



STAFF REPORT

TOWN COUNCIL MEETING OF FEBRUARY 11, 2014

To: Town Council

From: Town Manager 
Marianne Nockles-Lockwood MNL

Subject: Adoption of 2013-2021 Housing Element Update & Negative Declaration

Date: January 29, 2014

RECOMMENDATION:

Consider the staff report, the presentation by the Housing Consultant, and public comment. Approve Resolution 14-__ approving the Negative Declaration and amending the General Plan with the 2013-2021 Housing Element Update.

BACKGROUND:

The Housing Element is one of seven mandated elements in a General Plan. This Housing Element Update has been prepared to meet the requirements of State law. The Update must be adopted by the Council by February 28, 2014 to be in compliance.

The updated Housing Element covers a period of 8 years (2013 to 2021) corresponding with the Sacramento Area Council of Government's (SACOG) Regional Housing Needs Allocation (RHNA). The 2013 RHNA requires the Town of Loomis to accommodate at least 154 units between 2013 and 2021 with 66 housing units affordable to low and very-low income households. Unmet needs from the previous Housing Element of 2008-2013 are added to the 2013-2021 requirements. In total, the Town must accommodate 243 housing units: 55 housing units should be affordable to households earning between 80-120% of the Placer County median income; 46 units affordable to households earning 50-80% of the median income; and 83 units affordable to households earning less than 50% of the median income. Income levels are shown on page 28 in Table 17. The Town is also required to review the actual results of the goals, policies, and programs in the previous Housing Element. The Housing Element does not require the Town or others to construct this housing, but merely determines whether the Town can accommodate its regional housing allocation. The Housing Element addresses the creation, adoption, and implementation of General Plan policies, Zoning Code standards, and/or economic incentives to encourage the construction of various types of units. The Housing Element is a policy document. It does not propose specific development projects or approve specific projects. Site specific environmental analyses are required for actual development/construction.

The Housing Element incorporates the goals, policies, and programs of the previous Housing Element Updates. The 2008-2013 Housing Element Update underwent over 2 years of extensive public review and comment which included numerous public workshops and public hearings before both the Planning Commission and the Town Council.

Because of the recession, there has been minimal or no change in the goals, policies, and programs previously identified in the 2008-2013 Housing Element Update. Timeframes have been added or extended in the current update and some clarifying language added.

DISCUSSION: Below are the changes required to meet State law in the 2013-2021 draft Housing Element Update.

New Goals

- Page 89, A. 16 water sources

A.16 The Town will pursue adequate water sources and conservation programs to ensure accommodation of residential demand.

- Page 89 A.17 housing incentives

A.17 The Town shall continue to utilize affordable housing incentives, including density bonus, reduced development standards, approval of mixed-use zoning, or other regulatory incentives.

New Programs

Page 92, Program 10, updated with new RHNA numbers

10. In order to meet State law requirements (Government Code Sections 65583(c)(1) (A) and 65583(c)(1) (B)) to address the RHNA, the Town shall amend the General Plan and the Zoning Ordinance to provide adequate sites for a minimum of 129 very low and low-income units (see Table 21) at a minimum of 20 dwelling units per acre "by right" (without conditional use permit or other discretionary action) at the "Village at Loomis" properties or another suitable site(s). At least half (50%) of these sites shall be zoned for residential uses only. The Town of Loomis recognizes that parcels greater than one acre in size are best suited for facilitation the development of affordable housing. The Town will work with the property owner to subdivide property into appropriately sized sites. The Town will evaluate existing development standards and create new standards, as necessary, to help achieve higher densities on these sites.

Responsible Entity: Planning Director

Timeframe: To be completed by October 31, 2014

Desired Result: Encourage higher density residential development and meet State law requirements for the very low income and low income RHNA

Objective: 129 units

Page 94, Program 16, new definition to be included in Zoning Ordinance

16. The City shall amend the Development Code to include the definition of “Extremely Low-Income” as defined by Section 50093 of the California Health and Safety Code.

Responsible Entity: Planning Director

Timeframe: Within 2 years of Housing Element adoption

Desired Result: Zoning Ordinance amendment

Objective: n/a

Page 95, Program 19, coordination with service providers

19. The Town will coordinate with service providers, Placer County Water Agency and South Placer Municipal Utility District, in order to ensure availability and adequate capacity to accommodate the housing needs during the planning period. Priority shall be granted to proposed developments that include housing affordable to lower-income households. In addition, the Town will provide a copy of the Housing Element and any future amendments to water and sewer providers immediately after adoption.

Responsible Entity: Planning Director

Timeframe: Ongoing

Desired Result: Ensure availability of utilities for housing needs.

Page 99, Program 27, SB2 compliance

27. SB 2 considerably strengthened the requirements on zoning for emergency shelters and transitional housing. Regardless of the need, all jurisdictions must have a zone in place to permit at least one year-round emergency shelter without a CUP or any discretionary permit requirements. The Town shall amend the Zoning Ordinance to permit emergency shelters without a conditional use permit (CUP) or other discretionary permits in the CC and CG zoning districts. Altogether, these zones have 27 vacant parcels, approximately 53.1 acres.

The Zoning Ordinance can include locational and operational criteria for emergency shelters such as:

- Proximity of public transit, supportive services, and commercial services;
- Hours of operation;
- External lighting and noise;
- Provision of security measures for the proper operation and management of a proposed facility;
- Measures to avoid queues of individuals outside proposed facility; and
- Compliance with county and State health and safety requirements for food, medical, and other supportive services provided onsite.

Such criteria should act to facilitate emergency shelters through clear and unambiguous guidelines for the application review process and the basis for approval.

The Town will work with local service providers to ensure that the development standards and permitting process will not impede the approval and development of emergency shelters.

Responsible Entity: Planning Director

Timeframe: Within one year of adoption of the Housing Element

Desired Result: Compliance with State law and increased housing choices for the homeless

New Policy

Page 98, D.4 developmental disabled

D.4 The Town shall encourage housing development that meets the special needs of disabled persons, including developmentally disabled individuals, and ensure that all new multiple family developments comply with the handicapped provisions of the California Building Code and Americans with Disabilities Act (ADA).

PUBLIC PARTICIPATION: A Notice of Intent to Adopt a Negative Declaration for the 2013-2021 Housing Element Update was published in the Loomis News, posted in 5 locations, and mailed to 14 public agencies and utilities in Placer County on December 18, 2013. The Negative Declaration was also posted on the Town's website.

The 2013-2021 Housing Element Public Review Draft Document was posted on the Town's website on January 13, 2014. Email notices of the availability of the document were sent to the Placer Consortium on Homelessness and the Placer Collaborative Network with a request to distribute the notice to members. The Consortium has 16 service providers and the Network has 31 members and 8 partners. Letters were mailed to 34 Placer County agencies and service providers, including 13 churches in Loomis, 2 mobile home parks, and one apartment complex. The Notice was posted in 5 locations and published in the Loomis News.

PLANNING COMMISSION ACTION:

The Planning Commission voted unanimously on January 28, 2014 to recommend to the Town Council to approve the Housing Element Update and adopt the Negative Declaration.

ENVIRONMENTAL REVIEW:

Pursuant to CEQA, a Negative Declaration has been prepared. A No Effect Determination has been issued by the California State Department of Fish and Wildlife.

RESOLUTION NO. _____

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS ADOPTING THE NEGATIVE DECLARATION AND THE TOWN OF LOOMIS HOUSING ELEMENT 2013-2021 AS AN ELEMENT OF THE GENERAL PLAN

WHEREAS, the Town of Loomis is proposing to adopt the Town of Loomis Housing Element 2013-2021 as an element of the General Plan 2001 in accordance with State housing element law (Article 10.6 of the Government Code); and

WHEREAS, a Negative Declaration has been prepared and circulated pursuant to the California Environmental Quality Act (CEQA) to analyze the Projects' environmental effects; and

WHEREAS, on January 28, 2014, the Planning Commission recommended that the Town Council adopt the Negative Declaration and the Town of Loomis Housing Element 2013-2021; and,

WHEREAS, on February 11, 2014, the Town Council conducted a Public Hearing on the Negative Declaration and the Town of Loomis Housing Element 2013-2021, at which time all interested in the matter were given an opportunity to be heard; and

WHEREAS, on February 11, 2014, the Town Council reviewed and considered the Negative Declaration and the Town of Loomis Housing Element 2013-2021, the staff report, the presentation by the Housing Consultant, the comments from the California Department of Housing and Community Development, and the written and oral evidence presented to the Town Council in support of and in opposition to the project; and

WHEREAS, on February 11, 2014, the Town Council reviewed and considered the Planning Commission recommendation relating to the Negative Declaration and the Town of Loomis Housing Element 2013-2021; and,

WHEREAS, the Town Council hereby makes the findings attached herein as Exhibit A in connection with the General Plan Amendment.

NOW THEREFORE, the Town Council of the Town of Loomis, at its meeting of February 11, 2014, does resolve as follows:

1. An initial study has been conducted by the Town to evaluate the potential for adverse environmental impacts of the proposed project. Considering the record as a whole, there is no evidence before the Council that the proposed project will have significant environmental impacts. A Negative Declaration has been prepared by the Town and a No Effect Determination has been issued by the California Department of Fish and Wildlife.
2. The Negative Declaration of Environmental Impact is approved, and staff is directed to file an appropriate Notice of Determination with the County Clerk.

3. The proposed General Plan Amendment is consistent with the goals, policies and land uses in the Town of Loomis General Plan 2001 and complies with State housing element law (Article 10.6 of the Government Code).
4. The General Plan Amendment, "Town of Loomis Housing Element 2013-2021", is hereby adopted by the Town Council per the findings set forth in Exhibit A.

PASSED AND ADOPTED by the Council of the Town of Loomis this 11th day of February, 2014, by the following vote:

AYES:
NOES:
ABSENT:

Mayor

ATTEST:

APPROVED AS TO FORM:

Town Clerk

Town Attorney

EXHIBIT "A"
RESOLUTION NO. _____
TOWN OF LOOMIS HOUSING ELEMENT 2013-2021
FINDINGS

Negative Declaration

1. The initial study did not identify any significant environmental impacts.

General Plan Amendment

2. The General Plan Amendment to revise the Housing Element is compatible with the objectives, policies, and existing land use of the Town of Loomis and is consistent with the General Plan of the Town of Loomis.
3. The General Plan Amendment to revise the Housing Element complies with State housing element law (Article 10.6 of the Government Code).

**TOWN OF LOOMIS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

DATE FILED: December 17, 2013

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Section 15070 of the California Administrative Code and by the Town of Loomis, and Resolution 93-51, the Planning Director of the Town of Loomis, does prepare, and cause to be filed with the Loomis Town Clerk, Loomis, California, this Negative Declaration regarding the Project described as follows:

PROJECT: Town of Loomis Housing Element 2013-2021 Update

PROJECT DESCRIPTION: The 2013-2021 Housing Element update is a statement by the Town of Loomis of its current and future housing needs. The purpose of the Housing Element is to establish goals, policies, and programs that address identified housing needs. The Housing Element has been prepared to meet the requirements of state law (Section 65580-65589.9 of the California Government Code) and community objectives as stated in the General Plan.

The updated Housing Element covers a period of 8 years (2013 to 2021) corresponding with the Sacramento Area Council of Government's (SACOG) Regional Housing Needs Allocation (RHNA). The 2013 RHNA requires the Town of Loomis to accommodate at least 154 units between 2013 and 2021 with 66 housing units affordable to low and very-low income households. Unmet needs from the previous Housing Element of 2006-2013 are added to the 2013-2021 requirements. In total, the Town must accommodate 241 housing units: 55 housing units should be affordable to households earning between 80-120% of the Placer County median income; 46 units affordable to households earning 50-80% of the median income; and 83 units affordable to households earning less than 50% of the median income. The Town is also required to review the actual results of the goals, policies, and programs in the previous Housing Element. The Housing Element does not require the Town or others to construct this housing, but merely determines whether the Town can accommodate its regional housing allocation. The Housing Element addresses the creation, adoption, and implementation of General Plan policies, Zoning Code standards, and/or economic incentives to encourage the construction of various types of units. The Housing Element is a policy document. It does not propose specific development projects or approve specific projects. Site specific environmental analyses are required for actual development/construction.

LOCATION OF PROJECT: Town of Loomis

TENTATIVE HEARING DATE: January 28, 2014, 7:30 PM
Loomis Depot, 5775 Horseshoe Bar Road, Loomis, CA

COMMENT PERIOD: December 18, 2013 to January 17, 2014

On the Basis of an initial study and in accordance with Section 15070 of the California Administrative Code it is found that the proposed Project will not produce, or be subject to significant environmental effects. Further information may be obtained by contacting the Town of Loomis, 3665 Taylor Road, Loomis, CA, (916) 652-1840. Any written comments should be received at 3665 Taylor Road, Loomis, CA 95650 or emailed to mlockwood@loomis.ca.gov by January 17, 2014, by 5:00 p.m.

Marianne Nockles-Lockwood, Planner

**TOWN OF LOOMIS
ENVIRONMENTAL CHECKLIST FORM**

1. **Project Title:** Town of Loomis 2013-2021 Housing Element
2. **Lead Agency Name and Address:** Town of Loomis
3665 Taylor Road
Loomis, CA 95650
3. **Contact Person and Phone Number:** Marianne Nockles-Lockwood, Planner
916-652-1840; mlockwood@loomis.ca.gov
4. **Project Location:** Entire Town
5. **Project Sponsor's Name/ Address:** Town of Loomis
3665 Taylor Road
Loomis, CA
6. **General Plan Designation:** All designations
7. **Zoning:** All zones
8. **Description of the Project:** The 2013-2021 Housing Element update is a statement by the Town of Loomis of its current and future housing needs. The purpose of the Housing Element is to establish goals, policies, and programs that address identified housing needs. The Housing Element has been prepared to meet the requirements of state law (Section 65580-65589.9 of the California Government Code) and community objectives as stated in the General Plan Amendment.

The updated Housing Element covers a period of 8 years (2013 to 2021) corresponding with the Sacramento Area Council of Government's (SACOG) Regional Housing Needs Allocation (RHNA). The 2013 RHNA requires the Town of Loomis to accommodate at least 154 units between 20 and 2021 with 66 housing units affordable to low and very-low income households. Unmet needs from the previous Housing Element of 2006-2013 are added to the 2013-2021 requirements. In total, the Town must accommodate 241 housing units: 55 housing units should be affordable to households earning between 80-120% of the Placer County median income; 46 units affordable to households earning 50-80% of the median income; and 83 units affordable to households earning less than 50% of the median income. The Town is also required to review the actual results of the goals, policies, and programs in the previous Housing Element. The Housing Element does not require the Town or others to construct this housing, but merely determines whether the Town can accommodate its regional housing allocation. The Housing Element addresses the creation, adoption, and implementation of General Plan policies, Zoning Code standards, and/or economic incentives to encourage the construction of various types of units. The Housing Element is a policy document. It does not propose specific development projects or approve specific projects. Site specific environmental analyses are required for actual development/construction.

The additional policies and implementation measures of the Housing Element are either statutorily or categorically exempt from CEQA because they relate to housing rehabilitation,

financial assistance, planning studies, or other exempt activities. The relevant exemptions are as follows:

- a. Financial assistance for the development and construction of residential housing for persons and families of low- or moderate-income, as defined in Section 50093 of the Health and Safety Code (Public Resources Code 21080.10 (b).)
- b. Development projects consisting of the construction, conversions, or use of residential housing consisting of not more than 100 units in an urbanized area, provided it is affordable to low- or moderate-income households and that it meets other specific criteria (Public Resources Code Section 21080.14)
- c. The adoption of an ordinance regarding second units in a single-family or multi-family residential zone by a city or county to implement the provisions of Section 65852.1 and 65852.2 of the Government Code (Public Resources Code Section 21087.17)

Adopting the updated Housing Element will not by itself result in any environmental impact, since the project is a policy document on housing issues. Further, adopting the element will not result in any change in the physical conditions that exist in the Town. Moreover, the Housing Element itself does not expand the residential growth potential of the Town.

Environmental impacts resulting from the anticipated development of new residential units (full residential buildout of the General Plan) were previously documented and addressed in the Environmental Impact Report (EIR) for the 2001 General Plan Update. Moreover, the updated Housing Element does not introduce new impacts that have not been previously addressed in the FEIRs for the Loomis General Plan. Adopting the updated Housing Element will not change or conflict with any of the existing policies of the General Plan that perform as mitigation measures.

The level of significance of environmental impacts resulting from future projects will be separately assessed in accordance with CEQA.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings) N/A as project involves entire town.
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). Housing and Community Development certification.

ENVIRONMENTAL CHECKLIST:

Pursuant to Section 15063, CEQA Guidelines, the Town of Loomis has utilized an Environmental Checklist to evaluate the potential environmental effects of the project. The checklist provides a determination of these potential impacts and includes the substantiation developed in support of the conclusions checked on the form.

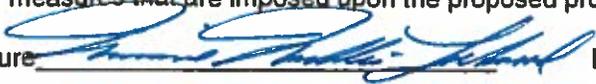
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: On the basis of this initial evaluation:

- 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 project proponent. 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" impact 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, all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature  Date 12/18/13

Printed Name Marianne Nockles-Lockwood for Town of Loomis

EVALUATION OF ENVIRONMENTAL FACTORS:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>I. AESTHETICS</u> – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-d) Adopting the updated Housing Element will not by itself have a substantial adverse effect on a scenic vista, damage a scenic resource, substantially degrade the existing visual character or quality of any site, or create a new source of substantial light or glare. The town is not part of a designated scenic view shed, and is not visible from a designated scenic highway. (California Department of Transportation, California Scenic Highway Mapping System, Placer County, last updated 9/7/11, http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, Accessed 10/29/13) The 2001 General Plan EIR addressed the visual resources and aesthetic impacts of residential development within the Town. Mitigation measures integrated into the various elements of the General Plan in the form of goals, policies, and implementation measures will reduce all significant impacts to a level of less than significant. Land use designations and zoning districts are not being changed by the adoption of the updated Housing Element. Residential projects requiring substantial changes in General Plan land use designations or zoning will require a separate review for potential aesthetic impacts. New dwelling units would not produce substantial light or glare and would be subject to the Town standards, design regulations, and Uniform Building Code Standards; therefore, there are no anticipated impacts to the Town’s scenic resources and visual character, or creation of a substantial source of light and glare, as a result of this project.

Mitigation: No additional mitigation required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>II. AGRICULTURE AND FORESTRY RESOURCES</u> – Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a-e) The General Plan EIR addressed the agricultural impacts of residential development within the Town. No dwelling units will be constructed on lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as a result of this project- nor will there be a conflict with existing zoning allowing agricultural use, a Williamson Act contract, forest or timberland, or result in a loss of forest land. (California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program , Placer County Important Farmland 2010 Map, Map published May 2013. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/pla10.pdf>, Accessed 10/28/13.) Adopting the updated Housing Element will not by itself involve changes in the existing environment, which, due to their location or nature, could result in the conversion of farmland, to non-agricultural use beyond what was anticipated in the 2001 General Plan. Therefore, there are no anticipated impacts to the Town’s agricultural resources as a result of this project.

Mitigation: No additional mitigation required

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a -e) Potential impacts to air quality resulting from population increases in the Town were analyzed in the General Plan EIR. Regional air quality plans prepared by air pollution agencies allocated a higher population to Loomis than currently exists or is projected in the updated general plan. Findings of overriding consideration were adopted for the unavoidable significant air quality impacts throughout the region since incremental and cumulative adverse air quality impacts cannot be completely mitigated. Such impacts were anticipated by the General Plan and update and Loomis Town Center Master Plan, and were addressed as part of the environmental impact analysis and DEIR prepared for these projects. Again, findings of overriding consideration were adopted for the unavoidable significant air quality impacts. Adopting an

updated Housing Element will not by itself conflict with or obstruct the implementation of the Placer County Air Quality Management Plan. Adopting the updated Housing Element will not by itself result in a cumulatively considerable net increase of any criteria pollutant or objectionable odors affecting a substantial number of people. Furthermore, depending on the nature of each individual future residential project, increased densities within the core of the town may contribute to improved air quality, and cumulative air quality impacts may be addressed in supplemental environmental documentation. Adopting the updated Housing Element will not by itself expose sensitive receptors to substantial pollutant concentrations. No new or increased impact will result above what is already anticipated in the General Plan as a result of the Housing Element. The Housing Element policies will not cause air quality environmental impacts, violate any air quality standards or contribute substantially to an existing or projected air quality violation other than those identified and mitigated by the 2001 General Plan EIR. Future development projects will be subject to environmental review as required by State law and Town policy.

Mitigation: No additional mitigation required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL – Would the project:				
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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - f) The General Plan EIR addresses the mitigation measures necessary to preserve and protect biological resources, any species identified as a candidate, sensitive or special status species, migratory fish or wildlife species within the Town. Impacts on riparian habitat or other sensitive natural communities either directly or through habitat modifications resulting from the anticipated growth and development of the Town were addressed. None of the residential development policies proposed as part of this project would directly affect federally protected wetlands or interfere or impede biological resources. Impacts of residential development in or near sensitive biological resources that have not been mitigated at the planning stage

will require additional environmental documents at the project development stage. Any new residential development is required to comply with the Town's tree protection and preservation requirements. The Town does not have an adopted HCP, NCCP or other approved local conservation plan nor is there such a State plan for the area.

Mitigation: No additional mitigation required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - d) Potential impacts to archaeological and cultural resources were analyzed in the General Plan EIR. The Town may require cultural resource surveys of proposed development project sites to identify the locations of potential historic, archaeological, and/or paleontological significance and to comply with existing mitigation measures at the time of development approvals. The proposed Housing Element does not involve revisions to the development standards that would impact cultural, historic, or paleontological resources. The Housing Element does not affect the town's requirements regarding such resources. Adopting the updated Housing Element will not by itself cause a substantial adverse change in the significance of such resources. Furthermore, future development within the Town will be subject to environmental review and development standards as required by State law and Town regulations. Impact on human remains resulting from the anticipated growth and development of the Town or from the removal, modification or demolition of existing residential units were addressed in the EIR for the General Plan Update. Mitigation measures integrated into the various elements of the General Plan in the form of goals, policies, and implementation measures will reduce all significant impacts to a level of less than significant. Adopting the updated Housing Element will not result in new or increased impacts on cultural and historic resources.

Mitigation: No additional mitigation required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to 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 or based on other substantial evidence of a known fault? Refer to California	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Geological Survey Special Publication 42.

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-e) The General Plan EIR discusses the potential impacts resulting from seismic activity and geologic impacts and concludes that the geologic setting of the town does not pose a significant risk of seismic or geologic hazard. Loomis is located on a granitic pluton and is in an area that is not subject to severe seismic events. (State of California Department of Conservation, 2010 Geologic Map of California, California Geological Survey, Geologic Data Map No. 2, <http://www.quake.ca.gov/gmaps/GMC/stategeologicmap.html>, Accessed 10/28/13) The town is not within an Alquist Priolo Earthquake Fault zone, and there are no known faults on or adjacent to the town. (State of California Department of Conservation, Alquist Priolo Earthquake Fault Zones, 9/21/12, http://www.consrv.ca.gov/cgs/rghm/ap/Pages/official_release.aspx, Accessed 10/28/13) The California Geologic Survey identifies inactive faults to the east and west of the Loomis Basin. (State of California Department of Conservation, 2010 Fault Activity Map of California, California Geological Survey, Geologic Data Map No. 6, <http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html>, Accessed 10/28/13) Accordingly, the town is situated in an area that is considered to have relatively low seismic activity; Uniform Building Code (1997) Seismic Zone 3. According to the California Division of Mines and Geology bulletin, South Placer County is classified as a low severity earthquake zone. The Housing Element does not affect the town's Building Code requirements regarding seismic or geologic hazards. All future development within the Town will be subject to site-specific geotechnical studies as determined appropriate by the Town and will comply with applicable building code regulations. Furthermore, the project sets forth programs and policies to facilitate housing rehabilitation and therefore has the potential to improve the seismic safety of older housing units in the Town. Impacts to soils resulting from the anticipated growth and development of the Town were addressed in the EIR for the Loomis General Plan.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u> – Would the project:				
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion:

(a-b) The Housing Element is a policy document. It does not propose specific development projects or approve specific projects. Site specific environmental analyses are required for actual development/construction. The town is located within the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). PCAPCD has determined significance thresholds for GHG emissions for two land use categories: single family residential and retail. It has also determined the size of land use projects that would reach this threshold. (Placer County Air Pollution Control District (PCAPCD), CEQA Handbook, October 11, 2012.) Actual development/construction will be subject to PCAPCD analyses. There is no conflict with any adopted plan, policy, or regulation. Therefore, there would be no impact.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>VIII. HAZARDS AND HAZARDOUS MATERIALS</u> – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-h) The Town's General Plan Public Health and Safety Element discusses potential impacts resulting from hazards and hazardous materials that may endanger residents or the environment. Implementation of the Housing Element will not generate hazardous materials, will not cause the manufacture, storage, transport, or use in the Town, and will not expose residences to hazardous materials. There are no sites within the town identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (CA Dept. of Toxic Substances Control Environstor, Hazardous Waste and Substances Site List, page 7 of 11, http://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=7&CMD=search&ocieerp=False&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&display_results=&pub=&hwmp=False&permitted=&pc_permitted=&ORDERBY=county&next=Next+50, Accessed 10/29/13) . The town is not located within two miles of a public airport The Housing Element does not propose to locate residences in high-risk areas or interfere with emergency response or evacuation plans.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>IX. HYDROLOGY AND WATER QUALITY</u> – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in on- or off-site flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Map or other flood hazard delineation map?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Result in inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a - j) Implementation of the Housing Element will not increase impacts on water resources or the need for mitigation measures beyond those included in the Loomis General Plan EIR. The General Plan includes a number of policies to mitigate the effects to water quality including drainage plans in accordance with County-wide adopted standards, the protection of groundwater resources, and the prevention of problems associated with flooding. The Housing Element will not cause drainage and water quality impacts other than those identified and mitigated by the General Plan EIR.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a- c) The additional units needed to meet the Town’s SACOG allocation can be accommodated under the current General Plan. The ordinances proposed (that could require General Plan changes) for review by the Town will require separate environmental review. Given the ability to accommodate the SACOG allocation under the current plan, impacts to land use and planning are therefore less than significant and have already been addressed by the General Plan EIR.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion:

(a-b) There are no current known sources of valuable minerals located within the town according to the General Plan EIR. There are no sites designated for mineral resource recovery in the Town of Loomis General Plan or any other land use plans. (California Department of Conservation, SMARA Mineral Land Classification Map Placer County, Accessed 10/28/13, <http://www.quake.ca.gov/gmaps/WH/smaramaps.htm>). As a result, no significant impacts to mineral resources are anticipated from this project.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons of or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above level existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 expose people residing or working in the project to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - f) The Housing Element adoption will not cause environmental impacts other than those identified and mitigated by the General Plan EIR. Noise impacts were analyzed in the General Plan EIR and the adoption and implementation of this project will not create additional impacts that were not already mitigated by standard project review requirements. Residential developments in areas that exceed 65dBA will require project-specific noise analysis as part of the environmental review process, and if necessary, mitigation measures to reduce noise impacts to acceptable levels. There are no areas of the town within an airport land use plan.

Mitigation: None required.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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	Significant Impact	Mitigation Incorporated	Significant Impact	No Impact
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-c) The additional units needed to meet the Town’s SACOG allocation can be accommodated under the current General Plan and therefore will not create additional impacts that have not already been mitigated. This project recommends various housing programs to assist in providing housing for low- and moderate-income households; and as a result, this project will not displace any existing resident, as it facilitates the accommodation of adequate housing for Town residents.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Potential impacts to public services, including fire and police protection, medical aid, schools, parks, solid waste collection and disposal; maintenance of public facilities and other services were analyzed in the General Plan EIR and Public Facilities Element. Mitigation measures from these documents, in conjunction with the assessment of infrastructure fees on residential developments will mitigate the impacts associated with the new residential units to a less than significant level. This project will not affect the ability of the Town’s public services to meet the demands of Loomis residents. The Housing Element will not cause environmental impacts other than those identified and mitigated in the General Plan EIR.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XV. RECREATION --</u>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a -b) The updated Housing Element will not cause environmental impacts other than those identified and mitigated in the General Plan EIR.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>XVI. TRANSPORTATION/TRAFFIC --</u> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-f) The development of additional housing units will require development procedures and a review process that imposes conditions for adequate traffic, pedestrian, and bicycle circulation and adequate parking facilities in compliance with the General Plan Circulation Element and General Plan mitigation

measures to reduce impacts to circulation and transit. Project-specific impacts that could result from residential development under the Housing Element will be evaluated on case-by-case basis through an appropriate level of environmental review under CEQA. The Housing Element will not cause environmental impacts other than those identified and mitigated in the General Plan EIR.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS –Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-g) Impacts associated with utilities and service systems were analyzed in the General Plan EIR and no new impacts are anticipated as a result of this project. The Housing Element will not cause environmental impacts other than those identified and mitigated in the General Plan EIR.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --				
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, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 that will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

(a-c) As evaluated in this IS/ND, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory. No cumulatively considerable impacts are identified by this IS/ND. The project does not have impacts that could cause adverse effects on human beings, either directly or indirectly.

Sources for Initial Study/Negative Declaration

1. Town of Loomis General Plan Update, Crawford, Multari & Clark Associates, May 2001.
2. Town of Loomis General Plan Update Technical Background Report, Crawford, Multari & Clark Associates, et.al., August 1998.
3. Town of Loomis General Plan Update Draft EIR & Final EIR, Rincon Consultants, April 2001 & May 2001.
4. Town Center Master Plan, Calthorpe Associates, 1991.
5. Town Center Master Plan Final EIR, CSW Planning Associates, 1992.
6. Town of Loomis General Plan, SACOG & Westkoert Company, 1987.
7. Town of Loomis General Plan, FEIR, 1987.
8. FEMA Flood Maps for the entire town, June 8, 1998.
9. USGS, Rocklin, CA 15' Quadrangle Topographic Map, Photo revised 1981.
10. Town of Loomis Aerial Map, flown May 31, 1998.
11. CA Department of Conservation Agricultural Land Evaluation and Site Assessment Model (1997) and Farmland Mapping and Monitoring Program, June 2001.
12. Town of Loomis Zoning Ordinance adopted March 11, 2003. . (California Department of Transportation, California Scenic Highway Mapping System, Placer County, last updated 9/7/11, http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, Accessed 10/29/13)
13. . (California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program , Placer County Important Farmland 2010 Map, Map published May 2013. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/pla10.pdf>, Accessed 10/28/13.)
14. (State of California Department of Conservation, 2010 Geologic Map of California, California Geological Survey, Geologic Data Map No. 2, <http://www.quake.ca.gov/gmaps/GMC/stategeologicmap.html>, Accessed 10/28/13)
15. (State of California Department of Conservation, Alquist Priolo Earthquake Fault Zones, 9/21/12, http://www.consrv.ca.gov/cgs/rghm/ap/Pages/official_release.aspx, Accessed 10/28/13)
16. (State of California Department of Conservation, 2010 Fault Activity Map of California, California Geological Survey, Geologic Data Map No. 6, <http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html>, Accessed 10/28/13) (Placer County Air Pollution Control District (PCAPCD), CEQA Handbook, October 11, 2012.)
17. (CA Dept. of Toxic Substances Control Environstor, Hazardous Waste and Substances Site List, page 7 of 11, http://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=7&CMD=search&ocieerp=False&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&display_results=&pub=&hwmp=False&permitted=&pc_permitted=&ORDERBY=county&next=Next+50, Accessed 10/29/13)
18. (California Department of Conservation, SMARA Mineral Land Classification Map Placer County, Accessed 10/28/13, <http://www.quake.ca.gov/gmaps/WH/smaramaps.htm>).



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EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Marianne Nockles-Lockwood
 Town of Loomis
 3665 Taylor Road
 Loomis CA, 95650

CEQA Lead Agency: Town of Loomis

Project Name: Town of Loomis Housing Element 2013-2021 Update

CEQA Document Type: Negative Declaration

State Clearing House Number and/or local agency ID number: N/A

Project Location: Town-wide

Brief Project Description: The 2013-2021 housing Element update covers an 8-year time period which corresponds with SACOG's Regional Housing Needs Allocation. The Housing Element establishes goals, policies, and programs that address identified housing needs. The document determines whether or not the Town can accommodate its regional housing share.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and Game Code § 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

DFG Approved By: 
 Jennifer Nguyen
 Title: Senior Environmental Scientist (Supervisor)

Date: 1/17/14