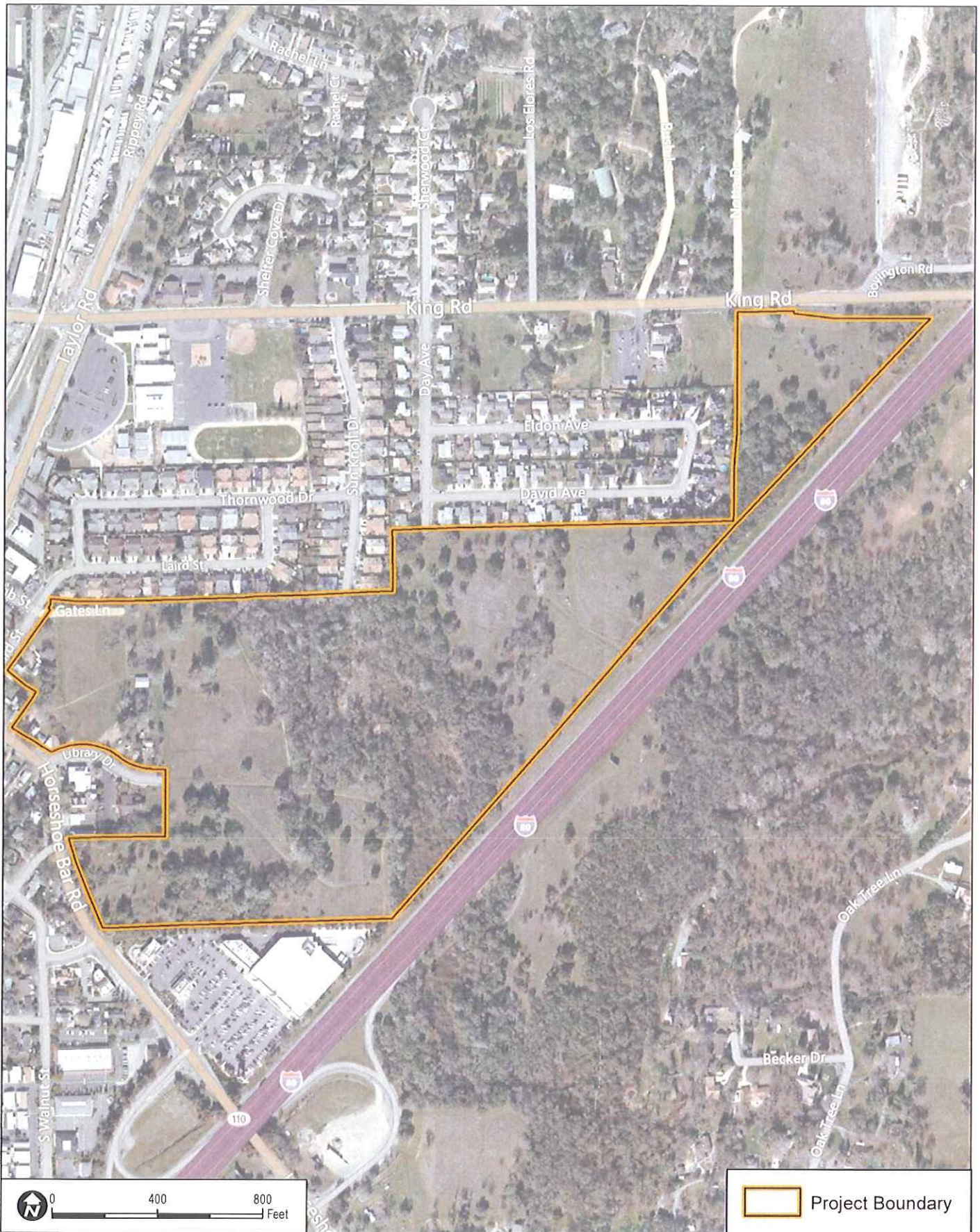


FIGURE 1
Regional Map

DUDEK

8526

VILLAGE AT LOOMIS



Date: 7/1/2014 8:52:01 AM Project: C:\Users\j\Documents\Projects\2014\14-0001\Map\Map2_Fig2.mxd

DUDEK

SOURCE: BING 2014, Placer County

8526

VILLAGE AT LOOMIS

Project Boundary

FIGURE 2
Project Location

Amanda

From: Carol Parker
Sent: Friday, December 12, 2014 5:15 PM
To: Amanda
Subject: Fwd: The Village at Loomis NOP Comments
Attachments: ATT00001.htm; The Village at Loomis.docx; ATT00002.htm

Begin forwarded message:

From: "Angella Falco" <angellaf@placermosquito.org>
To: "Carol Parker" <cparker@loomis.ca.gov>
Cc: "Joel Buettner" <joelb@placermosquito.org>
Subject: The Village at Loomis NOP Comments

To Whom it May Concern:

Please find attached Placer Mosquito & Vector Control District's comments to the NOP for The Village at Loomis.

Regards,

Angella Falco
Field Station Manager
[\(916\) 380-5470](tel:(916)380-5470) direct
[\(916\) 343-3479](tel:(916)343-3479) cell



December 16, 2014

BY EMAIL

RE: The Village at Loomis

Dear Rick Angelocci:

The Placer Mosquito and Vector Control District reviewed the site plan for the project located at The Village at Loomis.

In this area, mosquitoes, including those that carry West Nile virus, are the primary vector of concern. Since mosquitoes can develop in standing water that is present for as little as 72-96 hours, any drainage area, catch basin, stormwater structure, or other depression that creates standing water is considered to be a mosquito source.

The presence of vectors, including mosquitoes, on a property is considered a public nuisance under the California Health and Safety Code, and can be a threat to public health by transmitting West Nile virus to people.

To avoid this, we encourage all construction projects to:

1. **Use drainage system designs that limit mosquito production** by eliminating water that stands for longer than 72 hours, thereby preventing mosquitoes from accessing standing water.
2. **Utilize designs that limit vegetation in water.** Emergent vegetation provides desirable habitat for mosquito production, potentially increasing mosquito biting pressure and the risk of mosquito borne illness.
3. **Include safe and easy access to stormwater structures** in design and construction to allow for inspection and treatment of mosquitoes.

The NOP for The Village at Loomis mentions the construction of three new detention basins. Detention basins that become inundated with vegetation or are difficult to access and treat, can produce mosquitoes and increase biting pressure to residents in nearby areas. For this reason, limiting emergent vegetation and providing safe and easy access for inspection and treatment are important aspects to include in the design and construction of stormwater

BOARD OF TRUSTEES

structures. Also, incorporating erosion prevention measures, when designed to not hold water, can help reduce mosquito production and therefore reduce the risk of mosquito borne illness.

The area in and around the project has historically produced high levels of mosquitoes during certain times of the year. The increased residential and other uses of this area after the project is completed, will likely result in residents and visitors experiencing higher than average mosquito biting pressure compared to other areas during some times of the year. The District will continue to monitor and conduct control operations in this area as needed. To mitigate increase in mosquito species that would directly increase risk of mosquito borne disease such as West Nile virus, we strongly encourage design features which include the mosquito reduction best management practices outlined above to reduce or eliminate standing water and emergent vegetation where at all possible.

For more specific information regarding design specifications and management practices that reduce or eliminate mosquito production, please refer to the following two documents:

- 1) California Department of Public Health's Mosquito Reduction Best Management Practices Manual available online at:
http://westnile.ca.gov/downloads.php?download_id=2376&filename=BMPforMosquitoControl07-12.pdf.
- 2) Mosquito and Vector Control Association of California's CEQA White Paper:
<http://www.mvcac.org/amg/wp-content/uploads/MVCAC-CEQA-White-Paper-Final.pdf>

If any standing water occurs during or after construction of the project, please immediately notify the District at (916) 380-5444 or by visiting our website at www.placermosquito.org. Please direct any questions to Joel Buettner at joelb@placermosquito.org.

Sincerely,



Joel Buettner
General Manager

Cc:

Amanda

From: Carol Parker
Sent: Friday, December 12, 2014 5:13 PM
To: Amanda
Subject: Fwd: The Village at Loomis NOP
Attachments: Town of Loomis The Village at Loomis NOP comment letter.pdf; ATT00001.htm

Begin forwarded message:

From: Angel Green <AGreen@placer.ca.gov>
Date: December 12, 2014 at 1:43:57 PM PST
To: "cparker@loomis.ca.gov" <cparker@loomis.ca.gov>
Cc: Yu-Shuo Chang <YChang@placer.ca.gov>, Tom Thompson <TThomпсо@placer.ca.gov>
Subject: **The Village at Loomis NOP**

Hello Carol,

Thank you for sending the District the NOP for the project mentioned above. We have a few comments for the Town's consideration when preparing the DEIR.

Please contact me if there are any questions.

Thank you,

Angel Green

Associate Planner
Placer County Air Pollution Control District
110 Maple Street, Auburn Ca 95603 Auburn, CA 95603
Office: 530-745-2333 Fax: 530-745-2373

*If you are planning for a year, sow rice;
if you are planning for a decade, plant trees;
if you are planning for a lifetime, educate people.*



December 12, 2014

Carol Parker
Town of Loomis
Planning Division
3665 Taylor Rd.
Loomis, CA 95650
SENT VIA : cparker@loomis.ca.gov

SUBJECT: The Village at Loomis, Notice of Preparation of a Draft Environmental Impact Report

Dear Ms. Parker,

Thank you for submitting **The Village at Loomis (Project)** and associated **Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)** to the Placer County Air Pollution Control District (District) for our initial review and comment. The proposed project includes a total of 436 dwelling units, approximately 56,000 sqft of commercial land use, and approximately 25,000 sqft of office land use, as well as 11 acres of parks and trails. The District provides the following comments for consideration.

Environmental Review

The District has developed a California Environmental Quality Act (CEQA) Air Quality Handbook (Handbook) to assist public agencies with the preparation of air quality analyses for land use projects within Placer County. This Handbook provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available via the District's website at <http://www.placer.ca.gov/departments/air/landuseceqa>. Additional detail relating to the following recommended items can be found within the Handbook.

1. The Project is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the District. The SVAB is designated as nonattainment for federal and state ozone (O₃) standards, nonattainment for the federal particulate matter standard (PM_{2.5}) and state particulate matter standard (PM₁₀). Within the Air Quality section of the Initial Study, the District recommends the discussion include the area designations for the federal and state standards for the SVAB.
2. The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related construction and operational emissions. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. Please contact the District for information on appropriate default settings applicable to the project area.

The modeling analysis should use the vehicle miles traveled (VMT) data from the Project's traffic study, based on a reasonable worse-case scenario, as well as emission factors from the most recent version of EMFAC. The analysis should document all emission factors, assumptions, and modeling inputs and outputs (i.e., expected traffic, mix of light-duty and heavy-duty vehicles, existing and future nearby land uses, etc.) and provide justification for changes to default values within the model.

3. The District recommends the following Project-level Thresholds of Significance when analyzing the Project related construction and operational activities to determine potential air quality impacts.

PCAPCD Recommended Project-Level Thresholds	
82 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG) Particulate Matter (PM ₁₀)

4. The NOP does not appear to address potential impacts from Greenhouse Gas (GHG) emissions or Climate Change. These will need to be fully addressed in the DEIR.

Although the District has not formally adopted or approved a (GHG) threshold, the District continues to recommend lead agencies consider use of an adopted or approved threshold when analyzing a project’s related GHG impacts and potential to interfere with the Global Warming Solutions Act (AB32)’s GHG reduction goals, including but not limited to the Sacramento Metropolitan Air Quality Management District’s (SMAQMD) GHG thresholds adopted October 24, 2014. Additional information on the SMAQMD’s GHG Threshold, including screening tables, recommended methodology, and mitigation measures can be found by visiting their webpage at <http://airquality.org/ceqa/ceqaguideupdate.shtml>. Additionally, the CAPCOA guidance document “Quantifying Greenhouse Gas Mitigation Measures” provides additional resources to identify feasible mitigation measures and quantification of emission reductions¹.

5. The District recommends the following Cumulative-level thresholds for the purposes of identifying if additional mitigation measures are necessary. Additional information on the District’s Cumulative Threshold can be found in [Chapter 2](#) of the District’s CEQA Handbook (October, 2012)².

PCAPCD Recommended Cumulative-Level Thresholds	
10 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG)

6. In the event that the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality related impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. Additional mitigation measures can be found in the District’s CEQA Handbook within the following related appendices.

Appendix A. Recommended Mitigation Measures (Construction)

Appendix C. Recommended Mitigation Measures (Operational)

Appendix G. Mitigation Measures (Greenhouse Gases)

7. As previously stated, the Project is located within the SVAB and is designated nonattainment for the PM_{2.5} standard. PM has been linked to a range of serious respiratory and cardiovascular health problems³. Wood burning devices are a source of PM emissions which contribute to the region’s air pollution. The District recommends the Town of Loomis prohibit the construction or use of wood burning devices within the Project area.
8. The District recommends a CALINE 4 modeling analysis for carbon monoxide (CO) concentration be performed and discussed within the environmental document if any intersection or roundabout is determined by the traffic study to degrade to a level of service “E” or “F” as a result of this project, alone or cumulatively; or where the total project-level CO emissions exceed 550 lbs/day.
9. The DEIR should identify and analyze potential health risks by locating land uses where sensitive individuals are most likely to spend time (i.e., schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities) within 500 feet to any existing or proposed major road ways (urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day), as well as stationary sources, where there is the potential for exposure to toxic air contaminants (TAC) and other hazardous air pollutants (e.g., such as diesel particulate matter (DPM) from diesel exhaust). The DEIR should describe the level of analysis, such as a Health Risk

¹ CAPCOA documents available at <http://www.capcoa.org/documents/>

² PCAPCD CEQA Handbook available at <http://www.placer.ca.gov/~media/apc/documents/Planning/CEQAHandbook/Final/PCAPCDCEQAHandbook2.ashx>

³ <http://www.epa.gov/ncer/science/pm/>

December 12, 2014

Page 3 of 3

Assessment (HRA) or other modeling analysis, necessary to determine if the Project will have the potential to cause adverse health impacts.

Additionally, the following strategies are recommended by the California Air Resources Board to minimize health related impacts on sensitive receptors proposed within close proximity to any identified major road way or stationary source. Additional guidance is provided within Chapter 4 of the District's Handbook.

- Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day;
- Avoid siting new sensitive land uses within 1,000 feet of a distribution center;
- Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50 foot separation is recommended for typical gas dispensing facilities.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2333 or agreen@placer.ca.gov if you have any questions.

Sincerely,



Angel Green
Associate Planner
Planning & Monitoring Section

cc: Yu-Shuo Chang, Planning & Monitoring Section Supervisor
Tom Thompson, Planning Consultant

DEPARTMENT OF TRANSPORTATION

DISTRICT 3

703 B STREET

MARYSVILLE, CA 95901

PHONE (530) 741-4199

FAX (530) 741-5346

TTY 711

*Flex your power!
Be energy efficient!***RECEIVED**

December 12, 2014

DEC 15 2014**TOWN OF LOOMIS**

FMP # 032014-PLA-0102

03-PLA-80/PM 9.13

SCH# 2007112072

Mr. Rick Angelocci
City of Loomis
3665 Taylor Road
Loomis, CA 95650

Village at Loomis

Dear Mr. Rick Angelocci:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Village at Loomis Project. The proposed project will include a village-themed retail center, commercial and professional uses, detached single-family residential units, multifamily residential uses, parks, and open space. The Project Includes approximately 436 residential units, 25,000 sq.ft. of office space and 44,000 sq.ft. of commercial uses. The project is located on the North side of Interstate 80 (I-80) between Horseshoe Bar Road and King Road. The following comments are based on the Notice of Preparation.

Traffic Impact Study (TIS)

Based on the project location, Caltrans anticipates potentially significant impacts to I-80. Currently these roads are operating at LOS F during commute hours and it is anticipated this project would have significant traffic impacts to the nearby freeways.

Based on the anticipated trips to be generated from this project, a TIS is required to assess the impact of this particular project on the State Highway System and adjacent road network, with specific attention to I-80. We recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is a starting point for collaboration between the lead agency and Caltrans in developing the scope of a TIS. It is available at the following website address:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

The scope of the study must include Horseshoe Bar Road, Horseshoe Bar Road/I-80 interchange, Sierra College Blvd./I-80 interchange, and mainline I-80.

Mr. Rick Angelocci / City of Loomis
December 12, 2014
Page 2

Encroachment Permit

Please be advised that any work or traffic control that would encroach onto the State right of way (ROW) requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to the address below:

Office of Permits
Caltrans - District 3
703 B Street
Marysville, CA 95901

Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. Please visit the following URL for more information:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Kevin Yount, Intergovernmental Review Coordinator for Placer County at (530) 741-4286 or by email at kevin.yount@dot.ca.gov.

Sincerely,



SUSAN ZANCHI, Chief
Office of Transportation Planning – North

c: Scott Morgan, State Clearinghouse

Mr. Rick Angelocci / City of Loomis
December 12, 2014
Page 3

bcc: Kevin Yount, D3 Planning
Christine Zdunkiewicz, D3 Traffic Operations

Amanda

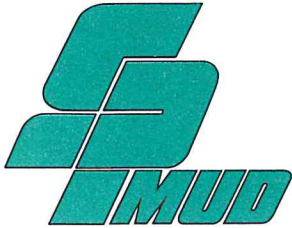
From: Carol Parker
Sent: Sunday, December 14, 2014 11:49 PM
To: Amanda
Subject: Fwd: The village at loomis

Begin forwarded message:

From: <Don.Ross@CH2M.com>
Date: December 14, 2014 at 7:20:29 PM PST
To: <cparker@loomis.ca.gov>, <tomster@surewest.net>
Subject: The village at loomis
Reply-To: <Don.Ross@CH2M.com>

I live at 3695 Callison Street in Loomis. I'm very concerned about the village at Loomis development. My key concern is the traffic along Callison Street, walnut st. And horseshoe bar which has increase dramatically over the years destroying our peaceful neighborhood. Unfortunately i was not around until recently so i missed out on your very quick comment period. please contact me as soon as possible to see if we can actually closed off Callison street from Horseshoe bar which would make your development viable. we look forward to working with you on this development but really need to address the traffic concerns.

Don Ross



**SOUTH PLACER
MUNICIPAL UTILITY DISTRICT**

December 16, 2014

Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Attention: Rick Angelocci, Town Manager

**Subject: The Village at Loomis – Notice of Preparation of an
Environmental Impact Report**

Dear Mr. Angelocci,

The above property is within the service area of the South Placer Municipal Utility District, and is eligible for sewer service. However, downstream portions of the sewer collection system that serve this property have capacity deficiencies. Connections from this proposed development shall not be made until the deficiencies are rectified, as stated in the Notice of Preparation.

All sewer service which the District may hereafter provide to said lands or any portion thereof will be subject to all ordinances, resolutions, rules and regulations, taxes, charges, fees and assessments of the SPMUD which may now or hereafter be in effect.

It should be noted that substantial sewer construction may be required/involved to serve the project. The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Service to the project requires construction of a master planned 12-inch sewer trunk extension. The required sewer trunk extension shall generally be in overall conformance with the District's Master Plan. The system evaluation and capacity assurance planning conducted by the District assumed this project would contribute 365 equivalent dwelling units (EDU's) for both residential and commercial uses, which is less than the proposed development. Improvement plans shall be submitted to SPMUD for review and approval.

There is an existing District sewer main within this project. SPMUD is to be notified 10 days prior to any grading or construction. Any damage occurring to the sewer as result of grading or construction operations for this project will be the responsibility of the developer / owner / contractor.

This letter does not constitute a reservation of capacity in the District's sewage treatment facilities, nor does it constitute the assumption of a utility obligation to said lands or any portion thereof by the District.

Wastewater treatment service is provided by the District through a series of regional agreements between the South Placer Wastewater Authority, SPMUD, the City of Roseville, and Placer County. The District may be rendered unable to provide sewer service to said lands due to prohibitions or restrictions which may be imposed upon it by federal or state regulatory agencies having jurisdiction or due to conditions caused by an Act of God. Prohibitions and/or restrictions may be imposed at the Regional Wastewater Treatment Plant on the plant's capacity in accordance with existing agreements; this may also impact the District's ability to accept new applications for sewer service for the project. No prohibitions or restrictions currently exist.

This letter shall be of no force or effect after the expiration of 365 calendar days from the date hereof, but may at the discretion of the District, be renewed or extended upon application of the developer/owner of the land referred to herein or their agent.

All non-residential development within SPMUD is subject to the requirements of the City of Roseville Industrial Wastewater Ordinance in accordance with Chapter 14.26 of the Roseville Municipal Code, as adopted by SPMUD under its Ordinance 88-3.

As a point of clarification to the Notice of Preparation (Sewer), the Loomis Diversion Line will be constructed to the southern edge of Interstate 80 and the Horseshoe Bar Road off-ramp by others. The development of the Village at Loomis will be responsible for the extension of the sewer trunk underneath Interstate 80, through the Village at Loomis property and to the northernmost boundary of the project.

Additionally, the Notice of Preparation (Sewer) references the District's cured-in-place pipe (CIPP) project which includes a section of sewer trunk downstream of The Village at Loomis project. The CIPP maintenance will result in additional capacity due to the assumed reduction in the friction coefficient of the liner. However, the District does not have a method for allocating any potential increase in capacity to future projects.

Sincerely,



Carie Huff, P.E.

CC: file