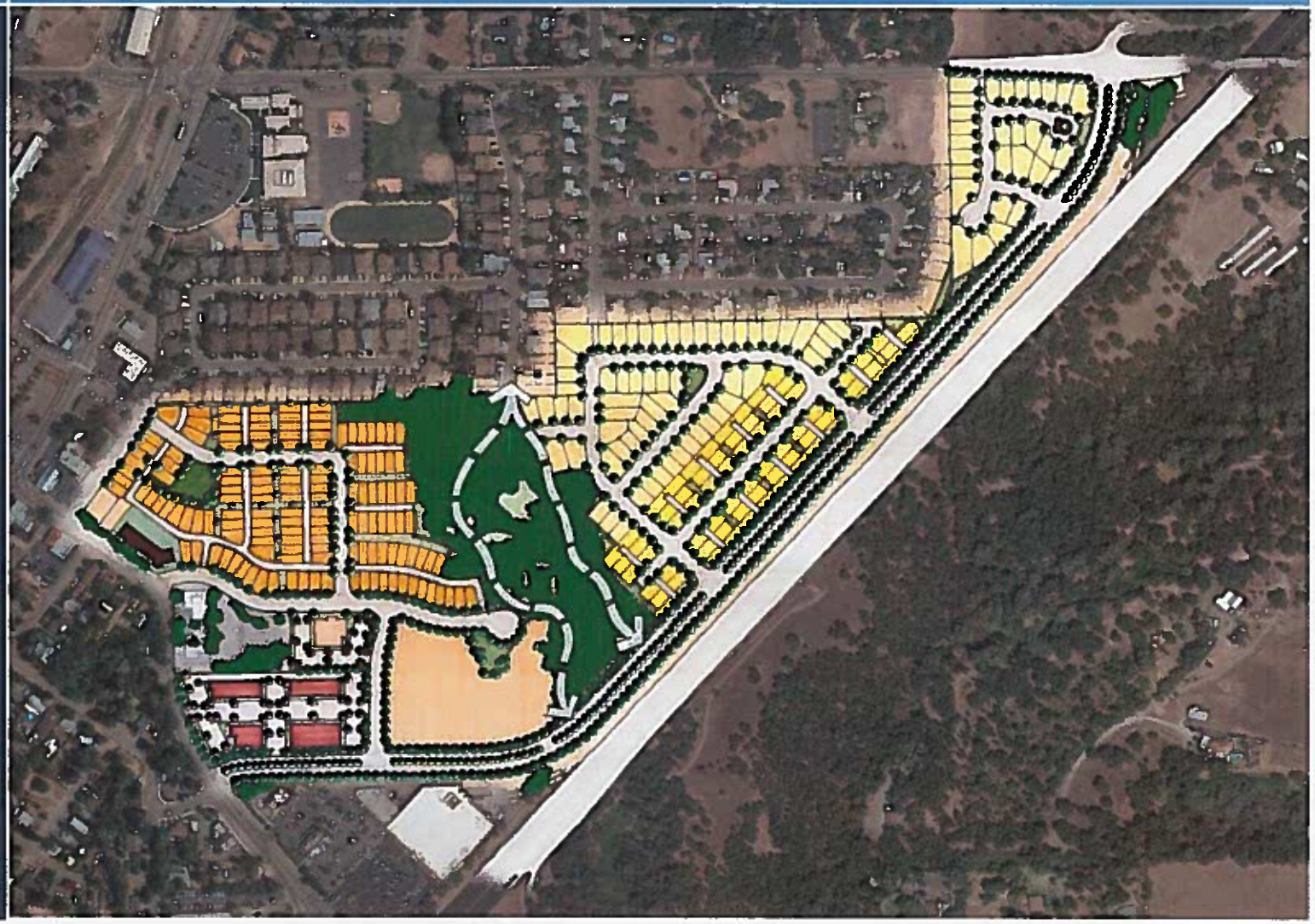
Public Meeting on the Draft Environmental Impact Report for

The Village at Loomis

May 24, 2016



Presentation Summary

- Overview of the Project
- Requested Approvals
- Significant and Unavoidable Impacts
- Proposed Alternatives
- Process and Next Steps
- Comments

Overview of the Project

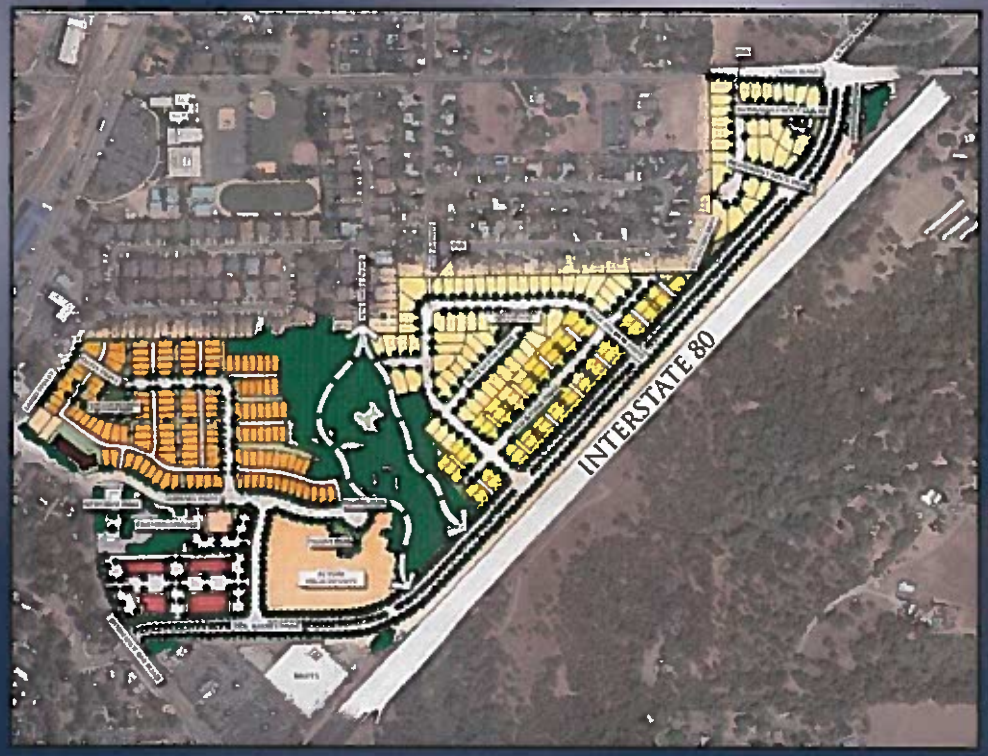
- Total Acreage = 66 acres

Overview of the Project

- Total Residential Units = 426 units

Overview of the Project

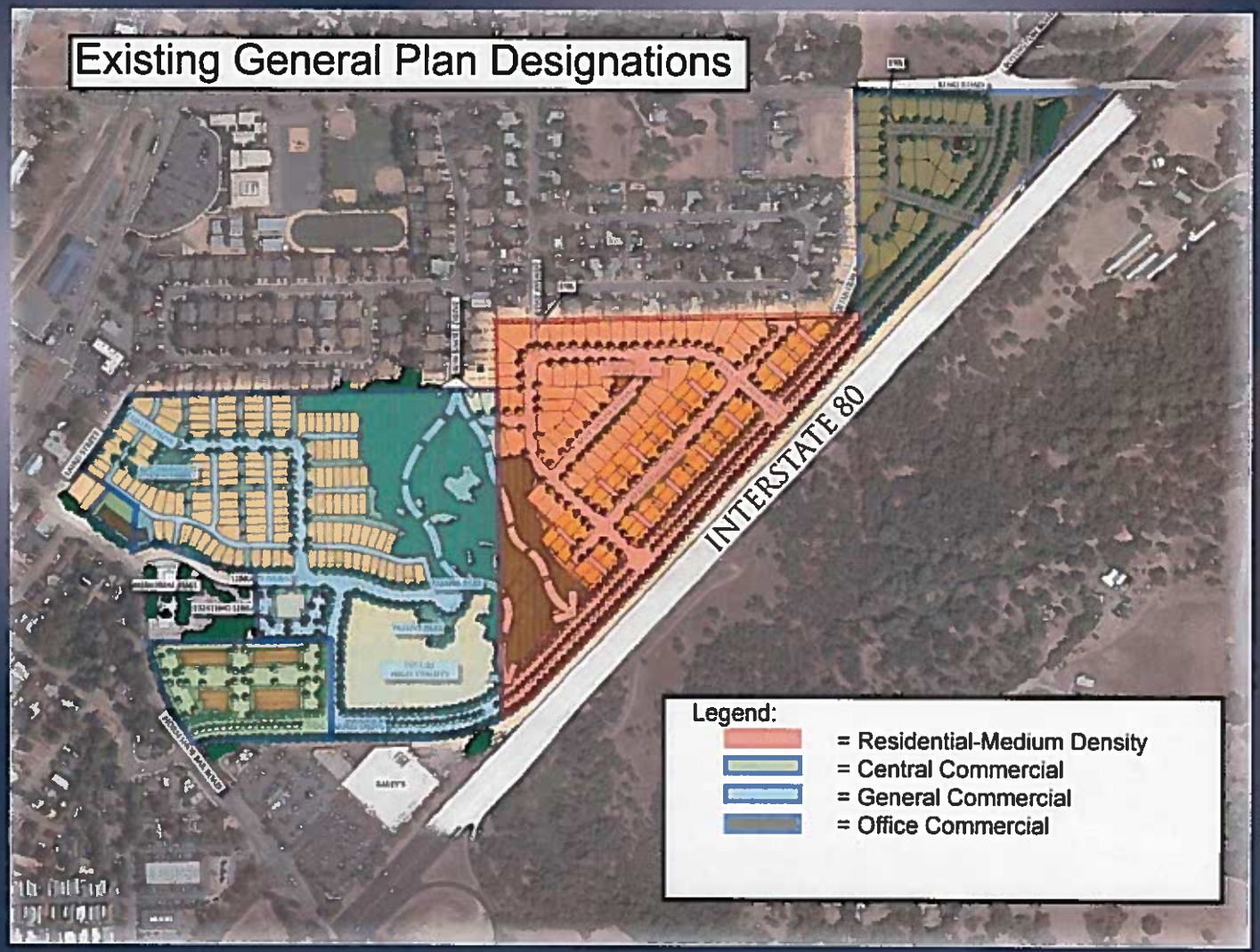
- 56,000 square feet of commercial
- 25,000 square feet of office space



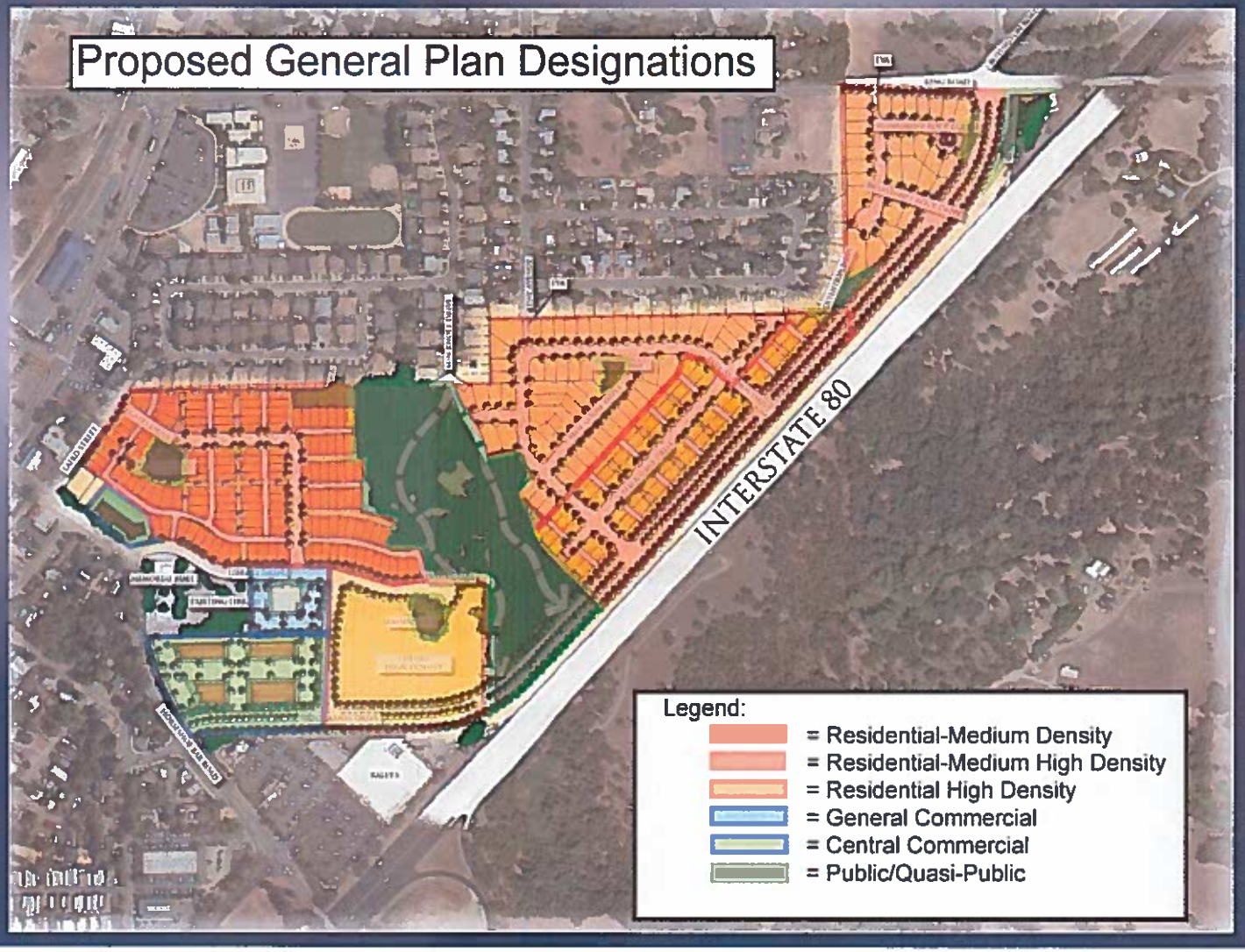
Requested Approvals

- Certification of the EIR
- General Plan Amendment
- Zoning Code Amendment
- Parcel Merger
- Lot Line Adjustment
- Tentative Subdivision Map
- Design Standards
- Development Agreement
- Grading Permit(s)*
- Building Permit(s)*
- Tree Removal Permit(s)*

Requested Approvals



Requested Approvals



Requested Approvals

- Section 404 Individual Permit, U.S. Army Corps of Engineers
- Section 401 Water Quality Certification, RWQCB
- Section 402 National Pollutant Discharge Elimination System Permit Compliance, RWQCB
- Section 1602 Streambed Alteration Agreement, CDFW
- Section 7 Consultation, USFWS
- Sewer Will-Serve Letter, SPMUD
- Easement/pipeline relocation approval, PCWA
- Water hook-ups, PCWA
- Building permit sign-off, Loomis Fire Protection District

Significant and Unavoidable Impacts

- Seven Significant and Unavoidable Impacts
  - Impact 4.3-6: Cumulative loss of habitat for wildlife species
  - Impact 4.4-1: Adverse change in historical resources
  - Impact 4.5-2: Degradation of existing visual character
  - Impact 4.6-8: Contribute to a cumulative increase in traffic (Horseshoe Bar Road/Taylor Road intersection and I-80 between Sierra College Boulevard and Horseshoe Bar Road)
  - Impact 4.8-1: Construction-related air pollutant emissions exceedance of PCAPCD emission thresholds
  - Impact 4.9-1: Generation of greenhouse gas emissions
  - Impact 4.9-2: Conflict with applicable greenhouse gas emission policies

Proposed Alternatives

- Alternative 1a: No Project/No Build Alternative
- Alternative 1b: No Project/Existing Designations Alternative
- Alternative 2: Transportation Alternative
- Alternative 3a: Reduced Density
- Alternative 3b: Reduced Density/Transportation
- Alternative 4a: Reduced Footprint
- Alternative 4b: Reduced Footprint/Transportation

Proposed Alternatives

- Alternative 1a: No Project/No Build Alternative
  - Assumes no development would occur and the site would remain unchanged from its current condition

Proposed Alternatives

- Alternative 1b: No Project/Existing Designations Alternative
  - Assumes development consistent with the existing General Plan and Zoning designations
    - 23.6 acres of residential – medium density
    - 29.7 acres of general commercial
    - 5.3 acres of central commercial
    - 7.8 acres of office professional

Proposed Alternatives

- Alternative 2: Transportation Alternative
  - Realigning Webb Street through project site
  - Construction of roundabouts (consistent with Town's draft General Plan Circulation Element Update)

Proposed Alternatives

- Alternative 3a: Reduced Density
- Assumes development of 371 residences
  - 246 single-family units
  - 125 multi-family units
  - 50,000 square feet of commercial space
  - 22,500 square feet of office uses
  - 10 percent reduction in development

Proposed Alternatives

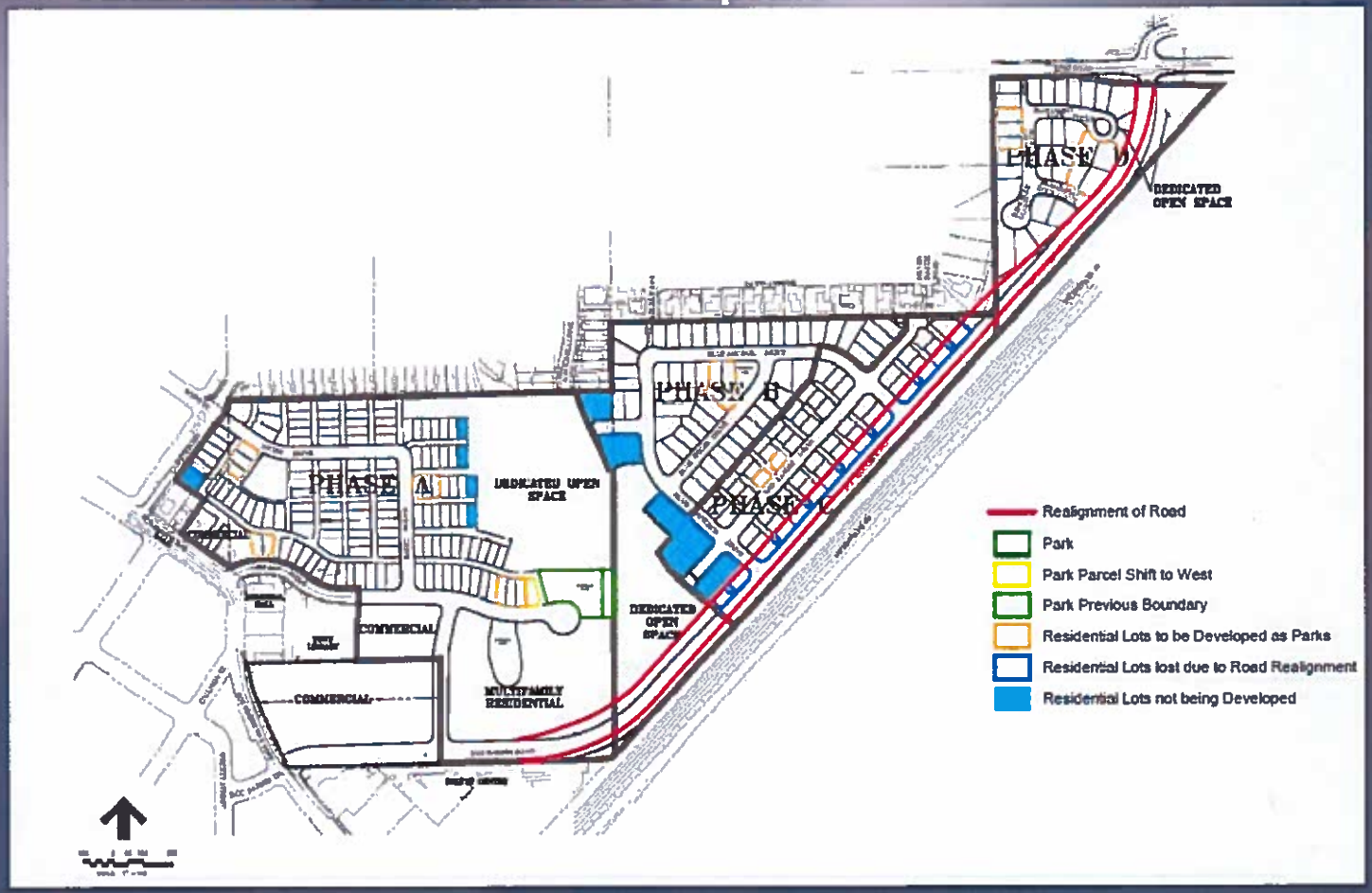
- Alternative 3b: Reduced Density/Transportation
  - Considers the density reduction described in Alternative 3a with the transportation network described in Alternative 2

Proposed Alternatives

- Alternative 4a: Reduced Footprint
  - Smaller area of development
  - Assumes development of 366 residential units (including 125 multi-family units)
  - 45,000 square feet of commercial space
  - 10,000 square feet of office uses
  - 5.2 acres of active parkland
  - 10.13 acres of open space

Proposed Alternatives

- Alternative 4a: Reduced Footprint



Proposed Alternatives

- Alternative 4b: Reduced Footprint/Transportation
  - Considers the footprint reduction described in Alternative 4a with the transportation network described in Alternative 2

Process and Next Steps

- Draft EIR 45-day public and agency comment period (May 2, 2016-June 16, 2016)
- Workshop before Planning Commission (Tonight)
- Workshop before Town Council (May 31, 2016)
- Close of Draft EIR comment period (June 16, 2016)
- Responses to comments and publication of Final EIR
- Planning Commission Hearing
- Town Council to consider certification of EIR and approval of project

Comments

- **Focus on the Draft EIR**
  - Impacts/mitigation measures