

## **CHAPTER 3 PROJECT DESCRIPTION**

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This chapter defines existing conditions at the project site and the surrounding areas, summarizes land use and zoning designations for the project site, identifies project objectives, provides a detailed description of The Village at Loomis (proposed project), and identifies entitlements and approvals that would be required to implement the proposed project. Figures are provided to facilitate a thorough understanding of the project's regional location, site characteristics, and project components. The description of the project included in this chapter sets forth the project characteristics upon which the evaluation of potential impacts in this draft environmental impact report (EIR) is based.

The proposed project would involve construction of a village-themed retail center, commercial and professional uses, detached single-family residential units, and multiple-family residential units on an approximately 66-acre project site in the Town of Loomis (Town). The project would also include parks and open space. Eight existing structures on site (six residences, one commercial building, and one barn) would be demolished as part of the proposed project.

### **3.1 STUDY AREA CHARACTERISTICS**

#### **Project Location**

As shown in Figure 3-1, Regional Map, the project site is in the Town of Loomis, which is located between the City of Rocklin and the community of Penryn. The project site is located northwest of the Interstate (I) 80/Horseshoe Bar Road interchange, and is bounded by Laird Street and the Silver Ranch neighborhood on the north, the Sun Knoll and Day Avenue neighborhoods on the north and west, I-80 on the south and east, and Horseshoe Bar Road on the west (see Figure 3-2, Vicinity Map).

As shown in Figure 3-3, Aerial Map, the project site can be accessed from the terminus of Webb Street and Library Drive on the west; Sun Knoll Drive, Day Avenue, and King Road on the north; and from the rear of the Raley's shopping center parking lot on the south. The project proposes to extend Library Drive into the project site and to construct Doc Barnes Drive generally parallel to I-80 along the southern property boundary, connecting Horseshoe Bar Road with King Road.

#### **Project Site Description**

The project site contains approximately 66 acres and includes the following 13 parcels, as shown in Figure 3-4, APN Parcel Map:

- Assessor's Parcel Numbers (APNs) 043-080-007-510 (0.24 acre) and 043-080-008 (7.6 acres) (Quong Property) total approximately 7.84 acres located at the southwest corner of the King Road/I-80 overcrossing.

- APN 043-080-015 (Kimm Property) is approximately 23.5 acres generally located south of the Day Avenue neighborhood.
- APN 043-080-044 (Gates Property) is approximately 28.9 acres located at the eastern terminus of Library Drive and south of the Sun Knoll neighborhood.
- APN 043-100-025 (2.9 acres; Le parcel) and APN 043-100-027 (1.9 acres; Johnson parcel) encompass roughly 4.8 acres located adjacent to Horseshoe Bar Road in the southwest corner of the project site.
- APNs 044-094-001, 044-094-004, 044-094-005, 044-094-006, and 044-094-010 total approximately 1.36 acres and support homes and businesses fronting Horseshoe Bar Road and Laird Street.
- APNs 043-092-037 and 043-092-036 total approximately 0.17 acre. These parcels are vacant and subject to irrevocable offers of dedication to the Town. These parcels would support a portion of Doc Barnes Drive.

Figure 3-4 identifies the size and location of the project parcels. As indicated, three large parcels (043-080-008, 043-080-015, and 043-080-044) form the majority of the project site. Six existing dwellings and one business are located on the western portion of the project site, all of which are proposed to be demolished. These consist of a small retail business at the corner of Horseshoe Bar Road and Library Drive, three single-family residences located on Horseshoe Bar Road, two single-family residences located on Laird Street, and one single-family residence on the north side of Library Drive. A barn associated with the residence on Library Drive is also proposed to be demolished. The library is located adjacent to the project site on the south side of Library Drive.

Figure 3-4 also shows that the project site excludes two parcels (which support two homes) at the corner of Horseshoe Bar Road and Laird Street.

The elevation within the project site ranges from approximately 370 to 410 feet above mean sea level. Across the site, topography ranges from relatively flat to gently rolling. The site is generally bisected into east and west areas by an unnamed drainage and associated riparian corridor that extends from north to south across the site. The unnamed drainage is a perennial stream that flows onto the project site from an existing culvert pipe outfall under the Sun Knoll subdivision to the north, flows through the riparian corridor, and exits the property via an existing culvert pipe located under I-80. The unnamed drainage is not piped through the project site. The site also supports three small wetland swales.

Two utility easements exist on the site, one for a sewer trunk line, managed by South Placer Municipal Utility District (SPMUD), and the other for the Eastside Canal, which is a raw water pipeline managed by the Placer County Water Agency (PCWA).

Over the last 20 years, no activity has occurred on the vacant portions of the properties. Prior to that, the land was used for cattle grazing, with the last active agricultural activities occurring approximately 50 years ago.

### **Habitats and Vegetation**

A biological reconnaissance conducted for the property (see Appendix C, Biological Resources Assessment) found evaluated the potential for the site to support suitable habitat for 24 special-status plant species and 24 special-status wildlife species that occur within the project region. Of these species, seven are considered to have potential to occur within the project site. Five of special-status species are wildlife species: valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), tricolored blackbird (*Agelaius tricolor*), white-tailed kite (*Elanus leucurus*), California black rail (*Laterallus jamaicensis coturniculus*), and purple martin (*Progne subis*). Four elderberry plants (*Sambucus* sp.) were found on the site, and although three of the four plants were observed to have holes, which could be valley elderberry longhorn beetle exit holes, no valley elderberry longhorn beetles were observed. The two special-status plants with potential to occur on site are big-scale balsam root (*Balsamorhiza macrolepis* var. *macrolepis*) and red bluff dwarf rush (*Juncus leiospermus* var. *leiospermus*). White-tailed kite was observed foraging on the project site; none of the other threatened or endangered species have been observed on the site or are known to exist on the site.

A wetland delineation prepared for the site (also provided in Appendix C) identified 6.04± acres of waters of the United States, including the riparian area and perennial stream in the central portion of the site and three wetland swales located throughout the site.

The arborist report (see Appendix C) identified 1,945 trees within the portions of the project site that are proposed for development. Of these trees, 1,684 are protected trees, which are those that meet the Town's Tree Preservation and Protection Ordinance standards. Of the 1,945 trees inventoried, 261 are not protected by the Town's ordinance or are dead, and 242 protected trees are recommended for removal due to compromised health and/or structural instability. The trees in the proposed open space areas were not inventoried and are not proposed for removal. The Biological Resources Assessment prepared for the project (Appendix C) indicates that there is an unusual amount of snags (standing dead trees) within the project site, which provide habitat for a variety of bird species.

### **Historic and Archaeological Resources**

A search of the California Historical Resources Information System found no records of previously identified cultural resources in or adjacent to the project site. The site was previously surveyed in 1988, along with land south and north of the project site. The project site was surveyed again in 2007 and 2014. No prehistoric archeological resources have been identified on

site. The 2014 survey evaluated 14 historical resource sites and one isolate (one or two artifacts occurring by themselves and not associated with an archaeological site): six residences, one barn, one small commercial building, an orchard remnant and cluster of granite blocks, two ditch segments, two residential sites that were likely razed within the past 50 years, and a quartz mine prospect. The barn was recorded during the 2007 survey but burned down in 2012. Two of the six residences are considered potentially eligible for listing in the California Register of Historical Resources.

### **Geology and Soils**

The site contains many rock outcroppings; 51 individual outcroppings have been identified on site. Most are small and of low height. The two most noteworthy are the following:

- An outcropping of 50 feet wide by 100 feet long, notable for its overall size but not its height, located approximately 600 feet east of the current end of Library Drive and approximately 100 feet south of that point.
- An outcropping approximately 50 feet in diameter and more than 10 feet tall, located in the northeastern portion of the site, visible from King Road.

These two outcroppings would be preserved in open space parcels. Other outcroppings would be removed. Many of the existing rock outcroppings are shown on the proposed tentative map.

According to the Soil Survey of Placer County (USDA 2015), three soil types have been mapped on the project site: Andregg coarse sandy loam, 2%–9% slopes; Caperton-Andregg coarse sandy loam, 2%–15% slopes; and Xerorthents, placer areas. Andregg coarse sandy loam and Caperton-Andregg coarse sandy loam soils are well drained, granitic soils that exhibit a shallow depth to weathered granitic bedrock. The Xerorthents, placer areas, soil, mapped on the southwest side of the site, is composed of stony, cobbly, and gravelly material commonly adjacent to streams that have been placer mined. Permeability, available water capacity, runoff, erosion hazard, and drainage are variable within this soil type.

### **Drainage**

The site is generally bisected into east and west areas by a riparian corridor associated with an unnamed perennial stream. This stream is encased in a pipe for a distance of more than 5,000 feet immediately upstream of the project site, underneath the Sun Knoll subdivision. Drainage through the site enters a culvert to pass under I-80 and then empties into Secret Ravine Creek on the south side of I-80, within the Dry Creek watershed.

This drainage course is essentially the center point of a 100-year floodplain extending from the north edge of the project site to the south edge, and terminating in a steel culvert traversing under

I-80 to the south. The parcels that comprise the project site slope down generally to this drainage, with the exception of the easternmost portion of the project site, which drains through a drainage ditch into a separate culvert that runs under I-80. As shown in Figure 3-5, Site Illustrative, the drainage and riparian corridor is proposed to be preserved in open space.

The project site also supports the Eastside Canal, which is a piped canal that delivers raw, untreated water for irrigation to existing customers downstream of the project site. The project proposes to relocate the existing pipe on site. This relocation is discussed in further detail under “Easements,” below.

### **Hazards**

According to the Phase I Environmental Site Assessment (provided as Appendix I to this Draft EIR) prepared for APN 043-080-015-000 (the central portion of the project site), there is no obvious evidence of hazardous materials contamination on site. This parcel has been undeveloped for at least 52 years, and was historically used as an orchard prior to 1959. There is also evidence that the property was once used for horse grazing.

The Phase I Environmental Site Assessment completed for the western portion of the project site (also included in Appendix I), which is  $\pm 30$  acres and includes APNs 043-080-044-000, 044-094-001-000, 044-094-004-000, 044-094-005-000, 044-094-006-000, and 044-094-010-000, found no evidence of recognized environmental conditions in connection with the subject properties. Historical use of the parcels included cattle grazing and olive orchards. Current uses include residential, commercial, and agriculture uses.

The environmental evaluation of the eastern portion of the project site (APNs 043-080-007-510 and 043-080-008-000) and southwestern portion of the project site (APNs 043-100-025-000 and 043-100-027-000), which cover  $\pm 13$  acres, found no evidence of hazardous material contamination on site. Consistent with the other parcels included as part of the proposed project, these parcels were historically used for agriculture or rural residential. The eastern portion of the site may have been used as an orchard prior to 1966. These parcels are currently undeveloped.

Because portions of the project site were once used as orchards, the Phase I Environmental Site Assessment evaluated the presence of pesticide-related hazardous materials in the soil. A statistical evaluation of the samples collected during previous assessments of the proposed project site revealed that the level of arsenic is typical of background levels found in soil within the region. Because the Phase I Environmental Site Assessment did not result in significant findings, a Phase II Environmental Site Assessment was not required.

## 3.2 GENERAL PLAN AND ZONING DESIGNATIONS

### Project Site

The planning concept for the project site was first developed under the Town Center Master Plan (Master Plan) (Town of Loomis 1992), which was adopted in 1992 as a part of the Loomis General Plan. In the 2001 General Plan Update, the guidance from the Master Plan was incorporated directly into various sections of the General Plan, including design guidelines, and the separately adopted update to the Town’s Zoning Ordinance. The 2001 General Plan identifies key community development issues for the downtown area, such as the requirement for a consistent design theme and aesthetic improvements for some buildings in the area (Town of Loomis 2001). As shown in Figure 3-6, General Plan Land Use Designations, the Loomis General Plan currently designates the western portion of the project site for Central Commercial (shown as CC on the General Plan Land Use Map and described in the General Plan text as Town Center Commercial) and General Commercial (GC), the central portion of the project site is designated Residential Medium Density (RMD), and the eastern portion is designated Office Professional (CO). As discussed below, the project proposes residential and commercial land uses, which is generally consistent with the existing General Plan designations but would require amendments to the General Plan to redesignate the project site, as discussed in this section and shown in Figure 3-6.

The existing zoning for the project site is shown in Figure 3-7, Zoning Designations and summarized in Table 3-1. The project site is currently zoned as Central Commercial (CC) on the far western portion of the site, south of the library; General Commercial (CG) on the remainder of the western portion; Single Family Residential (RS-5) in the central portion; and Office–Commercial (CO) in the eastern portion.

### Adjacent Parcels

Properties surrounding the project site are designated residential or general commercial. The Raley’s shopping center, Town library, and other commercial land uses are located west and southwest of the project site. Residential single-family land uses are present to the north and northwest.

**Table 3-1**  
**Existing Land Use Designations and Zoning**

Parcel	Size (acres)	General Plan Designation	Existing Zoning
043-080-007-510 and 043-080-008-000	7.82	Office Professional (CO)	Office–Commercial (CO)
043-080-044-000	28.9	General Commercial (CG) with Residential High Density Overlay	General Commercial (CG)

**Table 3-1  
Existing Land Use Designations and Zoning**

Parcel	Size (acres)	General Plan Designation	Existing Zoning
043-080-015-000	23.51	Residential Medium Density (RM 2–6 du/ac) with Residential High Density Overlay	Single-Family Residential (RS-5)
044-094-001-000	0.61	General Commercial (CG)	General Commercial (CG)
044-094-010-000	0.23	General Commercial (CG)	General Commercial (CG)
	0.08	Central Commercial (CC)	Central Commercial (CC)
044-094-004-000	0.21	Central Commercial (CC)	Central Commercial (CC)
044-094-005-000	0.12	Central Commercial (CC)	Central Commercial (CC)
044-094-006-000	0.12	Central Commercial (CC)	Central Commercial (CC)
043-100-025-000	2.90	Central Commercial (CC)	Central Commercial (CC)
043-100-027-000	1.90	Central Commercial (CC)	Central Commercial (CC)
<b>Total</b>	<b>66.4</b>		

du/ac = dwelling units per acre

### 3.3 PROJECT OBJECTIVES

The project applicant has set forth the following objectives for the proposed project:

1. To use this infill location and its proximity to the Loomis Town Center for the construction of a residential mixed-use development, thereby improving the jobs/housing balance and reducing vehicle miles traveled within the Town of Loomis.
2. To create a pedestrian-friendly, walkable neighborhood that includes varied streetscapes, well-designed and safe alleys, abundant tree canopy, and sensitive transitions from the existing surrounding neighborhoods.
3. To connect the existing street network by extending existing street patterns and selectively introducing new street connections that improve vehicular and pedestrian connectivity.
4. To maintain an overall residential density that respects and responds to the surrounding neighborhood and is appropriate for the site’s physical and environmental conditions.
5. To provide unique, varied, high-quality housing opportunities consistent with and complementary to the overall character of the adjacent neighborhoods in design.
6. To provide a diverse mixture of open space areas and parks that are easily accessible to pedestrians and provide multi-generational recreational opportunities.
7. To provide a mix of land uses that integrate housing, office, and neighborhood-serving retail on a single project site with public open space, naturalized environments, and park land. To implement “smart growth” principles of concentrating growth in a compact, walkable, urban center to avoid sprawl, providing a mix of uses that are pedestrian- and

bicycle-friendly, are close to neighborhood schools and shopping, and offer a range of housing choices.

8. To provide for increased residential densities on a site within the Town currently planned for urban growth with accessible infrastructure, in furtherance of the vision identified in the Loomis Town Center Implementation Plan.
9. To provide for the construction of the Boyington Road Extension (Doc Barnes Drive) from Horseshoe Bar Road to King Road, consistent with the Transportation System Improvements identified in the Town’s General Plan.
10. To provide for implementation of applicable portions of the Town’s Trails Master Plan and the Bicycle Transportation Plan.

### **3.4 PROJECT DESCRIPTION**

The proposed project would consist of a village-themed retail center, commercial and professional uses, detached single-family residential units, multiple-family residential units, parks, and open space. The layout and amount of each proposed land use are summarized in Table 3-2 and are described below.

The project site would be organized into five distinct districts, in support of the Town’s Housing Element goals: three single-family residential districts of varying density (Village Single-Family Residential, Village Residential, and Village Mixed Use), a Commercial/Office district, and a High-Density Multiple-Family Residential district.

The proposed project would be implemented through the application of existing and new zoning designations throughout the project site, as well as the project’s proposed development standards and design standards.

The project proposes a General Plan Amendment and rezone for the project site. The proposed land use and zoning designations for the site are shown in Figures 3-6 and 3-7. The existing and proposed land use and zoning designations for the project site are summarized in Table 3-1 and Table 3-2, respectively.

The project includes proposed design standards that identify the various architectural styles that would be allowed to be built within the project site, and includes development standards identifying requirements such as building setbacks and streetscapes, including street cross-sections, pedestrian paths, street lighting, and street tree planting plans. The design guidelines anticipate that permitted architectural styles would include Craftsman, Bungalow, Tudor, and Monterey, with the intent of maintaining consistency with the character of downtown Loomis.

**Table 3-2  
Proposed Land Use Designations and Zoning**

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	Size (acres)	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning	Dwelling Units/Uses	Minimum Parcel Size (square feet)	Density (du/ac)
Village Single-Family Residential	043-080-007-510 and 043-080-008-000	7.8	Office Professional – CO	Residential Medium Density (RM 2–6 du/ac), Public/Quasi-Public	Office-Commercial (CO)	Single-Family Residential RM-4, Public Institutional	29 dwelling units (du), open space (detention basin and preserved rock outcropping)	4,050	3.7
	043-080-044-000 (portion)	0.5	General Commercial (CG) with Residential High Density Overlay	Residential Medium Density (RM 2–6 du/ac)	General Commercial (CG)	Single-Family Residential RM-4	Three traditional single-family dwelling units	4,050 (traditional)	6.0
	043-080-015-000	23.6	Residential Medium Density (RM 2-6 du/ac) with Residential High Density Overlay	Residential Medium Density (RM 2–6 du/ac), Residential – Medium High Density (RM 6–10 du/ac), Public/Quasi-Public	Single-Family Residential RS-5	Single-Family Residential RM-4, Medium Density Residential RM-2.3, and Public Institutional	57 traditional single-family du, 71 alley-loaded single-family du, active park	4,050 (traditional) 2,625 (alley-loaded)	5.4
<i>District Subtotal</i>		31.9					160 du		5.0
Village Residential	043-080-044-000 (portion)	19.56	General Commercial (CG) with Residential High Density Overlay	Residential Medium High Density (RM 6–10 du/ac), Public/Quasi-Public	General Commercial (CG)	Single-Family Residential RM-2, Public Institutional	133 alley-loaded single-family du, active park, passive park	2,160	6.9
	044-094-001-000	0.61	General Commercial (CG)	Residential Medium High Density (RM 6–10 du/ac)	General Commercial (CG)	Single-Family Residential RM-2	Six alley-loaded single-family du	2,160	10
	044-094-010-000 (portion)	0.23	General Commercial (CG)	Residential Medium High Density (RM 6–10 du/ac)	General Commercial (CG)	Single-Family Residential RM-2	Two alley-loaded single-family du	2,160	10
<i>District Subtotal</i>		20.4					141 du		7

**Table 3-2  
Proposed Land Use Designations and Zoning**

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	Size (acres)	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning	Dwelling Units/Uses	Minimum Parcel Size (square feet)	Density (du/ac)
Village Mixed Use	043-080-044-000 (portion)	0.25	General Commercial (CG) with Residential High Density Overlay	Town Center Mixed Use (TC-MU)	General Commercial (CG)	Central Commercial Mixed Use (CC-MU)			
	044-094-010-000 (portion)	0.07	Central Commercial (CC)	Town Center Mixed Use (TC-MU)	Central Commercial (CC)	Central Commercial Mixed Use (CC-MU)			
	044-094-004-000	0.16	Central Commercial (CC)	Town Center Mixed Use (TC-MU)	Central Commercial (CC)	Central Commercial Mixed Use (CC-MU)			
	044-094-005-000	0.07	Central Commercial (CC)	Town Center Mixed Use (TC-MU)	Central Commercial (CC)	Central Commercial Mixed Use (CC-MU)			
	044-094-006-000	0.15	Central Commercial (CC)	Town Center Mixed Use (TC-MU)	Central Commercial (CC)	Central Commercial Mixed Use (CC-MU)			
<i>District Subtotal</i>		<i>0.7</i>					<i>12,000 sf of commercial uses and eight multiple-family units</i>		

**Table 3-2  
Proposed Land Use Designations and Zoning**

Land Use District	Parcel Information						Proposed Land Uses		
	Parcel Number	Size (acres)	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning	Proposed Zoning	Dwelling Units/Uses	Minimum Parcel Size (square feet)	Density (du/ac)
Commercial/Office	043-080-044-000 (portion)	1.4	General Commercial (CG) with Residential High Density Overlay	General Commercial (CG)	General Commercial (CG)	General Commercial (CG)			
	043-100-025-000	2.91	Town Center Commercial (TC)	Town Center Commercial – 20 (TC-20)	Central Commercial (CC)	Town Center Commercial – 20 (CC-20)			
	043-100-027-000	1.95	Town Center Commercial (TC)	Town Center Commercial – 20 (TC-20)	Central Commercial (CC)	Town Center Commercial – 20 (CC-20)			
<i>District Subtotal</i>		5.97					<i>25,000 sf of office uses and 44,000 sf of commercial uses; TC-20 and CC-20 designations would allow 20 du/acre in mixed-use projects</i>		
High Density Multi-Family	043-080-044-000 (portion)	7.2	General Commercial (CG) with Residential High Density Overlay	Residential – High Density (20–25 du/ac) Publix/Quasi Public	General Commercial (CG)	High Density Residential (RH-20) Public Institutional	117 du, passive park	N/A	25
<i>District Subtotal</i>		7.2					117 du		25
<b>Total</b>		<b>66.4</b>					<b>426</b>		

du = dwelling units; sf = square feet; du/ac = dwelling units per acre; N/A = not applicable

Construction of the project would include demolition of the eight existing structures on site, including the two residences identified as potentially eligible for listing on the California Register of Historical Resources and removal of 1,068 trees, of which 960 are regulated under the Town's Trees Protection and Preservation Ordinance.

## **Land Use**

The five land use districts proposed within the project site are described in the following subsections.

### ***Village Single-Family Residential***

This district would include 160 single-family detached residences located to the south and east of the existing Day Avenue and Silver Ranch neighborhoods.

In the northeast portion of the site, the triangular area located adjacent to King Road would support 29 traditional single-family residences. Access to these lots would be provided from the proposed extension of Doc Barnes Drive, which would intersect with King Road. A granite outcropping approximately 50 feet in diameter and more than 10 feet high would be preserved in the center of a cul-de-sac, with an open space parcel at the end of the cul-de-sac providing views of the outcropping from the proposed extension of Doc Barnes Drive. A detention basin measuring approximately 70 feet wide by 170 feet long would be constructed in the southeastern quadrant of the Doc Barnes Drive/King Road intersection. A second detention basin measuring approximately 75 feet wide by 75 feet long would be constructed at the southwest portion of this triangular parcel. The detention basin would be located adjacent to the north side of Doc Barnes Drive.

The Village Single-Family Residential district would continue to the southwest with 60 traditional single-family homes placed around the perimeter of the site, adjacent to existing Day Avenue neighborhood residences. In addition, 71 alley-loaded (green court) detached single-family homes would be located between the traditional single-family homes and I-80. These lots would front onto common landscaped courtyards. A neighborhood pocket park of approximately 7,826 square feet, including a tot lot, would be provided in the northern portion of this area of the project site, adjacent to the traditional single-family homes.

### ***Village Residential***

This district would include approximately 14 acres of detached single-family alley-loaded residences in a row house style located on the western portion of the project site, north of Library Drive. These homes would be designed to face each other, separated by pedestrian mews or walkways. Where this district borders Laird Street and Library Drive, the alley-loaded residences would face those streets, with vehicular access at the rear of the properties. The pedestrian mews

would be approximately 20 to 25 feet wide and would be landscaped to create a tree canopy throughout the walkways.

The Village Residential district would consist of 141 residences, a public pocket park with playground equipment of approximately 18,051 square feet on the west side of the district, and a passive park of approximately 33,129 square feet on the eastern side of the district. This portion of the project would be developed with a main internal roadway that would connect Library Drive to Laird Street, and with alleys arranged in a grid format, consistent with the street pattern of historic downtown Loomis. This neighborhood site is immediately adjacent to the halfplex homes in the Sun Knoll neighborhood. Along the edge adjoining the Sun Knoll neighborhood, a 10-foot-wide landscape buffer would be planted with trees. The lots along Library Drive would have extra depth to allow for street tree planting along Library Drive.

### ***Village Mixed Use***

The small (approximately 0.72 acre) portion of the project site that fronts on Horseshoe Bar Road north of Library Drive would retain its commercial land use designation to encourage development of commercial land uses. This portion of the site currently supports single-family detached residences. Under the proposed project, the area would be designated for Town Center Mixed Use land uses, with commercial uses at the street level and multiple-family units above. The area could support approximately 12,000 square feet of commercial space and eight multiple-family units.

### ***Commercial/Office***

Commercial and office land uses would be located in the southwestern portion of the project site on approximately 6 acres wrapping around the south and east sides of the existing library. This district would consist of approximately 25,000 square feet of office and 44,000 square feet of commercial space. Access to the commercial and office space would be provided from Library Drive, Doc Barnes Drive, and a north/south road connecting Library Drive and Doc Barnes Drive.

### ***High-Density Multiple-Family Residential***

Approximately 7 acres of the site would be designated for high-density residential land uses, in support of the Town's Housing Element. On-site constraints, including a significant rock outcropping and wetlands, limit development opportunities on approximately 2 of these 7 acres. Under the Residential High-Density-20 (RH-20) density range of between 20 and 25 units per acre, the site would support a maximum of 117 dwelling units. This portion of the project site would include a passive park located on 21,092 square feet. The remainder of this portion of the site would be public right-of-way that would be offered for dedication to the Town.

## **Circulation**

Primary access to the project site would be provided from Library Drive and the proposed extension of Doc Barnes Drive. Library Drive currently connects with Horseshoe Bar Road at the western boundary of the project site and terminates approximately 500 feet to the east, at the eastern edge of the library property. The project would extend Library Drive eastward approximately 500 feet where it would terminate in a cul-de-sac. Library Drive would be constructed in a 52-foot-wide right-of-way consisting of a 5-foot-wide sidewalk separated from the street by a 5-foot-wide landscaping strip, and a street section measuring 32 feet from back of curb to back of curb.

The 500-foot-long north/south road that would connect Library Drive to Doc Barnes Drive along the east edge of the proposed Commercial/Office district would be developed consistent with the 52-foot-wide Library Drive right-of-way and road design. Bicycle lanes, sidewalks, and provisions for stormwater collection and treatment would be included in the cross-section.

Consistent with the Downtown-Related Improvements listed in the General Plan's Circulation Element, the project would extend Doc Barnes Drive from Horseshoe Bar Road along the southern project site boundary to connect with Boyington Road at King Road. Doc Barnes Drive would be constructed generally parallel to I-80 in a 73-foot-wide right-of-way, with two vehicle lanes separated by a landscaped median with occasional left-turn access points to the north side. This right-of-way would include two 12-foot-wide travel lanes; a 12-foot-wide landscaped center median; a striped, 4-foot-wide Class II bicycle lane on each side; and a 10-foot-wide paved multi-use trail separated from the street by 7.5 feet of landscaping on the north side of the street.

The streets internal to each of the residential districts would consist of 20- and 22-foot-wide public alleys and 40- and 48-foot-wide right-of-way public streets. The internal public streets would include a 4-foot-wide sidewalk separated from the street by a 4-foot-wide landscaping strip. Sidewalks would be provided on both sides of the public streets, with the exception of Doc Barnes Drive, which would have a sidewalk only on the north side.

## **Drainage and Grading**

Traditional systems to collect and convey storm drainage to existing natural streams are proposed. A detention system would be employed to ensure that the project reduces its impact on the existing 100-year floodplain, and the rate and volume of water runoff from the site would remain at pre-project levels.

Two detention basins are proposed to be constructed in the northeast portion of the site: one in the southeast quadrant of the Doc Barnes Drive/King Road intersection and one near the southeast corner of the Silver Ranch subdivision. A detention basin measuring approximately 70

feet wide by 170 feet long would be constructed in the southeastern quadrant of the Doc Barnes Drive/King Road intersection, and another detention basin measuring approximately 75 feet wide by 75 feet long would be constructed at the southwest portion of this triangular parcel.

### **Open Space and Parks**

The open space proposed includes more than 11 acres of open space and 1.2 acres of public parks. The drainage/riparian corridor that runs north/south through the central portion of the site would be retained as open space. This area begins at the southern terminus of Sun Knoll Drive and extends south to the southern edge of the site, where the drainage enters a culvert and flows under I-80. This open space would be offered for dedication to the Town, consistent with the Town's Trails Master Plan. Trails would be constructed along the western and eastern edges of this open space.

These trails would create a pedestrian connection from Sun Knoll Drive to Doc Barnes Drive. Post-and-cable fencing would be constructed on the water side of the trail to discourage people from leaving the trail. Trails would be constructed of compacted decomposed granite.

The project would include four public parks on approximately 1.2 acres, consisting of two passive parks totaling 0.6 acre and two tot-lot parks totaling 0.6 acre. The passive parks are proposed to be located around a prominent rock outcropping just south of the extension of Library Drive and at the end of Library Drive adjacent to the open space. The tot-lot parks would be located in the Village Single-Family Residential District (approximately 18,051 square feet) and in the Village Residential District (approximately 7,826 square feet). The parks would include turf, decorative landscape areas, benches, and play equipment for younger children.

### **Easements**

Two existing utility easements run through the central portion of the project site. One is controlled by SPMUD and the other is controlled by PCWA. PCWA provided comments on the Notice of Preparation indicating that Pacific Gas & Electric (PG&E) transferred the easement for the Eastside Canal, which PCWA maintains and operates, to PCWA. The project proposes to relocate the existing canal and must enter into a facilities agreement with PCWA to do so.

### **Project Phasing and Construction Assumptions**

Project construction activities would include site clearing, grubbing, grading, and trenching for utilities, followed by paving, building construction, and installation of landscaping. The preliminary grading analysis indicates that there would be approximately 130,000 cubic yards of grading for the entire project, including for construction of Doc Barnes Drive. Across most of the

site the average cut/fill depth/height would be 3 feet. Final grading is expected to balance; therefore, no soil would be imported to or exported from the project site.

At the time that impact analysis related to construction-period impacts were prepared, construction was estimated to occur between May 2016 and fall 2019, with initial tasks to include site preparation (e.g., demolition of existing structures, grading, and installing utilities and backbone roadways, including Doc Barnes Drive). Although the actual construction schedule may vary from these estimates, the overall duration and types of activities is not expected to change. Eight development phases have been identified for the project, but these phases are anticipated to develop concurrently. Construction phases consist of the following:

1. Phase A – Single Family (141 homes): between September 2016 and September 2019
2. Phase A – Multifamily (117 units): between April 2017 and January 2018
3. Phase A – Commercial (44,000 square feet of commercial space and approximately 176 parking spaces): between May 2017 and December 2017
4. Phase B (60 homes): between September 2016 and February 2018
5. Phase C (71 homes): between September 2016 and February 2018
6. Phase D (29 homes): between December 2017 and September 2018
7. Phase E (25,000 square feet of office space and approximately 100 parking spaces): between May 2017 and December 2017
8. Phase F – Mixed Use (12,000 square feet commercial space, eight dwelling units, and 50 parking spaces): between April 2018 and December 2018

### **Off-Site Improvements**

As discussed in the “Utilities” subsection, below, analysis of SPMUD’s existing wastewater conveyance system indicates that no new connections can be accommodated without improvements to the sewer trunk line. Even with the improvements, which are discussed in detail in this section, the existing sewer line may not have the capacity to serve the proposed project. SPMUD and the Town have begun planning efforts to construct a new sewer transmission line known as the Loomis Diversion Line. This sewer line would have the potential to serve the project and other properties in the region. The Loomis Diversion Line would be installed south of I-80. SPMUD would be responsible for designing and permitting the Loomis Diversion Line, as indicated in SPMUD’s comments on the Notice of Preparation, but the project applicant would be responsible for constructing the extension of the sewer line under I-80 and through the project site. The Loomis Diversion Line is a separate project that SPMUD would design and construct, subject to a separate California Environmental Quality Act compliance process.

Construction is anticipated in 2017 and could be completed by 2018. The Town of Loomis prepared a Mitigated Negative Declaration for the Loomis Diversion Line in July 2015 (SCH No. 2015062050). The proposed project's feasibility will be dependent on the successful completion of the SPMUD project and SPMUD's ability to serve the project.

### **Utilities**

The proposed project would require placement of utilities to serve the new development, including water, electricity, telephone, natural gas, and cable.

### ***Sewer***

The project site lies within the SPMUD service area for sanitary sewer service. The SPMUD has connections to two regional wastewater treatment plants (WWTPs): Dry Creek Regional WWTP and Pleasant Grove WWTP. Wastewater generated at the site would be collected by SPMUD and conveyed to the Dry Creek Regional WWTP. The SPMUD Lower Loomis Trunk Line, a 10-inch-diameter transmission line, runs north/south through the center of the project site and then continues west along the project's southern boundary.

The Dry Creek WWTP provides tertiary-level treatment and produces recycled water that meets requirements for Title 22 regulations for full, unrestricted use (excluding use as potable water). The Dry Creek WWTP has sufficient capacity to treat wastewater generated at the project site.

Analysis of the existing SPMUD system in April 2015 found that the Lower Loomis Trunk Line was currently operating above capacity and could not accommodate any new connections. SPMUD recently completed a project to reline the Lower Loomis Trunk Line. This entailed inserting a new liner within an approximately 10,500-foot-long section of the existing 10-inch-diameter sewer line. The new liner was constructed of material that provides for faster flows through the line compared to the prior line. By increasing the speed of flow, the new liner increased overall conveyance capacity in the Lower Loomis Trunk Line, and the line is no longer operating above capacity (SPMUD 2015).

SPMUD and the Town have initiated planning efforts for construction of a sewer transmission line known as the Loomis Diversion Line. This trunk line is part of SPMUD's adopted master plan, which would serve the proposed project and benefit the entire Town, along with other areas served within SPMUD's boundaries. The Loomis Diversion Line would be a 15-inch-diameter transmission line that begins at a manhole on the project site's southern boundary near the Raley's shopping center (along I-80), crosses under I-80, and then turns southwesterly to connect into an 18-inch-diameter transmission line that would be constructed in the southern end of Dias Lane in Loomis. The project applicant would be responsible for the extension of the Loomis Diversion Line under I-80 and across the project site.

The project applicant would be required to obtain a will-serve letter prior to recordation of the Final Subdivision Map to demonstrate that SPMUD has confirmed there will be adequate capacity to serve the proposed project. This would ensure that no construction could occur prior to the time that wastewater collection and conveyance service is available to the project site. SPMUD has indicated that will-serve letters may be issued once a contract for construction of the Loomis Diversion Line has been awarded, which is currently anticipated in March 2017. Construction of the diversion line is expected to require 9 to 12 months.

The on-site improvements for the project consist of traditional gravity sewer laterals and collectors that would be constructed to SPMUD standards and would connect to SPMUD's sewer system.

### ***Domestic Water Supply***

The project site lies within the PCWA domestic water service area. There are a number of PCWA transmission lines either adjacent to or within the project site:

- 6-inch-diameter lines run through Laird Street along the project site frontage and in Library Drive within the project area.
- 8-inch-diameter lines run in Sun Knoll Drive and in Day Avenue to the project site's northern boundary, into the project site through an easement extending from Eldon Avenue, and in King Road at the site's northern boundary.
- A 12-inch-diameter line runs in Horseshoe Bar Road along the project site's western boundary.

Additionally, the PCWA Eastside Canal, which is a raw water conveyance encased in a 20-inch-diameter pipe, runs through the project site within an easement granted to PCWA. North of the project site, this easement is placed along the rear lot line of homes fronting Sun Knoll Drive. The easement enters the site in that location, runs south through the riparian area of the site to the center of the site, then turns southwesterly and continues into the Raley's shopping center.

Based on PCWA's water demand rates, consistent with PCWA's Urban Water Management Plan, the project would require approximately 146 acre-feet per year of potable water supply. The on-site improvements would consist of service and distribution lines that meet PCWA standards and would provide for connection into the existing PCWA domestic water facilities identified above. In commenting on the Notice of Preparation for this EIR (2014, see Appendix A), PCWA indicated that there are adequate supplies to accommodate the project's additional demand for potable water.

### *Stormwater Drainage*

The project would use traditional systems to collect and convey stormwater drainage to existing natural streams. Consistent with the requirements of the Town’s Municipal Code, the project would be engineered to have no net increase in overall 2-year, 10-year, and 100-year storm event discharges.

### *Gas and Electric Utilities*

PG&E provides natural gas and electricity utility service to the project area. PG&E has natural gas and electric facilities on and immediately adjacent to the project site. The project would connect into and extend the existing natural gas and electric facilities to serve the project.

## **3.5 ENTITLEMENTS AND REQUIRED APPROVALS**

The following entitlements, permits, and approvals are required from the Town of Loomis and from other responsible agencies for the proposed project. Chapter 1, Executive Summary, includes a table listing these entitlements, permits, and approvals, and an explanation of each:

- Certification of The Village at Loomis EIR
- General Plan Amendments
  - To create the following land use designations:
    - Town Center Commercial–20
    - Town Center Mixed Use
    - Residential – High Density–20
  - To redesignate:
    - ±7.8 acres of Office & Professional to ±6.8 acres of Residential – Medium Density and ±1 acre of Public/Quasi-Public
    - ±13.8 acres Residential – Medium Density to ±9.9 acres of Residential – Medium-High Density and ±3.9 acres of Public
    - ±28.3 acres of General Commercial to ±13.3 acres of Residential – Medium-High Density, ±6.7 acres of Residential – High Density–20, ±0.3 acre of Central Commercial, ±6.6 acres of Public/Quasi-Public, and ±0.4 acre to Residential – Medium Density
- Zoning Ordinance Amendment
  - To create the following zone districts:

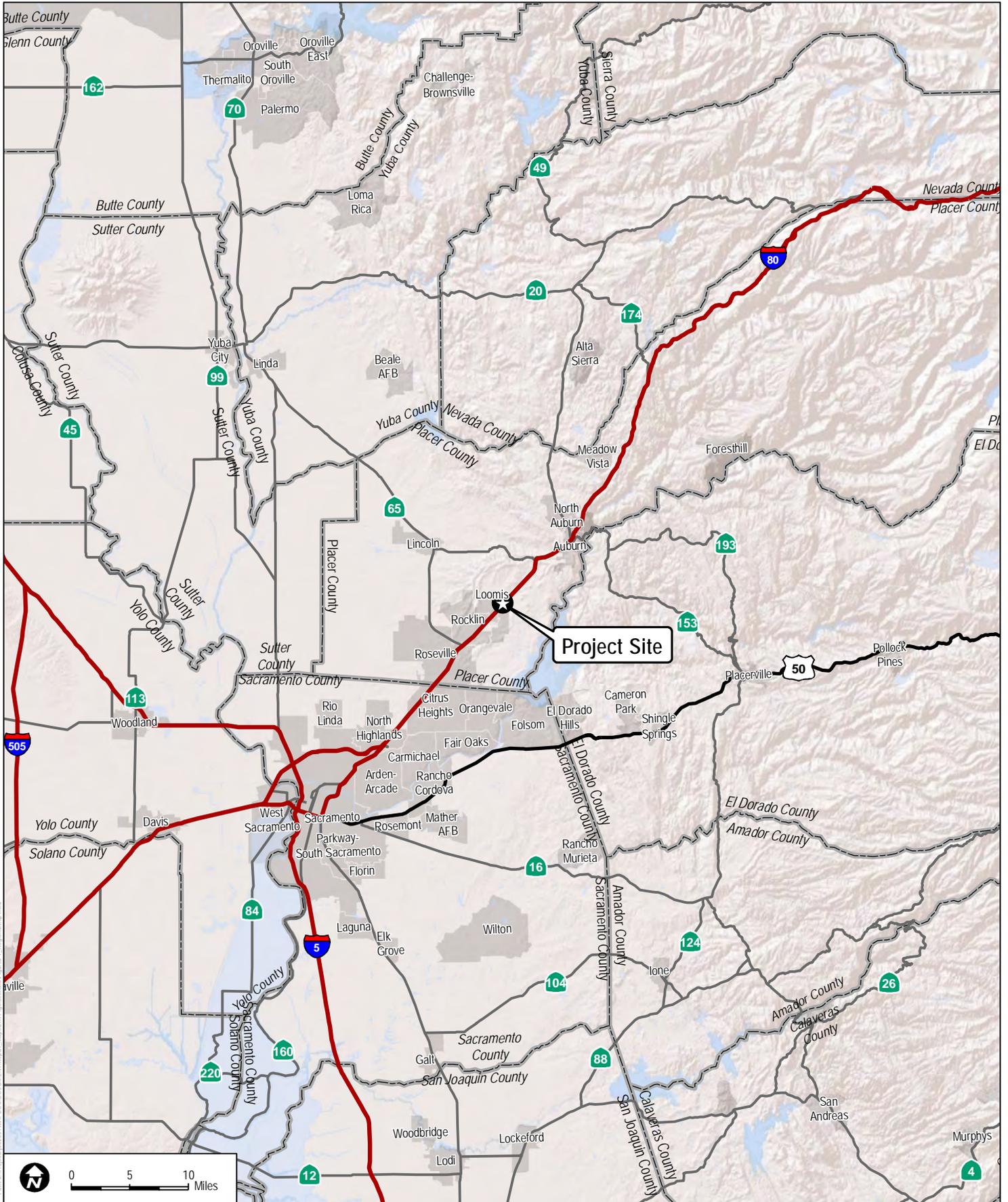
- Central Commercial Mixed Use
- Town Center Commercial–20
- High-Density Residential (RH-20)
- Medium-Density Residential (RM-4)
- Medium-Density Residential (RM-2.3)
- Medium-Density Residential (RM-2)
- Rezone to redesignate:
  - ±7.8 acres of Office Commercial to ±6.8 acres of Residential Single Family–Medium Density (RM-4) and ±1.0 acre Public/Institutional
  - ±23.5 acres Single-Family Residential (RS-5) to ±8.7 acres of Residential Single Family–Medium Density (RM-4), ±9.9 acres Residential–Medium High Density (RM-2.3), and ±4.6 acres of Public/Institutional
  - ±4.9 acres of Central Commercial (CC) to Central Commercial (CC-20)
  - ±28.3 acres of General Commercial (CG) to ±13.3 acres of Single-Family Residential (RM-2), ±7.6 acres of Public/Institutional, ±6.7 acres of Residential High Density (RH-20a), ±0.4 acre of Single-Family Residential (RM-4), and ±0.3 acre of Central Commercial (CC).
- Merger of Contiguous Parcels in Common Ownership (pursuant to Chapter 14.16 of Loomis Municipal Code) to merge APNs 044-094-001, -004, -005, -006, and -010 with APN 043-080-044 into one parcel of ±30.2 acres
- Lot Line Adjustment to reconfigure the lot line between APN 043-080-015 and APN 043-080-044
- Tentative Subdivision Map to subdivide the following:
  - APNs 043-080-007 and -008 into 29 single-family lots, two open space lots, and a portion of Doc Barnes Drive in the Medium-Density Residential RM-4 zone
  - APN 043-080-015 and a portion of APN 043-080-044 (±0.5 acre) into 60 single-family lots, one park lot for dedication, a portion of Doc Barnes Drive, and a ±3.64-acre open space parcel for dedication, totaling ±14 acres, in the Medium-Density Residential RM-4 zone, and 71 single-family lots and a portion of Doc Barnes Drive, totaling ±10 acres, in the Medium-Density Residential RM-2.3
  - APNs 043-080-044 (portion), 044-094-001, -004, -005, -006, and -010 into 141 single-family lots, two park lots for dedication, and a ±6.41-acre open space parcel for dedication in the Medium-Density Residential RM-2 zone

- One multiple-family residential lot, totaling  $\pm 4.69$  acres, and one park site, totaling 0.48 acre, in the High-Density Residential (RH-20) zone; and one lot, totaling  $\pm 1.43$  acres, in the General Commercial (CG) zone and one lot, totaling  $\pm 0.7$  acre, in the Central Commercial (CC) zone
- Design and Development Standards
- Development Agreement
- Grading Permits
- Building Permits
- Tree Removal Permits

In addition, the following trustee or responsible agencies may use this EIR to consider their issuance of the following approvals and permits that may be needed to support the proposed project:

- U.S. Army Corps of Engineers, Clean Water Act Section 404 Permit
- Central Valley Regional Water Quality Control Board, Clean Water Act Section 401 Water Quality Certification
- Section 402 National Pollutant Discharge Elimination System Permit
- California Department of Fish and Wildlife, Section 1602 Streambed Alteration Agreement
- U.S. Fish and Wildlife Service, Section 7 Consultation

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SOURCE: ESRI 2016

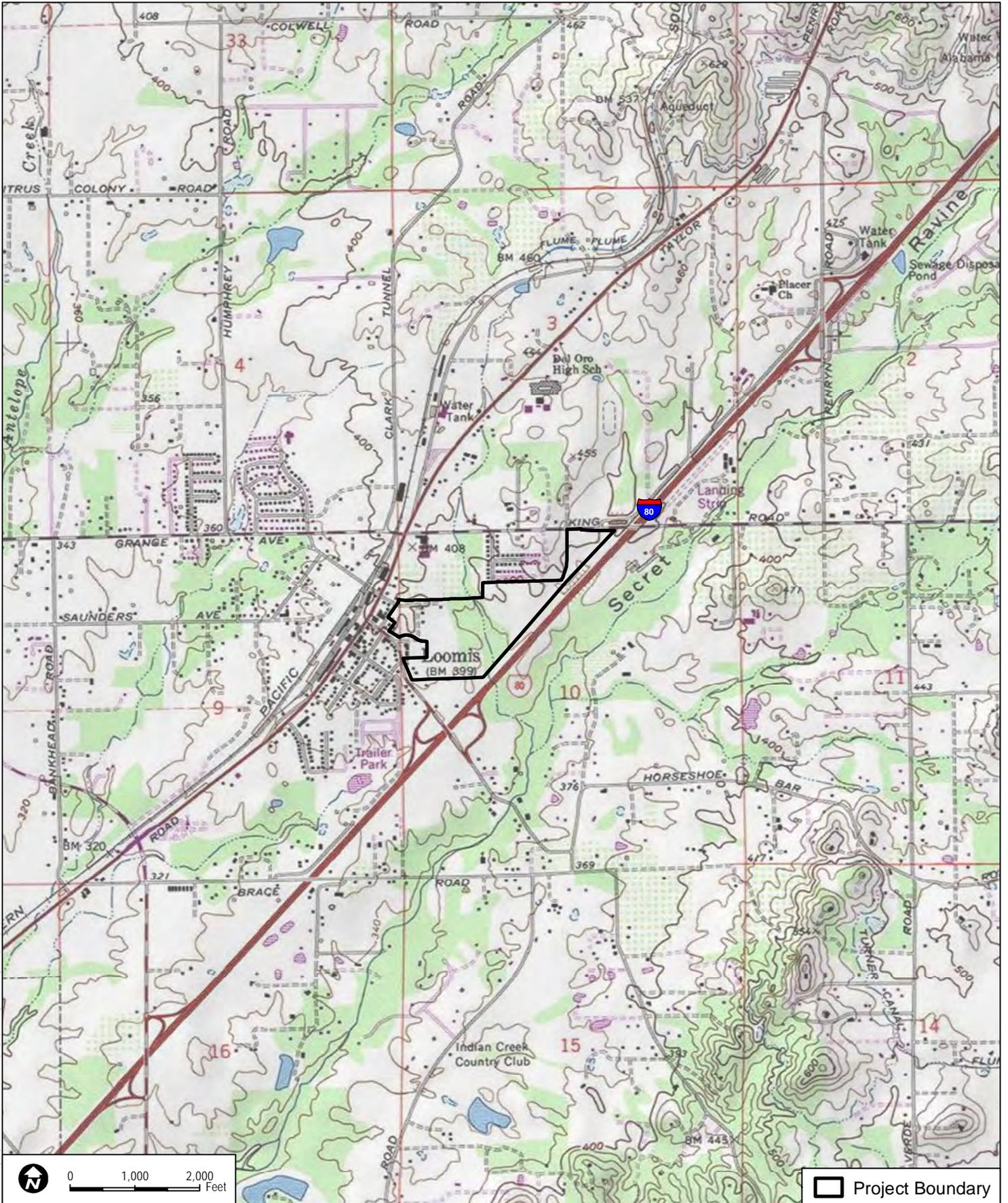


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**FIGURE 3-1**  
Regional Map

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 Project Boundary

SOURCE: USGS 7.5-Minute Series Rocklin Quadrangle

**FIGURE 3-2**  
Vicinity Map

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SOURCE: Bing Maps 2016; Google Maps 2016



The Village at Loomis Draft EIR

Project Boundary

**FIGURE 3-3**  
Aerial Map

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SOURCE: Placer County 2014; Google Maps 2016

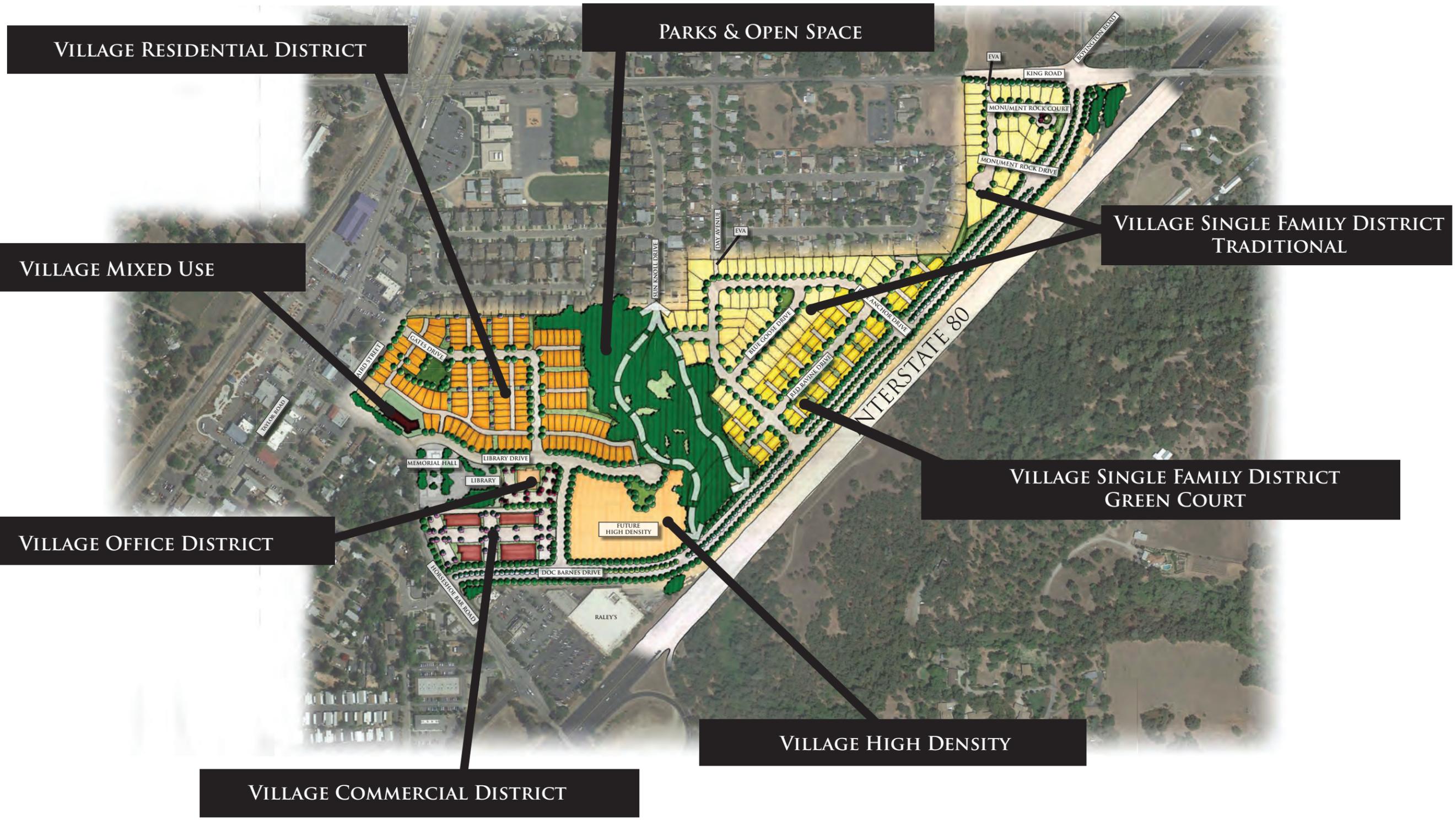


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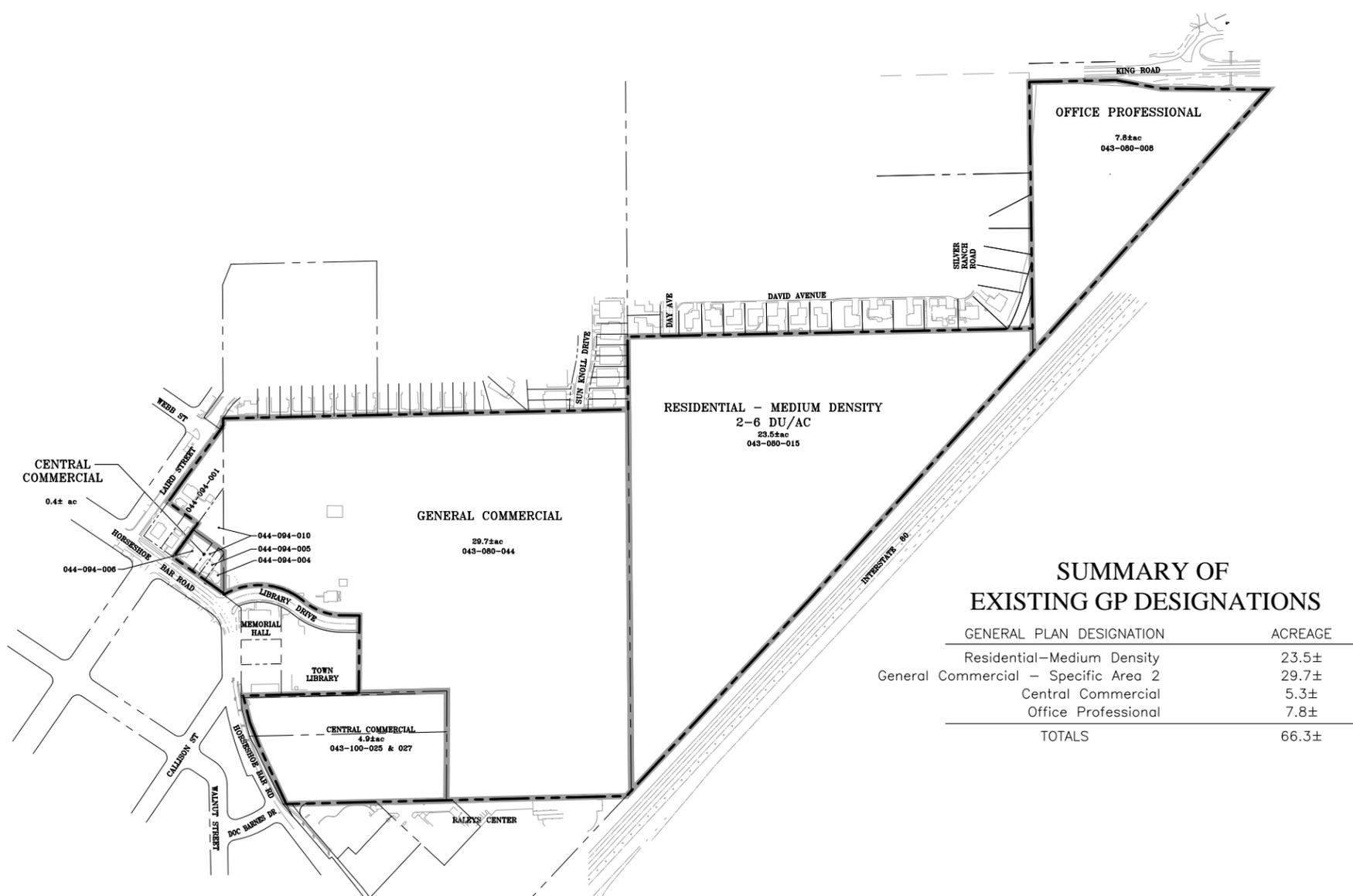
**FIGURE 3-4**  
**APN Parcel Map**

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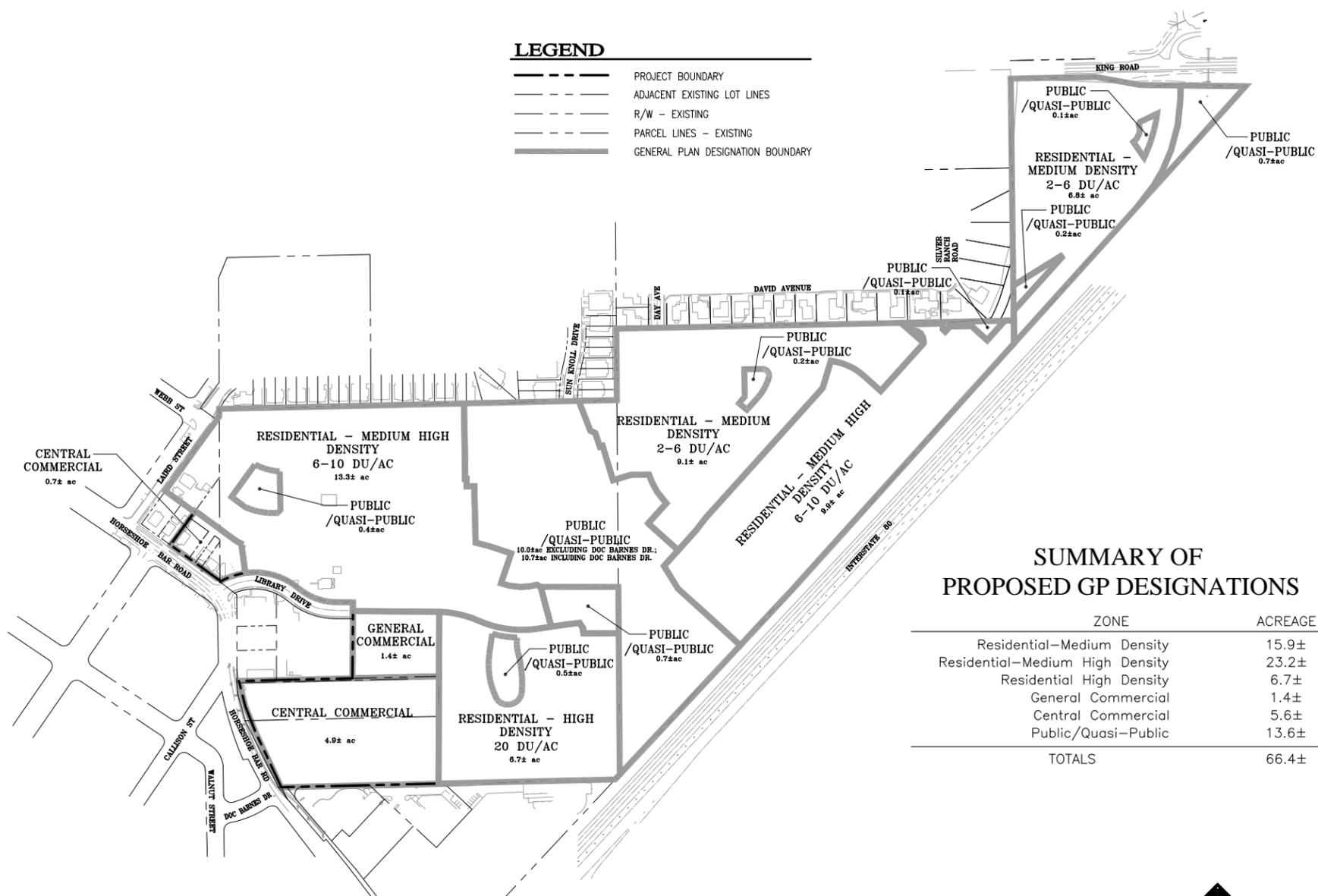
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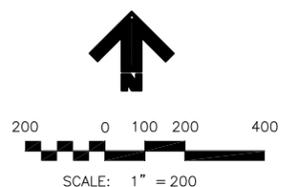
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## EXISTING GENERAL PLAN

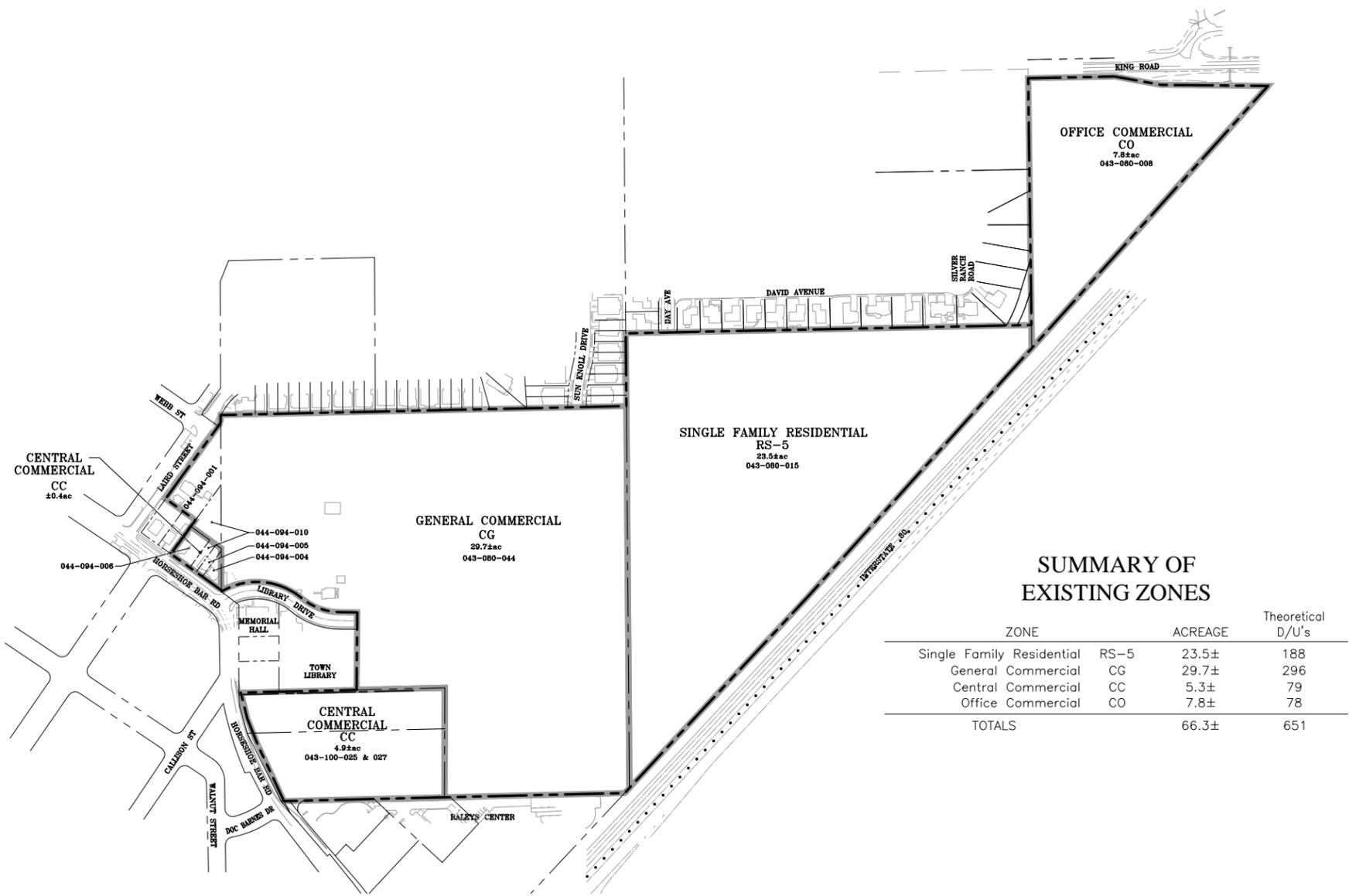


## PROPOSED GENERAL PLAN



SOURCE: TLA ENGINEERING & PLANNING 2016

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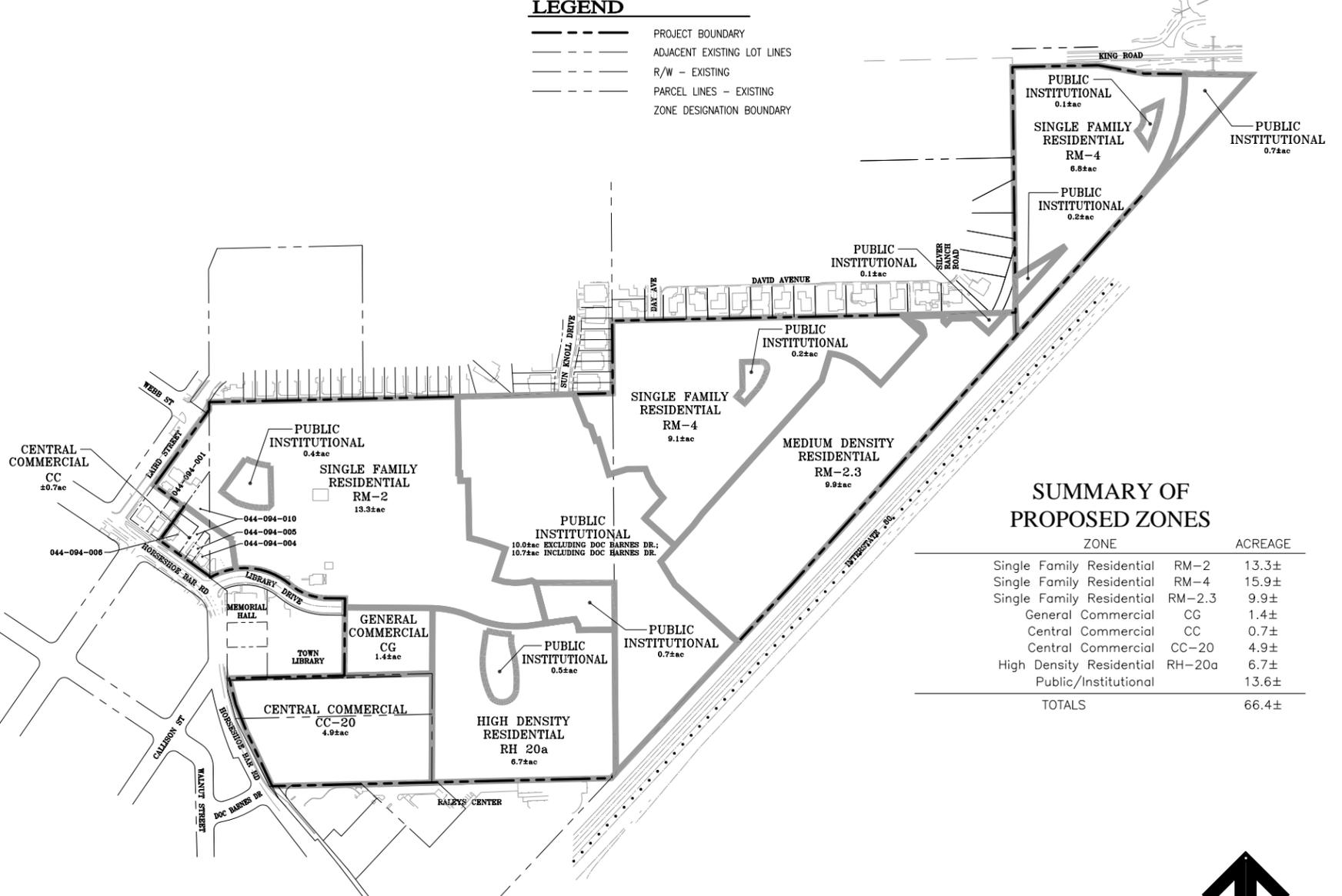


**SUMMARY OF EXISTING ZONES**

ZONE	ACREAGE	Theoretical D/U's
Single Family Residential RS-5	23.5±	188
General Commercial CG	29.7±	296
Central Commercial CC	5.3±	79
Office Commercial CO	7.8±	78
<b>TOTALS</b>	<b>66.3±</b>	<b>651</b>

**EXISTING ZONING**

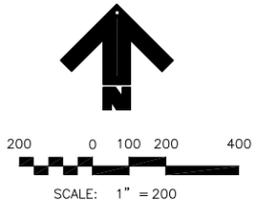
- LEGEND**
- PROJECT BOUNDARY
  - ADJACENT EXISTING LOT LINES
  - R/W - EXISTING
  - PARCEL LINES - EXISTING
  - ZONE DESIGNATION BOUNDARY



**SUMMARY OF PROPOSED ZONES**

ZONE	ACREAGE
Single Family Residential RM-2	13.3±
Single Family Residential RM-4	15.9±
Single Family Residential RM-2.3	9.9±
General Commercial CG	1.4±
Central Commercial CC	0.7±
Central Commercial CC-20	4.9±
High Density Residential RH-20a	6.7±
Public/Institutional	13.6±
<b>TOTALS</b>	<b>66.4±</b>

**PROPOSED ZONING**



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