

Anders Hauge
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

June 20, 2022

Dear Mr. Hauge:

Following our recent discussions with you and the Town's staff, we are resubmitting our Hidden Grove application materials in order to (a) provide additional information needed for the Town to review the project and (b) provide the Town with all of the project's application materials under a single transmittal. Also, in accordance with our prior communications on the review period for these materials, the Town has until July 5, 2022, which is the date that is two weeks after this transmittal, to notify us on its determination of our application's completeness.

The additional information included in this submittal, which was not included on May 16, 2022, is listed below.

1. Information needed for the Town's environmental review of the Project:
 - a. King Road is listed as an access point to the Project. (See updated Environmental Review Application.)
 - b. Additional information regarding type and size of existing wetlands has been provided in the updated Environment Review Application. In addition, we are including a copy of the wetland delineation which was prepared for the prior projects EIR for informational purposes.
 - c. Streetlight locations are shown on the tentative map drawings. (See sheets 9-11 of the tentative map utility plans.)
 - d. Clarification that there are no current flows to the on-site septic tank has been added to the updated Environment Review Application.
 - e. The height of street light fixtures is now noted in both the updated Environment Review Application and the Proposed Phasing, Massing Standards & Architectural Styles document.
2. Information needed for the Town's review of the proposed tentative map:
 - a. An explanation of how the park within the proposed project will be owned and maintained is included as a stand-alone document.
 - b. The Massing Standards & Architectural Styles document has been updated to include a detailed discussion on proposed phasing. The new document has been renamed as the Hidden Grove Proposed Phasing, Massing Standard & Architectural Styles document.

Below is the complete list of Hidden Grove's application documents we are now submitting under this transmittal. Except as noted, the documents provided under this

transmittal are the same as those previously submitted. If the document was updated, the nature of the update is noted in the section above.

1. Cover Letter (dated May 16, 2022)
2. Exhibit A to the Cover Letter - Response to Request for Additional Information
3. Exhibit B to the Cover Letter – Hidden Grove Density Bonus, Concessions & Incentives, Waivers, and Parking Ratios Request (note that references to the Massing Standards & Architectural Guidelines document have been updated to reflect the name change to Proposed Phasing, Massing Standards & Architectural Styles).
4. Environmental Review Application (note that this document was updated for this resubmittal)
5. Arborist Report updated as of May 16, 2022
6. Project Description (note that references to the Massing Standards & Architectural Guidelines document have been updated to reflect the name change to Proposed Phasing, Massing Standards & Architectural Styles).
7. Tentative Map exhibit set (note that this document was updated for this resubmittal to include proposed street light locations on the utilities plan sheets 9-11)
8. Hidden Grove Conceptual Phasing, Massing Standards and Architectural Styles (note that this document was updated for this resubmittal)
9. Soils report dated April 9, 2021
10. Market Study dated December 14, 2021
11. Fiscal Analysis dated December 2021
12. Park Ownership and Maintenance Plan (new document)
13. Contextual Map
14. Radius Map and Ownership
15. Planning Application
16. Wetland delineation (not included in prior submittals)

We believe that the documentation provided in this transmittal reflects a thorough and complete application, and we are hopeful that resubmitting in this manner assists the Town in its review. As always, we are happy to discuss these documents with you at any time.

Best regards,



Michael Isle, AICP
Stonebridge Properties