



Staff Report

TO: Town of Loomis Planning Commission
FROM: Merrill Buck, Town Engineer
DATE: January 24, 2023
RE: Recommendation to Loomis Town Council to Approve and Adopt the Initial Study/Mitigated Negative Declaration for the Sierra College Boulevard Widening Project

Recommendation

Staff recommends that the Planning Commission:

1. Conduct a public hearing on the proposed approval and adoption of the Initial Study/Mitigated Negative Declaration for the Sierra College Boulevard Widening Project; and
2. Adopt a resolution (Attachment 1) recommending Town Council approval and adoption of the Initial Study/Mitigated Negative Declaration.

Issue Statement and Discussion

The Circulation Elements of the General Plans for both the Town of Loomis and the City of Rocklin classify Sierra College Boulevard as an arterial, with bike lanes and an ultimate cross-sectional, six-lane configuration south of Taylor Road.

As part of the Costco development, Costco will widen Sierra College Boulevard along their frontage to provide a bike lane and third northbound travel lane between Granite Drive and Brace Road. A new signalized intersection with dedicated turn lanes will also be constructed, serving as an entrance to Costco from Sierra College Boulevard.

From Brace Road to Taylor Road, the widening of Sierra College Boulevard to six lanes with bike lanes is the Town's responsibility and has been identified as a Town-funded Capital Improvements Project since 2019. The completion of the road widening will also satisfy one of the traffic mitigation measures identified in the Costco Environmental Impact Report.

CEQA Requirements

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Town's Sierra College Boulevard Widening Project between Brace Road and Taylor Road (Attachment 2), to be in compliance with the California Environmental Quality Act (CEQA).

The IS/MND concluded that implementation of the Project could result in a significant effect on the environment and identified mitigation measures that would reduce the significant effect to a less-than-significant level. These mitigation measures were included in the IS/MND under a

Mitigation Monitoring and Reporting Program (Resolution Exhibit B), which CEQA requires the Town, as the lead agency, to adopt. Under this program, mitigation measures for potential impacts associated with air quality, biological resources, cultural resources, and tribal cultural resources would be implemented as part of the proposed project.

CEQA also requires that the Town provided the opportunity for interested agencies and the public to provide comment on the IS/MND. The document was publicly noticed under State Clearinghouse No. 2019129052 with a public comment period which began on December 16, 2019 and ended on January 17, 2020.

Comments were received from the California Department of Transportation, the California Department of Toxic Substances Control, and the Central Valley Regional Water Quality Control Board (Attachment 4). The Town prepared a response to comments received (Attachment 3), concluding that the letters included information and direction on applicable standard specifications and permit requirements for project design and construction, resulting in no revisions to the Draft IS/MND or the mitigation measures contained therein.

Under State and local guidelines for implementing CEQA, the Planning Commission must review and consider the IS/MND and Mitigation Monitoring and Reporting Program contained therein, along with any oral or written testimony provided at the hearing and make the findings outlined in Resolution Exhibit A.

Tribal Consultation

The Town has completed requirements for consultation with Native American tribes under Assembly Bill 52 and the California Environmental Quality Act (CEQA) Guidelines. Letters were received from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community (Attachment 5). Both letters expressed a desire to receive copies of any cultural resource surveys or studies completed.

Financial and/or Policy Implications

Other than the ultimate cost of implementing the required Mitigation Monitoring and Reporting Program, there are no financial implications associated with recommending the approval and adoption of the Initial Study/Mitigated Negative Declaration to the Town Council.

Attachments:

1. Resolution
 - a. Resolution Exhibit A – Findings
 - b. Resolution Exhibit B- Mitigation Monitoring and Reporting Program
2. Draft Initial Study/Mitigated Negative Declaration
3. Response to Comments
4. Agency Letters Received
5. Tribal Letters Received

**PLANNING COMMISSION
RESOLUTION NO. 23-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS
RECOMMENDING TOWN COUNCIL APPROVAL AND ADOPTION OF THE
INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION FOR THE
SIERRA COLLEGE BOULEVARD WIDENING PROJECT**

WHEREAS, the Town of Loomis (“Town”) is proposing to widen a segment of Sierra College Boulevard between Brace Road and Taylor Road from four lanes to six lanes with sidewalks and bicycle lanes along Sierra College Boulevard; and

WHEREAS, an Initial Study/Mitigated Negative Declaration for the Sierra College Boulevard Widening Project (“Project”) was prepared by the Town pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was circulated for public review and comment over a 30-day period from December 16, 2019 through January 17, 2020; and

WHEREAS, the Town received a total of three (3) written comments from State and local agencies on the Project, and prepared a response to those comments; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a significant effect on the environment and identified mitigation measures that would reduce the significant effect to a less-than-significant level; and

WHEREAS, a public hearing to review comments received on the draft IS/MND was held before the Planning Commission on January 24, 2023, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the staff report relating to the Project, the corresponding IS/MND, the Mitigation Monitoring and Reporting Program contained therein and attached herein at Exhibit B to this Resolution, and the written and oral evidence presented to the Planning Commission; and

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A to this Resolution in connection with the Sierra College Boulevard Widening Project.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the Town of Loomis, at its meeting of January 24, 2023, did resolve as follows:

1. An Initial Study/Mitigated Negative Declaration (SCH#2019129052) has been prepared to evaluate the potential for adverse environmental impacts of the proposed project. The Initial Study/Mitigated Negative Declaration reflects the Town of Loomis’s independent judgement and analysis and has been completed in compliance with CEQA. The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program is recommended to the Town Council for adoption;

2. The proposed Sierra College Boulevard Widening Project is consistent with the goals and policies of the Town of Loomis; and
3. The Sierra College Boulevard Widening Project is hereby recommended for adoption to the Town Council.

PASSED AND ADOPTED by the Planning Department of the Town of Loomis, this 24th day of January 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Chairperson

ATTEST:

Sarah Jennings, Planning Secretary

Attachments:

Exhibit A – Findings
Exhibit B – Mitigation, Monitoring and Reporting Program

RESOLUTION EXHIBIT A - FINDINGS

The Planning Commission makes the following findings relative to the Project and incorporates the following findings into the Resolution by reference:

1. The recitals in the Resolution are true and correct.
2. The Sierra College Boulevard Widening Project complies with the General Plan, Municipal Code, and Town engineering and roadway design standards.
3. The Sierra College Boulevard Widening Project would not result in adverse effects to the health, safety, and welfare of the citizens of Loomis.
4. The Initial Study and Mitigated Negative Declaration have been properly prepared and circulated for public review in accordance with CEQA and the Town's CEQA Guidelines.
5. On the basis of the whole record before it, including the Initial Study and Mitigated Negative Declaration, and comments received thereon, the Planning Commission finds that there is no substantial evidence that the Project will have a significant effect on the environment because Project-related impacts will be reduced to less than significant level, provided that the mitigation measures identified in the Initial Study and Mitigation Monitoring and Reporting Program are incorporated into the Project approval.
6. The mitigation measures established in the IS/MND (SCH#2019129052) shall be fully implemented as specified in this Resolution and the Mitigation, Monitoring, and Reporting Program. The measures shall be included as conditions of required permit action, as compliance would result in potential impacts reduced to a level of less than significant and there would be no residual impacts from the proposed project. Proposed mitigation for those impacts are as described in the Mitigation, Monitoring and Reporting Program attached herein at Exhibit B to this Resolution.
7. The Initial Study and Mitigated Negative Declaration reflect the Town's independent judgment and analysis of the potential environmental effects of the Project.
8. The documents and materials that constitute the record of proceedings on which these findings have been based are located at Loomis Town Hall, 3665 Taylor Road, Loomis, CA 95650. The custodian for these records is The Planning Director.

RESOLUTION EXHIBIT B - MITIGATION, MONITORING AND REPORTING PROGRAM