Item 4

Staff Report

TO: **Town of Loomis Planning Commission**

FROM: **Christy Consolini, Planning Director**

DATE: **January 23, 2024**

RE: **HIDDEN GROVE PROJECT - NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT (EIR) AND INITIAL STUDY**

Recommendation

1. Hear presentation from staff and EIR Consultant,
2. Receive public comments on the scope and content of the environmental information to be included in the Draft EIR (including feasible project alternatives), and
3. Provide input to Town staff and the EIR Consultant on the scope of analysis required for the Draft EIR, including identification of specific issues that will require closer study due to the location, scale, and character of the project.

Project Background

The project site was previously proposed for development as part of the Village at Loomis Project. The Village at Loomis Project included 418 residential units, 56,000 square feet (sf) of commercial uses, and 25,000 sf in office uses on a 66.58-acre site, which encompassed the entirety of the current Hidden Grove project site. An Environmental Impact Report (EIR) was completed for the Village at Loomis Project pursuant to CEQA. The EIR was certified, and the project was approved by the Town Council in 2019. However, following project approval by the Town Council, the approval was overturned by Town voters through a voter referendum in 2019. The referendum invalidated the project approval, invalidated zoning changes to the project site proposed as part of the Village at Loomis Project, and invalidated the Village at Loomis Development Agreement. The referendum did not invalidate the certification of the EIR or changes in General Plan land use designations for the site. A new project application has been submitted for the currently proposed Hidden Grove Project, which is separate from the Village at Loomis Project and requires its own EIR analysis.

Hidden Grove Project Summary

The proposed project would include the demolition of the existing on-site structures, as well as the removal of 1,396 of the 1,720 on-site trees, followed by development of a residential community. The proposed project includes a Tentative Subdivision Map (TSM) to divide the nine parcels that comprise the project site into 204 single-family lots (identified as Units A through D), one multi-family lot with 140 units (Unit E), one Town Center Commercial lot with nine residential units (Unit D), and 12.8 acres of open space, parks, and landscaping. In addition, the proposed project includes a request for incentives and concessions related to the development of affordable housing, pursuant to California Government Code 65915 (California's Density Bonus Law).

For further details on the proposed project, refer to the Project Description section of the attached NOP, and the more detailed project description and mapping included in the December 2023 Initial Study. These documents are also located on the Town's website (https://loomis.ca.gov/loomis-hidden-grove-project/).

ATTACHMENTS

1. Notice of Preparation of an Environmental Impact Report – Hidden Grove Project
2. Hidden Grove Project Initial Study

Attachment 1

Notice of Preparation of an Environmental Impact Report
Hidden Grove Project

NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT
HIDDEN GROVE PROJECT

Date: December 22, 2023

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

Subject: Notice of Preparation of an Environmental Impact Report for the Hidden Grove Project

The Town of Loomis will be the Lead Agency and will prepare an Environmental Impact Report (EIR) compliant with the California Environmental Quality Act (CEQA) for the Hidden Grove Project (proposed project).

Section 15063(b) of the CEQA Guidelines requires that, if during the Initial Study analysis, the lead agency determines that there is substantial evidence that any aspect of the project may cause a significant effect on the environment, the lead agency shall prepare an EIR.

The purpose of this notice is to provide an opportunity to comment on the scope and content of the EIR. The Town will rely on responsible and trustee agencies to provide input relevant to areas within the jurisdiction of such agencies. Specifically, input is requested related to the following:

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.

The purpose of the EIR is to provide information about potential significant physical environmental impacts of the proposed project, to identify possible ways to minimize those significant impacts, and to describe and analyze possible alternatives to the proposed project if potential significant impacts are identified. Preparation of a Notice of Preparation (NOP) or EIR does not indicate a decision by the Town to approve or deny the project. However, prior to making any such decision, the Planning Commission and Town Council must review and consider the information contained in the EIR.

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 responses are not received within 30 days, the Town will assume that the responsible and trustee agencies do not have a response to make.

WRITTEN COMMENTS

Please provide written comments before 5:00 PM on January 26, 2024. Comments, along with the name and contact information of the appropriate person in your organization, should be addressed to:

Christy Consolini, Planning Director
Town of Loomis
P.O. Box 1330 Loomis, CA 95650
hiddengrove@loomis.ca.gov

SCOPING MEETING

The Town is also inviting public comments regarding the scope and content of the environmental information to be included in the EIR. Written comments can be provided as described above. However, a scoping meeting open to the public will be held to receive verbal comments. At the meeting, staff will give a brief presentation of the EIR process and will take public comment on the scope of the proposed EIR and alternatives. The scoping meeting will be held at 7:00 PM on January 23, 2024 at the Depot (5775 Horseshoe Bar Road, Loomis, CA).

PROJECT BACKGROUND

The project site was previously proposed for development as part of the Village at Loomis Project. The Village at Loomis Project included 418 residential units, 56,000 square feet (sf) of commercial uses, and 25,000 sf in office uses on a 66.58-acre site, which encompassed the entirety of the current project site. An EIR was completed for the Village at Loomis Project pursuant to CEQA. The EIR was certified and the project was approved by the Town Council in 2019. However, following project approval by the Town Council, the approval was overturned by Town voters through a voter referendum in 2019. The referendum invalidated the project approval, invalidated zoning changes to the project site proposed as part of the Village at Loomis Project, and invalidated the Village at Loomis Development Agreement. The referendum did not invalidate the certification of the EIR or changes in General Plan land use designations for the site.

A new project application has been submitted for the currently proposed Hidden Grove Project, which is separate from the Village at Loomis Project.

PROJECT LOCATION

The 61.7-acre project site is located north of the Interstate 80 (I-80)/Horseshoe Bar Road interchange in the Town of Loomis, California (see Figure 1 and Figure 2). The project site consists of nine parcels, identified by Assessor's Parcel Numbers (APNs) 043-080-007, -008, -015, and -044, as well as APN 044-094-001, -004, -005, -006, and -010. Currently, the project site consists of undeveloped land comprised of grasses and trees, except for four single-family residences located in the western portion of the project site. The majority of the project site slopes downward towards the southwest to an unnamed perennial stream that runs from north to south through the central portion of the project site and flows off-site into Secret Ravine.

Vacant land exists to the north, south, and east (across I-80) of the project site. Surrounding existing land uses include single-family and duplex residential uses and the Loomis Grammar School to the north; commercial uses to the south; the Loomis Library, Veterans Hall, and commercial and single-family uses to the west; and scattered single-family residences to the east, across I-80 and beyond the vacant land.

Figure 1
Regional Vicinity Map

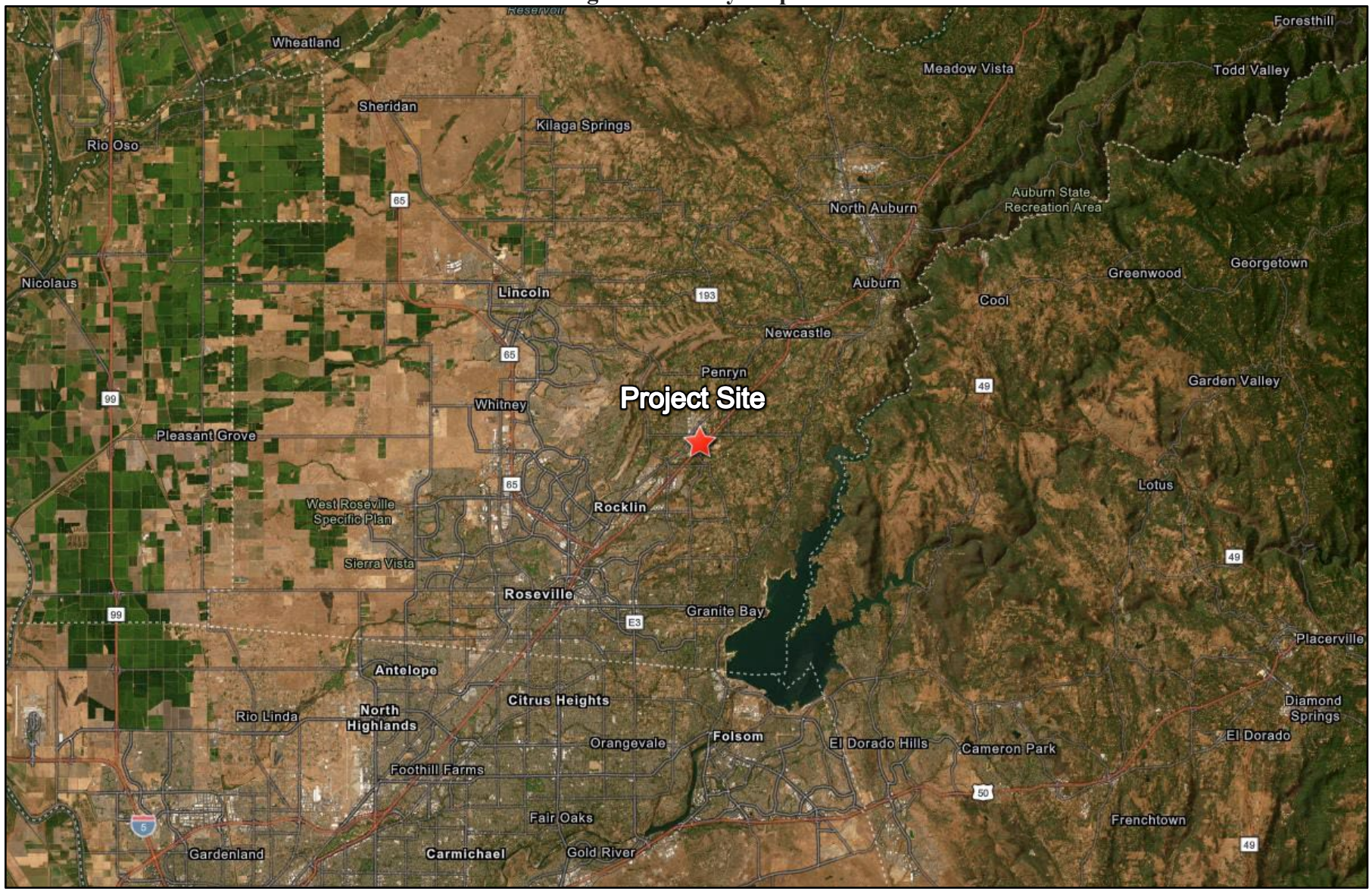

Figure 2
Project Site Boundaries

The Town of Loomis General Plan designates the project site as Town Center Commercial (TC), Residential – Medium Density (RM), Residential – Medium-High Density (RMH), Residential – High Density (RH), and Public-Quasi Public (PQP). The project site is zoned Office Commercial (CO), Central Commercial (CC), General Commercial (CG), and Single Family Residential-5 (RS-5).

PROJECT DESCRIPTION

The proposed project would include the demolition of the existing on-site structures, as well as the removal of 1,396 of the 1,720 on-site trees, followed by development of a residential community. The proposed project includes a Tentative Subdivision Map (TSM) to divide the nine parcels that comprise the project site into 204 single-family lots (identified as Units A through D), one multi-family lot with 140 units (Unit E), one Town Center Commercial lot with nine residential units (Unit D), and 12.8 acres of open space, parks, and landscaping. In addition, the proposed project includes a request for incentives and concessions, pursuant to California Government Code 65915. For further details on the proposed project, see the Project Description section of the attached Initial Study.

It should be noted that the proposed project has submitted a planning application to the Town under the auspices of Senate Bill (SB) 330, also known as the Housing Crisis Act of 2019. SB 330 provides that if a proposed housing development is consistent with objective General Plan standards and criteria, then rezoning of a project site is not required (Government Code Section 65589.5[j][4]). Although the existing zoning districts identified above are not consistent with the General Plan land use designations, provided that all land uses proposed as a part of the project are consistent with Town's General Plan land use designations, rezoning of the project site would not be required as a part of the project pursuant to Government Code Section 65589.5(j)(4).

The proposed project would require the following approvals from the Town of Loomis:

- Certification of the EIR and adoption of a Mitigation Monitoring Plan;
- Vesting Tentative Subdivision Map;
- Future Tentative Map for Unit E; and
- Affordable Housing Density Bonus Concessions and Waivers.

ENVIRONMENTAL REVIEW

The Town determined that an EIR was required for specific impact areas based on an Initial Study prepared for the proposed project (see attached). A copy of the Initial Study is available on the Town's website at: https://loomis.ca.gov/loomis-hidden-grove-project/. Based on the analysis within the Initial Study, the impact areas to be covered by the EIR include the following: air quality, greenhouse gas (GHG) emissions, and energy; biological resources; cultural resources; geology and soils; hydrology and water quality; noise; public services and recreation; transportation; tribal cultural resources; and utilities and service systems.

The EIR will evaluate the potential environmental effects of the proposed project, as compared to existing baseline conditions, along with a reasonable range of alternatives, including the no-project alternative. The EIR will also address direct, reasonably foreseeable indirect, cumulative, and growth-inducing effects, and will identify feasible mitigation measures, if available, to reduce any identified significant and potentially significant impacts.

Each environmental technical chapter will include the following: an introduction; existing environmental setting; regulatory context; standards of significance; method of analysis; identification of environmental impacts; development of mitigation measures and monitoring strategies to address potentially significant impacts; level of significance after mitigation; and a discussion of potential cumulative impacts and mitigation measures to address potentially significant impacts. In addition, consistency with the General Plan Housing element and the proposed project's participation in Density Bonus programs shall be addressed as a separate impact discussion in each of the applicable chapters. The following paragraphs provide a general discussion of the anticipated topics that will be included in the technical chapters of the EIR.

Air Quality, Greenhouse Gas Emissions, and Energy – The Air Quality, Greenhouse Gas (GHG) Emissions, and Energy chapter of the EIR will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., reactive organic gases, oxides of nitrogen, and particulate matter), as well as construction-related and operational GHG emissions from both stationary and mobile sources. The project's cumulative contribution to regional air quality will be discussed. The air quality and GHG analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMod) software program and following the Placer County Air Pollution Control District (PCAPCD) guidelines. The significance of air quality impacts will be based on PCAPCD-recommended methodology.

The construction analysis will account for all on-site demolition as well as the construction of new buildings and infrastructure. The chapter will also evaluate the potential localized health impacts resulting from air pollutants, including toxic air contaminants (TACs), using the California Air Resources Board (CARB) "Air Quality and Land Use Handbook: A Community Health Perspective." Vehicle miles traveled and vehicle trip generation data from the project-specific Vehicles Miles Traveled (VMT) Analysis Memorandum will be used as model input data. Mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Impacts related to energy consumption will also be addressed in this chapter. The focus will be on whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. This discussion will also evaluate whether the project would conflict with or obstruct a State or local plan for renewable energy. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Biological Resources – The Biological Resources chapter of the EIR will summarize the setting and describe the proposed project's potential impacts to plant communities, oak woodlands, wildlife, and wetlands, including any adverse effects on rare, endangered, candidate, sensitive, and special-status species for the project site. In addition, the Biological Resources chapter will discuss the proposed project's consistency with the Town of Loomis Tree Ordinance. Analysis in the chapter will be based on a Biological Resources Assessment (BRA), an Arborist Report, and a Wetland Delineation Report. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Cultural Resources – The Cultural Resources chapter of the EIR will describe the potential effects to historical and archaeological resources from build-out of the proposed project. Analysis in the chapter will be based on a Cultural Resources Inventory Report (CRIR). The chapter will also provide recommendations, if applicable, for future management of any cultural resources found in the project

area. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Geology and Soils (including Paleontological Resources) – The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the project area. The chapter will also discuss the potential for paleontological resources to occur on the project site. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Hydrology and Water Quality – The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on storm water drainage, flooding, groundwater, and water quality. Generally, the chapter will address the project's estimated increase in peak flows and volume of runoff, as well as how stormwater will be treated prior to being discharged. Specifically, the analysis in the chapter will focus on the project's location within the FEMA 100-year floodplain Zones A and AE due to the Secret Ravine tributary, which crosses the middle of the site. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Noise – The Noise chapter of the EIR will be based on a project-specific Noise Study. Potential noise-related impacts upon nearby sensitive receptors from construction noise and vibration will be assessed. The chapter will include an evaluation of the increases in traffic noise attributable to the proposed project, based on data provided by the traffic consultant. The chapter will also include an analysis of noise and vibration impacts associated with operation of the proposed project. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Public Services and Recreation – The Public Services and Recreation chapter of the EIR will summarize setting information and identify potential new demand for public services, including, but not necessarily limited to, fire protection services, law enforcement, educational facilities, public parks, and recreation. The chapter will evaluate whether the proposed project would increase demands upon local service providers such that physical improvements would be required to existing facilities, or new facilities would be required, the construction of which could cause physical impacts to the environment. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Transportation – The Transportation chapter will be based upon a project-specific Traffic Operations Analysis and VMT Qualitative Assessment. Impact determination for CEQA purposes will be based on VMT, consistent with CEQA Guidelines Section 15064.3. The chapter will include evaluation of traffic conditions with alternative circulation networks and shall inform circulation improvement recommendations consistent with the Town's General Plan and VMT reduction requirements pursuant to CEQA.

The chapter will also describe the existing setting in regards to pedestrian, bicycle and transit facilities. The EIR chapter will include an analysis of the proposed project's potential impacts to such systems, as well as impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Tribal Cultural Resources – The Tribal Cultural Resources chapter of the EIR will describe the potential effects to tribal cultural resources from build-out of the proposed project, pursuant to Public Resources Code Section 21080.3.1. The chapter will also discuss outreach and consultation with tribes,

as required by Assembly Bill (AB) 52. Analysis in the chapter will be based on a CRIR. The chapter will also provide recommendations, if applicable, for future management of any tribal cultural resources found in the project area. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Utilities and Service Systems – The Utilities and Service Systems chapter of the EIR will include an evaluation regarding the project's increase in demand for water supply, wastewater treatment, solid waste service, natural gas, and electricity. The chapter will evaluate the infrastructure improvements needed to provide water and sewer service to the project site, and whether the existing service providers can accommodate the proposed project. If existing water, sewer, solid waste, natural gas, or electricity facilities would be impacted, mitigation measures will be identified to ensure that the project's demand can be adequately accommodated. Feasible and appropriate mitigation measures or alternatives to avoid or reduce adverse impacts will be identified, as needed.

Statutorily Required Sections – Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the project. A summary of the significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. This chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting will be included in each technical chapter of the EIR.

Alternatives Analysis – In accordance with Section 15126.6 of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2). If it is determined that an off-site alternative is not feasible, the EIR will include a discussion describing why such a conclusion was reached. The chapter will also include a section of alternatives considered but dismissed. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual site plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative.

Attachment 2

Hidden Grove Project
Initial Study

Town of Loomis

Hidden Grove Project

Initial Study

December 2023

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 20 years
1501 Sports Drive, Suite A, Sacramento, CA 95834

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INITIAL STUDY

A. PROJECT SUMMARY

1.	Project Title:	Hidden Grove Project
2.	Lead Agency Name and Address:	Town of Loomis 3665 Taylor Road Loomis, CA 95650
3.	Contact Person and Phone Number:	Christy Consolini Planning Director (916) 652-1840
4.	Project Location:	North of the Interstate 80/Horseshoe Bar Road interchange Loomis, CA 95650 Assessor's Parcel Numbers (APNs) 043-080-007 043-080-008 043-080-015 043-080-044 044-094-001 044-094-004 044-094-005 044-094-006 044-094-010
5.	Project Sponsor:	Randy Sater StoneBridge Properties, LLC 3500 American River Drive Sacramento, CA 95864
6.	Existing Land Use Designation:	Public-Quasi Public (PQP) Residential – Medium Density (RM) Residential – Medium-High Density (RMH) Residential – High Density (RH) Town Center Commercial (TC)
7.	Existing Zoning Designation:	Central Commercial (CC) General Commercial (CG) Office Commercial (CO) Single Family Residential-5 (RS-5)
8.	Required Approvals from Other Public Agencies:	California Department of Fish and Wildlife, Region 2 California Department of Transportation, District 3 Placer County Air Pollution Control District Central Valley Regional Water Quality Control Board U.S. Army Corps of Engineers

9. Surrounding Land Uses and Setting:

   The 61.7-acre project site, identified by Assessor's Parcel Numbers (APNs) 043-080-007, -008, -015, and 044; and 044-094-001, -004, -005, -006, and -010, is located north of the Interstate 80 (I-80)/Horseshoe Bar Road interchange in Loomis, California. Currently, the project site consists of undeveloped land, comprised of grasses and trees, with the exception of two single-family homes located in the western portion of the project site. Surrounding existing land uses include single-family and duplex residential uses, vacant land, and the Loomis Grammar School to the north; commercial uses and vacant land to the south; the Loomis Library, Veterans Hall, and commercial and single-family uses to the west; and vacant land to the east, across I-80. The Town of Loomis General Plan designates the project site as TC, RM, RMH, RH, and PQP. The project site is zoned CO, CC, CG, and RS-5.

10. Project Description Summary:

    The Hidden Grove Project (proposed project) would include the demolition of the existing on-site structures, followed by development of a residential community. The proposed project includes a Tentative Subdivision Map (TSM) to divide the nine parcels that comprise the project site into 204 single-family lots (identified as Units A through D), one multi-family lot with up to 140 units (Unit E), one Town Center Commercial lot with nine residential units (Unit D), and 12.8 acres of open space, parks, and landscaping.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

    In compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), project notification letters were distributed to the necessary tribes in the project area. To date, requests to consult have not been received by the Town of Loomis.

B. BACKGROUND AND INTRODUCTION

This Initial Study (IS) identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines.

In July of 2001, the Town of Loomis adopted a comprehensive update to the Town of Loomis General Plan[1] and certified an associated EIR.[2] The Town's current General Plan sets forth a policy framework to guide the Town's long-term growth and development through the year 2020. The Town is currently in the process of updating the General Plan to provide critical guidance for development in the Town through the year 2040; however, the General Plan Update has not yet been completed. Thus, the current General Plan, adopted in 2001, is still considered the relevant document for the purposes of the analysis included in this IS. The Town's General Plan EIR is a program-level EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse

[1] Town of Loomis. *Town of Loomis General Plan*. Amended 2016.
[2] Town of Loomis. *Town of Loomis General Plan Environmental Impact Report*. 2001.

impacts associated with the General Plan. In addition, as discussed below, because development of the project site has been previously analyzed in the Village at Loomis EIR, the analysis therein has been incorporated into this IS.

Previous CEQA Analysis on the Project Site

The project site was previously proposed for development as part of the Village at Loomis Project. The Village at Loomis Project included 418 residential units, 56,000 square feet (sf) of commercial uses, and 25,000 sf of office uses on a 66.58-acre site, which encompassed the entirety of the current project site. An EIR was completed for the Village at Loomis Project pursuant to CEQA. The EIR was certified, and the project was approved by the Town Council in 2019. However, following project approval by the Town Council, the approval was overturned by Town voters through a voter referendum in 2019. This referendum invalidated the project approval, invalidated zoning changes to the project site proposed as part of the Village at Loomis Project and invalidated the Village at Loomis Development Agreement. The referendum did not invalidate the certification of the EIR or changes in General Plan land use designations for the site. Table 1 below, compares the Village at Loomis Project (as previously approved) with the currently proposed Hidden Grove Project.

Table 1
Project Comparisons

	Village at Loomis	Hidden Grove
CEQA Approval	EIR, January 8, 2019	Ongoing
Site Acreage	66.58 acres	61.7 acres
Number of Parcels	13	9
General Plan Amendment Required?	Yes	No
Rezone Required?	Yes	No
Number of Housing Units	418	353
Commercial Uses	5.3 acres (building(s): 56,000 sf)	0.8-acre (Floor Area Ratio of 0.25 – 1.6)
Office Uses	1.3 acres (building(s): 25,000 sf)	-
Open Space	9.97	10.5 acres
Parkland	1.84	2.3 acres

As shown above, the two projects are generally similar, with the Hidden Grove Project proposing fewer residential units and a much smaller commercial footprint (the 0.8-acre parcel designated for commercial use is proposed to be developed with nine dwelling units). As such, certain environmental setting information included in the Village at Loomis EIR has been incorporated as background information in this IS.

C. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and discretionary actions required for the project.

Project Location and Setting

The 61.7-acre project site, identified by APNs 043-080-007, -008, -015, and 044; and 044-094-001, -004, -005, -006, and -010, is located north of the I-80/Horseshoe Bar Road interchange in Loomis, California (see Figure 1 and Figure 2). Currently, the project site consists of undeveloped land, comprised of grasses and trees, with the exception of two single-family homes located in the

western portion of the project site. The site topography features gently rolling landscape with elevations ranging between 373 feet above mean sea level (amsl) at the southern corner of the site and 430 feet amsl in the central portion of the site. The majority of the project site slopes downward towards the southwest to an unnamed perennial stream that runs from north to south through the central portion of the site and flows off-site into Secret Ravine. On-site vegetation includes foothill woodland valley oak and interior live oak woodland, annual grasslands, and riparian habitat.

Surrounding existing land uses include single-family and duplex residential uses, vacant land, and Loomis Grammar School to the north; commercial uses and vacant land to the south; the Loomis Library, Veterans Hall, and commercial and single-family uses to the west; and vacant land to the east, across I-80. The Town of Loomis General Plan designates the project site as TC, RM, RMH, RH, and PQP. The project site is zoned CO, CC, CG, and RS-5.

Project Components

The proposed project would include the demolition of all existing on-site structures as well as the removal of 1,396 of the 1,720 on-site trees, followed by the development of a residential community. The proposed project includes a TSM to divide the nine parcels that comprise the project site into 204 single-family lots (identified as Units A through D), one multi-family lot with 140 units (Unit E), one Town Center Commercial lot with nine dwelling units (Unit D), and 12.8 net acres[3] of open space, parks, and landscaping (see Figure 3 through Figure 6). In addition, the proposed project includes a request for incentives and concessions for providing affordable housing, pursuant to California Government Code 65915. The proposed land uses associated with the proposed project are summarized in Table 2 and are discussed in further detail below.

It should be noted that the proposed project has submitted a planning application to the Town under the auspices of Senate Bill (SB) 330, also known as the Housing Crisis Act of 2019. SB 330 provides that if a proposed housing development is consistent with objective General Plan standards and criteria, then rezoning of a project site is not required (Government Code Section 65589.5[j][4]). Although the existing zoning districts identified above are not consistent with the General Plan land use designations, provided that all land uses proposed as a part of the project are consistent with Town's General Plan land use designations, rezoning of the project site would not be required as a part of the project pursuant to Government Code Section 65589.5(j)(4).

Tentative Subdivision Map

As discussed above, the TSM would divide the project site into residential and recreational lots. Each component of the TSM, including associated circulation and utility improvements, is discussed further below.

Single-Family and Multi-Family Residences

The proposed project would include five residential community areas of varying densities (Units A, B, C, D, and E), as well as Lot D, which would include nine dwelling units. The residential land uses would account for approximately 75 percent of the project site and are intended to provide for a variety of housing types. Table 3 shows the number of proposed residences, as well as the land use designation and dwelling units per acre (du/ac) associated with each community area, consistent with the TSM.

[3] The term 'net acre' refers to all land measured within a parcel, excluding certain features such as roads and utilities; the term 'gross acre' refers to all land within a given boundary. Net acreages are used throughout this IS in order to present the most accurate metrics of the proposed development.

Figure 1
Regional Vicinity Map

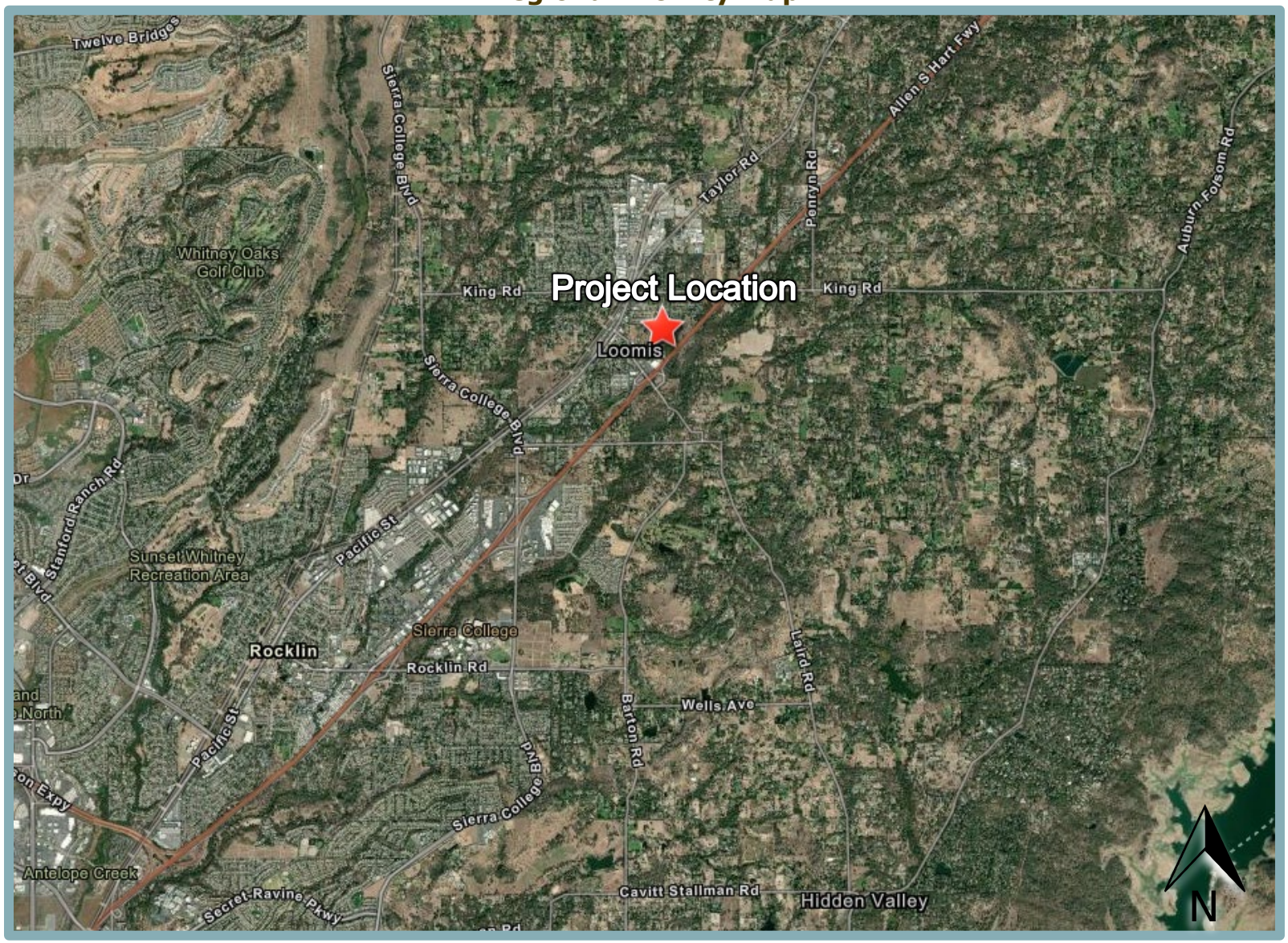
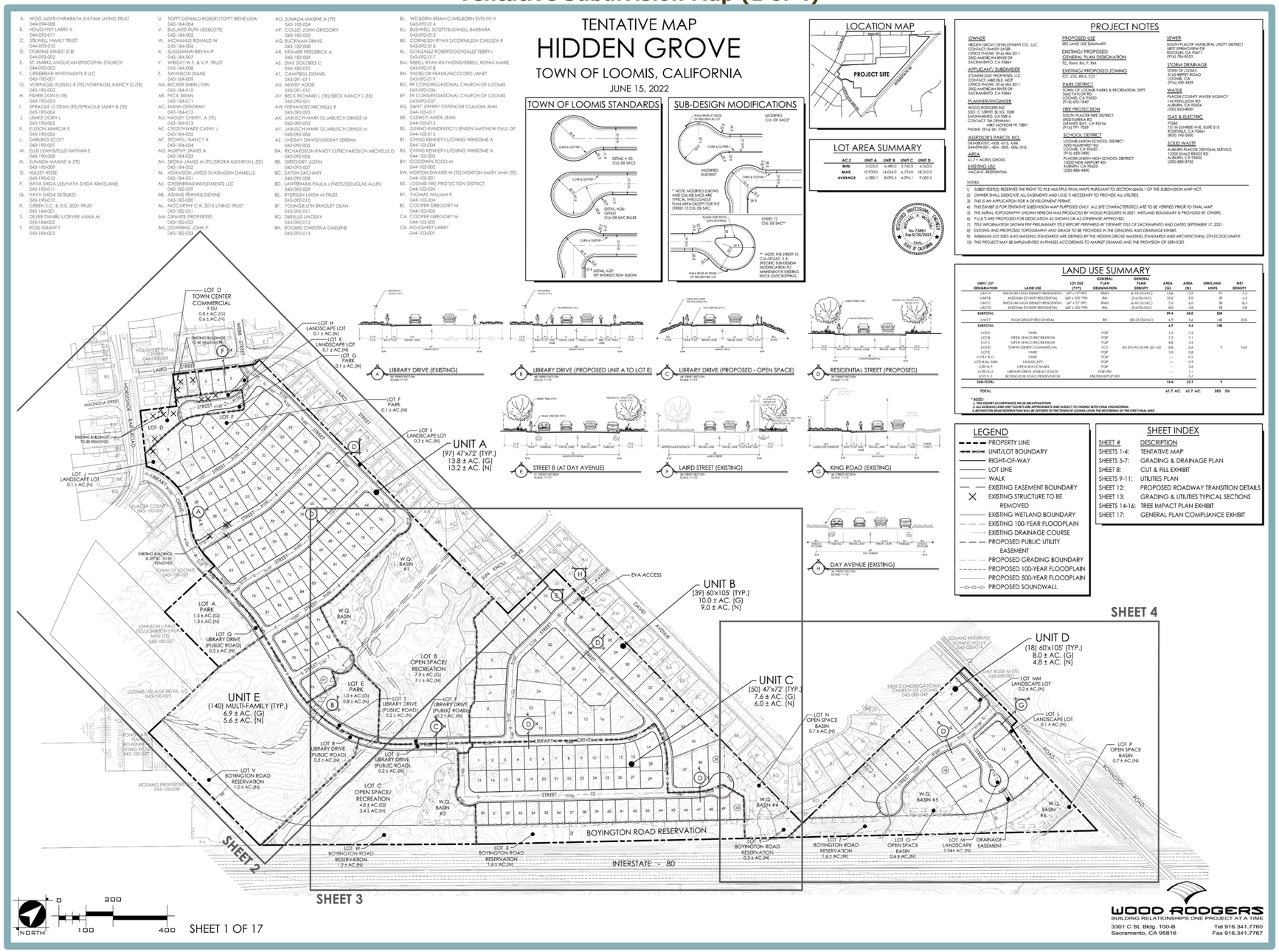


Figure 2
Project Site Boundaries

Figure 3
Tentative Subdivision Map (1 of 4)



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B, Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

Figure 4
Tentative Subdivision Map (2 of 4)

Figure 5
Tentative Subdivision Map (3 of 4)

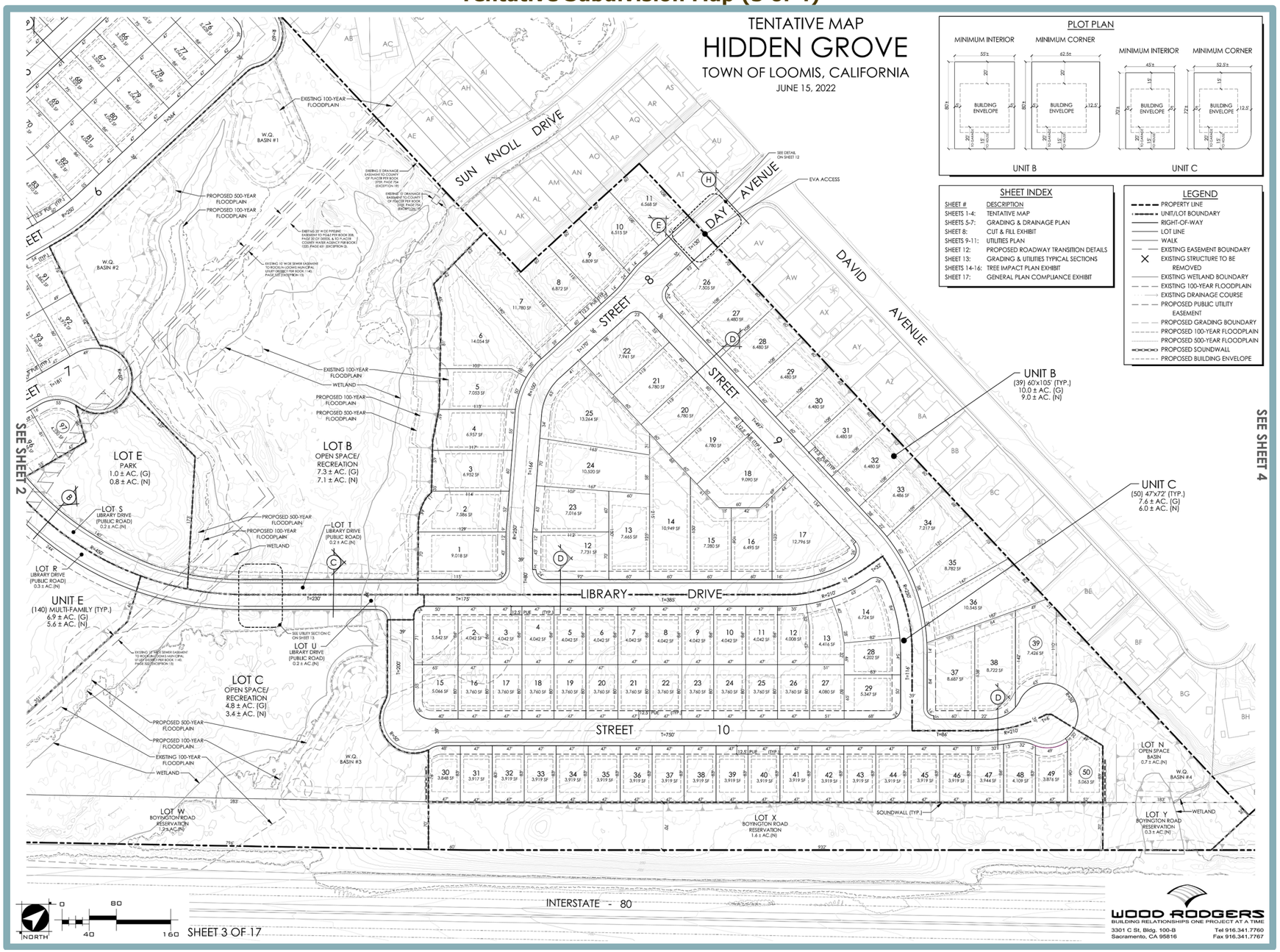


Figure 6
Tentative Subdivision Map (4 of 4)

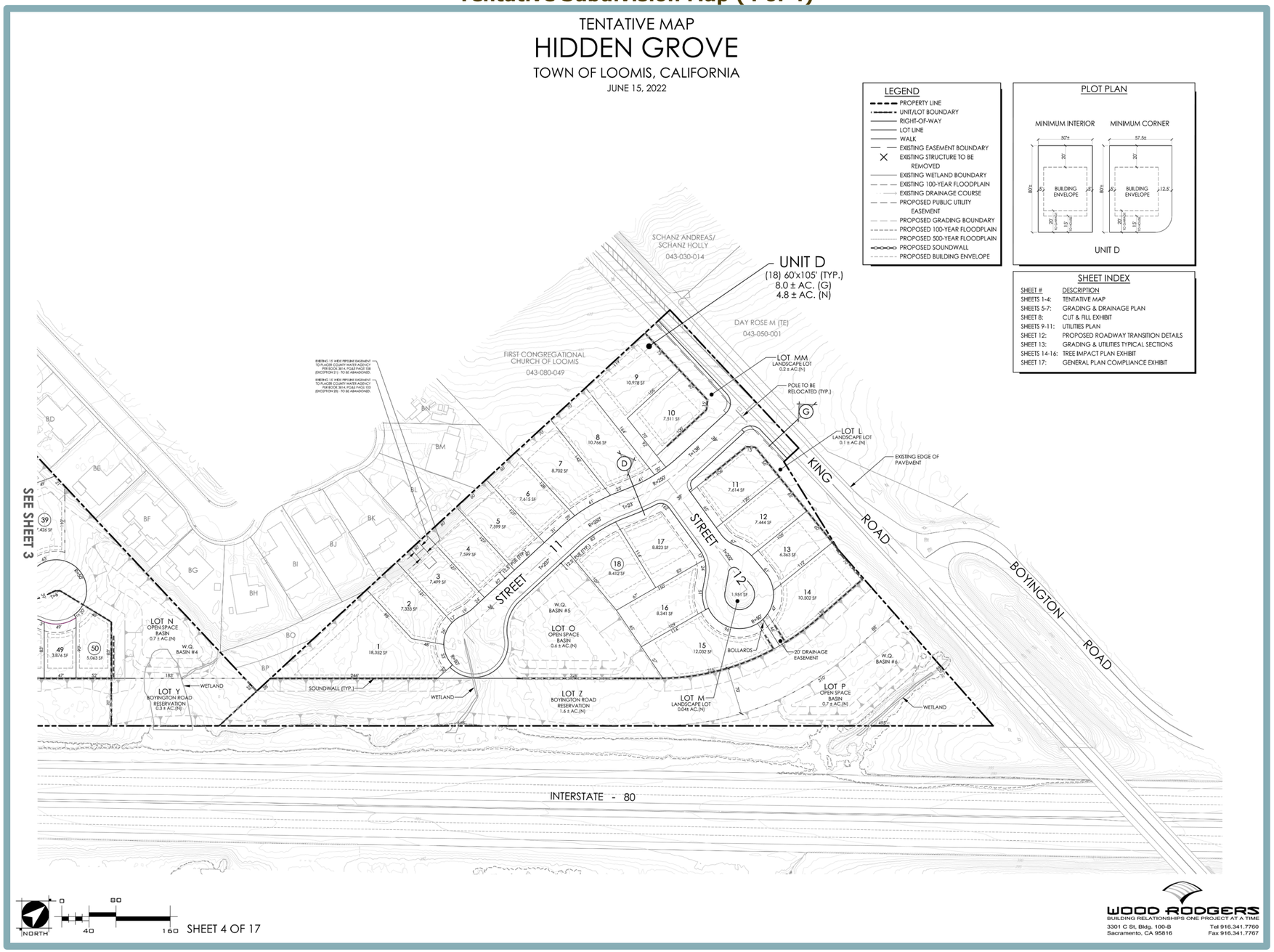


Table 2
Proposed Land Use

Unit/Lot Designation	Proposed Use	General Plan Land Use	Dwelling Units	Area (Net Acres)
Single-Family Residences				
Unit A	Medium-High Density Residential	RMH	97	13.2
Unit B	Medium Density Residential	RM	39	9.0
Unit C	Medium-High Density Residential	RMH	50	6.0
Unit D	Medium Density Residential	RM	18	4.8
Subtotal			204	33.0
Multi-Family Residences				
Unit E	High Density Residential	RH	140	5.6
Lot D	Town Center Commercial	TC[1]	9[1]	0.6
Subtotal			149	6.2
Open Space and Parkland				
Lot A	Park	PQP	–	1.3
Lot B	Open Space/Recreational	PQP	–	7.1
Lot C	Open Space/Recreational	PQP	–	3.4
Lot E	Park	PQP	–	0.8
Lots F and G	Park	PQP	–	0.2
Subtotal			–	12.8
Landscaping Areas and Detention Basins				
Lots H-M, MM	Landscaping	PQP	–	0.9
Lots N-P	Detention Basin	PQP	–	2.0
Subtotal			–	2.9
Roadway				
Lots Q-U	Library Drive	PQP /RH	–	1.1
Lots V-Z	Boyington Road	RM/RMH/ PQP /RH	–	5.7
Subtotal			–	6.8
Total			**353**	**61.7**

[1] TC allows residential units.

Table 3
Residential Land Use

Project Units	Proposed Project		
	Area (Net Acres)	Dwelling Units	Density (du/ac)
Single-Family Residences			
Unit A	13.2	97	7.3
Unit B	9.0	39	4.3
Unit C	6.0	50	8.3
Unit D	4.8	18	3.8
Multi-Family Residences			
Unit E	5.6	140	25
Lot D	0.6	9	15

The proposed TSM includes subdivision of Units A through D and the development of residential units in Lot D (which is designated TC), as well as the creation of the Unit E parcel. A subsequent

application is anticipated to be filed for a Tentative Map and/or buildings to be constructed on Unit E. That application would then be processed independently of the overall project.

Open Space, Parks, and Landscaping

The proposed project would include 12.8 acres of open space/parkland. As shown in Figure 5, Lots B and C are designated PQP and consist of 10.5 net acres of riparian wetland.[4] It should be noted that although Lots B and C are planned to be preserved as open space, and, thus, would generally remain undisturbed and undeveloped, the proposed extension of Library Drive would cross through the wetland area, along with the reserved linear public facility alignment for Boyington Road.

The TSM identifies four lots totaling 2.3 net acres within the project site that would be developed as parks. Lot A would consist of a 1.3-net-acre park accessible from Library Drive, which would border Lot A to the east. The 0.8-net-acre park within Lot E would be located adjacent to the existing wetland within Lot B, and would also be accessible from Library Drive, which would be adjacent to Lot E's southern boundary. Lots F and G are located adjacent to each other in the western portion of the project site, next to Webb Street, and would contain a combined 0.2-net-acre of park.

Landscaping improvements would be provided throughout the project site, including along each internal roadway and within each residential lot. Additionally, Lot H through Lot M, as well as Lot MM, would be landscape lots totaling 0.9-acre (see Figure 3). Pursuant to Section 13.34.050 of the Town's Municipal Code, all landscaping would be required to incorporate water-efficient systems, such as low-flow sprinkler heads.

Finally, in addition to the parks, landscaped areas, and open space, six stormwater quality detention basins totaling two acres would be developed throughout the project site and are discussed further under the Utilities subheading below. Lots B (includes two basins), C, N, O, and P would provide areas for stormwater quality detention basins.

Access and Circulation

As shown in Figure 3, site access would be provided through connections to existing roadways in the project vicinity, including Library Drive to the west, King Road and Day Avenue to the north, and the intersection of Laird Street and Webb Street to the northwest. It is noted that Day Avenue would provide only pedestrian and emergency vehicle access from the north, and is not proposed to provide full-time vehicle access. The proposed project would modify Library Drive to extend north through the center of the project site.

The existing portion of Library Drive adjacent to the project site includes a 54-foot-wide right-of-way (ROW), consisting of two 19.5-foot-wide travel lanes with an attached three-foot-wide curb/gutter and a five-foot-wide sidewalk on one side. The majority of the proposed Library Drive extension through the project site would include a 48-foot-wide ROW, consisting of two 11-foot-wide travel lanes, five-foot-wide bike lanes, three-foot-wide attached curb/gutters, and five-foot-wide sidewalks. Where Library Drive would cross through Lots B and C, however, the roadway would include a 44-foot-wide ROW, consisting of two 14-foot-wide travel lanes with attached three-foot-wide curb/gutters and five-foot-wide sidewalks.

The internal roadways would include a 39-foot-wide ROW, consisting of two 14-foot-wide travel lanes with three-foot-wide attached curb/gutters, as well as a five-foot-wide sidewalk on only one

[4] Salix Consulting, Inc. *Wetland Delineation for the 66.4-Acre Village at Loomis Study Area*. April 2014.

side of the roadway. It should be noted that where the internal roadway network would meet the existing stub of Day Avenue at the northern border of the project site, the roadway (designated Street 8 in Figure 3) would include a larger roadway section to transition to the existing roadway. The proposed larger roadway section would include a 51-foot-wide ROW, consisting of two 12-foot-wide travel lanes, 11-foot-wide on-street parking areas, and a five-foot-wide sidewalk on one side of the roadway.

Although the project does not propose improvements to and does not connect to Boyington Road, the project allots an approximately 5.7-acre reservation for the Town's future extension of Boyington Road from the existing stub north of the project site through the site's western border.

Utilities

Utilities plans for the project site are shown in Figure 7 through Figure 9. Proposed water, sewer, stormwater, solid waste, and energy infrastructure improvements are each discussed below.

Water supply for the proposed project would be provided by the Placer County Water Agency (PCWA), which serves the majority of Placer County, including all of Loomis. The proposed project would include the construction of a new network of eight-inch water lines which would extend throughout the project site within the internal roads and would connect to the existing six-inch water lines within Library Drive and Day Avenue, as well as the existing eight-inch water line within King Road.

Sewer service for the proposed project would be provided by the South Placer Municipal Utility District, the Town's wastewater provider. The proposed project would include the removal of an existing septic system associated with the on-site structure located just north of the current terminus of Library Drive. A new network of six- and eight-inch sanitary sewer lines would be installed on-site within the internal roads and would convey wastewater generated by the proposed project to either the existing six-inch sanitary sewer line within Library Drive or to the existing 10-inch sanitary sewer line within the western portion of the project site (see Figure 8).

As shown in Figure 10 through Figure 12, the proposed project would include the development of a stormwater drainage system consisting of a network of 18-inch to 36-inch storm drain lines, to convey stormwater flows to one of six on-site stormwater quality detention basins located within Lots B, C, N, O, and P.

The stormwater quality detention basins would filter and remove contaminants from runoff, then meter flows into natural drainage on-site and ultimately discharge to the existing drainage system along the northern side of I-80. The stormwater quality detention basins would be designed to meter runoff at a rate that would not cause on- or off-site flooding.

Solid waste pickup and disposal for the proposed project would be provided by Auburn Placer Disposal Service. Electricity and natural gas would be supplied to the proposed project by Pacific Gas & Electric Co. (PG&E) through connections to existing infrastructure in the project vicinity. The existing on-site overhead utility lines south of the Webb Street/Laird Street intersection would be removed.

Density Bonus Concessions

California Density Bonus Law (California Government Code 65915) mandates that local governments provide density bonuses, concessions, or other incentives, waivers, and reductions

of development standards and prescribed parking ratios to projects that propose to create specified ratios of affordable housing units.

Figure 7
Utilities Plan (1 of 3)

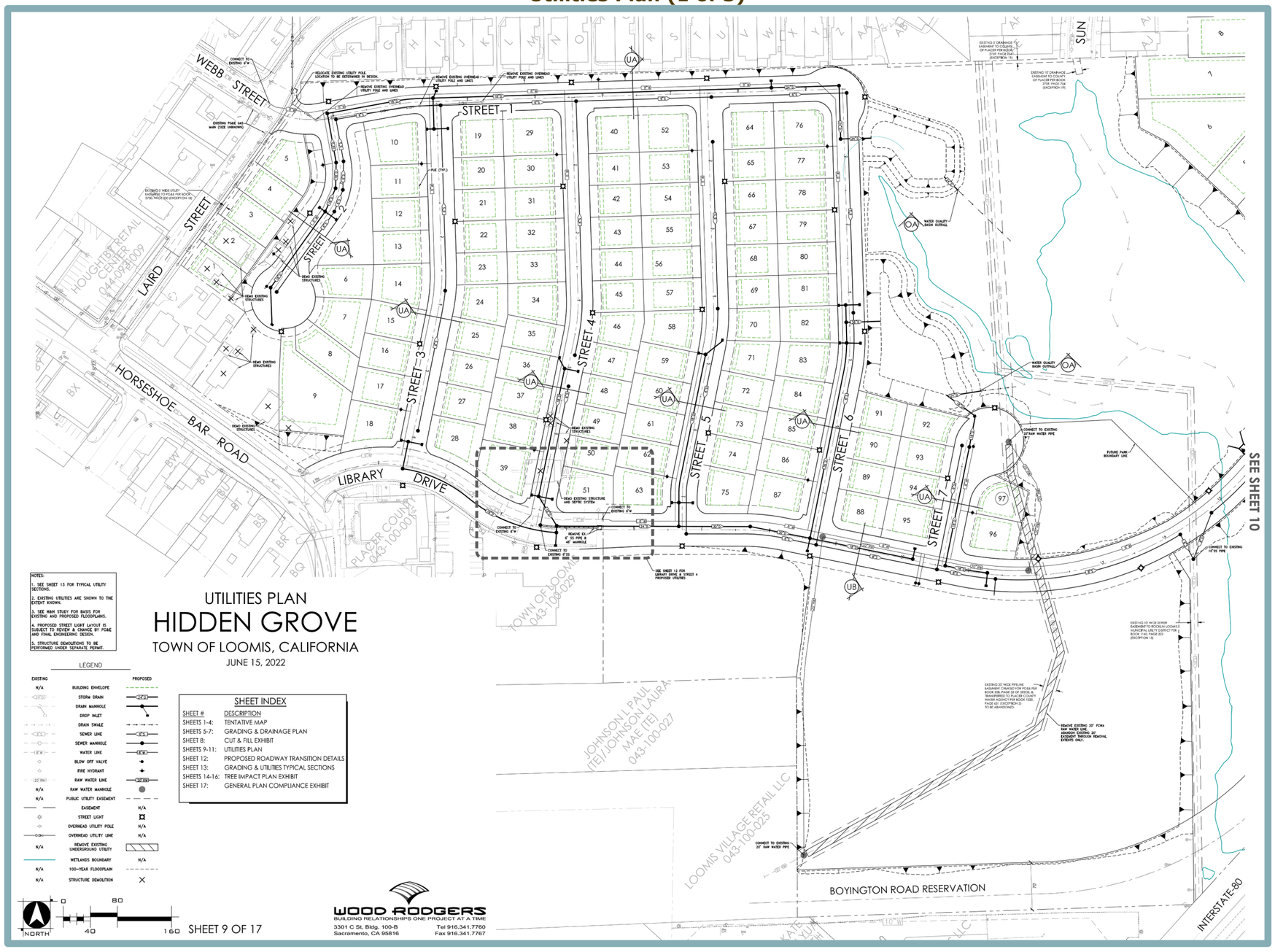


Figure 8
Utilities Plan (2 of 3)

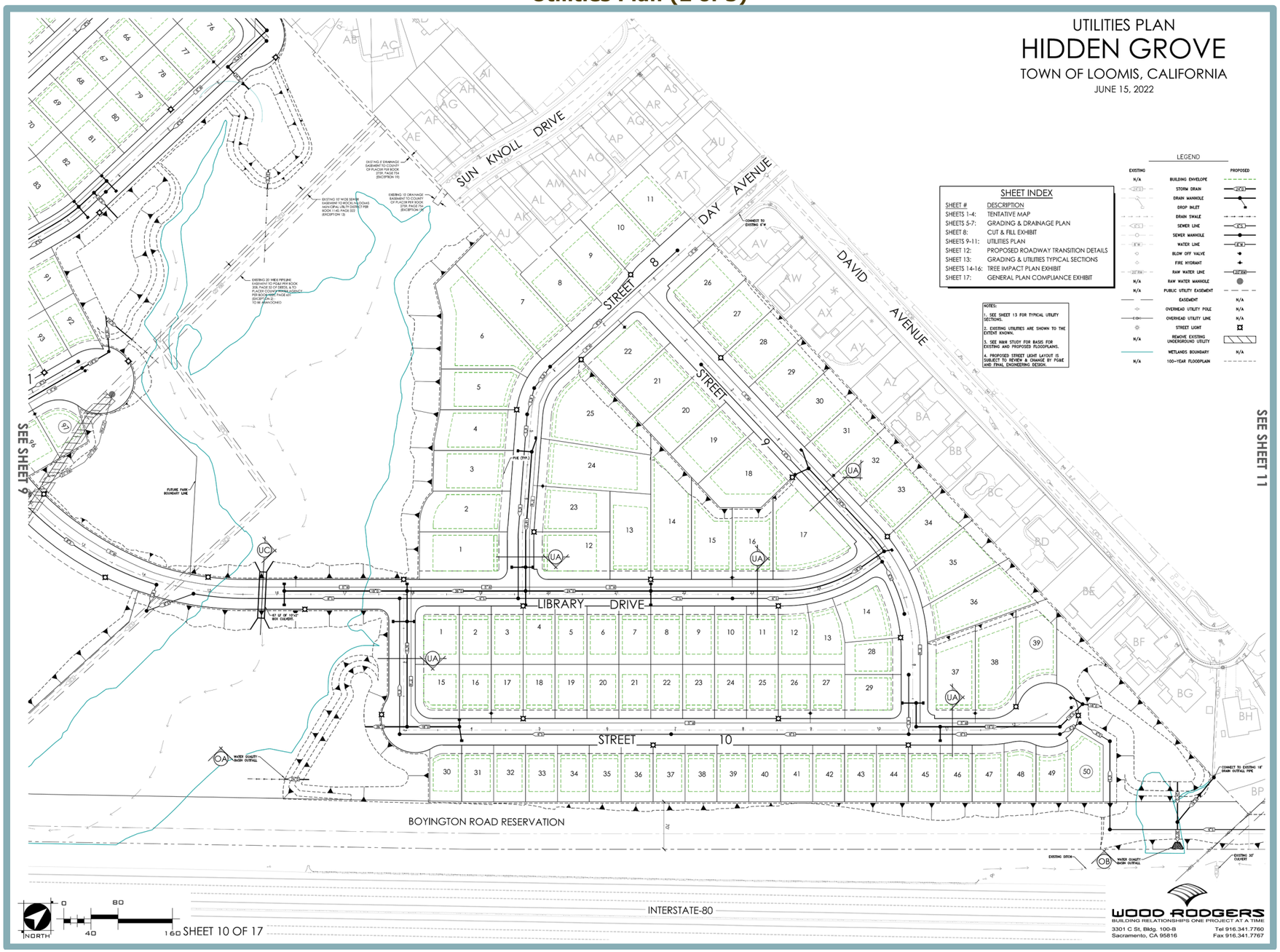


Figure 9
Utilities Plan (3 of 3)

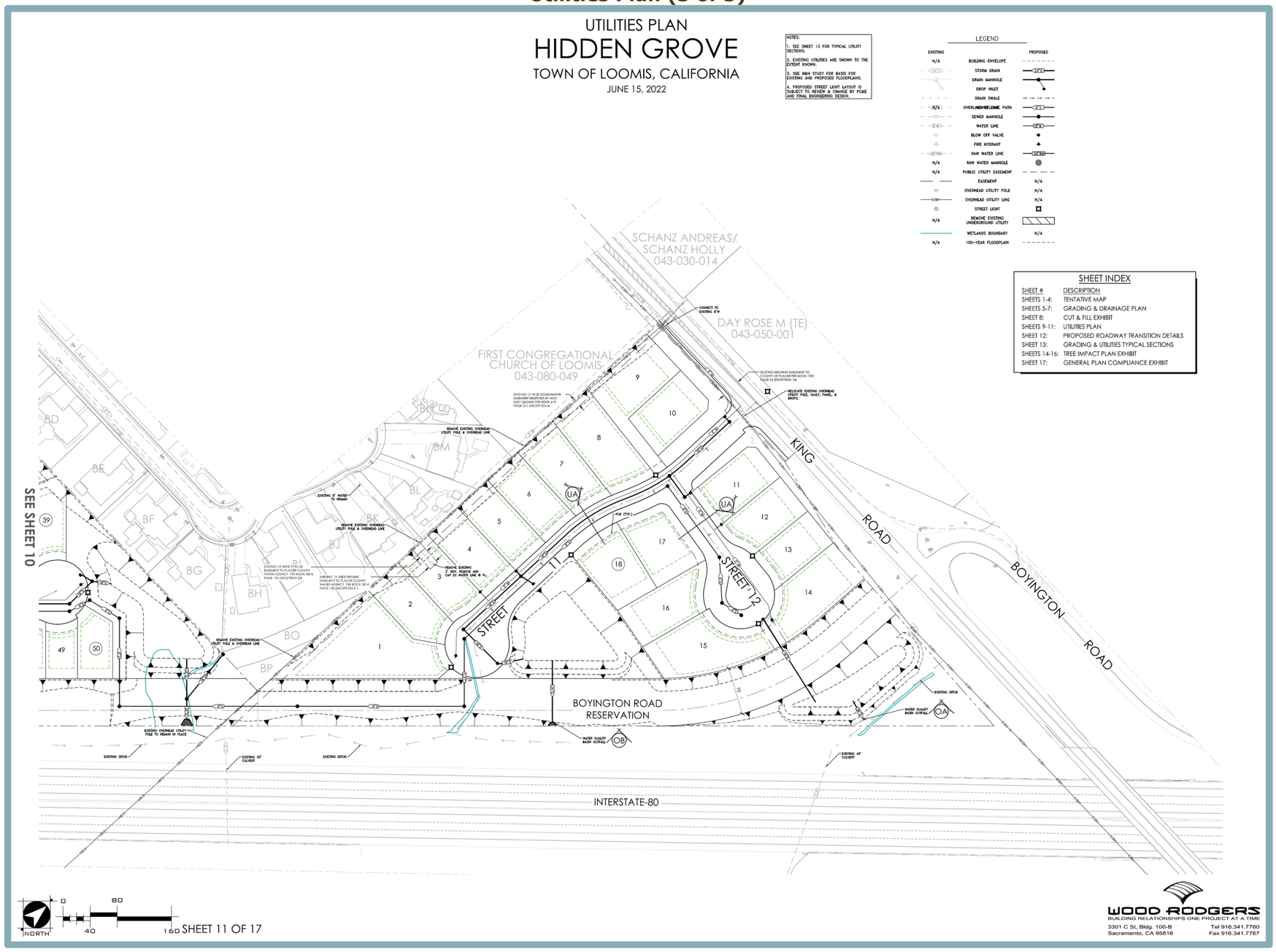


Figure 10
Grading and Drainage Plan (1 of 3)

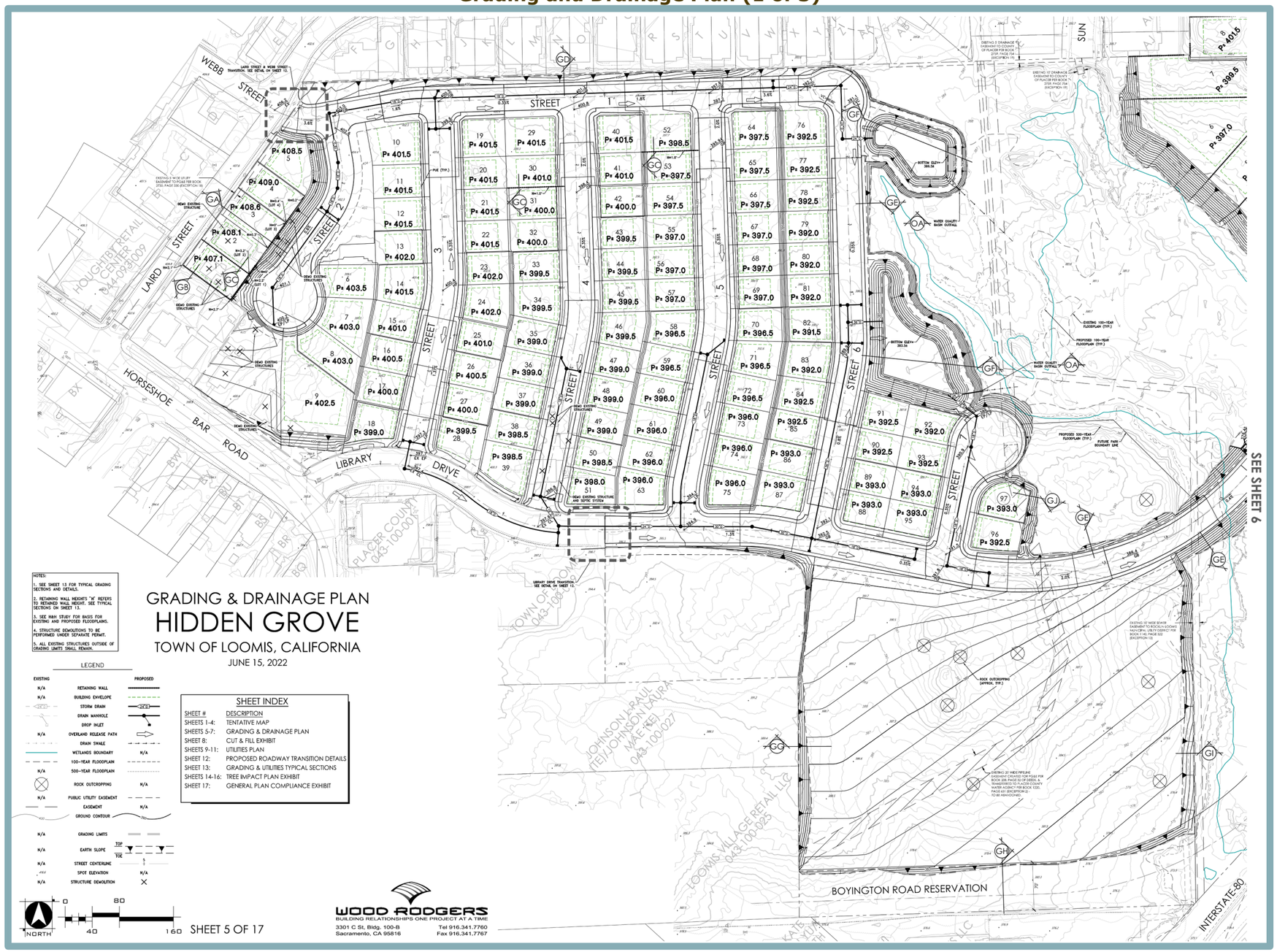


Figure 11
Grading and Drainage Plan (2 of 3)

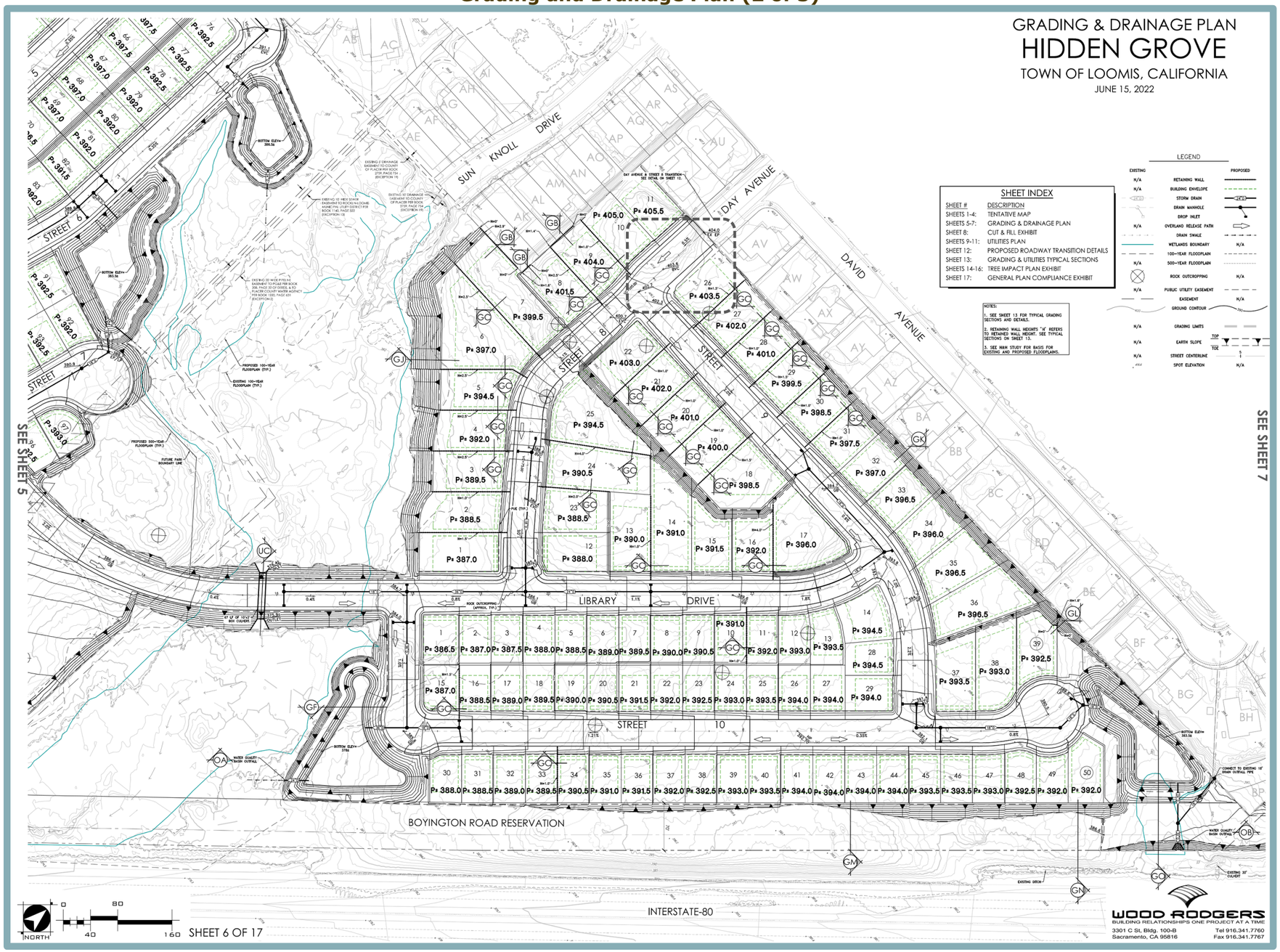
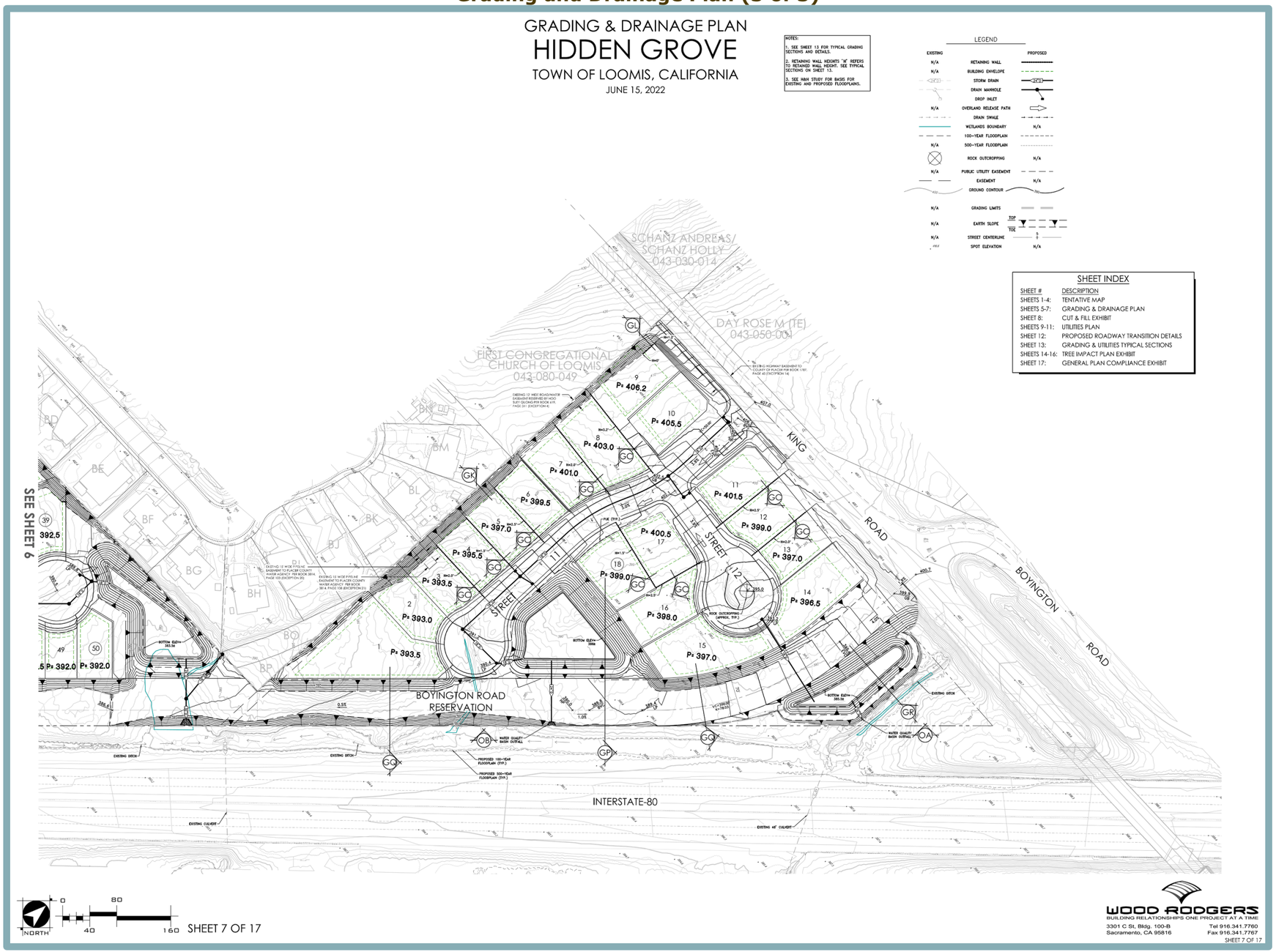


Figure 12
Grading and Drainage Plan (3 of 3)



As specified in Exhibit B (Hidden Grove Density Bonus, Concessions & Incentives, Waivers, and Parking Ratios Request) dated June 2022, (https://loomis.ca.gov/hidden-grove-re-submittal-received-6-20-2022/), the project is eligible for three concessions in return for the following:

1. Reserving at least 24 percent of total units for rent to low-income households; or
2. Reserving 15 percent of total units for rent to very low-income households.

Unit E is a 5.6-acre lot designated for high-density housing (up to 25 units per acre) that is proposed to be developed with affordable housing, and thus, would meet the eligibility requirements for three concessions and waivers, as outlined above. Inclusion of the affordable units entitles the project to a 50 percent density bonus, three incentives and concessions, waivers and reductions from development standards, and prescribed parking ratios. As such, the project includes a request for the following incentives or concessions:

1. A concession of the mitigation requirements established in Chapter 13.54 of the Town's Municipal Code related to the removal of trees. Pursuant to this concession, mitigation would not be required for trees that are removed in connection with the project. Nonetheless, trees would be planted (a) within the project's parks and open space areas in accordance with the project's landscape plans, and (b) as street trees, pursuant to the Town's objective standards.
2. A concession, if necessary, of General Plan policies mandating maintenance of specified levels of service on roadways and intersections (i.e., General Plan policies requiring a minimum level of service shall be waived for all roads and intersections impacted by the project).
3. A concession, if necessary, of any open space and park land dedication requirements contained in Chapter 14.60.030 of the Town's Municipal Code and any other Town regulatory requirement that seeks to require a project applicant to dedicate land for open space and/or park purposes.

The proposed project also includes requests for the following waivers or reductions of development standards:

1. Modification of height limitation for the affordable residences in Unit E from two stories to three stories, or a maximum height of 45 feet.
2. Waiver of two-story limitation for Lot 1 in Unit A;
3. Reduction of setback requirements for Unit E to 20 feet for frontage along a public street; 15 feet building to building; 15 feet to property line (or 20 feet if abutting residential);
4. Reduction of side yard setback requirements for Unit B lots to a 12.5-foot street side and five-foot interior side yard setback;
5. Modification of certain roadway standards; and
6. Reduction of driveway distance from street corner requirements.

Discretionary Actions

The proposed project requires the following approvals from the Town of Loomis:

- Certification of the EIR and adoption of a Mitigation Monitoring Plan;
- Vesting Tentative Subdivision Map;
- Future Tentative Map for Unit E; and
- Affordable Housing Density Bonus Concessions and Waivers.

D. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ **Aesthetics**	✖ **Agriculture and Forest Resources**	✖ **Air Quality**
✖ **Biological Resources**	✖ **Cultural Resources**	✖ **Energy**
✖ **Geology and Soils**	✖ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**
✖ **Hydrology and Water Quality**	✖ **Land Use and Planning**	☐ **Mineral Resources**
✖ **Noise**	☐ **Population and Housing**	✖ **Public Services**
✖ **Recreation**	✖ **Transportation**	✖ **Tribal Cultural Resources**
✖ **Utilities and Service Systems**	☐ **Wildfire**	✖ **Mandatory Findings of Significance**

E. DETERMINATION

On the basis of this Initial Study:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Christy Consolini

Signature _____ Date _____

Christy Consolini, Planning Director
Printed Name

Town of Loomis
For

F. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✖	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✖	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✖	☐

Discussion

a,b. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. According to the Town of Loomis 2020 – 2040 General Plan Draft EIR, the Town does not contain any designated scenic vistas.[5] In addition, according to the California Scenic Highway Mapping System, designated or eligible State Scenic Highways do not exist in the project vicinity.[6]

Based on the above, development of the proposed project would not have a substantial adverse effect on a scenic vista and would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway. Thus, a ***less-than-significant*** impact would occur.

c. The project site consists of undeveloped land, comprised of grasses and trees, with the exception of four single-family homes located in the western portion of the project site. The majority of the project site slopes downward towards the southwest to an unnamed perennial stream that runs from north to south through the central portion of the site and flows off-site into Secret Ravine. On-site vegetation includes foothill woodland valley oak and interior live oak woodland, annual grasslands, and riparian habitat. Surrounding existing land uses include single-family and duplex residential uses, vacant land, and Loomis Grammar School to the north; commercial uses and vacant land to the south; the Loomis Library, Veterans Hall, and commercial and single-family uses to the west; and vacant land to the east, across I-80. The project site is located within an urbanized area of the town. Therefore, the applicable CEQA consideration is whether the project would conflict with applicable zoning and other regulations related to scenic quality.

The Town of Loomis General Plan designates the project site as TC, RM, RMH, RH, and PQP; the project site is zoned CO, CC, CG, and RS-5. It should be noted that the proposed project has submitted a planning application to the Town under the auspices of SB 330, also known as the Housing Crisis Act of 2019. SB 330 provides that if a proposed housing

[5] Town of Loomis. *Town of Loomis General Plan 2020 – 2040 Environmental Impact Report* [pg. 4.1-4, -5]. September 21, 2023.

[6] California Department of Transportation. *California Scenic Highway Mapping System.* Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa%20. Accessed October 2023.

development is consistent with objective General Plan standards and criteria, then rezoning of a project site is not required (Government Code Section 65589.5[j][4]). Although the existing zoning districts identified above are not consistent with the General Plan land use designations, provided that all land uses proposed as a part of the project are consistent with Town's General Plan land use designations, rezoning of the project site would not be required as a part of the project pursuant to Government Code Section 65589.5(j)(4). As such, rather than examine the proposed project's consistency with the project site's zoning designations, the following analysis considers if the project would conflict with the site's General Plan land use designations.

A comparison between the allowable and proposed residential density for each Unit of the proposed project is provided in Table 4, below.

Table 4
Residential Land Use Designation Consistency

Project Units	General Plan		Proposed Project		
	Land Use Designation	Allowable Density (du/ac)	Area (Net Acres)	Dwelling Units	Proposed Density (du/ac)
Single-Family Residences					
Unit A	RMH	6 – 10	13.2	97	7.3
Unit B	RM	2 – 6	9.0	39	4.3
Unit C	RMH	6 – 10	6.0	50	8.3
Unit D	RM	2 – 6	4.8	18	3.8
Multi-Family Residences					
Unit E	RH	20 – 25	5.6	140	25
Lot D	TC	15	0.6	9	15

As shown in Table 4, the proposed project would be consistent with the allowable uses and residential densities of the site's General Plan land use designations. In addition, although the zoning designations of the project site have design standards established by the Town's Municipal Code, as discussed in the Project Description section of this IS, the proposed project includes a request for approval of project-specific design standards. The proposed Vesting TSM and density bonus concessions and waivers would be subject to approval by the Town, thus ensuring that the proposed project would not conflict with applicable zoning and other regulations governing scenic qualities, and a ***less-than-significant*** impact would occur.

d. Due to the largely undeveloped nature of the project site, with the exception of the existing residences in the western portion of the project site, sources of light and glare do not currently exist within the majority of the project site. However, the surrounding land uses provide sources of light experienced within the project site, including interior and exterior residential lighting, street lighting, and ambient lighting associated with I-80.

Development of the project site with single-family and multi-family residential uses would introduce sources of light and glare associated with interior light spilling through windows, exterior lighting on the proposed structures, and light reflected off windows. Lighting associated with the proposed project would be required to adhere to Section 13.30.080 of the Town's Municipal Code, which defines allowable heights and intensity for outdoor lighting and provides light design guidelines. For example, Section 13.30.080 states that lighting shall be energy efficient and shielded so that the light source is not visible from

off-site, and that glare and reflections are confined to the maximum extent feasible within the boundaries of the site.

Throughout construction of the proposed project, sources of light and glare would be increased as well. Construction activities at nighttime could include the use of lighting fixtures and vehicles producing light on the property. As a result, light and glare may intrude on surrounding properties and roadways during project construction. However, such impacts would be temporary, and would not be considered significant.

Because the project would be required to conform to the Town's lighting standards, impacts related to increased lighting and glare on surrounding residential developments during construction and operation of the proposed project would not occur. Thus, implementation of the project would result in a ***less-than-significant*** impact with respect to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	✖
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	✖	☐	☐	☐
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	✖

Discussion

a,e. The project site currently consists of undeveloped land, comprised of grasses and trees, with the exception of four single-family homes located in the western portion of the project site. As such, the site is not currently being used for agricultural purposes.

According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is located in an area which has not been mapped for agricultural resources; the majority of the project site is designated as Other Land, while the portion of the site developed with existing residences is designated Urban and Built-Up Land.[7] Due to the lack of farmland mapping or designated agricultural areas, the site is not considered Farmland. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide importance to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use, and ***no impact*** would occur.

b. The Town of Loomis General Plan designates the project site as TC, RM, RMH, RH, and PQP, and the project site is zoned CO, CC, CG, and RS-5. Agricultural production is not considered a permitted or conditionally permitted use under any of the foregoing General Plan land use or zoning designations. In addition, the project site is not under a Williamson Act contract. Therefore, the proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and ***no impact*** would occur.

c. The project site is not considered timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code Section 51104[g]). In addition, the site is zoned as CO, CC, CG, and RS-5, and designated as TC, RM, RMH, RH, and PQP. Therefore, the proposed project would have ***no impact***

[7] California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed October 2023.

with regard to any potential conflict with forest land, timberland, or Timberland Production zoning.

d. According to the Preliminary Arborist Report prepared for the proposed project by California Tree and Landscape Consulting, Inc., of the 1,720 on-site trees, 1,650 are oak species, the majority of which would be removed during project buildout.[8] PRC Section 12220(g) identifies forest lands as:

> Forest land is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

PRC Section 12220(I) identifies woodlands as:

> "Woodlands" are forest lands composed mostly of hardwood species such as oak.

Based on the foregoing definitions, portions of the project site consisting of a majority of oak trees would be considered forest land. However, the on-site forest land is not used for timber production. Rather, potential impacts associated with the removal of the on-site oak woodlands are related to the biological value of such resources. Section 13.54.120 of the Town's Municipal Code requires the preparation of a tree plan for the replacement of trees removed during construction with either new plantings or the payment of an in-lieu fee. The project applicant is requesting a concession of the mitigation requirements for removal of trees established in Chapter 13.54 of the Town's Municipal Code. As discussed above, because on-site trees have biological value, the loss of forest land due to project buildout would result in a ***potentially significant*** impact.

Further analysis of the above impact will be included in the Biological Resources chapter of the Hidden Grove Project EIR.

[8] California Tree and Landscape Consulting, Inc. *Preliminary Arborist Report & Tree Inventory: Hidden Grove*. May 16, 2022.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	✖	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	✖	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	✖	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	✖	☐	☐	☐

Discussion

a-d. The Town of Loomis is located in the Sacramento Valley Air Basin (SVAB), and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The proposed project would include the demolition of all existing on-site structures and the subsequent development of a 353-unit residential community, as well as associated improvements within the project site, including parks, stormwater detention and treatment areas, utility connections, and construction of an internal roadway network. As such, development of the proposed project could result in emissions such that the project would have the potential to conflict with or obstruct implementation of the applicable air quality plan, result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under applicable federal and/or State ambient air quality standards, expose existing sensitive receptors to substantial pollutant concentrations, and/or result in emissions of concern (such as those leading to odors, emission of dust, or emissions considered to constitute air pollutants) adversely affecting a substantial number of people. Therefore, a ***potentially significant*** impact would result.

Further analysis of the above potential impact will be discussed in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of the Hidden Grove Project EIR.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	✖	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	✖	☐	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✖	☐	☐	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	✖	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✖	☐	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	✖	☐	☐	☐

Discussion

a-f. Currently, the project site is predominantly undeveloped and consists of grasses, trees, and riparian habitat. The proposed project would include the demolition of all existing on-site structures and removal of the majority of on-site trees, and the subsequent development of a 353-unit residential community, as well as associated improvements. Although the project applicant is requesting a concession of the mitigation requirements for removal of trees established in Chapter 13.54 of the Town's Municipal Code, development of the proposed project could result in impacts related to biological resources such that the project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS; have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites; conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and/or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. Therefore, a ***potentially significant*** impact could occur.

Further analysis of the above potential impact will be discussed in the Biological Resources chapter of the Hidden Grove Project EIR.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	✖	☐	☐	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	✖	☐	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	✖	☐	☐	☐

Discussion

a-c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical archaeological and historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing artifacts such as colored glass and ceramics, tools, and food remains.

According to a records search by the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) conducted as part of the Cultural Resources Inventory Report prepared for the proposed project by ECORP Consulting, Inc.,[9] six historic archeological resources were identified on-site, including a small remnant of a cherry or plum orchard; small pile of granite blocks; an isolated quartz prospect; artifacts that remain at two residential sites (the buildings were razed within the last 50 years); and two ditch remnants. Additionally, the 2014 survey provided an evaluation of four residences and associated outbuildings, as well as a small commercial building and a barn, identified on the project site. Two of the residences have since been demolished. However, one of the existing on-site residences, 3616 Laird Street, was considered eligible for listing on the California Register of Historical Resources (CRHR) and is considered a significant resource under CEQA. In addition to the known historic resource on-site, the possibility exists that unknown archaeological resources, including human remains, may be uncovered during ground-disturbing activities at the project site.

Based on the above, the proposed project could cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines, and/or disturb archaeological resources and human remains, including those interred outside of formal cemeteries. Thus, the project could result in a ***potentially significant*** impact.

Further analysis of the above potential impact will be discussed in the Cultural and Tribal Cultural Resources chapter of the Hidden Grove Project EIR.

[9] ECORP Consulting, Inc. *Cultural Resources Inventory Report for the Hidden Grove Project*. November 17, 2022.

VI. ENERGY. *Would the project:*		Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	✖	☐	☐	☐
b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	✖	☐	☐	☐

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. Energy would be used to construct the proposed project, and once constructed, energy would be used for the lifetime of the proposed project.

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid.

Following implementation of the proposed project, PG&E would provide electricity to the project site. Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC), electronic equipment, machinery, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, could involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with resident vehicle trips generated by the proposed project.

Due to the proposed project's anticipated use of energy during construction and operations, the proposed project has the potential to result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, as well as conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above potential impact will be discussed in the Air Quality, Greenhouse Gas Emissions (including Energy) chapter of the Hidden Grove Project EIR.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	✖	☐	☐	☐
ii. Strong seismic ground shaking?	✖	☐	☐	☐
iii. Seismic-related ground failure, including liquefaction?	✖	☐	☐	☐
iv. Landslides?	✖	☐	☐	☐
b. Result in substantial soil erosion or the loss of topsoil?	✖	☐	☐	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✖	☐	☐	☐
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	✖	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✖	☐	☐	☐

Discussion

ai-ii. According to the Preliminary Geotechnical Evaluation prepared for the proposed project by Geocon Consultants, Inc., the project site is not located upon a known active fault or active fault trace, and is not located within a State-designated Alquist-Priolo Fault Zone.[10] The nearest active fault to the project site is the Cleveland Hills Fault, approximately 35 miles northeast, and the source of a magnitude 5.7 earthquake in 1975.

An earthquake of moderate to high magnitude generated by the above faults could cause considerable ground shaking at the project site. However, the existing building and proposed renovations have been properly engineered in accordance with the CBSC, which includes engineering standards appropriate for the seismic area in which the project site is located. Projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage, 2) resist moderate earthquakes without structural damage but with some nonstructural damage, and 3) resist major earthquakes without collapse but with some structural as well as nonstructural damage. However, some structural and non-structural damage is common.

Although the proposed project would be required to be built in compliance with the CBSC, the proposed project could expose people or structures to substantial adverse effects including risk of loss, injury, or death involving seismic ground shaking, and a ***potentially significant*** impact could occur.

[10] Geocon Consultants, Inc. *Preliminary Geotechnical Evaluation: Loomis Residential Development*. April 9, 2021.

Further analysis of the above impact will be included in the Geology and Soils (including Paleontological Resources) chapter of the Hidden Grove Project EIR.

aiii-iv, c. The proposed project's potential effects related to liquefaction, landslides, lateral spreading, and subsidence are discussed in detail below.

Liquefaction

Liquefaction is a phenomenon where loose, saturated, granular soil deposits lose a significant portion of their shear strength due to excess pore water pressure buildup. Soil liquefaction results from loss of strength during cyclic loading, such as that which is imposed by earthquake ground shaking. Soils most susceptible to liquefaction are clean, loose, saturated, uniformly graded, and fine-grained sediment. Further investigation is necessary to determine the presence or absence of liquefiable soils at the project site.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. Although on-site slopes are relatively minor, the potential for landslides to occur at or affect the site is currently unknown. Therefore, further investigation is necessary to ensure the proposed project would not result in adverse effects.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. Because the potential for liquefaction to occur at the site is unknown, the potential for lateral spreading to occur is unknown. Further analysis of on-site geologic conditions is required to avoid adverse effects.

Subsidence/Settlement

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The potential for subsidence/settlement at the site is currently unknown, thus, further study is required to ensure that the proposed project would not result in substantial adverse effects related to subsidence or settlement of on-site soils.

Conclusion

Based on the above discussion, further analysis of on-site soil conditions is necessary to ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects involving liquefaction or be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site lateral spreading, subsidence, liquefaction, or collapse. Therefore, absent further analysis, a ***potentially significant*** impact could occur.

Further analysis of the above potential impacts will be included in the Geology and Soils (including Paleontological Resources) chapter of the Hidden Grove Project EIR.

b. Issues related to erosion and degradation of water quality during construction are discussed in Section X, Hydrology and Water Quality, of this IS, under question 'a'. As noted therein, the proposed project would have the potential to result in substantial soil erosion or the loss of topsoil. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above potential impacts will be included in the Hydrology and Water Quality chapter of the Hidden Grove Project EIR.

d. Expansive soils can undergo significant volume changes with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. If structures are underlain by expansive soils, foundation systems must be capable of withstanding the potential damaging movements of the soil. Further study of the geologic conditions within the project footprint would be necessary to confirm the extent of risks potentially posed by expansive soils. Therefore, the proposed project could be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, creating substantial direct or indirect risks to life or property; and a ***potentially significant*** impact could occur.

Further analysis of the above potential impact will be included in the Geology and Soils (including Paleontological Resources) chapter of the Hidden Grove Project EIR.

e. The proposed project would connect to existing South Placer Municipal Utility District sewer infrastructure. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems would not be included as part of the project. Therefore, ***no impact*** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

f. Paleontological resources (fossils) are the remains or traces of prehistoric animals and plants. The potential paleontological importance of a site can be assessed by identifying the paleontological importance of exposed rock units within an area. According to the Town's General Plan, areas within the Town with the greatest potential to contain fossils are those underlain by Mehrten conglomerate. Because the geological makeup of the project site is currently unknown, further study of the project site would be necessary to confirm the potential for the project site to contain unknown paleontological resources. Therefore, the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and a ***potentially significant*** impact could occur.

Further analysis of the above potential impact will be included in the Geology and Soils (including Paleontological Resources) chapter of the Hidden Grove Project EIR.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✖	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	✖	☐	☐	☐

a,b. Emissions of greenhouse gasses (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to the proposed development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Because construction and operation of the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, impacts related to GHG emissions and global climate change could be cumulatively considerable and considered ***potentially significant***.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions (including Energy) chapter of the Hidden Grove Project EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	✖	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✖	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✖	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖	☐

Discussion

a. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. Residential uses are not typically associated with routine transport, use, or disposal of hazardous materials and do not present a reasonably foreseeable release of hazardous materials. While some hazardous materials may be used for residential purposes, such as household cleaners and lawn care equipment and chemicals, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount anticipated to be used on the site, routine use of such products would not represent a substantial risk to public health or the environment. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a ***less-than-significant*** impact would occur.

b. Due to the residential nature of the proposed project, project operation would not result in the release of hazardous materials into the environment; such conditions would only have the potential to occur during project construction. The following discussion provides an analysis of potential hazards related to the proposed construction activities and the project's potential to exacerbate any existing on-site hazardous conditions.

Construction Activities

Construction activities associated with the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment)

would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local County and Town ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Thus, construction of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.

Existing On-Site Hazardous Conditions

Some of the existing on-site structures were built at a time when hazardous building materials, such as asbestos or lead-containing materials, may have been used during construction or as a part of upkeep of the structure. Asbestos is the name for a group of naturally occurring silicate minerals that are considered to be "fibrous" and through processing can be separated into smaller and smaller fibers. Because of its fiber strength and heat resistance, asbestos has been used in a variety of building construction materials for insulation and as a fire retardant. For buildings constructed prior to 1980, the Code of Federal Regulations (CFR) (Title 29, Section 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act. Lead is a highly toxic material that may cause a range of serious illnesses, and in some cases death. Lead was most commonly used in paint. In 1978, the Consumer Product Safety Commission banned the use of lead as an additive to paint; however, lead-based paints (LBPs) could be present in structures built prior to 1970. Typically, human exposure to lead from older vintage paint could occur during renovation, maintenance, or demolition work.

Demolition of the existing on-site structures requires demolition permits from the Loomis Building Department. The permitting process includes the identification of structures that may contain hazardous materials. Removal and disposal of hazardous materials would be required to conform with the requirements set forth in California Administrative Code, Title 22, Division 4, Chapter 30, and California Health and Safety Code, Division 20, Chapter 6.5.

Multiple Phase I Environmental Site Assessments (ESAs) that were prepared for the Village at Loomis Project EIR assessed the historical uses of the project site and in the project vicinity to identify any potential hazards that could affect future residents or visitors to the project site. Although the Phase I ESAs were prepared in 2009 and 2013, site conditions have remained largely unchanged from the aforementioned dates to the present; thus, the analysis provided in the Phase I ESAs is still relevant to the proposed project. Information provided in the Village at Loomis Project EIR revealed evidence of historical orchard cultivation starting in 1938 or earlier and ending sometime prior to 1952. Due to the site's historic agricultural use, on-site soils have the potential for soil contamination from pesticide compounds.

As part of the Phase I ESAs for the Village at Loomis Project EIR, more than 30 soil samples were tested for lead, arsenic, and organochlorine pesticides. Lead concentrations ranged from 19.8 milligrams per kilogram (mg/kg) to 44.9 mg/kg, which is lower than the California Human Health Screening Levels (CHHSL) of 150 mg/kg. Arsenic concentrations ranged from 2.0 mg/kg to 12.1 mg/kg, exceeding the CHHSL of 0.07 mg/kg for arsenic in residential soil. However, according to the Village at Loomis Project EIR,

naturally occurring arsenic concentration in the region commonly exceeds the CHHSL. A 2013 Phase I ESA (The Village at Loomis Property 54 Acres at Eastern Terminus of Liberty Drive) reviewed the soil analysis results from all prior Phase I and II ESAs prepared for the project site and completed a statistical evaluation of the data. The 2013 Phase I ESA "calculated that the 95 percent upper confidence limit of the mean level of arsenic within the 043-080-015 portion of the site is 4.7 mg/kg," which is typical of background levels found in soil within the region. The determination of the 2013 Phase I ESA is consistent with the conclusion in a 2009 Phase I ESA that determined that the results of the on-site soil sampling and analysis did not indicate that arsenic or lead are present in the soil samples at concentrations that imply significant pesticide impact. As such, the project site's past agricultural use was determined to not be considered a Recognized Environmental Condition (REC).

Conclusion

The proposed project would involve limited use of hazardous materials, primarily limited to the construction phase of the project, during which the contractor would be required to adhere to all relevant guidelines and ordinances regulating the handling, storage, and transportation of hazardous materials. In addition, although the project site has been subject to past agricultural use and contains structures that may contain hazardous building materials, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, and a ***less-than-significant*** impact would occur.

c. The project site is located approximately 0.25-mile south of the Loomis Grammar School. Although the project site is located within 0.25-mile of an existing school, as discussed under questions 'a' and 'b' above, development of the proposed project would not result in any significant hazards related to the use, transport, disposal, or upset of hazardous materials. Additionally, the project contractor would be required to comply with all California Health and Safety Codes and local County and Town ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Therefore, the proposed project would result in a ***less-than-significant*** impact related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school.

d. The California Environmental Protection Agency (Cal EPA) has compiled a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. The components of the Cortese List include the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List,[11] the list of leaking underground storage tank (UST) sites from the State Water Resources Control Board (SWRCB's) GeoTracker database,[12] the list of solid waste disposal sites identified by the SWRCB, and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.[13]

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[11] Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese).* Available at: https://www.envirostor.dtsc.ca.gov/public/. Accessed October 2023.

[12] State Water Resources Control Board. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=6050+Library+Dr%2C+Loomis%2C+CA+95650#. Accessed October 2023.

[13] CalEPA. *Cortese List Data Resources*. Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed October 2023.

The project site is not included on the DTSC Hazardous Waste and Substances Site List, SWRCB's list of solid waste disposal sites, list of leaking UST sites, or list of active CDO and CAO. Therefore, the proposed project would not create a significant hazard to the public or the environment related to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, and a ***less-than-significant*** impact would occur.

e. The nearest public airport to the project site is the Lincoln Regional Airport, which is located approximately ten miles northwest of the project site. As such, the project site is not located within two miles of any public airports, and does not fall within an airport land use plan area. Therefore, ***no impact*** would occur related to the project being located within an airport land use plan or within two miles of a public airport or public use airport, thereby resulting in a safety hazard or excessive noise for people residing or working in the project area.

f. The Town of Loomis, in collaboration with Placer County and the cities of Auburn, Colfax, Lincoln, and Rocklin, prepared the Multi-Hazard Mitigation Plan, adopted in January 2005, to satisfy federal requirements of the Department of Homeland Security and Federal Emergency Management Agency (FEMA). The plan enables the Town, Placer County, and the other participating communities to take ongoing action to reduce or eliminate long-term risks to human life and property from many types of hazards. The plan was approved by the Placer County Board of Supervisors, the California Office of Emergency Services, and FEMA.

Project site access would be provided through new connections to existing roadways in the project vicinity, including Library Drive to the west, King Road and Day Avenue to the north, and the intersection of Laird Street and Webb Street to the northwest. In addition, Day Avenue would provide pedestrian and emergency vehicle access from the north. Development of the proposed project would generate new vehicle trips on the circulation network in the project vicinity, and the project design and layout need to be reviewed by the Town's law enforcement and fire personnel to ensure adequate emergency ingress and egress is provided throughout the site. Thus, the proposed roadway improvements would result in sufficient circulation and emergency access in the project vicinity during an emergency situation and development of the proposed project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

It should be noted that, because the proposed project would require short-term roadway construction at the Laird Street/Webb Street intersection and at the project entrance from King Road, the project would require an encroachment permit from the Town's Public Works Department. The permitting process for the encroachment permit would provide notice to the Town's fire and police protection providers (South Placer Fire Protection District and the Placer County Sheriff) that construction is occurring. If an emergency evacuation is required during construction at the aforementioned intersections, because of the permitting process, adequate emergency routing would be planned and implemented, as necessary. As a result, the project would have a ***less-than-significant*** impact with respect to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

g. Issues related to wildfire hazards are further discussed in Section XX, Wildfire, of this IS. According to the California Department of Forestry (CAL FIRE) Map of Fire Hazard Severity Zones, the project site is not located within or near a state responsibility area or

lands classified as a Very High Fire Hazard Severity Zone (FHSZ).[14] In addition, although the majority of the project site is currently undeveloped, the site is surrounded by existing development on all sides, which would further reduce risks related to wildfire, due to the existing development generally acting as a fuel break because of a lack of natural debris such as brush and green waste within developed sites. Thus, the potential for wildland fires to reach the project site would be low. Based on the above, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, and a ***less-than-significant*** impact would occur.

[14] California Department of Forestry and Fire Protection. *Map of CAL FIRE's Fire Hazard Severity Zones in Local Responsibility Areas – Placer County*. Available at: https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/. Accessed October 2023.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	✖	☐	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	✖	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	✖	☐	☐	
i. Result in substantial erosion or siltation on- or off-site;	✖	☐	☐	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	✖	☐	☐	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	✖	☐	☐	☐
iv. Impede or redirect flood flows?	✖	☐	☐	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	✖	☐	☐	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	✖	☐	☐	☐

Discussion

a. During the early stages of construction activities, topsoil would be exposed due to grading and excavation associated with the proposed parking lot and on-site utility improvements. After grading and prior to overlaying the ground surface with impervious surfaces, the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality. In addition, the proposed project would result in the generation of increased urban runoff from the creation of substantial impervious areas, which could contribute urban runoff constituents to downstream surface waters. The proposed project would be subject to regulation by the Central Valley Regional Water Quality Control Board (CVRWQCB) to prevent degradation of water quality.

Based on the above, the proposed project could result in the violation of water quality standards and degradation of water quality, and a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Hydrology and Water Quality chapter of the Hidden Grove Project EIR.

b,e. Water supplies for the project site would be provided by the PCWA. Although the majority of the PCWA's water supply consists of water diverted from the Yuba, Bear, and North Fork American rivers and their tributaries, a portion of the PCWA's water supply comes from groundwater. The project site is located in the vicinity of the North American subbasin

of the Sacramento Valley Groundwater Basin (SVGB). Implementation of the proposed project could potentially deplete groundwater supply from the SVGB. Thus, the proposed project could result in a ***potentially significant*** impact related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that the project could impede a sustainable groundwater management plan of the basin.

Further analysis of the above impact will be included in the Hydrology and Water Quality chapter of the Hidden Grove Project EIR.

ci-civ. Stormwater runoff from impervious surfaces on the site would be directed toward one of six on-site stormwater quality detention basins located within Lots B, C, N, O, and P. The stormwater quality detention basins would filter and remove contaminants from runoff, then meter flows into natural drainage on-site and ultimately discharge to the existing drainage system along the northern side of I-80. In addition, because the proposed project would create more than 10,000 sf of impervious surfaces, the proposed project would require a National Pollutant Discharge Elimination System (NPDES) permit and a Storm Water Control Plan (SWCP).

Given the substantial drainage modifications that would occur with the proposed project, further study is required to ensure that such modifications would not result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would provide substantial additional sources of polluted runoff. Thus, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Hydrology and Water Quality chapter of the Hidden Grove Project EIR.

d. Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. The project site is not located in proximity to a coastline or a closed body of water, and would not be potentially affected by flooding risks associated with such. However, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) 06061C0954H and 06061C0960H, effective November 2, 2018, a 100-year floodplain occurs through the central portion of the project site.[15] Development in the FEMA 100-year floodplain could impede or redirect flood flows. Therefore, although the proposed project would not pose a risk related to the release of pollutants due to project inundation due to tsunami or seiche, the project could pose a risk related to the release of pollutants due to project inundation due to flooding, and a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Hydrology and Water Quality chapter of the Hidden Grove Project EIR.

[15] Federal Emergency Management Agency. *Flood Insurance Rate Maps 06061C0954H and 06061C0960H.* Available at: https://msc.fema.gov/portal/search?AddressQuery=6050%20Library%20Dr%2C%20Loomis%2C%20CA%20956 50. Accessed October 2023

XI. LAND USE AND PLANNING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	✖	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	✖	☐	☐	☐

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community, or isolate an existing land use. Surrounding existing land uses include single-family and duplex residential uses, vacant land, and Loomis Grammar School to the north; commercial uses and vacant land to the south; the Loomis Library, Veterans Hall, and commercial and single-family uses to the west; and vacant land to the east, across I-80. The majority of the project site is currently undeveloped, and although four residences would be demolished, the loss would be compensated through the development of 353 new residential units. Rather than divide an existing community, the proposed project would function as an extension of the existing residential development north of the project site. Therefore, the proposed project would not isolate an existing land use and would not physically divide an established community. Thus, a ***less-than-significant*** impact would occur.

b. The CEQA Guidelines require an EIR to discuss any inconsistencies between a project and applicable general plans, specific plans, and regional plans (Guidelines Section 15125[d]). The General Plan Guidelines published by the Governor's Office of Planning and Research defines consistency as, "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment." Therefore, the standard for analysis used in this IS is based on general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The determination that the project is consistent or inconsistent with the Town of Loomis General Plan policies or other plans and policies is ultimately the decision of the Town of Loomis decisionmakers. Furthermore, although CEQA analysis may identify some areas of general consistency with Town policies, the Town has the ability to impose additional requirements or conditions of approval on a project, at the time of its approval, to bring a project into more complete conformance with existing policies.

As discussed throughout this IS, the project would be generally consistent with General Plan policies adopted for the purpose of avoiding or mitigating environmental effects. However, the General Plan includes other policies adopted for the purposes of avoiding environmental effects, some of which pertain to the technical issues that will be evaluated in the EIR, such as Biological Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, and Transportation. Compliance with such General Plan policies will be evaluated in the appropriate chapters of the Hidden Grove Project EIR. Therefore, further analysis is necessary to determine whether the project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the technical chapters of the Hidden Grove Project EIR.

XII. MINERAL RESOURCES. *Would the project:*		Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	✖
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	✖

Discussion

a,b. According to the Town's General Plan, commercial mineral extraction operations are not active within the project site, and the project site is not classified as a site with known or potential significant mineral deposits. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the State or result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, ***no impact*** to mineral resources would occur.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✖	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	✖	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✖

Discussion

a,b. The proposed project would include the demolition of all existing on-site structures and the subsequent development of a 353-unit residential community, as well as associated improvements within the project site, including parks, stormwater detention and treatment areas, utility connections, and construction of an internal roadway network on a site that currently is predominantly undeveloped and consists of grasses, trees, and riparian habitat. As such, development of the proposed project could cause impacts related to noise such that the project could result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; and/or the generation of excessive groundborne vibration or groundborne noise levels. Therefore, a ***potentially significant*** impact could occur.

Further analysis of the above potential impact will be included in the Noise chapter of the Hidden Grove Project EIR.

c. The nearest public airport to the project site is the Lincoln Regional Airport, which is located approximately 10 miles southeast of the project site. As such, the project site is not located within two miles of any public airports, and does not fall within an airport land use plan area. Therefore, ***no impact*** would occur related to the project exposing people residing or working in the project area to excessive noise levels.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✖	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖	☐

Discussion

a. Approval of the proposed project would allow for the development of 204 single-family homes and 149 multi-family units for a total of 353 dwellings. According to the U.S. Census Bureau, as of July 1, 2022, the Town of Loomis had a population of 6,856; the average persons per household in the Town is 2.31.[16] As such, the proposed project could result in an increase in population of 815 persons, which would be an increase of 12 percent when compared to the Town's existing population. However, the Town's General Plan envisioned that the Town's population would grow from approximately 6,100 residents in 2000 to 9,700 residents by 2015; based on the census data presented above, the Town's growth has been smaller than anticipated. As such, the increase in population associated with project buildout, in combination with the Town's current population, would not exceed the increase in population anticipated and analyzed in the Town's General Plan EIR. Therefore, the proposed project would not induce substantial unplanned population growth either directly or indirectly, and a ***less-than-significant*** impact would occur.

b. The proposed project would include the demolition of the existing on-site residences, two of which are currently occupied. However, the displacement of two households is not considered to be substantial. Furthermore, the residential development proposed as part of the project would adequately replace the housing being demolished. As such, the proposed project would not displace a substantial number of existing housing or people and would not necessitate the construction of replacement housing elsewhere. Therefore, a ***less-than-significant*** impact would occur.

[16] United States Census Bureau. *QuickFacts: Loomis town, California*. Available at: https://www.census.gov/quickfacts/fact/table/loomistowncalifornia/PST045222. Accessed November 2023.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	✖	☐	☐	☐
b. Police protection?	✖	☐	☐	☐
c. Schools?	✖	☐	☐	☐
d. Parks?	✖	☐	☐	☐
e. Other Public Facilities?	✖	☐	☐	☐

Discussion

a-e. Fire protection services are currently provided to the project area by the South Placer Fire Protection District (SPFPD). The SPFPD serves the communities of Granite Bay, Loomis, and southern areas of Penryn and Newcastle. The nearest station to the project site is Station 18, located at 5840 Horseshoe Bar Road, directly adjacent to the project's westernmost boundary. Additionally, the Placer County Sheriff's Office (PCSO) provides law enforcement services to the project area. The PCSO operates five stations located in Auburn, Loomis, Foresthill, Colfax, and Tahoe City. The nearest PCSO station is located at 6140 Horseshoe Bar Road, just south of the project site.

Public education for project residents would be provided by the Loomis Union School District (LUSD) for kindergarten through eighth grade and by the Placer Union High School District (PUHSD) for ninth through twelfth grade. Loomis Grammar School on Taylor Road is located approximately 0.25-mile north of the project site, and would most likely serve elementary school students living in the proposed residences. In addition, the Town owns and operates two park sites: the Sunrise-Loomis Neighborhood Park, and Blue Anchor Park; Placer County operates the Loomis Basin Regional Park on the northeast border of the Town, approximately 0.25-mile east of the project site. Other local public facilities managed by the town include the Town Hall, Loomis Train Depot at Blue Anchor Park, and the Library and Community Learning Center.

The proposed project would include the construction of new homes and, thus, would introduce new residents to the project area. As such, the project would result in increased demand for public services. Therefore, the proposed project could have a ***potentially significant*** impact related to the need for new or physically altered fire protection, law enforcement, schools, parks, or other public facilities, the construction of which could cause significant environmental impacts.

Further analysis of the above potential impact will be included in the Public Services and Recreation chapter of the Hidden Grove Project EIR.

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✖	☐	☐	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✖	☐	☐	☐

Discussion

a,b. Given that the proposed project would include residential development and would generate population growth within the project area, the project would result in increased demand for park and recreation facilities. Section 14.60 of the Town's Municipal Code indicates that the size of open space and park facilities required as part of residential development is calculated by multiplying the number of proposed dwelling units by a factor (0.0298 for single-family residences and 0.0176 for multi-family residences). As part of the proposed project, the project applicant is requesting a concession, if necessary, of any open space and park land dedication requirements contained in Section 14.60.030 of the Town's Municipal Code and any other Town regulatory requirement that seeks to require a project applicant to dedicate land for open space and/or park purposes. Without approval of the requested concession, the project could result in substantial physical deterioration of any existing neighborhood or regional parks or other recreational facilities and could result in adverse physical effects related to the construction or expansion of new facilities. Therefore, a ***potentially significant*** impact could occur.

Further analysis of the above potential impact will be included in the Public Services and Recreation chapter of the Hidden Grove Project EIR.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	✖	☐	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	✖	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✖	☐	☐	☐
d. Result in inadequate emergency access?	✖	☐	☐	☐

Discussion

a. The proposed project would result in an increase in resident vehicle traffic on the street system surrounding the project area. The proposed project has the potential to generate new bicycle and pedestrian traffic as well. Determination of traffic impacts based solely on vehicle level of service (LOS) is no longer allowable based on CEQA Guidelines Section 15064.3. However, the potential remains for the proposed project to result in conflicts with Town programs, plans, ordinances, and policies related to transportation facilities, including transit, roadway, bicycle, and pedestrian facilities. Therefore, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Transportation chapter of the Hidden Grove Project EIR.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, for projects commencing July 1, 2020, analysis of vehicle miles travelled (VMT) attributable to a project will be considered the most appropriate measure of transportation impacts for CEQA purposes. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Given that the proposed project would generate new vehicle trips and associated vehicle miles traveled, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Transportation chapter of the Hidden Grove Project EIR.

c,d. Vehicular access to the proposed project would be provided through connections to existing roadways in the project vicinity, including Library Drive to the west, King Road and Day Avenue to the north, and the intersection of Laird Street and Webb Street to the northwest. In addition, Day Avenue would provide pedestrian and emergency vehicle access from the north. The project includes a land reservation for Boyington Road, which is included in the Town's General Plan circulation element to provide a two-lane freeway frontage road from King Road to Horseshoe Bar Road. Construction of the connection to Boyington Road is not proposed as part of the proposed project. The project includes residential development within the area identified in the Town's General Plan circulation element for the Webb Street Extension. The internal circulation system would consist of multiple roads to all the residences. The project applicant is requesting a concession, if necessary, of General Plan policies mandating maintenance of specified levels of service on roadways and intersections. Should such a concession be approved, further analysis would be required to confirm that the design of the proposed project would not result in

hazards or inadequate emergency access. As such, the proposed project could cause an increase in traffic-related hazards or affect emergency access in the project area. Without further evaluation, the proposed project could result in a ***potentially significant*** impact related to an increase in hazards from design features or incompatible uses, or inadequate emergency access to the project.

Further analysis of the above impact will be included in the Transportation chapter of the Hidden Grove Project EIR.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	✖	☐	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	✖	☐	☐	☐

Discussion

a,b. The proposed project site would include grading and excavation during construction which could lead to encountering previously unknown tribal cultural resources. To aid in the determination of the presence or absence of tribal cultural resources, the Town is in the process of conducting tribal outreach per AB 52. Thus, until tribal consultation is complete and further study is completed related to the presence or absence of tribal cultural resources, impact of the proposed project cannot be known. Therefore, further study is required and a ***potentially significant*** impact to tribal cultural resources could occur.

Further analysis of the above impact will be included in the Cultural and Tribal Cultural Resources chapter of the Hidden Grove Project EIR.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	✖	☐	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	✖	☐	☐	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✖	☐	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖	☐

Discussion

a-c. As previously discussed under Section X, Hydrology and Water Quality, of this IS, water supplies for the project site would be provided by the PCWA. The proposed project would include the construction of a new network of eight-inch water lines which would extend throughout the project site within the internal roads and would connect to the existing six-inch water lines within Library Drive and Day Avenue, as well as the existing eight-inch water line within King Road. Sanitary sewer service for the proposed project would be provided by the South Placer Municipal Utility District. A new network of six- and eight-inch sanitary sewer lines would be installed on-site within the internal roads and would convey wastewater generated by the proposed project to either the existing six-inch sanitary sewer line within Library Drive or to the existing 10-inch sanitary sewer line within the western portion of the project site. Given the size of the proposed residential development, the total quantity of wastewater generated could be substantial.

Because the proposed project would increase the number of impervious surfaces at the project site, stormwater runoff would also be increased. Stormwater would be directed through a new stormwater drainage system consisting of a network of 18-inch to 36-inch storm drain lines, which would convey stormwater flows to one of six on-site stormwater quality detention basins located within Lots B, C, N, O, and P. The stormwater quality detention basins would filter and remove contaminants from runoff, then meter flows into natural drainage on-site and ultimately discharge to the existing drainage system along the northern side of I-80.

The project would require the relocation or construction of new water infrastructure, as new waterlines would be included in the development. In addition, connection to existing

natural gas or telecommunications infrastructure would be required for the proposed residential development.

According to a Domestic Water Supply Demand Memorandum prepared for the proposed project by Wood Rodgers, Inc., the proposed project would have a domestic water supply demand of 102.7 acre-feet (AF) per year.[17] Further study is necessary to determine if sufficient water supplies exist to serve the proposed project.

Based on the above, the proposed project would require the relocation or construction of new water, wastewater, natural gas, or telecommunications facilities. Therefore, the project could result in a ***potentially significant*** impact related to requiring or resulting in the relocation or construction of new or expanded water, wastewater, stormwater drainage, or electric power facilities, the construction or relocation of which could cause significant environmental effects, or related to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Further analysis of the above impact will be included in the Utilities and Service Systems chapter of the Hidden Grove Project EIR.

d,e. The Auburn Placer Disposal Service would be responsible for maintaining waste management for residents of the proposed project. Solid waste generated by the project would be disposed of at the Western Regional Landfill. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Western Regional Landfill has a remaining capacity of 29,093,819 cubic yards out of a total permitted capacity of 36,350,000 or 80 percent remaining capacity.[18] As such, the Western Regional Landfill would have adequate capacity for the solid waste generated by the proposed project. In addition, during project construction, as required by CBSC Section 4.408, the proposed project would be required to submit a Waste Management Plan to the Town detailing on-site sorting of construction debris. Implementation of the Waste Management Plan would ensure that the proposed project meets established diversion requirements for reused or recycled construction waste. Therefore, a ***less-than-significant*** impact related to solid waste would occur as a result of the proposed project.

[17] Wood Rodgers, Inc. *Hidden Grove – Domestic Water Supply Demand*. October 24, 2023.
[18] California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Western Regional Landfill (31-AA-0210)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2542?siteID=2273. Accessed October 2023.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖	☐

Discussion

a. As discussed in Section IX, Hazards and Hazardous Materials, of this IS, the project site is not located within or near a state responsibility area or lands classified as a Very High FHSZ.[19] Therefore, the proposed project would not be subject to risks related to wildfires, and a ***less-than-significant*** impact would occur.

[19] California Department of Forestry and Fire Protection. *Map of CAL FIRE's Fire Hazard Severity Zones in Local Responsibility Areas – Placer County*. Available at: https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/. Accessed October 2023.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✖	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✖	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✖	☐	☐	☐

Discussion

a. As discussed in Section IV, Biological Resources, of this IS, the proposed project could potentially result in impacts to special-status plant and wildlife species, habitats for sensitive species, and other biological resources. Thus, implementation of the proposed project could have the potential to degrade the quality of the environment by potentially reducing the habitat for special-status plant and animal species. In addition, the project could have a substantial adverse effect on riparian habitat or other sensitive natural communities. Furthermore, as discussed in Section V, Cultural Resources, of this IS, implementation of the proposed project would have the potential to result in impacts related to historic and archeological resources, and could potentially disturb human remains.

Considering the above, the proposed project has the potential to eliminate important examples of the major periods of California history or prehistory, degrade the quality of the environment, substantially reduce or impact the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Therefore, a ***potentially significant*** impact would occur.

Further analysis of the above potential impacts upon biological and cultural resources will be included in the associated chapters of the Hidden Grove Project EIR.

b. The proposed project in conjunction with other development within the Town of Loomis could incrementally contribute to cumulative impacts in the project area, particularly in relation to air quality, GHG emissions, and transportation. A discussion of cumulative impacts associated with the proposed project will also be discussed in the Statutorily Required Section chapter, as well as in relevant technical chapters of the Hidden Grove Project EIR. Thus, a ***potentially significant*** impact could occur with regard to cumulative impacts in the project area.

Further analysis of the above impacts will be included in the Hidden Grove Project EIR.

c. As described in this IS, implementation of the proposed project could result in impacts related to air quality, biological resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, noise, and transportation. As such, in the absence of further study, the project could cause substantial adverse effects on human beings, and a ***potentially significant*** impact could occur.

Further analysis of the above impacts will be included in the Hidden Grove Project EIR.

G. SOURCES

The following documents are referenced information sources used for the purposes of this IS:

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