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May 16, 2022

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

Via Hand Delivery

Dear Mr. Hauge:

At our meeting on April 5, 2022, we indicated to you that we would be working through your requests for additional information regarding the Stonebridge Hidden Grove project and then get back to you with our responses. Having now completed our responses, we are forwarding that to you via this letter. We have organized our responses in a manner consistent with our transmittal to you dated March 21, 2022, wherein we reorganized your various requests as expressed in your letter of February 26, 2022, so as to eliminate redundancies as well as requests which, in our view, are not appropriate at this stage of the process. A “road map” of our responses can be found in the accompanying **Exhibit A** which is entitled “Response to Request for Additional Information.” The actual responses are contained either in **Exhibit A** or the various materials following it, which are:

1. Updated tentative map and engineering plan set by Wood Rodgers
2. Updated Project Description
3. Updated Town of Loomis Environmental Questionnaire
4. Updated Contextual Maps
5. Update Massing Standards & Architectural Styles document
6. Updated Arborist Report
7. USB drive with digital copies of all of the above information

In addition to **Exhibit A** and its accompanying materials, we are also forwarding to you an **Exhibit B** entitled “Hidden Grove Density Bonus, Concessions, Waivers, and Parking Ratios Request.” This exhibit should be viewed as an augmentation to and clarification of our previously submitted project description. As a review of **Exhibit B** will indicate, Stonebridge is requesting a density bonus as well as several concessions and incentives, various waver and parking ratio reductions, all of which are described in detail in **Exhibit B**. The fact that little, and in some cases no discretion is involved with respect to one granting these requests greatly impacts the appropriate level of CEQA review which ought to be conducted with respect to them, a subject which is addressed at the close of **Exhibit B**.

Mr. Anders Hauge

May 16, 2022

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We look forward to hearing from you within the prescribed time period regarding your assessment of the completeness of our application. Our own view is that we have now supplied you with all of the information appropriate and necessary to deem our application complete and to move forward with our environmental review process.

Very Truly Yours,



John M. Taylor

CC: Sean Rabé
Mary Beth Van Voorhis
Christy Consolini
Jeffrey Mitchell
Andreas Booher
Randy Sater
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Grant Taylor
Jim Wiley