
Appendix

A

NOTICE OF PREPARATION

NO P RESPONSES TO COMMENTS



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT LOOMIS GENERAL PLAN UPDATE

DATE: May 16th, 2022

To: Responsible and Trustee Agencies, Interested Parties, and Organizations

SUBJECT: Notice of Preparation of an Environmental Impact Report for the Town of Loomis 2020-2040 General Plan Update

The Town of Loomis (“the Town”) will be the lead agency and will prepare an Environmental Impact Report (EIR) compliant with the California Environmental Quality Act (CEQA) for the Town of Loomis 2020–2040 General Plan Update (also referred to as “the 2040 General Plan” or “the proposed project”). An Initial Study will not be prepared (CEQA Guidelines Section 15063[a]). In accordance with Section 15082 of the CEQA Guidelines, this Notice of Preparation (NOP) provides the project location, a brief project description, and a summary of the potential environmental effects of the proposed project.

The EIR will describe the potential environmental impacts associated with adoption and implementation of the 2040 General Plan. The 2040 General Plan is a policy document that will guide development and conservation within the Town, including the public infrastructure and public facility improvements required to serve future development. Development projects, public facility improvements, population growth, economic development, and other changes contemplated in the Town through the year 2040 could result in environmental impacts, which will be analyzed in the EIR.¹

The purpose of this NOP is to provide an opportunity to comment on the scope and proposed content of the EIR. The Town will rely on responsible and trustee agencies to provide information relevant to the analysis of resources falling within the jurisdiction of such agencies. Specifically, input is requested on:

1. **Scope of Environmental Analysis**—guidance on the scope of analysis for this EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the project;
2. **Mitigation Measures**—ideas for feasible mitigation, including mitigation that would avoid, eliminate, or reduce potentially significant or significant impacts; and
3. **Alternatives**—suggestions for alternatives to the proposed project that could potentially reduce or avoid potentially significant or significant impacts.

As outlined in CEQA Guidelines Section 15082(b), each responsible and trustee agency must identify specific environmental issues, alternatives, and mitigation measures that should be explored in the EIR. If there is no response within 30 days, the Town will assume that there are no specific environmental issues, alternatives, or mitigation measures that the responsible and trustee agencies believe should be incorporated into the EIR.

¹ The Town’s Housing Element was updated in August 2021 and is incorporated into the proposed 2040 General Plan by reference. The Housing Element has already undergone separate environmental review as part of its adoption process. For more information, please refer to: Town of Loomis, 2021 (July). *Addendum to the General Plan EIR for the 2021–2029 Housing Element Update*. State Clearinghouse No. 2000012026. Available: <https://loomis.ca.gov/documents/housing-element-addendum-july-27-2021/>.

WRITTEN COMMENTS

Please provide your written comments before 5pm on June 16th, 2022. Comments, along with the name and contact information of the appropriate person in your organization, should be addressed to:

Mary Beth Van Voorhis, Planning Director
Town of Loomis
P.O. Box 1330
Loomis, CA 95650
GPUUpdate@loomis.ca.gov

Documents related to the 2040 General Plan Update EIR are available for review on the Town's website at: <https://loomis.ca.gov/2020-general-plan-update/>.

SCOPING MEETING

To encourage additional input to the scope of analysis, potential mitigation, and environmental alternatives, the Town will hold a scoping meeting on Wednesday, June 8th, starting at 7:00pm at the Loomis Depot, 5775 Horseshoe Bar Road, Loomis, CA 95650.

PROJECT LOCATION

The project site is the Planning Area for the 2040 General Plan, which contains all land within the Town's boundaries, and the Town's Sphere of Influence (which is co-terminus with the Town boundaries), as required by California Government Code Section 65300. The Town is in southern Placer County, approximately 25 miles northeast of the city of Sacramento (see Exhibit 1).

Loomis is divided into two distinct areas by Interstate 80, which traverses through the center of Town. The area north of I-80 contains the Town's existing retail, office, and industrial development, as well as residential development at different densities. Retail and office development is located predominantly along Taylor Road, the Town's major commercial corridor. The Union Pacific Railroad right-of-way parallels Taylor Road from Sierra College Boulevard to King Road, and then follows Rippey Road to the northerly Town boundary. Industrial land uses are located in the triangular area between Taylor Road and Swetzer Road in the northeastern portion of the Town. The area south of I-80 is almost exclusively rural and residential in character. Many local landowners maintain small-scale agricultural activities on small ranches, including the raising of farm animals. A number of creeks run through the Town, providing visual quality, wildlife habitat, drainage, and recreational opportunities.

PROJECT DESCRIPTION

The Town of Loomis adopted its first General Plan in 1987. The first comprehensive update of the General Plan occurred in 2001 in response to changes in the community and the region since the Town was incorporated in 1984 and in the 14 years since the adoption of the first General Plan. Although a variety of amendments to the General Plan have been adopted since 1987. This is the second comprehensive update.

California state law requires each county, and each incorporated city or town, to adopt a comprehensive general plan "for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). A general plan establishes the community's development and conservation goals and public policy relative to the distribution of future land uses, both public and private. Since the general plan affects the welfare of current and future generations, State law requires that the plan take a long-term perspective (California Government Code Section 65300).

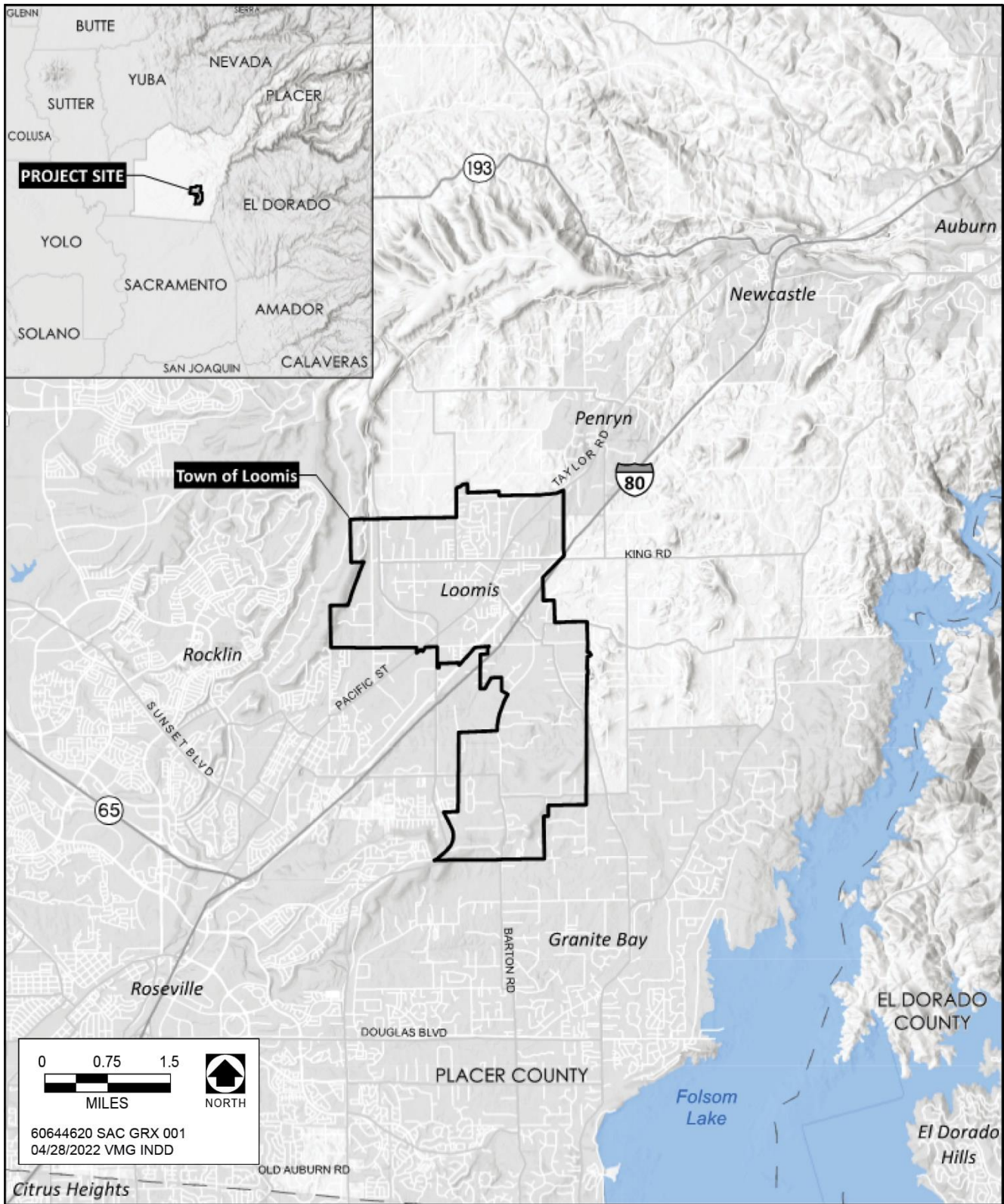


Exhibit 1. Loomis Planning Area and Vicinity

In California, general plans are the guiding policy documents for local governments. Local agencies implement general plans in part through the adoption and enforcement of zoning codes, subdivision ordinances, and other regulations. General plan land use designations and policies provide a framework for zoning designations and development standards. General plans often contain policies that direct the content of municipal code sections and ordinances that regulate grading, building permits, open space dedications, landscaping requirements, parkland dedication, off-street parking requirements, transportation infrastructure, signage, improvement standards, impact fees, and other planning-related codes and ordinances.

As specified in California Government Code Section 65302, there are nine required “elements” for a general plan: land use, circulation, housing, conservation, open space, noise, safety, environmental justice (if the jurisdiction has a disadvantaged community), and air quality (if the jurisdiction is located in the San Joaquin Valley). These elements, or portions thereof, may be combined or separated, in whatever way best meets the needs of the local jurisdiction. In addition to the mandatory elements, a jurisdiction may also adopt any other elements that relate to other topics of local interest (California Government Code Section 65303). The Town of Loomis 2040 General Plan will include the following nine elements: land use; circulation; public facilities and services; conservation of resources; public health, safety, and noise; parks, recreation, and open space; environmental justice; economic development and finance; and housing.

The 2040 General Plan would essentially maintain the historic development pattern, with higher-intensity uses intended to be concentrated in the following areas: (1) adjacent to the Downtown Core, (2) along Taylor Road, and (3) adjacent to I-80, and development in surrounding areas progressively less intense as the distance from the Downtown Core increases. This arrangement of land uses within the Town is known in Loomis as the “core concept.” It is the Town’s intent to preserve the existing semi-rural feel and character in the fringes of the community, while also accommodating change consistent with General Plan goals.

ENVIRONMENTAL REVIEW

The EIR will evaluate the potential environmental effects of implementing the 2040 General Plan Update compared to existing baseline conditions, along with a reasonable range of alternatives, including the no-project alternative. For many environmental topic areas, existing conditions have been identified and summarized in updated background setting sections, provided as Volume III of the General Plan Update. These setting sections will be incorporated by reference into the EIR and used, as appropriate, to inform the existing conditions from which many of the environmental impacts will be analyzed, as further detailed below. The EIR will also address direct, reasonably foreseeable indirect, cumulative, and growth-inducing effects. The EIR will identify feasible mitigation measures, if available, to reduce significant and potentially significant impacts.

POTENTIAL ENVIRONMENTAL IMPACTS

The following environmental topic areas will be evaluated in the EIR.

- **Aesthetics and Visual Resources** —The EIR will summarize the existing visual conditions in the Planning Area. This section will evaluate the potential impacts on scenic vistas, scenic roadways, and visual character that may result from 2040 General Plan implementation, as well as impacts related to light and glare, including consideration of how proposed 2040 General Plan policies and implementation measures would help to reduce adverse effects to aesthetic and visual resources.
- **Agriculture and Forestry Resources** — This section will describe the California Department of Conservation Important Farmland Mapping Classifications within the Planning Area, along with any areas that may be held under Williamson Act contracts. The analysis will evaluate the potential for direct and indirect conversion of Important Farmland to non-agricultural uses, or conflicts with active Williamson Act contracts. As forestry resources do not exist within the Planning Area, this section will only briefly discuss the potential for conflicts with, or future conversion of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned for Timberland Production.

- **Air Quality**—Construction and operation of land uses accommodated under the 2040 General Plan would generate air pollutant emissions. Earth would be disturbed during site development activities, generating dust, and construction vehicles and equipment would create short-term pollutant emissions. Development accommodated under the 2040 General Plan may result in additional vehicular traffic and demand for energy that would generate air pollution. The EIR will discuss the regional and local air quality setting and quantify projected changes in air pollutant emissions as a result of implementation of the 2040 General Plan. The emissions estimates will be derived with consideration of recommended methods and significance thresholds developed by the Placer County Air Pollution Control District, and the EIR will explain how methods and thresholds are designed to assess potential human health effects.
- **Biological Resources**—The EIR will summarize the biological resources in the Planning Area, identify existing habitats, and evaluate the project’s potential effects on waterways and wetlands, sensitive habitats and mature native trees, sensitive plants and wildlife, and wildlife movement corridors, and will include a discussion of potential conflicts with relevant biological resources policies or ordinances, as well as how proposed General Plan policies and implementation measures will reduce or avoid potential impacts.
- **Cultural and Tribal Cultural Resources**—The EIR will summarize existing cultural and Tribal Cultural Resources and evaluate potential impacts on those resources. The EIR will also describe consultation with California Native American tribes to obtain input that informs policies and implementation measures related to cultural and tribal cultural resources.
- **Energy**—The EIR will include an analysis of energy consumption attributable to implementation of the 2040 General Plan, with an emphasis on avoiding or reducing inefficient, wasteful, or unnecessary consumption of energy. The section will also include a discussion of potential conflicts with applicable plans for renewable energy or energy efficiency. Adverse physical environmental effects associated with energy demand within the Planning Area will be reported in relevant topic area sections, such as Air Quality and Greenhouse Gas Emissions.
- **Geology, Soils, Minerals, and Paleontology**—The EIR will briefly describe the geologic setting as related to seismicity, soils, other geologic hazards, and unique paleontological (fossil) resources. This section will outline design measures, best management practices, and regulatory requirements to minimize impacts on people or structures from seismic, soil, and other geologic hazards. The EIR will also identify any potential impacts to undiscovered fossils. The California Geological Survey mineral land classifications within the Planning Area will be discussed, and impacts to any regionally or locally important mineral resources will be evaluated.
- **Greenhouse Gas Emissions**—The EIR will present an analysis of greenhouse gas emissions attributable to implementation of the 2040 General Plan, and cumulative impacts related to climate change. The EIR will not analyze the impact of climate change or other environmental impacts on the Planning Area, except to the extent the 2040 General Plan would substantially exacerbate these hazards.
- **Hazards and Hazardous Materials**—The EIR will identify potential impacts from the transport, use, or disposal of hazardous materials; accidental releases of hazardous materials; emissions of hazardous or acutely hazardous materials, substances, or waste near a school; proximity to known hazardous materials sites on the Cortese List (California Government Code Section 65962.5); and impairment of an adopted emergency response or evacuation plan. Fire hazards will be discussed in the Wildland Fire Hazards section of the EIR. The Town’s Planning Area is not located in or near any airfields or airports or any associated airport land use plans; therefore, airport safety hazards will not be evaluated in this EIR.
- **Hydrology and Water Quality**—The EIR will provide a brief overview of existing hydrologic and water quality conditions in the Planning Area, and will evaluate potential short-term construction-related effects on water quality from stormwater runoff, as well as longer-term effects from the addition of impervious surfaces on stormwater drainage, flooding, and water quality. This section will also evaluate potential impacts on groundwater recharge and sustainability. Potential impacts related to flood flows will also be evaluated in this

section. This section will outline design features, best management practices, and regulatory requirements required to minimize hydrology and water quality effects.

- **Land Use and Planning, Population, and Housing**—The EIR will evaluate the potential for the 2040 General Plan to divide an existing community, or to conflict with existing, adopted land use plans or regulations that were adopted for the purpose of reducing or avoiding environmental effects. The EIR will also evaluate the potential for 2040 General Plan implementation to induce substantial unplanned population growth, or to displace substantial numbers of housing units or people that could lead to potentially significant physical environmental effects.
- **Noise and Vibration**—This section will present an analysis of noise generation associated with implementation of the 2040 General Plan, as well as vibration impacts. The Town's Planning Area is not located in or near noise contours associated with airfields or airports that are a concern for land use compatibility planning; therefore, airport noise will not be evaluated in the EIR.
- **Public Services and Recreation**—The EIR will describe existing public services related to fire, police, schools, and parks, and will evaluate whether the 2040 General Plan would result in potential increases in demand that would require new facilities, the construction of which could cause significant environmental impacts. The EIR will also evaluate whether any increased use of existing neighborhood and regional parks or other recreational facilities would result in substantial physical deterioration of such facilities.
- **Transportation and Circulation**—The EIR will discuss the Town's transportation network, and will identify potential conflicts with applicable policies related to circulation, including transit, roadway, bicycle, and pedestrian facilities and any potential conflicts with State guidance related to increases in travel demand. The EIR will also present an analysis of potential impacts related to hazardous design features and emergency access.
- **Utilities and Service Systems**—The EIR will evaluate physical environmental impacts related to the provision of utility systems, including water supply, wastewater treatment, solid waste disposal, electricity, and natural gas. Stormwater drainage facilities will be assessed in the Hydrology and Water Quality chapter of the EIR.
- **Wildland Fire Hazards**—The Planning Area is located near state responsibility areas to the north and east, but is not situated within a state responsibility area or lands classified by the state as very high fire hazard severity zones. However, the Town has adopted fire hazard severity zone ratings for the Planning Area, which include moderate and high hazard classifications. The EIR will evaluate the potential for the 2040 General Plan to exacerbate wildland fire hazards, and any potential conflicts with applicable policies designed to reduce fire hazards.

Central Valley Regional Water Quality Control Board

16 June 2022

Mary Beth Van Voorhis
Town of Loomis
3665 Taylor Road
Loomis, CA 95650
GPUupdate@loomis.ca.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, TOWN OF LOOMIS 2020-2040 GENERAL PLAN UPDATE, SCH#2022050323, PLACER COUNTY

Pursuant to the State Clearinghouse's 16 May 2022 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the Town of Loomis 2020-2040 General Plan Update, 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.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

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 and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-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. 2014-0057-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 (USACE). If a Section 404 permit is required by the USACE, 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

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.

Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE 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 10 of the Rivers and Harbors Act or 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. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE 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 may 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 Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage

under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

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/board_decisions/adopted_orders/water_quality/2003/wgo/wgo2003-0003.pdf

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

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

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 *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel

Peter Minkel
Engineering Geologist

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



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 8, 2022

Ms. Mary Beth Van Voorhls
Town of Loomis
3665 Taylor Road, PO Box 1330
Loomis, CA 95650
GPUUpdate@loomis.ca.gov

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE TOWN OF LOOMIS 2020-2040 GENERAL PLAN UPDATE – DATED MAY 16, 2022 (STATE CLEARINGHOUSE NUMBER: 2022050323)

Dear Ms. Van Voorhls:

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Town of Loomis 2020-2040 General Plan Update (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, work in close proximity to mining or suspected mining or former mining activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

The NOP states that California Government Code Section 65962.5, commonly known as the Cortese List, will be used to identify potential impacts from the transport, use, or disposal of hazardous materials; accidental releases of hazardous materials; emissions of hazardous or acutely hazardous materials, substances, or waste near a school; proximity to known hazardous materials sites. Not all sites impacted by hazardous waste or hazardous materials will be found on the Cortese List. DTSC recommends that the Hazards and Hazardous Materials section of the EIR address actions to be taken for any sites impacted by hazardous waste or hazardous materials within the Project area, not just those found on the Cortese List. DTSC recommends consulting with other agencies that may provide oversight to hazardous waste facilities and sites in order to determine a comprehensive listing of all sites impacted by hazardous waste or

hazardous materials within the Project area. DTSC hazardous waste facilities and sites with known or suspected contamination issues can be found on DTSC's [EnviroStor](#) data management system. The [EnviroStor Map](#) feature can be used to locate hazardous waste facilities and sites for a county, city, or a specific address. A search within EnviroStor indicates that numerous hazardous waste facilities and sites are present within the Project's region.

DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the EIR:

1. The EIR should acknowledge the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The EIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil, DTSC recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the Project described in the EIR.
3. If any sites within the Project area or sites located within the vicinity of the Project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the EIR. DTSC recommends that any Project sites with current and/or former mining operations onsite or in the Project site area should be evaluated for mine waste according to DTSC's 1998 [Abandoned Mine Land Mines Preliminary Assessment Handbook](#).
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the

above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers.](#)

5. If any projects initiated as part of the proposed Project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to [DTSC's 2001 Information Advisory Clean Imported Fill Material.](#)
6. If any sites included as part of the proposed Project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the EIR. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 [Interim Guidance for Sampling Agricultural Properties \(Third Revision\).](#)

DTSC appreciates the opportunity to comment on the forthcoming EIR. Should you need any assistance with an environmental investigation, please visit DTSC's [Site Mitigation and Restoration Program](#) page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website.](#)

If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov.](mailto:Gavin.McCreary@dtsc.ca.gov)

Sincerely,



Gavin McCreary, M.S.
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

Ms. Mary Beth Van Voorhls
June 8, 2022
Page 4

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

NATIVE AMERICAN HERITAGE COMMISSION

RECEIVED

MAY 24 2022

TOWN OF LOOMIS

May 19, 2022

Mary Beth Voorhis
Town of Loomis
3665 Taylor Road, PO Box 1330
Loomis, CA 95650

Re: 2022050323, Town of Loomis 2020-2040 General Plan Update Project, Placer County

Dear Ms. Voorhis:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52



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1550 Harbor Boulevard
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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. 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.
 - a. 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.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Pricilla.Fuentes-Torres@nahc.ca.gov.

Sincerely,

Pricilla Fuentes-Torres

Pricilla Fuentes-Torres
Cultural Resources Analyst

cc: State Clearinghouse

From: Bonnie London teamlondon2113@gmail.com
Subject: Amendments to the General Plan; Economic Development and Finance
Date: June 16, 2022 at 5:48 PM
To: Planning Loomis GPUUpdate@loomis.ca.gov



I tried to provide feedback via Social Pinpoint but had a really difficult time navigating the site for the General Plan update. I gave up after the Mission Statement.

Role of the General Plan, General Plan Update Chapter 2:

- Please retain the section on "Amendments to the General Plan".
- Staff recommended alternative is good
 - "Since state law limits the Town to four General Plan amendments annually, individual requests for amendments outside the periodic review of the entire plan may be delayed so that staff can consolidate amendments coming in over the course of a year."

Economic Development and Finance Element:


- Policy and implementation measure "Supporting the expansion of tourism and agritourism activity throughout the Town and establishing venues that host both regular and special events
- Please consider "Supporting the expansion of tourism and agritourism activity with venues for regular and special events **and hotels to accommodate visitors attending events in Town and throughout the region.**"

From: Bonnie London teamlondon2113@gmail.com
Subject: GP 2040 Scoping comments
Date: June 16, 2022 at 5:16 PM
To: Planning Loomis GPUupdate@loomis.ca.gov



Land use request: 3239 Taylor Road

- Owners requested GC to RM but expressed desire to work with town to identify mutually beneficial options
- Based on "Core Concept", GC makes the most sense since this is along Taylor Road which is the town's primary commercial corridor
- Changing land use from GC to RM will result in a 24 residential unit deficit
- GC offers the most flexibility for marketing and development

From: Bonnie London teamlondon2113@gmail.com 
Subject: GP 2040 EIR Scoping comments
Date: June 16, 2022 at 5:08 PM
To: Planning Loomis GPUupdate@loomis.ca.gov



Proposed school site for Loomis Basin Charter School (LBCS)

- Corner of Rocklin Road & Barton Road
 - LUSD needs to expand Franklin Elementary off Laird Road to accommodate existing and planned growth in Rocklin
 - Traffic evaluation needed on Wells Avenue, Rutherford Canyon Road, Rocklin Road and Barton Road to identify volume, road conditions, impact, and mitigation measures

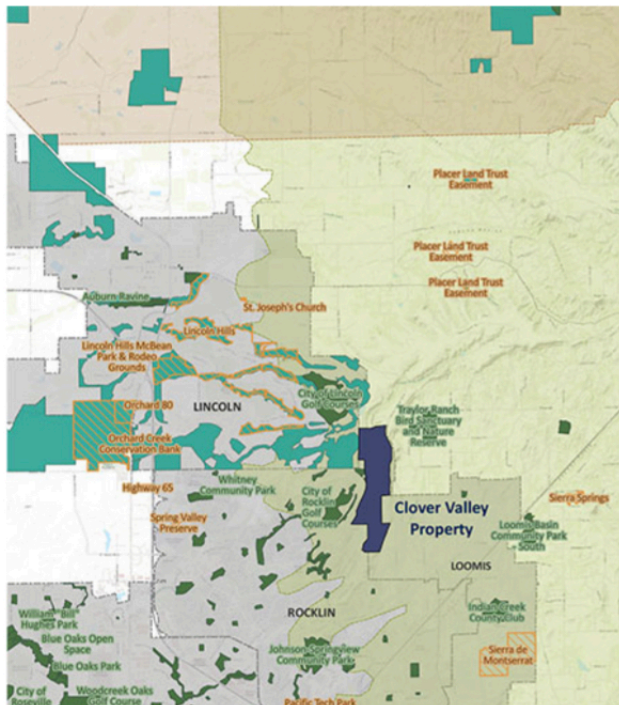
Alternative sites for LBCS

- Since the charter school is open to students throughout Placer and Sacramento counties, access should be near major road corridors (180, Sierra College Boulevard)
- Vacant parcel previously designated Business Park
 - Access possible from Sierra College Boulevard
 - 30 acres
- Vacant parcel previously owned by BEM
 - Access on Sierra College Boulevard
 - 86 acres

Parks & Recreation

- Please contact Placer Land Trust to discuss conservation areas with potential trail connections
- This is along the northern border of Loomis: <https://www.rosevilletoday.com/news/rocklin/clover-valley-rocklin/>
-

PROSPECTIVE PRESERVE | VICINITY MAP





- Clover Valley Property Boundary
- Conservation Easement
- Public Land
- PCCP Existing Reserve
- Spenceville Conceptual Area Protection Plan Boundary
- Sierra Nevada Conservancy Boundary
- City Limit



PROSPECTIVE PRESERVE | SITE MAP



Elevation Contour (100 feet)

2

From: Bonnie London teamlondon2113@gmail.com
Subject: GP 2040 EIR Scoping comments: Tourist Destination along Brace Road
Date: June 16, 2022 at 6:18 PM
To: Planning Loomis GUpdate@loomis.ca.gov



General Plan 2001: Policies for Specific Areas

Page III-18, #5.

- Commercial Development south of Interstate 80; Tourist Destination land use
 - States significant concerns relative to -
 - Sensitive environmental resources of Secret Ravine,
 - The Town's image along I-80,
 - Potential impacts on adjacent residential uses.
- 5.c: "Provide primary access to commercial development from Horseshoe Bar Road, with limited secondary access on Brace Road. Commercial uses shall not front on Brace Road and shall be set back and/or buffered from Brace Road to maintain the rural residential character of the roadway corridor.

There are several non-residential uses which currently front Brace Road: a church, a swim school, a preschool and a pediatric occupational therapy clinic. These have been in existence for many years and seem to complement the area since there hasn't been any concerns or problems reported.

Please consider alternative land use designations on Brace Road which are more compatible with existing residential uses and have less impact on Brace Road, the Brace overpass, the WPA bridge and Secret Ravine. There may be community services which fill unmet needs, such as residential care facilities.

Please compare different land use designations and the impacts and mitigation measures for Brace Road, the Brace Road overpass, the WPA bridge and Secret Ravine.

From: Mary Beth Van Voorhis mvanvoorhis@loomis.ca.gov
Subject: Re: General Plan Update comments
Date: June 16, 2022 at 5:03 PM
To: jmwilson@joyfulheart.com
Cc: Planning Loomis GPUupdate@loomis.ca.gov, McFerran, Suzanne suzanne.mcferran@aecom.com



Thank you for your comments Jean.
Mary Beth

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From: Jean M. Wilson <jmwilson@joyfulheart.com>
Sent: Thursday, June 16, 2022, 4:45 PM
To: Mary Beth Van Voorhis
Subject: General Plan Update comments

General Plan Update--2 brief comments:

1. **Heat Island Effect.** I was unable to determine if this topic is covered. If not, it should be, as it will be of increasing importance as the climate warms. It is a matter of public health, comfort, and resources. The environmental concerns of the Town should include ways to ameliorate the island effects through its policies and regulations.

2. Mission Statement. I disagree with some of the changes to the Mission Statement, particularly the elimination of the word *slow* in regard to growth. This is an expectation of probably a large majority of the town residents—that we expect growth but in general slowly so it does not overwhelm our sense of being a small town. The term *intelligent growth* doesn't really say much, and may just give developers the idea that any idea they want to present as intelligent meets the criteria. But the term *slow growth* says to developers that we really do want to keep out small town atmosphere.

I was on a number of general plan committees and attended others. When we were asked about changes to the mission statement, there seemed to be pretty consistent agreement that it was fine the way it is. (I wonder how many people really asked for these particular changes, and who made the decisions.)

Maybe this particular item should be a matter of more publicity and public discussion before it is adopted.

Jean Wilson



From: Sean Rabé Srabe@loomis.ca.gov

Subject: Jenny comments on Volume 2

Date: June 8, 2022 at 2:31 PM

To: Mary Beth Van Voorhis mvanvoorhis@loomis.ca.gov, C Consolini CConsolini@haugebrueck.com, A Huage ahauge@haugebrueck.com

Just an FYI: Jenny was wondering why LAFCo wasn't listed as a planning agency on pages 2-14/15. She's going to ask why during the meeting tonight.

She's also going to make a comment that as an alternate member of LAFCo, she is going to ask them to update the MSRs throughout the County, including Loomis. She thinks that we should look at a sphere that includes part of Penryn for potential future annexation. She also said something about how that would make Loomis an interested agency on land use decisions in the County, so we could comment on projects — I told her we don't really need to be an interested agency in order to comment, as we do that routinely anyway.

Sean Rabé
Loomis Town Manager

3665 Taylor Road
PO Box 1330
Loomis, CA 95650
916-652-1840 (Main)
916-824-1519 (Direct)

=====
This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete the message.
=====

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Brockman ramona.brockman@gmail.com
Subject: Fwd: General Plan Scoping Comments
Date: June 16, 2022 at 6:03 PM
To: GPUupdate@loomis.ca.gov



Sorry, I just noticed that my previous message was Mary Beth's vacation response. Please accept the following comments that were sent to Mary Beth at 4:17 pm today.

Thank you.

Ramona Brockman

Sent from my iPhone

Begin forwarded message:

From: Ramona Brockman <ramona.brockman@gmail.com>
Date: June 16, 2022 at 4:17:06 PM PDT
To: Mary Beth Van Voorhis <mvanvoorhis@loomis.ca.gov>
Subject: General Plan Scoping Comments

Hello Mary Beth,

Below are my comments regarding issues that were discussed in committee meetings and still seem to be a concern to myself and the public.

Tourist Destination Land Use Designation

I would like to suggest that alternative land use designations be considered for the smaller parcels designated as TD. While the TD designation may make sense for the larger vacant parcels that would likely have ingress/egress off of Horseshoe Bar Rd, the TD designation does not make sense for the smaller parcels along Brace Rd, Martin Ln, and Bettly Ln for several reasons. Keeping these smaller parcels as TD was discussed by the land use committees with the primary concern being ingress/egress and additional traffic onto Brace Rd. This concern is accentuated by the RV park application as much of the additional traffic will be generated by large vehicles impacting a rather rural road and that will have additional road maintenance costs, including probable replacement of the WPA bridge. All of the smaller parcels are also not vacant, some with small businesses, but I believe that the majority are residences. A tourist destination use on any of these parcels would likely conflict with these current uses, particularly residential use. The RV park application has also brought this conflict to the forefront. I imagine that many adjacent property owners are not only concerned about the potential use conflicts, such as visual and noise disturbance, as well as the coming and going of transient people in large RVs that will likely negatively impact their lives and property values. I imagine that some adjacent businesses, especially those with children as primary clients, such as the day care, may be negatively impacted considering the transient occupancy of the RV park. While these same conflicts may exist on the larger TD properties, mitigation measures would be more successful on a larger parcel with primary access off of Horseshoe Bar Rd. In committee I suggested that these smaller parcels revert back to rural residential and that if it was unlikely that a viable and desirable tourist destination use/project be attracted to the larger parcels, they too should revert back to residential agriculture. My point is that any project proposed in the TD area needs to be a *high quality* project that not only adds value but that clearly fits in with the Town's rural and agricultural image and is not a visual eyesore considering that these parcels have highway and Town gateway visibility. I do not see how the proposed RV park meets these criteria nor meets the ingress/egress and road impact standards. The land use committee brainstormed a few options including an equestrian focused hotel (I can envision horses and trailers on the north side of Horseshoe Bar with trail connection to the Loomis Basin Park equestrian ring and a boutique B&B on the south side of Horseshoe Bar). A boutique B&B similar to the Flower Farm nestled in between orchard groves may be more viable, or perhaps just an equestrian center without the hotel. Capitalizing on the area's known high quality bicycling should also be considered as a tourist destination activity and accommodation that would have less of an impact than an RV park.

Potential Loomis Basin Charter School Site

I would like to suggest that alternative sites be considered for the location of the charter school. The land use committee was not in favor of the proposed land use designation change and stated that this should only be granted if the school was guaranteed to be built. However, I am not comfortable nor very supportive of this arrangement or land use designation change. I understand that LUSD has decided that the charter school needs its own site, but the school district's problem should not be the Town's problem, especially for a charter school that does not necessarily serve the residents of Loomis, or even the Loomis basin like the other LUSD schools do. Also, I am not comfortable with the quid pro quo nature of the arrangement between the developer and LUSD to entice the Town to make the land use designation change. The former business park site, which was already decided in committee to change its land use designation to rural residential, is an alternative site that should be explored. The former business park site repurposed to rural residential, or even medium density residential with a new school would better match the core concept of the General Plan where higher density and higher intensity uses are located toward the center of town. Another advantage is that Sierra College is better equipped than Barton Rd to handle the increased traffic.

Alice's Fruit Stand Property

The land use designation change from GC to RM has several issues that were discussed at length by the committee. In general, I feel that the land use designation should stay GC as it is overall more consistent with the overall higher intensity of uses being concentrated along Taylor Road, which is much more preferable to intensity of uses creeping up Sierra College Blvd. I appreciate the land owner's willingness to work with the Town towards a win-win scenario and I understand that the property owner experienced difficulty in marketing the property to potential buyers. Is it possible to assist the property owner in finding a buyer that will create this win-win?

I understand that State laws are making all of these issues more complicated, but I feel that it is important for Loomis to not compromise on its general plan core concepts guiding intensity and density toward in town and along Taylor Rd as well as high quality development that adds to the rural and agricultural nature of the Town. During our committee meetings, we discussed how establishing design guidelines should also be a priority for both commercial and residential projects to help meet these objectives. We also discussed the importance of recreational amenities, where I feel the focus should be on developing well designed gathering spaces and an in town park by the library like the one proposed by the Village and developing trails rather than parks in the more rural and agricultural areas of town. Trail development would not only benefit the residents, they can also be a great asset for promoting recreational tourism connecting the rural/ag areas to the amenities of downtown and vice versa.

Sincerely,
Ramona Brockman