

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Carmenere Estates Project

Lead Agency: Town of Loomis

Contact Name: Christy Consolini, Planning Director

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Phone Number: (916) 652-1840

Project Location: Loomis

Placer

City

County

Project Description (Proposed actions, location, and/or consequences).

The 98-acre project site is comprised of two sites, a 37-acre western site and a 61-acre eastern site, split by the by the Delmar Avenue right-of-way (ROW) in the Town of Loomis. The western site is identified by Assessor's Parcel Number (APN) 030-130-037 and the eastern site is identified by APN 030-110-011, 030-110-018 and 030-100-037. Currently, the western site is developed with two barns and contains existing trees. The eastern site is developed with a concrete building pad, a private roadway, multiple fenced grazing pastures, oak woodland, and scattered trees. The Town of Loomis 2020 General Plan designates the site as Residential Agricultural (RA) and Residential Estate (RE) and the site is zoned as such.

The project would include a Vesting Tentative Subdivision Map to subdivide the project site into 24 single-family residential lots ranging from 2.3 to 4.7 acres in size. The western site would be subdivided into eight residential lots and the eastern site would be subdivided into 16 residential lots. Site access would be provided by two new roadways off Delmar Avenue, one extending into the western site and one into the eastern site. The project would also include frontage improvements along Delmar Avenue and the installation of utility lines to eventually serve the future on-site residences. Development of the proposed project would require the approval of a Tentative Subdivision Map.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources; Cultural Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; and Tribal Cultural Resources.

However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include: conducting pre-construction surveys and avoidance measures if special-status species are found during the surveys; implementation of avoidance and minimization measures should cultural or tribal cultural resources be encountered during project construction; conducting pre-demolition surveys to determine the presence of hazardous materials and ensure removal; preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of all best management practices (BMPs) required therein; and implementation of noise reduction measures during construction activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the Town include:

- adverse impacts to wildlife habitat
- increases in hazardous materials in the area
- increases in ambient noise;
- increases in local traffic; and
- potential impacts to previously unknown cultural or tribal cultural resources.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife (CDFW);
- Central Valley Regional Water Quality Control Board;
- Placer County Air Pollution Control District (PCAPCD); and
- United States Army Corps of Engineers (USACE).