

PLANNING COMMISSION

MARCH 14, 2018

SUMMATION AND RESPONSES TO COMMENTS VILLAGE AT LOOMIS

During the past Planning Commission hearings regarding the Villages at Loomis Project, there has been extensive comment by the public as to their concerns about the Project. Addressed below are major issues most frequently commented on by the public. These issues have been consolidated into brief summaries, along with a Response prepared by staff.

Traffic

Issue:

Comments were expressed about traffic impacts. Many people had concerns that already congested streets would only worsen due to this project, especially around the schools, and the I-80/Horseshoe Bar interchange

Response:

The Transportation Element of the EIR concluded that implementing the recommended mitigation measures would reduce most of the project's traffic impacts to less-than-significant levels. Under the Modified Transportation Alternative, the Webb Street Extension, the potential impact at the Horseshoe Bar Road/Taylor Road intersection would be reduced to less than significant. The impact from increased traffic volumes on the segment of I-80 between Sierra College Boulevard and Horseshoe Bar Road would remain significant and Unavoidable.

Fire Access and Vehicle Turnaround Along Proposed Alleys.

Issue:

Concern was expressed as to the ability of emergency vehicles to access and turn around in the proposed alleys.

Response:

The South Placer Fire Protection District (formerly the Loomis Fire Protection District) was consulted, along with their regulations. The proposed alleys are consistent with those regulations. In addition at the January 10, 2018 Planning Commission meeting Mike Ritter Division Chief of the South Placer Fire Protection District spoke and said, "the project meets or exceeds on regulations."

Parking

Issue:

The proposed parking is insufficient, it does not provide for enough off-street parking to accommodate the residents themselves, much less parking for guests. On street parking should not count to the required spaces.

Response:

All four of the residential areas, Village Residential, Village Green Court, Village Traditional, and Village High Density have been revised to provide sufficient parking, consistent with the existing parking regulations, so as not to count any on-street parking. Both the Village Residential and Village Green Court provide additional parking spaces off of the alley to provide adequate parking for homes with four or more bedrooms. These will be reserved for the four bedroom homes with a placard, provided by the Home Owners Association to park there. The Village Traditional already met the regulations by providing two off street parking spaces in the driveways, along with the two car garages. The Village High Density parking standard is now one space for every three dwellings, consistent with the existing parking regulations.

Wildlife Displacement

Issue:

The project will displace wildlife that currently inhabit the project site.

Response:

The Village at Loomis EIR identified eight impacts affecting biological resources, seven of the eight were able to be mitigated to a **less-than-significant** impact. The eighth would result in a **significant and unavoidable adverse environmental impacts**, due to the permanent loss of oak and riparian habitat affecting “habitat for special status species.”

Tree Mitigation

Issue:

Allowing trees to be planted to satisfy tree mitigation, within a ten mile radius of the Town, does nothing to benefit the town.

Response:

For tree impacts that are not mitigated through replanting, Mitigation Measure 4.3g of the DEIR requires the applicant to pay the in-lieu fee required in the Town’s Tree Conservation Ordinance. The Town would then use these fees for the uses described in Section 13.54.100 of the ordinance, which may include “planting or propagation, purchasing, maintenance, preservation programs (including, but not limited to, land purchase and/or conservation easements), public education programs regarding trees which support the purposes of this chapter (e.g., workshops on proper pruning), and activities in support of the administration” of the Tree Conservation ordinance.

Lack of sidewalks to get to and from school

Issue:

Sidewalks are inadequate off site to convey students to school, especially along a portion of King Road that has none.

Response:

Where there are existing insufficiencies outside of the project area, such as lack of sidewalks, and there are no significant impacts, the developer is not legally responsible to remedy the situation.

Private Space for Village Residential and Village Green Court Homes

Issue:

There are no outdoor private spaces for the exclusive use of an individual homeowner.

Response:

The applicant responded all of these lots will have outdoor private space as shown on the exhibit they provided at the January 10, 2018 Planning Commission Meeting. (Attached) The private outdoor space will be either as a niche in the building facing out onto the six foot area between the homes, or an enclosed private space in the street or paseo frontage

Two Story and Pop-Up Designs Adjacent to David Ave.

Issue:

Residents along David Avenue are concerned about the proposed two story dwellings proposed behind their homes. These new homes, despite being at a lower grade would be just ten feet off from the rear property line of the existing homes. Concerns include a lack of privacy in their yards if there are rear facing windows, obstruction of the existing viewscape, and having such an imposing mass so close.

Response:

The applicant has indicated they would only build one-story dwellings and/or dwellings with only a "Pop-Up", without rear facing windows. However at this point they have not submitted single story home designs without a pop-up and overall lower height than now proposed.

Retaining Walls

Issue:

Concerns have been expressed about the necessary retaining walls and slopes required due to the difference in grade elevations.

Response:

The developer will be required to provide a stable slope or retaining wall on their property to account for the elevation difference. Retaining walls over three feet tall are required to be engineered and approved by the town. All grading will be required to meet the Town's grading Ordinance 12.04

Sound Walls

Issue:

The sound wall will provide little or no mitigation of the sound from I-80.

Response:

The noise analysis of the DEIR was based on noise study prepared by professional sound consultants. The DEIR concluded the sound walls will mitigate outdoor noise impacts to a less than significant level. The walls will also contribute, along with upgraded windows and air

conditioning, to mitigating indoor sound levels to a less than significant impact and consistent with the Town's Noise element and Zoning Ordinance.

Maintenance of Parks and Open Space

Issue:

Concerns have been expressed about the ongoing maintenance requirement of the Parks and Open Space

Response:

The developer will be required to create a Home Owners Association (HOA) that will be responsible for the maintenance of the Parks and Open Space. The Developer will also be required to create a Maintenance District to fund the maintenance of the Parks and Open Space.

Paving of Trails With Decomposed Granite

Issue:

Concerns have been expressed about the trails being constructed with Decomposed Granite instead of asphalt.

Response:

Construction of the trails is the responsibility of the developer and the HOA will be responsible for maintenance. It is the Developer's and HOA's for the materials used. Typically, maintenance cost of DG trails far outweighs the cost to place and maintain asphalt trails, so many HOAs choose to place asphalt trails.

Drainage – Stormwater Runoff

Issue:

Concerns have been expressed about both stormwater running onto and off of the project site.

Response:

The developer will be required to meet the Town Grading Ordinance Chapter 12.04. For stormwater that flows on the project existing drainage ways shall be maintained. For the Stormwater leaving the project site, the development will also be required to meet the South Placer Stormwater Design Manual and the Town's Ordinance Chapter 14.36 Floodplain Management.