

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Hidden Grove Project

Lead Agency: Town of Loomis Contact Person: Christy Consolini
Street Address: 3665 Taylor Road Phone: (916) 652-1840
City: Loomis Zip: 95650 County: Placer

Project Location: County: Placer City/Nearest Community: Loomis

Cross Streets: Interstate 80 (I-80) to the east, Horseshoe Bar Road & Laird Street to the west Zip code: 95650

Lat/Long: 38 ° 49 ' 15.26 " N 121 ° 11 ' 10.08 " W Total Acres: 61.7

Assessor's Parcel No: 043-080-007, -008, -015, and -044; and 044-094-001, -004, -005, -006, and-010. Section: 10 Twp: 11N Range: 7E Base: MDBM

Within 2 miles: State Hwy#: I-80 Waterways: Secret Ravine, Antelope Creek, Antelope Canal, Penryn Canal, Red Ravine Canal

Airports: N/A Railways: UPRR Schools: Loomis Grammar School, Del Oro High School, Loomis Gateway Academy, Sierra Foothills Academy, Little Orchard Preschool, Loomis Community Preschool, United Auburn Indian Community School

Document Type:

- CEQA: [X] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [X] Other: Affordable Housing Density Bonus Concessions and Waivers

Development Type:

- [X] Residential: Units 353 Acres 39.2 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational [] Waste Treatment: Type MGD
[X] Recreational 12.8 acres of open space, parks, and landscaping [] Hazardous Waste: Type
[] Other:

Project Issues That May Have A Significant Or Potentially Significant Impact:

- [] Aesthetic/Visual [] Fiscal [X] Public Services/Facilities [X] Traffic/Circulation
[X] Agricultural Land/Forest [X] Flood Plain/Flooding [X] Recreation/Parks [] Vegetation
[X] Air Quality [] Forest Land/Fire Hazard [X] Schools/Universities [X] Water Quality
[X] Archeological/Historical [X] Geologic/Seismic [] Septic Systems [X] Water Supply/Groundwater
[X] Biological Resources [X] Greenhouse Gas Emissions [X] Sewer Capacity [X] Wetland/Riparian
[] Coastal Zone [] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Drainage/Absorption [X] Noise [] Solid Waste [X] Land Use
[] Economic/Jobs [] Population/Housing Balance [] Toxic/Hazardous [X] Cumulative Effects
[] Other:

Present Land Use/Zoning/General Plan Designation: The project site is located north of the I-80/Horseshoe Bar Road interchange in Loomis, California. Currently, the project site consists of undeveloped land, with the exception of two single-family homes located in the western portion of the project site. The Town of Loomis General Plan designates the project site as Commercial (TC), Residential-medium density (RM), Residential-Medium High Density (RMH), Residential-High Density (RH), and Public/Quasi-Public (PQP). The project site is zoned Central Commercial (CC), General Commercial (CG), Office Commercial (CO), and Single Family Residential-5 (RS-5).

Project Description: The proposed project would include the demolition of all existing on-site structures as well as the removal of 1,396 of the 1,720 on-site trees, followed by the development of a residential community. The proposed project includes a Tentative Subdivision Map (TSM) to divide the nine parcels that comprise the project site into 204 single-family lots (identified as Units A through D), one multi-family with 140 units (Unit E), one TC lot with nine dwelling units (Unit D), and 12.8 net acres of open space, parks, and landscaping.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input checked="" type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>3</u>	<input checked="" type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>5</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input checked="" type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Wildlife Region # <u>2</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Housing & Community Development		
<input type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period

Starting Date 12/22/2023 Ending Date 1/22/24

Lead Agency: Town of Loomis Applicant: StoneBridge Properties, LLC
Consulting Firm: Raney Planning & Management, Inc. Address: 3500 American River Drive
Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95864
City/State/Zip: Sacramento, CA 95834 Phone: (916) 484-3011
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative: _____



Date: _____

12/22/23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.