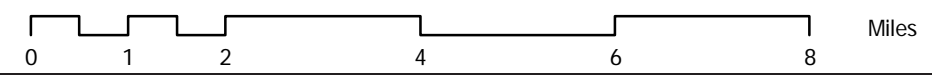


Dry Creek Watershed Coordinated Resource Management Plan



SOURCE: PLACER COUNTY COMMUNITY DEVELOPMENT DEPT. WEBSITE

**FIGURE 4.11-1
Regional Hydrology**

Z:\Projects\1852601\MAPDOC\DOCUMENT\Report_Maps\EIR_Figs

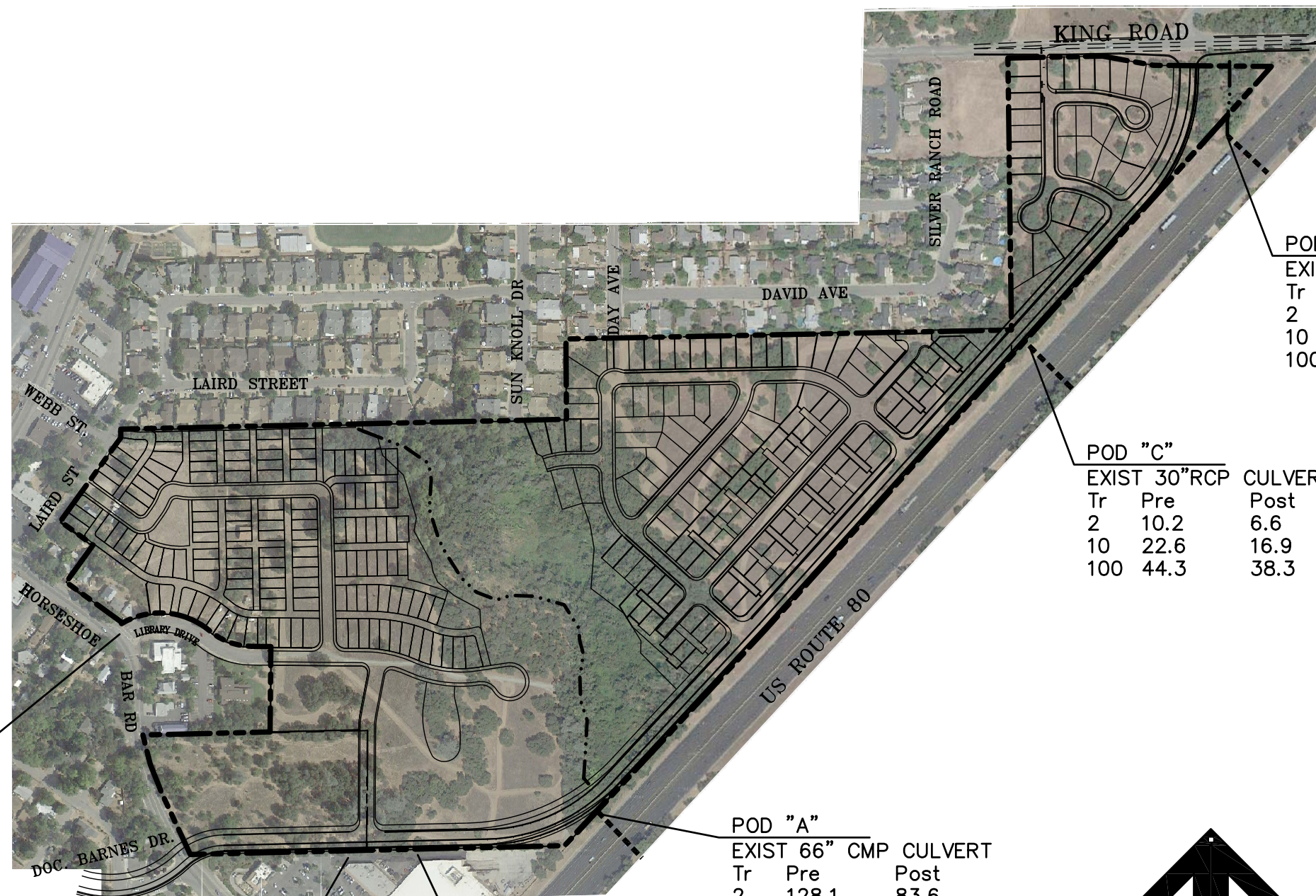
DUDEK

The Village at Loomis Draft EIR

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NOTES:

1. ALL FLOWS IN CUBIC FEET PER SECOND.
2. POD = POINT OF DISCHARGE
3. Tr = STORM RECURRENCE INTERVAL (YEARS)



POD "B"

EXIST 48"RCP CULVERT		
Tr	Pre	Post
2	32.5	32.5
10	80	79.8
100	162.7	162.3

POD "C"

EXIST 30"RCP CULVERT		
Tr	Pre	Post
2	10.2	6.6
10	22.6	16.9
100	44.3	38.3

POD "F"

EXIST DRAINAGE INLET		
Tr	Pre	Post
2	1.2	1.0
10	3.2	2.8
100	6.8	6.1

POD "A"

EXIST 66" CMP CULVERT		
Tr	Pre	Post
2	128.1	83.6
10	290.5	240.5
100	549.1	492.7

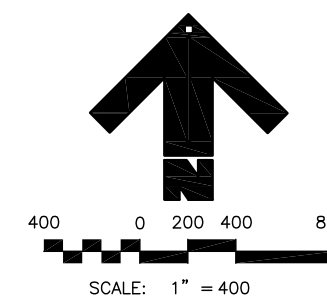
POD "E"

EXIST DRAINAGE INLET		
Tr	Pre	Post
2	1.5	0
10	3.5	0
100	7.0	0

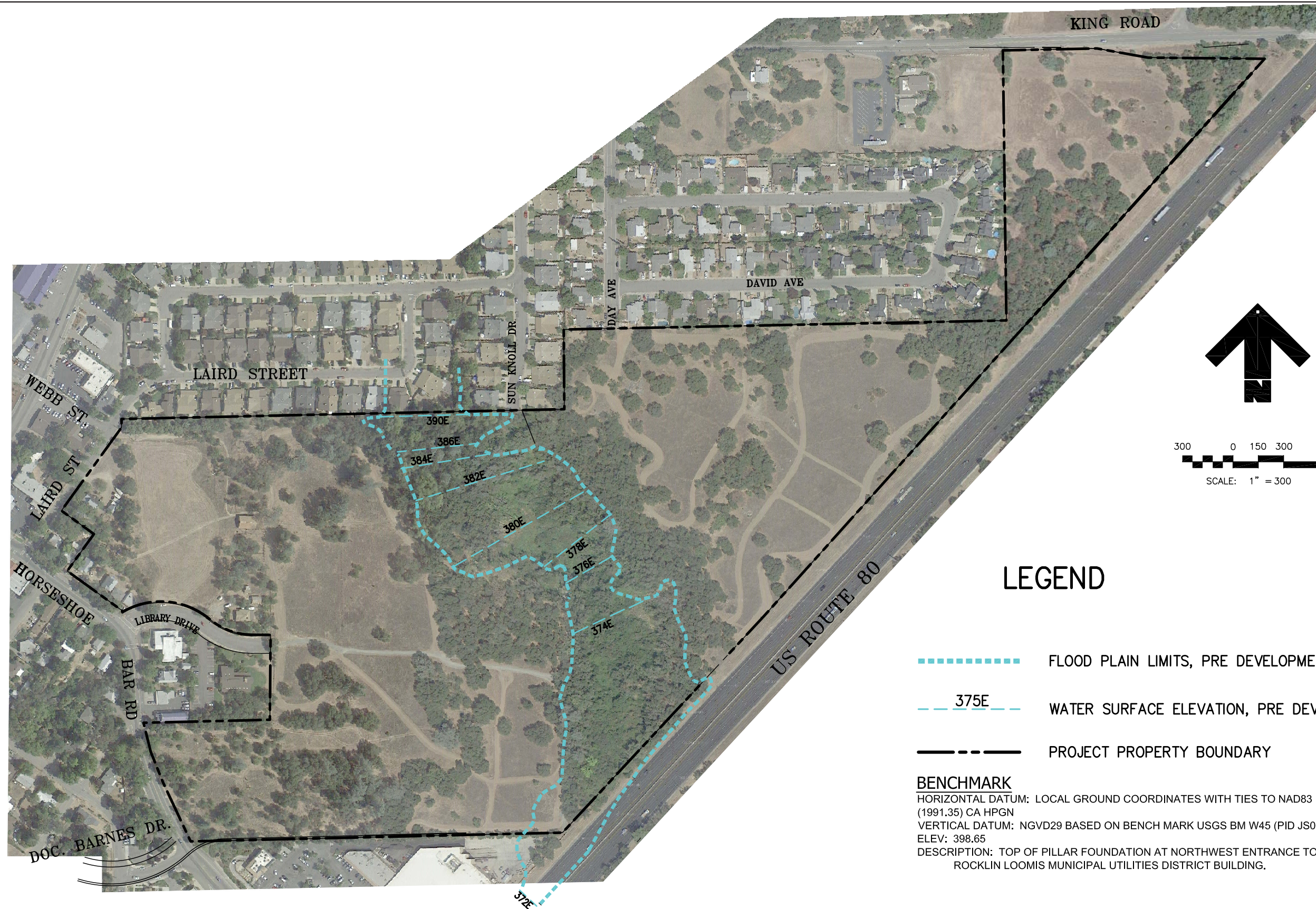
POD "D"

EXIST DRAINAGE INLET		
Tr	Pre	Post
2	0.7	0
10	2.8	0
100	7.0	0

NOTE: POD D & E ARE REDIRECTED INTO POD A SUB BASIN DRAINAGE SYSTEM



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LEGEND

- - - - - FLOOD PLAIN LIMITS, PRE DEVELOPMENT, 100-YEAR
- — — — — 375E WATER SURFACE ELEVATION, PRE DEVELOPMENT 100-YEAR
- PROJECT PROPERTY BOUNDARY

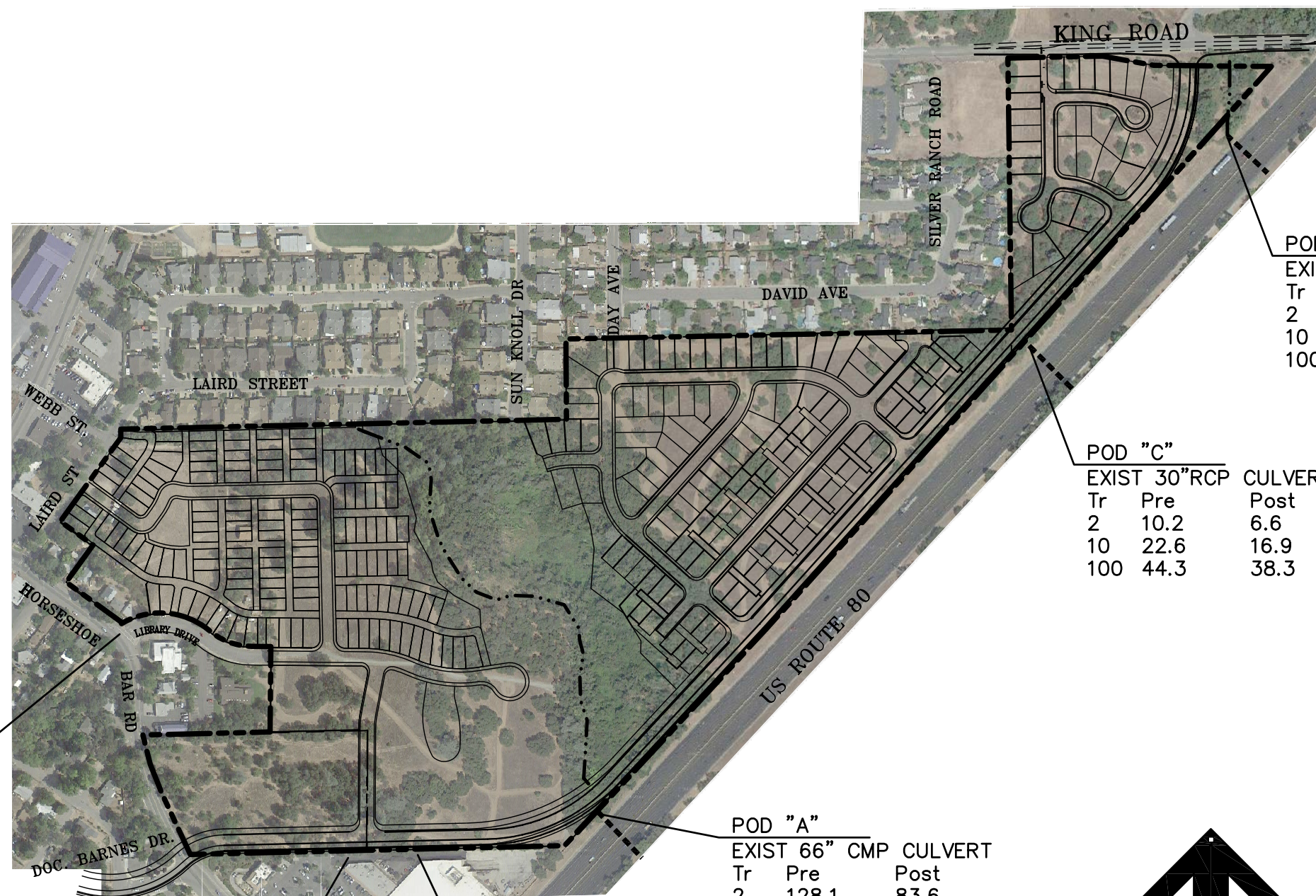
BENCHMARK
 HORIZONTAL DATUM: LOCAL GROUND COORDINATES WITH TIES TO NAD83 (1991.35) CA HPGN
 VERTICAL DATUM: NGVD29 BASED ON BENCH MARK USGS BM W45 (PID JS0766)
 ELEV: 398.65
 DESCRIPTION: TOP OF PILLAR FOUNDATION AT NORTHWEST ENTRANCE TO ROCKLIN LOOMIS MUNICIPAL UTILITIES DISTRICT BUILDING.

SOURCE: TLA ENGINEERING AND PLANNING 2014

FIGURE 4.11-3
Pre-Project 100-Year Floodplain

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- NOTES:
1. ALL FLOWS IN CUBIC FEET PER SECOND.
 2. POD = POINT OF DISCHARGE
 3. Tr = STORM RECURRENCE INTERVAL (YEARS)



POD "B"

EXIST 48"RCP CULVERT		
Tr	Pre	Post
2	32.5	32.5
10	80	79.8
100	162.7	162.3

POD "C"

EXIST 30"RCP CULVERT		
Tr	Pre	Post
2	10.2	6.6
10	22.6	16.9
100	44.3	38.3

POD "F"

EXIST DRAINAGE INLET		
Tr	Pre	Post
2	1.2	1.0
10	3.2	2.8
100	6.8	6.1

POD "A"

EXIST 66" CMP CULVERT		
Tr	Pre	Post
2	128.1	83.6
10	290.5	240.5
100	549.1	492.7

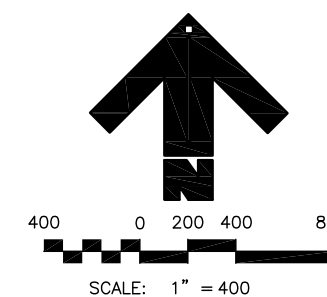
POD "E"

EXIST DRAINAGE INLET		
Tr	Pre	Post
2	1.5	0
10	3.5	0
100	7.0	0

POD "D"

EXIST DRAINAGE INLET		
Tr	Pre	Post
2	0.7	0
10	2.8	0
100	7.0	0

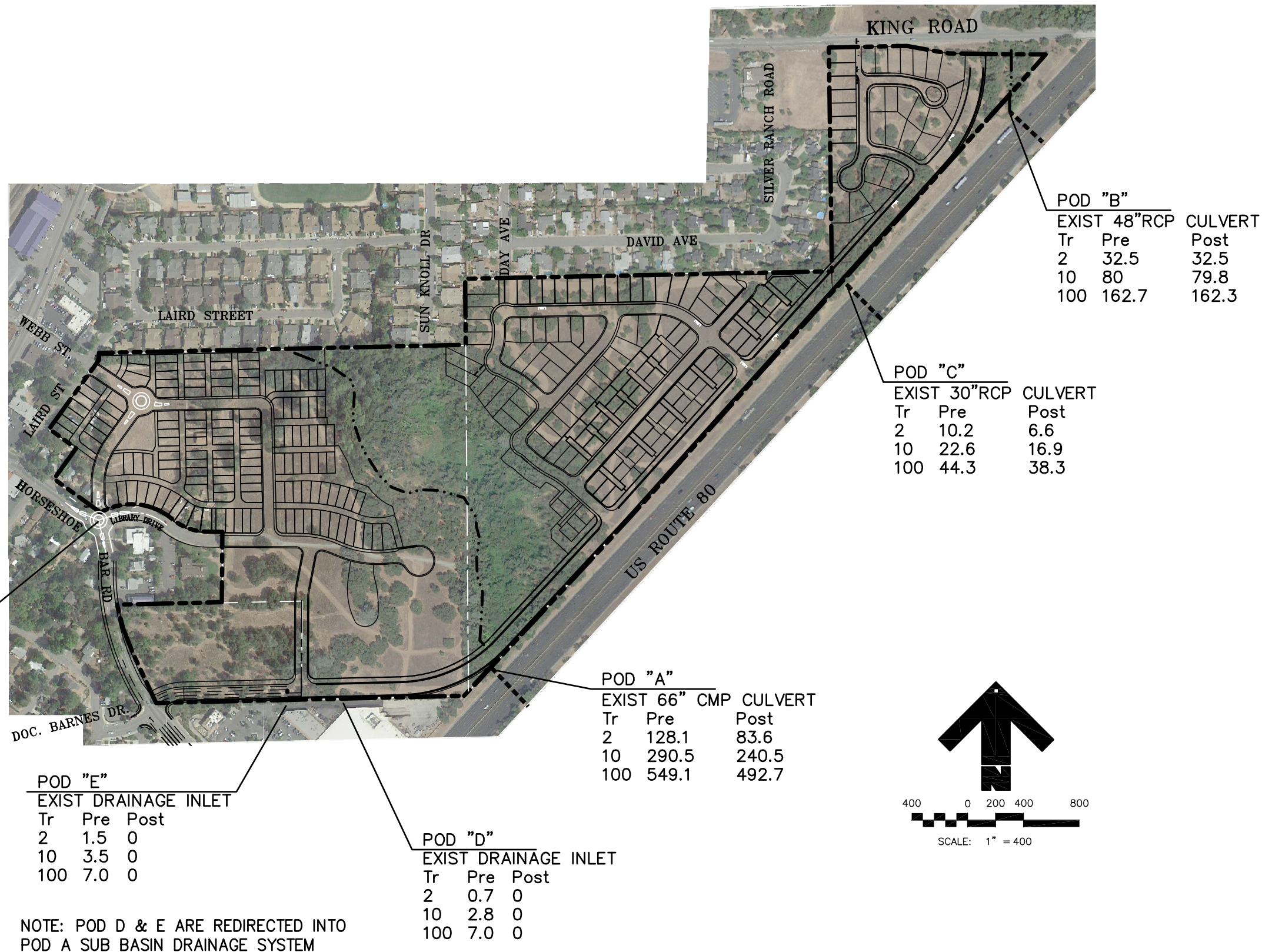
NOTE: POD D & E ARE REDIRECTED INTO POD A SUB BASIN DRAINAGE SYSTEM



SOURCE: TLA ENGINEERING AND PLANNING 2014

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- NOTES:
1. ALL FLOWS IN CUBIC FEET PER SECOND.
 2. POD = POINT OF DISCHARGE
 3. Tr = STORM RECURRENCE INTERVAL (YEARS)



SOURCE: TLA ENGINEERING AND PLANNING 2017

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4.12 PUBLIC SERVICES AND UTILITIES

4.12.1 Setting

This section addresses the public services and utilities required to serve The Village at Loomis (proposed project). [The proposed project includes 418 dwelling units, 56,000 square feet of commercial space, 25,000 square feet of office space, 0.59 acres of active parkland, 1.25 acres of passive parkland, 0.49 acres of parcourse trails, 0.74 acres of multi-use trail, and 9.97 acres of open space. The project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project, thus reducing the unit count from the 426 dwelling units that were evaluated in the Draft EIR, and omitting the southern portion of the trail along the eastern side of the open space. The reduction in dwelling units and shortening of the trail increases the amount of open space in the center of the project from the 9.55 acres evaluated in the Draft EIR. The applicant also proposes to implement measures to reduce project impacts under the Transportation Alternative that was evaluated in the Draft EIR. The Modified Transportation Alternative includes 418 total dwelling units, 49,000 square feet of commercial space, 25,000 square feet of office space, 0.59 acres of active parkland, 1.25 acres of passive parkland, 0.49 acres of parcourse trails, 0.74 acres of multi-use trail, and 9.97 acres of open space.](#) These services and utilities include water supply, treatment, and conveyance; wastewater treatment and conveyance; electricity, gas, and communication utilities; parks and recreational facilities; schools; fire protection; law enforcement; solid waste disposal; and library services.

There were five comment letters received in response to the Notice of Preparation (NOP) that addressed public services resources and utilities. The Rocklin Unified School District indicated they had no comments. The Placer County Water Agency (PCWA) stated that potable water can be made available to the project and that a hydraulic analysis should be conducted to determine if there is adequate pressure for domestic and fire protection purposes and included design specifications for the location of water lines. In addition, PCWA provided information on the Eastside Canal and the easement that traverses a portion of the project site. The City of Rocklin requested that the environmental impact report (EIR) assess potential effects on police and fire services and the potential need for mutual aid from the City's police and fire departments, as well as effects on water supply, water quality and wastewater treatment. The Pacific Gas & Electric Company (PG&E) provided information on electrical facilities and infrastructure they own and requirements for relocating existing facilities or installation of new facilities. The South Placer Municipal Utility District (SPMUD) commented that there are existing deficiencies in the sewer system downstream that serves the project site. As noted in the NOP, these capacity issues would be addressed as conditions of approval, prior to project implementation. Copies of the NOP and comments received are included in Appendix A.

Water Supply

Domestic water service to this portion of Placer County, including the ±66-acre project site, is provided by the PCWA. The PCWA service area is divided into five zones that provide treated and raw water to Colfax, Auburn, Loomis, Rocklin, Lincoln, a small portion of Roseville, unincorporated areas of western Placer County, and a small community in Martis Valley near Truckee. The project area is located entirely within Zone 1, which is the largest of the five zones and provides water service to Auburn, Bowman, Ophir, Newcastle, Penryn, Loomis, Rocklin, Lincoln, and portions of Granite Bay. Zone 1 includes four water treatment facilities, 16 storage tanks providing approximately 49 million gallons of storage capacity, and approximately 496 miles of treated-water piping (PCWA 2011).

Surface Water

PCWA's contracted surface water supplies for western Placer County communities are obtained from three watersheds: the American River, the Yuba River, and the Bear River. Treated water for the vicinity of the project area is supplied from the Yuba and Bear River watersheds and is supplemented with American River water. Additionally, PCWA has future plans to divert 35,000 acre-feet per year (afy) from the Sacramento River (PCWA 2011). PCWA has prepared an Integrated Water Resources Plan that presents a detailed assessment of water supply and demand in western Placer County and analyzes a variety of available water supply resources to meet future water needs.

Groundwater

Western Placer County lies within the northeastern section of the North American Groundwater sub-basin. Although groundwater use in western Placer County by individual homes, farms, and businesses is estimated to total approximately 97,000 afy, at this time, PCWA does not use substantial amounts of groundwater to meet its customers' demands (PCWA 2011). Three water wells were present on the project site, two of which have been destroyed in accordance with a permit from the Placer County Environmental Health Division. The third well is still present on site.

Treatment, Transmission, and Storage

The PCWA system consists of eight water treatment plants (WTP). The Foothill WTP, located in the southern portion of Newcastle, and the Sunset WTP, located northwest of Loomis, serve the project vicinity. PCWA completed the most recent expansion of its Foothill WTP in 2011. The capacity of this facility is presently 55 million gallons per day (mgd). The capacity of the Sunset WTP is 8 mgd. In addition, PCWA is in the design phase for a new water treatment plant that would be located on Ophir Road in the Newcastle/Ophir area with an anticipated capacity of 30 mgd (PCWA 2011).

An existing 30-inch-diameter transmission line delivers treated water from the Foothill WTP in Newcastle to various communities south of the facility. A 24-inch-diameter line located on the western side of Taylor Road carries the treated water to the project site. Smaller water lines ranging from 4 inches to 12 inches in diameter feed off the main line to serve the various subdivisions in the area (PCWA 2011).

PCWA reserves capacity for new customers upon payment of the agency's water connection charge. The water connection charge is due upon approval of the project and prior to the issuance of building permits. Typically, there is an average lag time of approximately 18 months between the payment of the water connection charge and full development of demand from the occupied units.

Wastewater

The South Placer Wastewater Authority (SPWA) is a joint powers authority formed to fund regional wastewater and recycled water facilities in southwestern Placer County. There are three partner agencies that compose SPWA (the "participants"): the City of Roseville, SPMUD, and Placer County. The regional facilities funded by the SPWA thus far include recycled water facilities, trunk sewer lines, and two wastewater treatment plants (WWTPs). All three participants transmit wastewater to these WWTPs.

The project site is within the SPMUD service boundary. SPMUD provides wastewater collection and conveyance service to the Town of Loomis (Town), the City of Rocklin, the community of Penryn, and a portion of the community of Granite Bay. As of 2015, SPMUD provides sewer collection services more than 21,000 connections, serving an equivalent population of approximately 75,000. SPMUD's customer base has tripled over the last 25 years from 10,000 estimated dwelling units (EDUs) to more than 31,000 EDUs (SPMUD 2015).

Each SPWA participant is committed to meeting the operational criteria established in the SPWA Funding Agreement and the SPWA Operations Agreement. The Funding Agreement outlines each participant's responsibility for debt service on SPWA's bonds and funding of regional facilities. The Operations Agreement documents maintenance and operations responsibilities for regional facilities (primarily the wastewater treatment plants) and establishes the City of Roseville as the owner and operator of the two WWTPs. The Operations Agreement also identifies a regional service area boundary (SAB), which delineates the area served by SPWA-funded regional facilities, as discussed further below.

Wastewater Service Area

The City of Roseville prepared the South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation 2007 and updated 2009), which delineates the 2005

regional wastewater service area boundary (2005 SAB) and provides baseline and projected characterizations of the regional wastewater (and associated recycled water) system. The 2005 SAB includes areas within Roseville, Rocklin, Loomis, and portions of unincorporated Placer County. The proposed project site is included in the 2005 SAB.

The Systems Evaluation is also the long-term planning tool to project wastewater treatment needs and identify necessary capital improvement projects to accommodate urban growth within the 2005 SAB. The Systems Evaluation addressed system conditions as of June 2004 and anticipated buildout conditions within the 2005 SAB. Buildout within the 2005 SAB would result in 16.34 mgd average dry weather flow (ADWF) at the Dry Creek WWTP and 16.52 mgd ADWF at the Pleasant Grove WWTP (City of Roseville 2009) totaling 32.86 mgd ADWF in the 2005 SAB.

In addition to buildout of the 2005 SAB, the Systems Evaluation evaluates future Urban Growth Areas to determine an ultimate SPWA service area boundary. The Urban Growth Areas include recently approved and pending specific plans and other development proposals, and thus include areas that have not yet been approved for development (City of Roseville 2009). The Urban Growth Areas considered in the System Evaluation are as follows:

- Curry Creek
- Regional University
- Invero Tech
- Portions of Placer County
- Orchard Creek
- Placer Ranch
- Placer Vineyards
- Placer County Sewer Maintenance District 3
- SPMUD
- Creekview including the panhandle
- Sierra Vista
- Amoruso Ranch Study Area

Buildout of this ultimate SPWA Service Area would result in 25.67 mgd ADWF at the Pleasant Grove WWTP and 19.98 mgd ADWF at the Dry Creek WWTP with total buildout of 45.65 mgd ADWF in the Service Area (City of Roseville 2009).

The Dry Creek WWTP, located on Booth Road along Dry Creek in the southwest portion of the City, provides tertiary-level wastewater treatment through the process of screening, grit removal, primary clarification, aeration, secondary clarification, filtration and ultraviolet disinfection; in addition, the Dry Creek WWTP provides full nitrification and de-nitrification. The current ADWF is approximately 10 mgd, of which approximately 6 mgd come from the City of Roseville (City of Roseville 2009). The plant can discharge up to 18 mgd ADWF into Dry Creek under an existing National Pollutant Discharge Elimination System Permit No. CA0079502 adopted on June 12, 2008. It is anticipated that this plant would serve the proposed project.

The project vicinity has existing sewer lines in the region to the west of Interstate 80 (I-80). The area is served by sewer lines ranging from 6 inches to 12 inches in diameter. The primary service line is a 15-inch-diameter pipe located along Taylor Road known as the Lower Loomis Trunk Sewer. The project would require on-site improvements such as gravity sewer laterals and collectors. These sewer lines would connect to the main sewer system in one of two off-site alignments.

Electric/Natural Gas/Telephone

Electricity

Electric service in this portion of the Town is provided by PG&E. PG&E's power is generated in fossil-fueled plants, hydroelectric powerhouses, geothermal generators, a nuclear power plant, and ten combustion turbines. PG&E also buys power from independent power producers and other utilities. According to their website, PG&E provides service to approximately 5.1 million customers in Northern and Central California and has approximately 18,616 miles of interconnected transmission lines and 141,215 miles of distribution lines (PG&E 2015).

PG&E's services are provided in accordance with California Public Utilities Commission rules and regulations. Electric connections would be provided to the site from the existing transmission network in the project vicinity. The project applicant would be responsible for the costs associated with extension of electrical service infrastructure to the project site.

Natural Gas

PG&E supplies natural gas to homes and businesses in the project area. PG&E has 42,141 miles of distribution pipelines supplying 4.3 million residential gas customers (PG&E 2015). Extension of the natural gas infrastructure by PG&E is financed through the collection of developer fees and through consumer payment for service.

Energy

Energy consumption in the project area takes many forms, including electrical and natural gas use by residences, and fossil-fuel consumption associated with transportation. There is currently no significant energy consumption associated with the project site.

Cable Services

Wave Broadband provides cable services to residents in this part of the Town. Wave Broadband is one of the three brand names of WaveDivision Holdings. WaveDivision Holdings currently serves approximately 415,000 customers in Washington, Oregon, and California. Wave Broadband offers cable television services and high-speed internet access to residents in the cities of Auburn, Granite Bay, Lincoln, Loomis, Newcastle, Penryn, and Rocklin.

Telephone

Telephone service, both long distance and local, is available from AT&T. Cellular telephone and data services are available from several major and local carriers.

Schools

Public education would be provided through the Loomis Union School District (K–8), Placer Union High School District, and Sierra College School District. The Loomis Union School District has seven elementary schools that provide K–8 education to the school-age children in the community. Loomis Grammar School on Taylor Road is approximately 0.25 mile from the proposed project site and would principally serve the kindergarten through eighth-grade students living at the project site. However, current enrollment is 504 students (Axiom 2014), which is the school’s maximum capacity. [Regarding school district capacity, Loomis Union School District Superintendent, Gordon Medd, has indicated that the upper grades within the district are significantly more impacted.](#) Until improvements are completed at Loomis Grammar School to increase capacity, students living at the project site would be housed at other schools throughout the district. This could include H. Clarke Powers Elementary, approximately 1.5 miles away from the project site, and Franklin Elementary, approximately 3 miles away. Placer Union High School District currently operates six high schools. Del Oro High School, located in Loomis, would serve high school students residing at the proposed project site. The current student enrollment at Del Oro High School is approximately 1,700 students (Del Oro High School 2015).

In accordance with California Education Code Section 17620, the Loomis and Placer Union School Districts have adopted School Facilities Fees to provide funding for school construction, reconstruction, and modernization efforts necessary to accommodate projected enrollment from new development. The two districts collect and share development impact fees of \$3.20 per

square foot of residential development and \$0.51 per square foot of commercial/industrial development as well as the development of senior housing.

Fire Protection and Emergency Medical Services

The project site lies within the service area of four fire districts: Penryn Fire Protection District, Loomis Fire Protection District (Loomis FPD), South Placer Fire District, and Newcastle Fire District. Service for the project area is primarily provided by Loomis FPD. The California Department of Forestry and Fire Protection (CAL FIRE) also provides fire protection services for the area and has primary jurisdiction over all wildland fires. To increase the level of fire protection any one district is capable of providing, the four fire districts and the CAL FIRE cooperate on fire calls. This cooperation is achieved through mutual aid, continuous aid, and automatic aid agreements.

The proposed project site is located within the jurisdiction of the Loomis FPD. Currently, the Loomis FPD operates as an all-risk service provider, providing fire protection, emergency medical services, basic hazardous materials response, and other services relating to the protection of lives and property within its jurisdictional boundaries, as well as providing assistance to neighboring communities. Along the western slope of Placer County, a Closest Resource Agreement exists among the Loomis FPD, nine other fire districts, and the Sheriff's Dispatch Center. The participating agencies have dropped their traditional boundaries to allow the closest resources to respond into neighboring jurisdictions. The Loomis FPD operates two fire stations. The main staffed station is located in Loomis near the intersection of Horseshoe Bar Road and Taylor Road in Loomis, less than 0.5 mile from the project site. The Loomis FPD also has another unstaffed station located in the rural, eastern portion of the district at Horseshoe Bar Road and Tudsbury Road. The Loomis FPD serves approximately 11,600 residents and receives around 1,000 emergency calls per year, with the majority of calls being requests for emergency services (Loomis FPD 2015a).

The district staff currently consists of a part-time chief, three full-time engineers, three part-time captains, three full-time captains, three apprentice firefighters, and twelve resident volunteer firefighters. To respond to emergency calls, the district staffs at least two qualified personnel at the station at all times. Emergency response equipment at the district includes two Type I fire engines (pumpers), two Type III brush engine, one Type IV grass unit, and two staff vehicles (Loomis FPD 2015a).

Law Enforcement

The Town contracts for its law enforcement services with the Placer County Sheriff's Department (PCSD). The PCSD currently provides general law enforcement services to the project area. The Sheriff's Department currently has a sheriff, an under-sheriff, and four captains

overseeing divisions within the department, including 253 sworn staff, and 54 additional part-time sworn staff. The PCSD currently has nearly 50 vehicles, including deputy-marked patrol units, 10 K-9 units, three aircraft, three patrol boats, and other miscellaneous vehicles. Local funding for the PCSD comes from the County general fund.

The PCSD operates five stations. The stations are located in Auburn, Loomis, Foresthill, Colfax, and Tahoe City. The project area is served by two of the five stations, the main office in Auburn and a substation in Loomis. The offices serving the area are staffed at all times. Staffing at the South Placer Substation in Loomis includes 33 patrol positions, three detectives, four patrol sergeants, one Community Services/School Safety sergeant, four Drug Abuse Resistance Education (D.A.R.E.) officers, four school resource officers, one community services officer, several reserve deputies, numerous volunteers, and other professional staff. In addition, the Sheriff's Team of Active Residents (S.T.A.R.S.) is based at the South Placer Substation in Loomis. The S.T.A.R.S. organization provides various services to residents and communities throughout the county including vacation checks of homes, abandoned vehicle abatement, traffic control at parades and other events, and supervising inmate worker car wash crews for county vehicles (Placer County 2015).

The Placer County General Plan policies 4.H.1, 4.H.2 provide the levels of service that the PCSD strives to meet. Specifically, policy 4.H.1 requires that the following staffing ratios are met: one officer per 1,000 people in unincorporated areas, one officer to seven inmates, and one court/civil officer per 16,000 people. In addition, policy 4.H.2 requires that the PCSD maintain the following average emergency call response times: 6 minutes in urban areas, 8 minutes in suburban areas, 15 minutes in rural areas, and 20 minutes in remote rural areas.

In January 2006, the PCSD prepared the Placer County Sheriff's Office Strategic Plan (PCSD 2006) to examine all facets, programs, and challenges facing the department. Specifically the plan's foremost priority is to increase the ability of the PCSD to be competitive and recruit, train, and retain deputy sheriffs, correctional officers, and other professional staff. The Plan outlines the need to modernize the PCSD facilities including the new state-of-the-art Auburn Justice Center and South Placer Justice Center. The plan also recognizes the need to keep pace with Placer County's historic population growth and to intelligently plan for the future.

The mission contained in the Placer County Sheriff's Office Strategic Plan is to maintain the quality of life the Placer County citizens enjoy and to ensure the County is a safe place to live, work and visit. This will be accomplished through safeguarding individual liberties, building community partnerships, preventing crime, and resolving those crimes that do occur. The PCSD is also responsible for the professional care and custody of those confined within jail facilities. Other duties include those of marshal, security of the courts, and efficient investigation of coroner cases.

Library Services

The Auburn-Placer County Library provides library service to the region and operates several branches throughout Placer County. The Loomis Branch Library is the only library within the Loomis General Plan area. This facility is located in Loomis on Library Drive, adjacent to the western boundary of the project site. Other libraries that may serve the residents of the proposed development include those in Penryn, Rocklin, Auburn, and Granite Bay.

In 2013, the Placer County Board of Supervisors approved the Placer County Library Strategic Plan. The Strategic Plan incorporates input from members of the community as well as the technological and financial needs of contemporary library use in Placer County. The County's Library Services division has proposed closing the Loomis branch library due to significant systemwide budgetary shortfalls and the County's goal to modernize and have a more sustainable library network. The largest traditional source of income for the County library system is property taxes, which fell substantially as a result of declining property values stemming from the housing crisis and the recession that started in 2008. Between fiscal year 2008-2009 and 2011-2012, property tax collections for the library system fell from a high of \$4.13 million to a low of \$3.71 million (Placer County Library 2013). The County continues to conduct public outreach to investigate alternative solutions for the library system.

Solid Waste

Weekly solid waste collection service is provided to the area by Recology Auburn Placer. Recology Auburn Placer provides residential garbage service, debris box service, and recycling to the Town, as well as to the Cities of Rocklin and Auburn and unincorporated Placer County. Residences served by Recology Auburn Placer are provided with a 90-gallon container for the domestic refuse generated during the week. A materials recovery facility, which includes a composting area, is located on Athens Avenue in the City of Lincoln, approximately 9 miles from the proposed project site. The owner and operator of the landfill and the materials recovery facility, Western Placer Waste Management Authority, is a joint powers organization that includes members from Placer County and the cities of Lincoln, Roseville, and Rocklin. The materials recovery facility supports the Western Placer Waste Management Authority in complying with the state law requirement to divert 50% of its waste from landfills.

Parks and Recreation Facilities

The Town owns and operates two park sites, the Sunrise-Loomis Neighborhood Park, and the skate park and tot lot adjacent to the Loomis Train Depot. The 4-acre Sunrise-Loomis Neighborhood Park is located on Arcadia Avenue, between Humphrey and Swetzer Roads. The park has two softball fields, one tot-lot, a picnic area, and open space. The Town also contributes funds to the Loomis Union School District through a joint use agreement to provide recreational

improvements to their facilities. Although schools limit the use of their facilities, they represent a significant source for meeting recreational needs for Loomis residents. In addition, Sierra Community College, located 2.5 miles south of the project site in the City of Rocklin, has recreational facilities available for limited use by non-students. Those facilities include bikeways, hiking and equestrian trails. Loomis Elementary School, located at the intersection of Taylor and King Roads, has two softball fields, three soccer fields, two volleyball courts, three basketball courts, a track/field, a multi-purpose gym, and three tot lots.

Placer County operates the Loomis Basin Regional Park on the northeast border of the Town. The Loomis Basin Regional Park is regularly used by Loomis residents and is located at the intersection of King and Winters Road, approximately 0.25 mile from the [eastern end of the project site](#) [and approximately one mile from the western end of the project site](#). The 33-acre park comprises softball and baseball fields, a soccer field, an equestrian center, jogging trail, tot lot, picnic area, snack bar, portable restrooms, and basketball court.

4.12.2 Regulatory Setting

This section includes applicable federal, state, and local laws, regulatory guidance, and general plan goals and policies that govern public services and utilities in the Town. Where services are provided by external agencies, such as Placer County, goals and policies of the applicable jurisdiction providing the service have been incorporated into this section.

Water

Federal Regulations

The Safe Drinking Water Act (SDWA) is the main federal law that regulates the quality of potable water for the public. The SDWA authorizes the U.S. Environmental Protection Agency (EPA) to establish national health-based standards for drinking water quality. These standards may apply to naturally occurring and human-caused constituents in drinking water. The national standards are established using scientific methods to evaluate health risks and consider available technology and costs to achieve the standards. The National Primary Drinking Water Regulations establish maximum contaminant levels or mandated methods for water treatment to remove contaminants, and requirements for regular water quality testing to make sure standards are achieved. In addition to setting these standards, the EPA provides guidance, assistance, and public information about drinking water, collects drinking water data, and oversees state drinking water programs. States can apply to the EPA for authority to implement SDWA within their jurisdictions by showing that they will adopt standards at least as stringent as the national standards and adequately enforce these standards. California has been granted this authority, and the California Department of Public Health establishes and enforces statewide drinking water standards.

The SDWA was passed by Congress in 1974 and amended in 1986 and 1996. The original focus of the law was on treatment of water supplies as a means of providing safe drinking water. However, the 1996 amendments expanded the focus to recognize protection of water quality at the source. Under this expanded focus, SDWA requires many actions to protect rivers, lakes, reservoirs, springs, and ground water wells that provide sources of drinking water supplies. The 1996 amendments also recognized operator training, funding for water system improvements, and public information as important components of safe drinking water.

State Regulations

California Safe Drinking Water Act

The California Department of Public Health administers the state's SDWA through the Drinking Water Program. This program implements the regulatory authority of the Department of Public Health over public water systems in the state. Public water system operators are required to regularly monitor their drinking water sources and supplies for microbiological, chemical, and radiological contaminants to demonstrate that the water meets the regulatory requirements regarding primary maximum contaminant levels (MCLs) listed in Title 22 of the California Code of Regulations. MCLs have been established for ±80 specific inorganic and organic contaminants and six radiological contaminants. Monitoring is also required for a number of other contaminants and characteristics that deal with the aesthetic properties of drinking water, such as taste, odor, and appearance. These are known as secondary MCLs.

Department of Public Health staff at three Field Operations Branches perform field inspections; issue operating permits; review plans and specifications for new facilities; take enforcement actions for non-compliance with laws and regulations; review water quality monitoring results; and support and promote water system security. The Drinking Water Program also works toward funding infrastructure improvements, conducting source water assessments, and evaluating projects using recycled treated wastewater. The Drinking Water Program is implemented by the Department of Public Health in cooperation with the EPA, the State Water Resources Control Board, Regional Water Quality Control Boards (RWQCBs), and other state and local agencies, including county health departments, planning departments, and boards of supervisors.

Sacramento Basin Plan

The Water Quality Control Plan (Basin Plan) for the project region was adopted by the Central Valley RWQCB in 1998 and amended in 2015 (Central Valley RWQCB 2015). The Basin Plan establishes water quality objectives for the Sacramento River Basin to protect the beneficial uses of these waters, which include providing drinking water supplies. The Basin covers 27,210 square miles and includes all watersheds tributary to the Sacramento River that are north of the

Cosumnes River watershed, the closed basin of Goose Lake, and the drainage sub-basins of Cache and Putah Creeks.

Principal streams of the Basin are the Sacramento River and its larger tributaries: the Pit, Feather, Yuba, Bear, and American Rivers to the east, and Cottonwood, Stony, Cache, and Putah Creeks to the west. Major reservoirs included in the Basin are Shasta, Oroville, Folsom, Clear Lake, and Lake Berryessa. Beneficial uses of the surface waters include municipal and domestic supply; agricultural supply; industrial service, process, and power supply; contact and non-contact recreation; freshwater, migration, spawning and wildlife habitat; and navigation.

Basin Plans establish protective standards for ground waters in addition to surface waters. At least 63 groundwater basins are in the Sacramento River Basin. Beneficial uses for groundwater include municipal and domestic supply, agricultural supply, and industrial service and process supply.

To protect the beneficial uses, the Basin Plan establishes objectives for both surface and ground waters. Surface water objectives cover the following characteristics/qualities: bacteria, biostimulatory substances, chemical constituents, color, dissolved oxygen, pesticides, radioactivity, salinity, sediment, settleable material, suspended material, tastes and odors, temperature, toxicity, and turbidity. Groundwater quality objectives cover the topics of bacteria, chemical constituents, radioactivity, tastes and odors, and toxicity.

In addition to protection of beneficial uses, the Basin Plan includes additional resolutions to protect the waters of the Sacramento River Basin. For example, Resolution 68-16, Statement of Policy with Respect to Maintaining High Quality of Water in California, states that discharges to surface or groundwater within the Basin that might reduce water quality should not be allowed even if the water quality reduction would not be sufficient to impair the recognized beneficial uses of the water.

Urban Water Management Planning Act

California Water Code Section 10610 et seq. requires that all public water systems that provide water to more than 3,000 customers or supply more than 3,000 afy must prepare an Urban Water Management Plan. The California Department of Water Resources provides guidance to urban water suppliers in the preparation and implementation of Urban Water Management Plans. These plans must be updated at least every 5 years. The current PCWA Urban Water Management Plan was adopted in June 2011.

Senate Bill 610 – Water Supply Assessments

Senate Bill (SB) 610, adopted in 2001, requires analysis of water supplies for projects that meet certain size requirements. For residential projects, the requirements of SB 610 apply to projects consisting of 500 or more new residences.

Local Regulations

The Town of Loomis General Plan

The Town’s General Plan also establishes goals and policies for public services. The Town’s General Plan contains the following goal in the Public Services, Facilities, and Finance section (Town of Loomis 2001):

- To achieve and maintain high levels of public services and facilities for Loomis residents, when appropriate through coordination with outside service agencies.

Placer County General Plan

The Placer County General Plan sets forth the following goal for water supply and delivery (Placer County 2013). Appendix B of this draft EIR provides an analysis of the project’s consistency with General Plan policies adopted to support this goal.

Goal 4.C: To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

Placer County Water Agency Policies

PCWA’s policies, improvement standards, technical provisions, standard drawings, and the current PCWA Rules, Regulations, Rates, and Charges Governing the Distribution and Use of Water are applicable to portions of the project involving supply and delivery of treated domestic water.

In particular, PCWA’s General Design Criteria set forth specific requirements for engineering design of water system improvements that are intended to “provide a water system that will dependably and safely convey the required amount of high-quality water throughout the distribution system at the least cost” (PCWA 2010).

Additionally, PCWA’s improvement standards require that the design of all PCWA facilities comply with the following:

- Laws and standards of the State of California Department of Public Health pertaining to domestic water supply.

- Title 17, Chapter V, Sections 7583–7622 of the California Administrative Code (pertaining to cross-connections).
- Applicable ordinances, rules, and regulations of all other local agencies.

Wastewater

Federal Regulations

The federal Clean Water Act regulates the discharge of treated effluent from wastewater treatment plants. This authority is administered through the Central Valley RWQCB. Wastewater generated at the site would be collected by SPMUD and conveyed to the Dry Creek Regional WWTP.

State Regulations

Several state laws regulate the operation of wastewater treatment plants. Wastewater generated at the site would be collected by SPMUD and conveyed to the Dry Creek Regional WWTP for treatment.

Local Regulations

The Town of Loomis General Plan

The Town’s General Plan also establishes goals and policies for public services. The Town’s General Plan contains the following goal in the Public Services, Facilities, and Finance section (Town of Loomis 2001):

- To achieve and maintain high levels of public services and facilities for Loomis residents, when appropriate through coordination with outside service agencies.

Electric/Natural Gas/Telephone

State Regulations

Title 24 of the California Code of Regulations requires the use of energy-efficient appliances in all new residential, commercial, and educational facilities. No special permits for electrical hook-up, gas hook-up, or other energy sources are required; however, building permits and compliance with adopted building codes would be required for these services. PG&E electric and gas services are provided in accordance with the California Public Utilities Commission rules and regulations.

Cable and telephone services are required to be provided in accordance with the California Public Utilities Commission rules and regulations.

Local Regulations

Town of Loomis General Plan

Goal 1: To achieve and maintain high levels of public services and facilities for Loomis residents, when appropriate through coordination with outside service agencies.

Fire Protection and Emergency Medical Services

State Regulations

California Government Code

Effective January 1, 2005, California Government Code Section 51182 and Public Resources Code Section 4291 were modified with respect to fire risk reduction measures required to be enforced by local agencies and CAL FIRE for occupied dwellings or structures. These measures require the following:

- Maintaining a fire break made by removing and clearing away, for a distance of not less than 100 feet on each side of a dwelling or structure, or to the property line whichever is nearer, all flammable vegetation or other combustible growth. This does not apply to single specimen trees, ornamental shrubbery, or similar plants that are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any dwelling or structure.
- Maintaining additional fire protection or firebreaks made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from an occupied dwelling or occupied structure or to the property line, or at a greater distance if required by State law, or local ordinance, rule, or regulation. Grass and other vegetation located more than 100 feet from a dwelling or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- Removal of that portion of any tree that extends within 10 feet of the outlet of any chimney or stovepipe.
- Maintaining any tree adjacent to or overhanging any building free of dead or dying wood.
- Maintaining the roof of any structure free of leaves, needles, or other dead vegetative material.
- Providing and maintaining at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed and installed in accordance with the California Building Standards Code.

- Prior to constructing a new dwelling or structure that will be occupied or rebuilding an occupied dwelling or occupied structure damaged by a fire, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable State and local building standards.

Local Regulations

Town of Loomis General Plan

Goal 1: To achieve and maintain high levels of public services and facilities for Loomis residents, when appropriate through coordination with outside service agencies.

Law Enforcement

Local Regulations

Town of Loomis General Plan

Goal 1: To achieve and maintain high levels of public services and facilities for Loomis residents, when appropriate through coordination with outside service agencies.

Schools

State Regulations

California Education Code – Section 17620 and Senate Bill 50

The California Senate Bill 50 (SB 50), the School Facilities Act of 1998, and the bond procedures under Proposition 1A of 1998 amended Education Code Section 17620 to regulate school facilities financing and the mitigation of land use through the implementation of fee caps, the removal of development application denial authority from lead agencies, and setting the California Environmental Quality Act (CEQA) standard for full and complete mitigation for school facilities. Prior to enactment of the legislation, a local agency had the authority to deny or require full mitigation for projects that required an amendment to a General Plan and/or a zone change. State law now prohibits a local agency from either denying approval of a land use project because of inadequate school facilities, or imposing school impact mitigation measures other than the designated fees provided for in the Government Code. Effective January 2006, if a statewide bond measure fails, SB 50 would again permit a City or County to deny a development approval that requires a legislative act on the basis of the inadequacy of school facilities.

As amended by SB 50, Education Code Section 17620 authorizes school districts to levy a fee against new development within the district to fund the construction, reconstruction, or modernization of school facilities. The district must demonstrate that the need for school construction or reconstruction results from development and that the fee does not exceed the cost of construction or reconstruction necessary to meet this need.

California Education Code – Sections 35500 and 35700

School district reorganizations are governed by Sections 35500 and 35700 of the California Education Code. District boundary reorganization may be initiated by “petition” by a developer or group of citizens, as well as by the majority of a school district governing body. A developer may initiate proceedings for a reorganization of a school district boundary for an uninhabited area. The more common form of school district boundary reorganization is through a petition of a majority vote of the governing body of one or more school districts that have jurisdiction in the area proposed to be reorganized. No reorganization is planned for the proposed project since the residential areas of the project are located within the existing Roseville Joint Unified School District, the Roseville City School District, and the Western Placer Unified School District.

Local Regulations

Town of Loomis General Plan

Goal 2: To assist local school districts as feasible in providing adequate educational facilities for Loomis students, and cooperate in developing joint community and recreational uses.

Library Services

Local Regulations

Library services in Placer County are provided by the Auburn-Placer County Library District. The libraries in this district serve all of Placer County with the exception of the Cities of Roseville and Lincoln, which own and operate their own municipal library systems. The Auburn-Placer County Library District operates a main branch in the City of Auburn, a law library, nine other branch libraries, and a bookmobile that serves many areas throughout rural Placer County.

The service goal as identified by the Board of Supervisors in the Auburn-Placer County Library Facilities Master Plan, 2002–2010, is 0.4 square foot of library space per capita. In addition, a library collection size of 2.2 volumes per capita was adopted by the Board of Supervisors in the Auburn-Placer County Library Services Plan, 2002–2010 (both plans were adopted on September 10, 2002). The Board of Supervisors has not adopted an update to the Library Facilities Master Plan. However, the Placer County Library Strategic Plan, adopted in 2013, states that the total square footage of the libraries has not kept pace with the

increases in population within the County. This deficit is primarily due to lack of funding (Placer County Library 2013).

Town of Loomis General Plan

Goal 1: To achieve and maintain high levels of public services and facilities for Loomis residents, when appropriate through coordination with outside service agencies.

Solid Waste

State Regulations

California Integrated Solid Waste Management Act – Assembly Bill 939 (AB 939)

AB 939, passed in 1989, mandated a focus on the conservation of natural resources. Cities and counties were required to create comprehensive source reduction, recycling, and composting programs. The goal of these programs is to reduce the amount of waste sent to landfills by 50%. AB 939 also requires counties to prepare an Integrated Solid Waste Management Plan—for the purposes of this project, the Placer County Solid Waste Management Plan.

The focus of this bill was a major change, shifting the emphasis from landfill disposal toward waste reduction, recycling and composting whenever possible. This approach conserves natural resources and saves energy, decreases pollution, and provides new jobs in the waste industry.

AB 939 established the following priorities for waste management:

- Waste reduction
- Recycling and composting
- Controlled combustion of waste to generate electricity
- Landfilling

The Western Placer Waste Management Authority developed the materials recovery facility to help the communities of western Placer County meet the goal of AB 939.

Local Regulations

Town of Loomis General Plan

Goal 1: To achieve and maintain high levels of public services and facilities for Loomis residents, when appropriate through coordination with outside service agencies.

Parks and Recreation Facilities

State Regulations

Quimby Act

In 1975, the Quimby Act (California Government Code Section 66477, as amended in 1982) granted cities and counties authority to pass ordinances requiring developers to set aside land, donate conservation easements, or pay fees for park improvements through in-lieu fees. The goal of the Quimby Act was to require developers to help mitigate the impacts of their developments. Special districts must work with cities, and/or counties to receive parkland dedication and/or in-lieu fees. The fees must be paid and land conveyed directly to the local public agencies that provide park and recreation services to the affected community. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities.

Local Regulations

As established in Chapter 12.24 of the Loomis Municipal Code, the Town has four fees related to parks, open space and park facilities. These include a parkland dedication/in-lieu fee, which encompasses the Quimby Act as set forth above; a parkland fee, which is imposed on projects that are not subject to the Quimby Act; a park facilities fee, which is imposed on all new development and is used to defray the cost of constructing park facilities and other park improvements; and a passive park/open space fee, which is imposed on all new development and is used to defray the cost of acquiring passive parkland and open space (Town of Loomis 2015).

Town of Loomis General Plan

Goal 1: To ensure adequate park and recreation facilities.

4.12.3 Impacts

Methods of Analysis

This section identifies and discusses environmental impacts resulting from the proposed project, and suggests mitigation measures to reduce the levels of impact. Potential impacts to public services and facilities were determined by comparing the proposed project to the existing conditions. The need for new or expanded services or facilities and the related physical impacts that could occur were analyzed qualitatively.

The cumulative context includes the projected buildout conditions of the Town's General Plan as well as the additional projects both within the Town and in surrounding areas, as identified in Section 4.1, Land Use. The geographic scope of cumulative impacts to public services includes

the areas within the service areas of the providers discussed below, including PCWA, SPMUD, PG&E, Loomis Union School District, Auburn-Placer County Libraries, Loomis FPD, PCSD, and Recology Auburn Placer.

Significance Criteria

Water Supply

Impacts of the proposed project to water resources would be considered significant if one or more of the following conditions would result from implementation of the proposed project. Would the project:

- Result in the inability of available water supply to meet the proposed project demand?
- Cause provision for water system modifications to be insufficient to meet proposed project demand?

Wastewater

A wastewater impact would be significant if any of the following conditions would result with implementation of the proposed project. Would the project:

- Exceed wastewater treatment requirements of the applicable RWQCB?
- Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- Result in a determination by the wastewater treatment provider that serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Electric, Natural Gas, and Telephone

An impact to electrical and gas utilities would be significant if any of the following conditions would result from implementation of the proposed project. Would the project:

- Result in increased demand for gas or electricity requiring new production facilities to supply the development?
- Require extension of infrastructure to the project area, the construction of which would cause significant environmental impacts?
- Encourage activities that result in the use of large amounts of energy or fuel, or use energy in a wasteful manner?

- Affect the ability of suppliers to accommodate the energy needs of the proposed project?

Schools, Libraries, and Recreation

Schools

An impact to schools would be significant if any of the following conditions would result from implementation of the proposed project. Would the project:

- Substantially increase school enrollment in any district that is near or over capacity?

Libraries

An impact to libraries would be significant if the following condition would result from implementation of the proposed project. Would the project:

- Increase demand for library services that would require expansion of library facilities, the construction of which would cause significant environmental impacts?

Parks and Recreation

An impact to parks and recreational opportunities would be significant if any of the following conditions would result from implementation of the proposed project. Would the project:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities?
- Result in the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or park standards?
- 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?
- Include recreational facilities or require the construction or expansion of recreation facilities which might have an adverse physical effect on the environment?

Fire Protection and Emergency Medical Services

An impact to fire protection and emergency medical services would be significant if any of the following conditions would result from implementation of the proposed project. Would the project:

- Result in physical prevention of the routine extension of fire protection and emergency service to the project?

- Result in inadequacy of water volume and/or pressure to provide water for firefighting at the project site?
- Result in increased demands on existing fire services that would require additional fire protection facilities, the construction of which would result in significant environmental impacts?
- Result in increased demands on fire protection resources that would reduce overall fire protection adequacy within the Town?

Law Enforcement

An impact to law enforcement services would be significant if any of the following conditions would result from implementation of the proposed project. Would the project:

- Require new or physically altered law enforcement facilities, the construction of which would result in significant environmental impacts?
- Creation of a physical obstacle preventing the provision of law enforcement activities?
- Result in any conflict with the ability of the Sheriff’s Department to provide law enforcement services?

Solid Waste

An impact to solid waste collection services would be significant if the following condition would result from implementation of the proposed project. Would the project:

- Generate a volume of solid waste which cannot be accommodated by the existing solid waste collection service or landfill or generate a daily volume of waste which cannot be accommodated by the existing disposal facilities and services?

Impact Discussion

IMPACT 4.12-1: Inadequate water supply and distribution infrastructure requiring construction of new facilities.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

Development of the project would increase the demand for water supplies at the project site over what currently exists. The Town is located within PCWA service Zone 1. Zone 1 includes four water treatment facilities, 16 storage tanks providing approximately 49 million gallons of storage capacity, and approximately 496 miles of treated-water piping (PCWA 2011). In commenting on the NOP for this EIR, PCWA (2014; see Appendix A) indicates that potable water can be made available to the project site. The letter further states that, “in order to obtain service, the project would have to enter into a facilities agreement with the Agency to provide any on site or off site pipelines or other facilities if they are needed to supply water for domestic or fire protection purposes and pay all fees and charges required by PCWA, including the Water Connection Charges.”

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. The portion of the Eastside Canal that is proposed to be relocated would start under the pavement for the alleyway that would intersect Library Drive, between proposed lot 62 and the proposed park at the end of Library Drive, and would continue southerly under the bulb end of the proposed extension of Library Drive and the proposed multi-family residential area.

A memorandum was prepared by Tully & Young in 2015 to detail the availability and sufficiency of potable water to serve the water demands of proposed project (see Appendix H). As discussed in the Tully & Young memorandum, preparation of a Water Supply Assessment (WSA) pursuant to Section 10912 of the California Water Code is not required for the proposed project. A formal WSA is required for residential developments of more than 500 dwelling units, shopping centers or business establishments employing more than 1,000 persons or having more than 500,000 square feet of floor space, commercial office buildings employing more than 1,000 persons or having more than 250,000 square feet of floor space and projects that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project (Tully & Young 2015 citing California Water Code Section 10912(a); see Appendix H). As detailed in the Tully & Young memorandum, the proposed project does not meet the thresholds requiring a formal WSA.

Although the proposed project does not require a formal WSA, the Tully & Young memorandum provides an evaluation of the PCWA Urban Water Management Plan (UWMP) and other adopted PCWA information in a fashion similar to that allowed for a formal WSA. Applying PCWA demand factors, the analysis determined that the proposed project would create approximately 141 afy of new demands on PCWA’s water supply system. To determine water

supply availability to the project site, PCWA’s 2010 UWMP was reviewed. In the UWMP, PCWA estimated the Town’s existing and future water demands. For the Town build-out conditions and future anticipated water demands, PCWA derived information from the Town’s General Plan. Comparing the demand calculations for the project site in the PCWA 2010 UWMP with the proposed project land uses, the Tully & Young memorandum concluded that there is sufficient supply accounted for in PCWA’s 2010 UWMP to serve the proposed project (see Appendix H). As detailed in UWMP, PCWA has sufficient water supplies to meet the Town’s future demands in all conditions. Therefore, PCWA would have sufficient supply to meet the proposed project’s estimated 141 afy water demand. The project would be predicted to consume about 24 afy less than PCWA has allocated for the area, 15% less than the PCWA UWMP assumptions for the site. Based on this information, impacts on existing water supplies from the proposed project would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to eliminate eight dwelling units to reduce the project’s biological impacts. This would slightly reduce water demand due to a decrease in population, and the impact would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 square feet less commercial space than the proposed project. This alternative would have a slightly reduced demand for water supply compared to the proposed project and the impact would remain less than significant.

IMPACT 4.12-2: Inadequate water supply and distribution infrastructure requiring construction of new facilities in the cumulative scenario.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The geographic area for consideration of cumulative impacts associated with water supply is the entire PCWA service area. As detailed in the PCWA UWMP, PCWA has sufficient water supplies to meet the anticipated future water demands in normal, single dry year, and multiple dry year conditions. The UWMP forecasts water supplies and demands through 2035 for each service zone based on historic annual growth rates and concludes that there will be sufficient water supplies to serve existing and future development (PCWA 2011). Therefore, there

cumulative impacts related to water supply would be **less than significant** and there is no significant cumulative impact to which the project would contribute.

The UWMP also notes that as new development puts more emphasis on higher density housing products and fewer large-lot developments, PCWA anticipates that there will be more service connections within Zone 1 but that overall water demand would be reduced “as yards become smaller or are replaced with community space where irrigation efficiency can be controlled” (PCWA 2011). As discussed in Impact 4.12-1, the proposed project is estimated to consume about 24 afy less than the water demand assumed for the site in the UWMP.

As mentioned above, the project applicant proposes to implement measures to eliminate eight dwelling units to reduce the project’s biological impacts. This would slightly reduce cumulative water demand, and the impact would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 square feet less commercial space than the proposed project. This would slightly reduce cumulative water demand compared to the proposed project, and the impact would remain less than significant.

IMPACT 4.12-3:	Exceed existing treatment, collection, and disposal facilities, resulting in the need for expansion or new wastewater infrastructure.
SIGNIFICANCE:	Potentially Significant
MITIGATION:	Mitigation Measure 4.12a
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

SPMUD has connections to two regional WWTPs: Dry Creek Regional WWTP and Pleasant Grove WWTP. Both are operated by the City of Roseville on behalf of the South Placer Joint Powers Authority, which includes SPMUD, the City of Roseville, and Placer County.

As mentioned above in Impact 4.12-1, one of the two existing utility easements on the project site is controlled by SPMUD. The project would maintain access for SPMUD to its utility easement. The project applicant would create an access road from the on-site extension of Library Drive north to an existing manhole to facilitate SPMUD’s vehicular access to the manhole. The access road would be approximately 15 feet wide and 120 feet long, and it would

[be a paved, asphalt surface, consistent with SPMUD’s request for an all-weather access sufficient to support a 40,000-pound maintenance vehicle.](#)

Wastewater generated at the site would be collected by SPMUD and conveyed to the Dry Creek Regional WWTP. 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). Treatment at the Dry Creek WWTP consists of screening, primary clarification, aeration, secondary clarification, filtering and disinfection. The project site is included in the Systems Evaluation for the SPWA facilities as an assumed growth area in accordance with the Town of Loomis General Plan (Town of Loomis 2001). With an existing capacity of 18 mgd and existing operations at 10 mgd, the Dry Creek WWTP has sufficient capacity to treat wastewater generated at the project site. At the ADWF data provided in the Systems Evaluation, single-family residential units are expected to generate 190 gallons per day (gpd) of wastewater, multi-family development generates 1,920 gpd per acre, and commercial and office development generates 850 gpd per acre. At these rates, the proposed project is expected to generate 71,845 gpd of wastewater. This is within the 1.11 mgd ADWF assumed to come from buildout of the SPMUD urban growth area in the Systems Evaluation.

All wastewater infrastructure on the project site would be engineered and constructed according to the SPMUD’s design criteria for wastewater flows. Development of such on-site infrastructure is included in the proposed project, and the environmental impacts associated with its development are analyzed in the appropriate technical sections of this EIR.

As discussed in Chapter 3, Project Description, the existing sewer line that would serve the project, the Lower Loomis Trunk Line, is currently operating at full capacity and cannot accommodate any new connections in its current condition. SPMUD and the Town have begun efforts leading to construction of the Loomis Diversion Line, which is part of SPMUD’s adopted master plan. In July 2015, SPMUD published a Diversion Pipeline Project MND for the expansion of the sewer system in the area, part of which runs through the project site. The CEQA document for the project was approved by the Town Council on August 11, 2015. [Construction of this line began in June 2017 and is anticipated to be complete in 2018.](#)

The Loomis Diversion Line would have adequate capacity to serve the proposed project as well as other locations in the Town and surrounding vicinity. The alignment begins on the project site at manhole 13-008 and runs 220 linear feet under I-80 at a 15-degree angle and connects to an existing 50-foot public utility easement 10 feet from the Caltrans right-of-way and within APN 043-080-045-510. The piping used would be a 15- to 16-inch VCP or PVC pipe in a 30- to 33-inch welded steel casing pipe. Trenchless boring would be implemented and thus would require the creation of a 50-foot by 20-foot insertion pit and a 20-foot by 20-foot extraction pit. As per SPMUD, 95% of the project’s extracted soil would be used on the Turtle Island property or as

fill for the trenches dug on other legs of the project. The remaining 5% would be hauled off site to be used within 1 mile of the project site. ~~Construction is anticipated in 2016 and could be complete by 2017.~~

The SPMUD Diversion Pipeline document is public record and can be found on the SPMUD website or with the SCH No. 2015062050. This specific information referenced is on pages 16 and 21.

SPMUD also recently relined the Lower Loomis Trunk Line by inserting a new liner within an approximately 10,500-foot-long section of the existing 10-inch sewer line. The new liner allows for faster flows through the Lower Loomis Trunk Line, which increased its conveyance capacity by an estimated 200 to 300 new connections. However, even with these improvements, the Lower Loomis Trunk Line would not have adequate capacity to serve the project. This is considered a **potentially significant impact**. **Mitigation Measure 4.12a** would require the project applicant to submit written communication from SPMUD that confirms sufficient wastewater collection and conveyance capacity is available to serve the proposed development prior to ~~issuance of building permits~~recording of the final map for the proposed project. This would reduce the project’s impact to **less than significant** by ensuring that wastewater service is available to the project site prior to construction of any new residences or non-residential buildings.

As mentioned above, the project applicant proposes to implement measures to reduce the project’s impacts on biological resources by eliminating eight dwelling units from the project. This would slightly reduce the demand for wastewater services and the impact would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space as the proposed project. This would result in a slightly reduced demand for wastewater services and the impact would remain less than significant.

IMPACT 4.12-4: Exceed existing treatment, collection, and disposal facilities, resulting in the need for expansion or new wastewater infrastructure in the cumulative condition.

SIGNIFICANCE: Less than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

As discussed previously, wastewater from the project site would be collected by SPMUD and conveyed to the Dry Creek WWTP, which has a capacity of 18 mgd and an anticipated future capacity of 19.98 mgd at full buildout of the SPWA service area. The cumulative context for impacts associated with wastewater conveyance and treatment is the SPWA Service Area and the Urban Growth Areas identified in the SPWA Systems Evaluation.

The current ADWF at the Dry Creek WWTP is approximately 10 mgd, of which approximately 6 mgd come from the City of Roseville. The plant can discharge up to 18 mgd ADWF into Dry Creek under an existing National Pollutant Discharge Elimination System Permit No. CA0079502 adopted on June 12, 2008. Thus, in the cumulative condition, expansion or modification of the Dry Creek WWTP may be necessary to achieve a minimum 19.98 mgd ADWF capacity.

Potential expansion of both the Dry Creek and Pleasant Grove WWTPs was identified in the Roseville Regional Wastewater Treatment Service Area Master Plan Final EIR (City of Roseville 1996). The operating and funding agreements between the parties within the SPWA include mechanisms, terms, and conditions that provide for the expansion of the regional WWTPs to serve the needs of the parties. Expansion of either plant to accommodate wastewater flows from cumulative development in the SPWA service area could result in environmental impacts, including loss of natural resources, degradation of water quality as a result of increased discharges to Pleasant Grove Creek and/or Dry Creek, and increases in traffic, noise, and air pollution. The NPDES discharge permit for either wastewater treatment plant would need to be amended to reflect higher flows.

The anticipated increase in ADWF resulting from buildout of the SAB and Urban Growth Areas would not significantly exceed the SPWA's wastewater treatment demand projections for the Dry Creek WWTP, and no expansions or improvements to the regional WWTPs beyond those that have already been analyzed and approved would be needed. Thus, the cumulative impact would be **less than significant**. Further, the proposed project would not trigger the need for wastewater treatment facility upgrades not already anticipated. Therefore there is no significant cumulative impact to which the proposed project could contribute.

As mentioned above, the project applicant proposes to implement measures to eliminate eight dwelling units to reduce the project's impacts to biological resources. This would slightly reduce the cumulative demand for wastewater services. The cumulative impact would remain less than significant thus there is no significant cumulative impact to which the proposed project could contribute.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space as the proposed project. This would slightly reduce the cumulative demand for wastewater services. The cumulative impact would remain **less than significant** thus there is no significant cumulative impact to which this alternative could contribute.

IMPACT 4.12-5: Increased demand for gas or electricity requiring new production facilities.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The proposed project would increase energy use in the area to support commercial and residential uses. Chapter 6 Other CEQA Considerations provides a summary of the project's anticipated energy needs, impacts, and conservation measures, in accordance with Appendix F of the CEQA Guidelines. The demand for electricity resulting from development of the proposed project would not require new production facilities. Title 24 of the California Code of Regulations ensures minimal increases in energy demands by requiring the use of energy-efficient appliances in all new residential, commercial, and educational facilities. Compliance with Title 24 would ensure that energy use at the project site is minimized. The project applicant would be responsible for the costs associated with extension of electrical service infrastructure to the project site. Based on the existing capacity within PG&E's system and the energy demand associated with the proposed project, impacts related to requiring construction of new energy production facilities would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to eliminate eight dwelling units to reduce the project's biological impacts. This would slightly reduce the demand for gas and electricity and the impact would remain **less than significant**.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space than the proposed project. This alternative would result in a slightly reduced demand for gas and electricity compared to the proposed project. The impact would remain **less than significant**.

IMPACT 4.12-6:	Increased demand for gas or electricity requiring new production facilities in the cumulative condition.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The cumulative context for impacts associated with electricity demand is buildout of the Town of Loomis General Plan and the other projects discussed in Section 4.1, Land Use. This area is within the service area of the Sacramento-Sierra Division of PG&E. All new development within the service area must meet the energy efficiency requirements of Title 24 of the California Code of Regulations. Additionally, PG&E offers several energy efficiency programs and incentives to help all customers, including residential, commercial, and agricultural customers, reduce their water and energy usage, and cut their energy costs. The Title 24 requirements and PG&E's ongoing efforts to improve energy efficiency in the region would ensure that energy use in the cumulative scenario is minimized such that substantial new sources of energy generation are not needed. Thus, cumulative impacts would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to eliminate eight dwelling units to reduce the project's biological impacts. This would slightly reduce the project's demand for gas and electricity. The cumulative impacts would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space than the proposed project. This alternative would result in a slightly reduced demand for gas and electricity compared to the proposed project. The cumulative impact would remain less than significant.

IMPACT 4.12-7:	Extension of dry utility infrastructure to the site that could cause significant environmental impacts.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

Electric, gas, and communication services connections would be provided to the site from the existing transmission network in the project vicinity. There are existing power poles within the project site and power lines within and adjacent to the site. There are existing natural gas lines in Horseshoe Bar Road, and existing overhead telephone lines along the adjacent roadways to the project site. However, there are areas where existing infrastructure would be abandoned and others where infrastructure would need to be constructed. Construction and installation of electricity, gas, and communications lines could contribute to physical impacts associated with construction activities, including air pollutant emissions, soil erosion, and reduced quality of stormwater runoff. Grading and construction activities associated with the provision of these services to the proposed residences are reflected on the proposed grading plans, and the impacts associated with these activities are evaluated throughout the resource sections of this draft EIR. With implementation of the construction-related best management practices (BMPs) and adherence to the Town's policies identified throughout other sections in this EIR, it is expected that impacts from construction and installation of dry utilities would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to eliminate eight dwelling units to reduce the project's biological impacts. This would not change the need for extension of dry utility infrastructure throughout the project site and the impact would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space than the proposed project. This alternative would use and require the dry utilities infrastructure as the proposed project and thus would have the same less than significant impact.

IMPACT 4.12-8: Extension of dry utility infrastructure to the site that could cause significant environmental impacts in the cumulative condition.

SIGNIFICANCE: No Impact

MITIGATION: None

RESIDUAL SIGNIFICANCE: No Impact

Proposed Project

Extension of dry utility infrastructure to and within the project site would occur only at the time of project construction. While other development projects in the area would also be required to extend dry utility infrastructure to other project sites, the impacts, such as temporarily increased noise levels, and would not combine with other past, present, or reasonably foreseeable project impacts. Thus there would be **no significant cumulative impact** to which the project could contribute.

As mentioned above, the project applicant proposes to implement measures to reduce the project’s impacts to biological resources by eliminating eight dwelling units. This would not change the need for extension of dry utility infrastructure throughout the project site and there would continue to be **no significant cumulative impact** to which the project could contribute.

Modified Transportation Alternative

Although the Modified Transportation Alternative would construct slightly less commercial space than the proposed project, it would use and require the same dry infrastructure as the proposed project and thus there would continue to be **no significant cumulative impact** to which this alternative could contribute.

IMPACT 4.12-9: Conflict with school district ability to provide educational services or create a substantial increase in school population.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The proposed project would result in an increase in the existing student population. As discussed in Section 4.12.1, the elementary school in Loomis (Loomis Grammar School) is currently at capacity and no additional space to accommodate the students that would be generated by the proposed project without the need for construction of additional school facilities. The standard student generation rate per household of 0.343 for K–8 students is used by the Loomis Union School District to calculate the number of elementary school students a proposed project would be expected to generate (School Facility Consultants 2012). Student generation rates of the Loomis Union School District indicate that the proposed project would result in approximately 146 elementary school students (0.343 students per household × 426 units = 146.118 K–8 students). The addition of 146 students would exceed capacity at this school under the existing

plus project conditions. As mentioned above, the District Superintendent has indicated that the district is much more impacted at the higher grades with lower enrollment of younger students. The District staff has begun workshops with the District Board to explore opportunities to increase capacity at the Loomis Grammar School. Until improvements are completed at Loomis Grammar School to increase capacity, students living at the project site would be housed at other schools throughout the district. This could include H. Clarke Powers Elementary, approximately 1.5 miles away from the project site, and Franklin Elementary, approximately 3 miles away. Preliminary and conceptual planning for capacity increases at the Loomis Grammar School includes replacing existing portables with permanent construction, and construction of a new gym or cafeteria. The on-site improvements would not contribute to significant environmental effects; they would occur in areas already paved or within/adjacent to the athletic fields.

The standard student generation rate per household of 0.2362 for high school students is used by the Placer Union School District to calculate the number of high school students a proposed project would be expected to generate (School Site Solutions 2008). Student generation rates of the Placer Union High School District indicate that the proposed project would result in approximately 101~~3~~ high school students (0.2362 students per household × 426 residential units = 100.6212 high school students). Del Oro High School currently has 1,700 students and is over capacity. The additional 101~~0~~ students generated by the proposed project would exacerbate existing overcrowding at the school.

Government Code 65996 requires the project applicant to pay impact fees to the school districts at the time of construction to offset increased student enrollment. As provided in the Government Code, payment of these fees constitutes adequate mitigation of impacts to the provision of school facilities. The applicant would be required to pay school impact fees to the Loomis Union School District and the Placer Union High School District. Specific school facility developments would be subject to CEQA review on a project-by-project basis. Payment of the school impact fees, which would occur at the time building permits are issued, would ensure impacts associated with the addition of students to the over-capacity elementary and high schools would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to reduce the project's impacts to biological resources by eliminating eight dwelling units from the project. This would reduce the number of students anticipated to be generated by the project. Based on the District's student generation rates, construction of 418 dwelling units at the project site would generate approximately 143 K-8 students and 99 high school students. Payment of the school impact fees at the time building permits are issued would continue to ensure impacts associated with the addition of students to the over-capacity elementary and high schools would be less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as the proposed project and would result in the same number of students that would require school resources; thus the Modified Transportation Alternative would result in the same impact as the proposed project and the impact would be **less than significant** with payment of the school impact fees at the time building permits are issued.

IMPACT 4.12-10:	Conflict with school district ability to provide educational services or create a substantial increase in school population in the cumulative condition.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The cumulative context for impacts to schools is the district boundaries for the Loomis Union School District and the Placer Union School District attendance area for Del Oro High School. With the expected growth in and surrounding Loomis as discussed in Section 4.1, Land Use, including the Bickford Ranch project, Loomis Grammar School will be over capacity. Anticipated physical modifications to the Loomis Grammar School include replacing existing portables with permanent construction, and construction of a new gym or cafeteria. As discussed previously, the on-site improvements would not contribute to significant environmental effects; they would occur in areas already paved or within/adjacent to the athletic fields. Further, these improvements would be funded through developer impact fees to adequately address the project's fair share of demand for increased capacity. Therefore, while there may be temporary impacts related to school over-crowding, the cumulative impact would be **less than significant**.

As discussed in Impact 4.12-9, the project applicant's proposal to reduce impacts to biological resources by eliminating eight dwelling units from the project would slightly reduce the number of students generated by the project. This would not change the above conclusion that while there may be temporary impacts related to school overcrowding, the cumulative impact would be **less than significant**.

Modified Transportation Alternative

The Modified Transportation Alternative would construct the same number of dwelling units as the proposed project. The cumulative impact would remain less than significant with construction of either the proposed project or this alternative.

IMPACT 4.12-11: Increase demand for library services.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The Placer County Library operates three library facilities within 3 miles of the project site. The Rocklin Branch library is approximately 2.5 miles southwest of the project and serves a population of approximately 60,000 residents (U.S. Census Bureau 2014). The Penryn Library is located at 2215 Rippey Road, approximately 2.5 miles northeast of the project site. The Loomis Branch Library is immediately adjacent to the project site and currently serves a population of 6,700 (U.S. Census Bureau 2014). The proposed project would result in the addition of $\pm 1,231$ residents to the Town. It is expected that the library services demands of the project residents would be minimal and would be accommodated by the existing Auburn-Placer County Libraries. The Auburn-Placer County Library maintains one library located immediately adjacent to the project site, although the County Library Services has recently proposed closing this branch location. In the event that the Loomis Library closes, the Town's residents, including residents of the project site, could access library services in the City of Rocklin and the community of Penryn.

Library planning documents indicate a goal of providing 0.4 square foot of library space per capita and 2.2 volumes per capita. The population of the proposed project would represent a demand for 504 square feet of library space and 2,772 new volumes in the library collection. These demands are not sufficient to require construction of new or expanded library facilities. Revenue generated by the proposed project in the form of special taxes, assessments, and fees would cover the costs of providing library services to the project site, including costs of acquiring new volumes for the library collection. All required fees and taxes paid by the developer and each future lot owner would ensure that project impacts to library services within the Town would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to reduce the project’s impacts to biological resources by eliminating eight dwelling units from the project. This would slightly reduce the number of residents within the site at full buildout and their subsequent demand for library services. ~~With implementation of the proposed measure to reduce impacts to biological resources, the population of the proposed project would represent a demand for 487 square feet of library space and 2,677 new volumes in the library collection. These demands are not sufficient to require construction of new or expanded library facilities and the impact would remain less than significant.~~

Modified Transportation Alternative

The Modified Transportation Alternative would result in the same number of residents as the proposed project; thus the Modified Transportation Alternative would result in the same impact as the proposed project: less than significant.

IMPACT 4.12-12: Increase demand for library services in the cumulative condition.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The cumulative context for consideration of impacts to libraries is buildout of the Town of Loomis General Plan and the other regional projects discussed in Section 4.1, Land Use. The three libraries nearest and within the Town would be sufficient to serve the population of the area. At the time the Draft EIR was prepared, ~~It is noted that~~ Placer County ~~is~~ ~~was~~ studying whether or not to close one or more libraries. ~~The Draft EIR noted that S~~hould the County proceed with library closure, patrons of the local three libraries may have to rely on fewer libraries. The County ~~is~~ ~~engaged~~ ~~ing~~ in a community outreach and planning process to determine which, if any, libraries should close, and ~~determined to close the Loomis library. However, In the November 2016 general elections, registered voters within the Town approved a ballot measure that raises local sales taxes and a separate ballot measure that advises the Town Council to allocate revenues from the sales tax increment to fund keeping the library open. This would ~~would work to~~ ensure that ~~any closure would not result in substantial hardships for individuals Loomis residents and residents of surrounding communities who may currently rely on the Loomis library would have continued to~~ access ~~to~~ library services. Thus, the potential cumulative impact would be less than significant.~~

The project applicant’s proposal to reduce impacts to biological resources by eliminating eight dwelling units from the project would slightly reduce the project’s contribution to cumulative demand for library services and the impact would remain **less than significant**.

Modified Transportation Alternative

The Modified Transportation Alternative would result in the same number of residents as the proposed project and their subsequent demand for library services; thus the Modified Transportation Alternative would result in the same cumulative impact as the proposed project: **less than significant**.

IMPACT 4.12-13: Need to construct new or expand existing parks and facilities.

SIGNIFICANCE: Significant

MITIGATION: Mitigation Measure 4.12b

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The Town of Loomis General Plan notes that the Town’s adopted parks and recreation needs assessment indicated that a standard requiring five acres of park area per 1,000 population is appropriate within the Town. Municipal Code Section 14.60.030 provides a specific formula for ensuring that this standard is met. According to the standards described in the Municipal Code, the proposed ~~project construction~~ 426 dwelling units would require ~~41.47~~12.32 acres of park or open space, and that this must include ~~5.585~~6.16 acres of active parkland and ~~5.585~~6.16 acres of passive parkland or open space (Town of Loomis 2015).

Policy 4 in the General Plan Community Development Element states that “new residential developments shall provide for the recreational open space needs of their residents” (Town of Loomis 2001), but Municipal Code Section 14.60.080 indicates that the Town may determine whether land must be offered for dedication to the Town or if a developer may pay a fee in lieu of land dedication, or a combination of both (Town of Loomis 2015). This determination must include consideration of the Town’s parks and recreation plan and General Plan; topography, geology, and access to a potential park site; size and shape of the subdivision and availability of land; and availability of previously acquired parkland.

Under the General Plan and Municipal Code, the project would be required to provide a minimum of ~~5.585~~6.16 acres of active parks and ~~5.585~~6.16 acres of passive parks and open space. As identified below in Table 4.12-1, Tthe project proposes to provide ~~4.80~~0.59 acres of active parks,

1.25 acres of passive parks, 0.38 acres of an active use trail, such as a fitness course or parcourse, 1.33-0.21 acres of a passive use trails, 0.93-acres-of bicycle pathways and 10.09.42 acres of open space in the central portion of the site and 0.13 acre of open space in the northwestern portion of the project site. The open space parcels in the center of the project site total 10.05 acres, a portion of these parcels would support the active use and passive use trails listed here. The project also proposes to construct 0.74 acres of a multi-use trail adjacent to Doc Barnes Drive; this facility would not count towards the project’s parkland dedication requirements.

In total the project proposes to provide 9.55 acres of open space, 1.46 acres of passive parks and trails, and 0.97 acres of active park and trails. The project would exceed the requirement to provide 6.16 acres of open space and passive parks by 6.16 acres and would require dedication of an additional 5.19 acres of active parks to meet the Town’s parkland requirements. Where a proposed project does not provide sufficient park acreage to meet its required parkland dedication, the project applicant may pay the Town’s parkland in-lieu fee, as identified in Municipal Code Sections 12.24.010 and 14.60.

The Town’s General Plan Community Development – Parks and Recreation Element includes several policies, including policies 2, 4, 5, 7, and 9, that require new residential developments to provide recreational open spaces for new residents; encourage compatible recreational use of riparian and stream corridors; require open space areas within new developments to be integrated with the Town-wide network; and require new lighting of park facilities to be reviewed for potential off-site impacts on adjacent land uses.

The open space proposed as part of the project includes approximately 10 acres that would be offered for dedication to the Town as public open space. As discussed in the Town’s Trails Master Plan, trails would be constructed along the west and east edges of the open space that runs north/south throughout the project site (Town of Loomis 2010). The project would include four public parks. The two passive parks would be located around a prominent rock outcropping south of Library Drive and at the end of Library Drive adjacent to the open space. The two active parks, which would be ~~11,051 square feet~~0.41 acres and ~~7,826 square feet~~0.18 acres, respectively, would include turf, decorative landscape areas, benches, and tot lot play equipment for younger children. To ensure that these park facilities are constructed as proposed, Mitigation Measure 4.12b requires that the park development be included on site plans submitted for approval of building permits. In total, The proposed parks, trails and open space parcels project includes 0.59-acre-of parks, 1.33-acres-of trails, 0.93-acre-of bicycle pathways, 1.25-acres-of passive parks, and 9.55-acres-of open space. This is summarized-are identified in Table 4.12-1 and further described below. Figure 4.1-2 in Section 4.1, Land Use, identifies each of the proposed park sites, open space parcels, and trails.

Table 4.12-1
Summary of Parks, Trails, and Open Space in the Proposed Project

Facility Type	Acreage
<i>Parks</i>	
Parcel D (active park)	0.41
Parcel H (active park)	0.18
Parcel A-A (passive park)	0.48
Parcel F (passive park)	0.77
<i>Trails along Open Space</i>	
West edge trail (+/-1,650' x 10' wide; active park)	0.38
East edge trail (+/-900' x 10' wide; passive park)	0.21
Multi-Use Trail (+/-4,050' x 8' not counted towards parkland requirements)	0.74
Total – Parks+Trails	3.14
<i>Open Space</i>	
Center of project site (excluding trails)	9.42
End of Monument Rock Court (Parcel I)	0.13
Total – Open Space	9.55

Parks

The plan includes four designated park sites, totaling 1.84 acres. These are parcels D (18,051 square feet), H (7,826 square feet), A-A (21,092 square feet), and F (33,129 square feet). Parcel D is located in the Village Residential area, Parcel H in the Village Single-Family area, Parcel A-A in the Multi-Family area, and Parcel F at the end of Library Drive. (Note: Parcel F may have approximately 1,238 square feet in the post-development floodplain. Thus, 32,192 square feet of this parcel will be outside of the floodplain; 1,238 square feet is assumed to be within the post-development floodplain. The acreage total in Table 4.12-1 reflects 32,192 square feet as Park.) Parcels D and H are proposed to be designed as active tot lot parks and would include tot lot play equipment, such as climbing structures and swings, benches and shade structures, [as required under Mitigation Measure 4.12b](#). Parcels A-A and F would be designed to incorporate an existing rock outcropping and trees, and would include more passive amenities such as picnic tables and benches for outdoor enjoyment.

Trails

The plan includes pedestrian trails and on- and off-street bicycle pathways. ~~Two~~ [One](#) pedestrian trails would be constructed [along the eastern edge of in](#) the open space corridor between the end of Sun Knoll Drive and the future Doc Barnes Drive. [A fitness trail, such as a parcourse, would be constructed along the western edge of the open space corridor and connecting to the passive park at the eastern end of the proposed Library Drive extension.](#) These trails are anticipated in

the Loomis Trails Master Plan and would be the first such trails to be constructed since the Plan's adoption in 2010 (Town of Loomis 2010). ~~One trail would run along the west side of the open space corridor, while the other trail would be constructed along the east side.~~ The trails would be unpaved, 10 feet wide, and constructed of decomposed granite. The trail along the west side would be approximately 1,650 feet long; the trail along the east side would be approximately 900 feet long. The trail on the west would include a connection to the end of Library Drive and with Doc Barnes Drive, and the trail on the east would include a connection to the future Blue Anchor Drive.

Multi-Use Trail

The plan also includes a multi-use bicycle/pedestrian pathway along the north side of Doc Barnes Drive from Horseshoe Bar Road to King Road, a distance of approximately 4,050 feet. This paved pathway would be 8 feet wide with a painted lane stripe for shared use by bicyclists and pedestrians (Town of Loomis 2010).

Bicycle Pathways

The plan includes Class II bicycle lanes that would be constructed along both directions of Doc Barnes Drive from Horseshoe Bar Road to King Road. These bicycle lanes would be 5 feet wide and approximately 4,050 feet long each (Town of Loomis 2010). The bicycle pathways are not included in the acreage totals, above, for parks, trails and open space.

Open Space

The project would create a 9.42-acre open space area extending from north to south across the site and encompassing the drainage corridor and associated natural areas. (The area to which the Public/Quasi-Public land use designation would be applied is approximately 10 acres, however approximately 0.59 acres of that area would be used to support the trails discussed previously.) The area would be dedicated to the Town of Loomis to retain it as a public amenity and ensure public access to the on-site trails. The "Trails along Open Space," identified above would be constructed along the west and east edges, respectively, of this open space corridor, and the passive park site in Parcel F would also connect to the open space corridor, providing for public views of the open space area.

The Loomis General Plan requires provision of 5 acres of active parks for every 1,000 people in the Town's population; the General Plan also requires provision of 5 acres of passive parks and/or open space for every 1,000 people. The project has a projected population of 1,231. Using the park and open space ratio of 5 acres/1,000 population, this results in a requirement for 6.16 acres of active park and 6.16 acres of passive park/open space. [project proposes to provide 0.59 acres of active parks, 1.25 acres of passive parks, 0.38 acres of an active use trail, such as a](#)

fitness course or parcourse, 0.21 acres of a passive use trail, 9.42 acres of open space in the central portion of the site and 0.13 acre of open space in the northwestern portion of the project site. The project includes 0.59 acres of active park, 1.24 acres of passive park, 1.33 acres of trails, 0.93 acres of bicycle pathways, and 9.55 acres of open space. This provides a total of ~~2.85~~0.97 acres of active parks and recreation facilities, 1.46 acres of passive parks and trails and 9.55 acres of open space. ~~1.24 acres of passive park, and 9.55 acres of open space.~~ This is ~~3.31~~5.19 acres less than the active park requirement and ~~4.63~~85 acres greater than the open space requirement. The project meets ~~46.3~~15.7% of the active park requirement and ~~175~~8.37% of the passive park and open space requirement. Overall, parks, trails and open space represent 19% of the entire project site. Because the proposed project would not provide the full 6.16 acres of active parkland, the project would have a **significant impact** associated with unmet demands for park facilities.

~~Consistent with the requirements of the Municipal Code, the~~ proposed project would include ~~more than 11~~11.98 acres of open space, public parks, and recreation facilities, not including on-street bicycle lanes and the multi-use trail proposed along the north side of Doc Barnes Drive. While the project does not meet the General Plan park requirement, it would provide a substantial contribution of open space for public benefit that exceeds the Town's requirements and would provide pedestrian and multi-use trails and bicycle pathways that provide a community-wide recreation benefit and provide linkages and connections with other neighborhoods and destinations, including downtown (via connections to existing sidewalk on Horseshoe Bar Road and Webb Street), Loomis Grammar School (via connection to existing sidewalk on Sun Knoll Drive), and the Raley's shopping center. Further the proposed project supports implementation of the Town's plans for a pedestrian-oriented and mixed use Town Center area built around trails and accessible open space. Additionally, the project is located within 0.25 mile of the existing park and recreation facilities available at Loomis Grammar School and 0.5 mile of the existing Loomis Basin Regional Park (which is outside of the Town limits and operated by Placer County but is used by Loomis residents). Project residents would have additional park and recreation facilities within close proximity. To ensure that the project provides sufficient recreational facilities for the project site residents, **Mitigation Measure 4.12b** requires the project applicant to construct the active parks and fitness trail as proposed and to pay parkland dedication and park facilities fees to fully meet the Town's park development standards, consistent with Municipal Code Sections 12.24 and 14.60. Since the proposed project is proposing to incorporate parks and open space into the design of the development, and would be subject to payment of the Town's adopted parkland and park facilities fees under **Mitigation Measure 4.12b**, the project impacts associated with environmental effects due to increased use of existing parks, park facilities, and open space within the Town would be reduced to **less than significant**.

As mentioned above, the project applicant proposes to implement measures to reduce the project's impacts on biological resources by eliminating eight dwelling units from the project. It

would also increase the central open space by 0.42 acres and reduce the amount of parcourse trails by 0.1 acres. This would slightly reduce the total population of the project site at full buildout and the associated demand for active and passible parkland; the impact would remain **less than significant** after the implementation of mitigation. Under the proposed project, the project site would include 1.08 acres of active parkland and active recreation facilities, and would be required to pay the Town's in-lieu sufficient to meet the General Plan requirement for an additional 4.96 acres of active parkland.

Modified Transportation Alternative

The Modified Transportation Alternative would result in the same number of residents as the proposed project and their subsequent demand for park services. This alternative would have a slightly different configuration and size of park and open space parcels than the proposed project, as identified in Table 4.12-2 and shown in Figure 4.12-1.

Table 4.12-1
Summary of Parks, Trails, and Open Space in the Modified Transportation Alternative

<u>Facility Type</u>	<u>Acreege</u>
<u>Parks</u>	
Parcel D (active park)	0.29
Parcel H (active park)	0.30
Parcel A-A (passive park)	0.48
Parcel F (passive park)	0.74
<u>Trails</u>	
West edge trail (+/-1,650' x 10' wide; counts toward active park requirements)	0.38
East edge trail (+/-900' x 10' wide; counts toward active park requirements)	0.11
Multi-Use Trail (+/-4,050' x 8', not counted toward parkland requirements)	0.74
Total – Parks+Trails	3.04
<u>Open Space</u>	
Center of project site (excluding trails)	9.84
End of Monument Rock Court (Parcel I)	0.13
Total – Open Space	9.97

Additionally, the Modified Transportation Alternative would provide a parcourse trail that would link the Parcel D Park in the western end of the site, pass through the central open space, and end at the Parcel H Park in the eastern half of the project site. Figure 4.12-1 identifies the proposed parks and trails, including proposed trailheads, trail signage and parcourse locations under the Modified Transportation Alternative.

IMPACT 4.12-14:	Need to construct new or expand existing parks and facilities in the cumulative condition.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The geographic area for consideration of cumulative impacts related to parks and recreation is buildout of the Town of Loomis General Plan and other development identified in Section 4.1, Land Use. Under the General Plan, all projects in the area would be required to provide a minimum of 5 acres of parks and 5 acres of open space for every 1,000 people supported by the project. Where a proposed project does not provide sufficient park acreage to meet its required parkland dedication, the project applicant may pay the Town's parkland in-lieu fee, as dictated by Chapter 14.60 in the Municipal Code. This provides for each project applicant to contribute a fair share amount toward establishment of parks and open space and, thus, the cumulative impact would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to reduce the project's impacts on biological resources by eliminating eight dwelling units from the project. This would slightly reduce the total population of the project site at full buildout and the associated demand for active and passible parkland. The project, along with other projects in the cumulative scenario, would be required to pay the Town's parkland in-lieu fee to contribute a fair share amount toward establishment of parks and open space meeting the space requirements in the General Plan and, thus, the cumulative impact would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative would result in the same number of residents as the proposed project and their subsequent demand for park services; additionally, the Modified Transportation Alternative proposes the same amount of park space and open space and would pay the Town's. This alternative, along with other projects in the cumulative scenario, would be required to pay the Town's parkland in-lieu fee to contribute a fair share amount toward establishment of parks and open space meeting the space requirements in the General Plan and, thus, the cumulative impact would remain less than significant.

IMPACT 4.12-15:	Prevention of emergency access or evacuation plans or inadequacy of water supply for firefighting.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The proposed project site is located in the jurisdiction of the Loomis FPD. In compliance with the Town's General Plan Public Health and Safety Element policy number 1, all new development must meet applicable building codes and maintain street widths and turning radii to accommodate fire protection equipment. In addition, this policy mandates that new development ensure adequate fire pressure and water volume is available for firefighting. Implementation of the Town's fire safety requirements will be required prior to issuance of a construction permit and will ensure that no obstacles to the routine extension of fire protection and emergency services to the project occur; therefore, impacts would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to reduce the project's impacts on biological resources by eliminating eight dwelling units from the project. This project would still comply with the Town's General Plan Public Health and Safety Element policy number 1; thus, the impact would remain **less than significant**.

Modified Transportation Alternative

Just as with the proposed project, all construction under the Modified Transportation Alternative would meet applicable building codes, maintain street widths and turning radii that accommodate fire protection equipment, and provide for adequate fire pressure and water volume for firefighting. Thus, the impact would remain **less than significant**.

IMPACT 4.12-16:	Increased demand for fire protection and emergency services requiring new facilities or reducing overall fire protection.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

Development of the proposed project is likely to result in an increased demand for fire protection and emergency services. The proposed project site is in the jurisdiction of the Loomis FPD, which provides fire protection and emergency medical services in the project area. The Loomis FPD is supported by cooperative agreements with the Penryn Fire Department, the South Placer Fire District, and the Rocklin City Fire Department. The project proposes residential and commercial development in an area adjacent to existing urbanized land uses. The project is not expected to substantially increase the risk of fire in the area and would reduce the risk of wildland fires adjacent to the existing residential subdivisions north of the project site.

The Loomis FPD receives approximately 1,000 calls per year; the majority of which are for medical aid (Loomis FPD 2015b). Further, the population within the Loomis FPD jurisdiction is approximately 11,600 people. Thus the existing call volume is just below one call for every 11 people. The project would have the potential to increase the Town's population by $\pm 1,231$ residents. An additional 106 calls per year would be expected from the proposed project. This would be an increase of approximately 10% over the number of calls currently received. It is noted that the increase in call volume would occur incrementally over time as the project is constructed and occupied.

The proposed project would subdivide the existing parcels that comprise the project site into 301 single-family residential parcels and several additional parcels for office, commercial, and multi-family space. This would increase the number of parcels within the Loomis FPD service area, and increase the total revenue that the Loomis FPD collects through parcel taxes. Additionally, the Loomis FPD collects development impact fees in accordance with the district's Capital Improvement Program and Fee Nexus Study. The development impact fees and additional parcel taxes generated by the development would provide funding to the Loomis FPD that could be used to fund additional Loomis FPD staff and equipment to handle this increase in calls. No improvements or additions to Loomis FPD facilities would be necessary as a result of this project (pers. comm. Walder). This impact would be **less than significant**, and no mitigation is required.

As mentioned above, the project applicant proposes to implement measures to reduce the project's impacts on biological resources by eliminating eight dwelling units from the project. This would result in a population of ±1,208 residents, which would generate approximately 104 calls per year. This would slightly reduce the project's impact related to increased demand for fire protection and emergency services and thus the impact would remain **less than significant** and no improvements or additions to Loomis FPD facilities would be necessary.

Modified Transportation Alternative

The Modified Transportation Alternative would result in a similar impact as the proposed project as it would result in the same number of residents at full buildout. Thus, the Modified Transportation Alternative would result in a population of ±1,208 residents, which would generate approximately 104 calls per year and this impact would remain **less than significant**.

IMPACT 4.12-17: Interference with emergency response or evacuation or increased demand for fire protection and emergency services requiring new facilities or reducing overall fire protection in the cumulative condition.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The cumulative context for consideration of impacts to emergency response and fire protection is buildout of projects within the jurisdiction of the Loomis FPD. Prevention of emergency access or evacuation is typically related to physical improvements constructed within a project site. These types of impacts are site-specific and do not combine with other offsite impacts to create a larger cumulative impact. In compliance with the Town's General Plan Public Health and Safety Element policy number 1, all new development must meet applicable building codes and maintain street widths and turning radii to accommodate fire protection equipment. In addition, this policy mandates that new development ensure adequate fire pressure and water volume is available for firefighting. By complying with these requirements, each project would avoid creating obstacles to the routine extension of fire protection and emergency services in the vicinity.

As development continues in the area, the increased population could warrant improvements to the Loomis FPD facilities and/or acquisition of new equipment and new staff. It could also warrant increased responses from neighboring fire districts. As the call volume increases over

time as projects are constructed and occupied, the development fees and additional parcel taxes generated by the development would provide funding to Loomis FPD to fund additional Loomis FPD staff and equipment to handle the cumulative increase in calls. Therefore, cumulative impacts would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to reduce the project's impacts on biological resources by eliminating eight dwelling units from the project. This would slightly reduce the project's contribution to increased demand for fire protection and emergency services in the cumulative scenario. These cumulative impacts would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative would develop the same number of dwelling units as the proposed project and would have the same contribution to increases in demand for fire protection and emergency services in the cumulative scenario. These cumulative impacts would remain less than significant.

IMPACT 4.12-18: Require new law enforcement facilities.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The proposed project would establish 426 new dwelling units and 81,000 square feet of new commercial/retail space within the Town. The project area is currently served by the PCSD. The Department operates a substation in Loomis, less than 0.5 mile from the proposed project site. Although this increase in population would be expected to generate a slight increase in the demand for law enforcement services, it is not anticipated to generate sufficient demand to require construction of new law enforcement facilities. This impact would be **less than significant**, and no mitigation is required.

As mentioned above, the project applicant proposes to implement measures to reduce the project's impact to biological resources by eliminating eight dwelling units from the project. This would slightly reduce the project's demand for law enforcement services, and the impact would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative, like the proposed project, would increase the population that the PCSD would be required to serve; however, it is not anticipated to generate sufficient demand to require construction of new law enforcement facilities. The Modified Transportation Alternative would have a **less than significant** impact similar to that of the proposed project.

IMPACT 4.12-19: Interfere with ability to provide law enforcement services.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The design of the proposed project would not create any obstacles to the provision of law enforcement services to the project site or to surrounding land/land uses. Roadway access is provided to all portions of the project area. The proposed project is expected to have no impact associated with creation of a physical obstacle to police protection. In addition, the proposed project would add ±1,231 new residents. As discussed in Section 4.12.1, Placer County General Plan Policy 4.H.1 requires that the County provide one Sheriff's Department officer for every 1,000 residents. With a population of 1,231 residents, the project represents a demand for two new officers.

Revenue generated by the proposed project in the form of parcel and property taxes, assessments, and development fees could be used to increase funding for PCSD services within the Town. All required fees would be paid by the developer and each future lot owner to the Town. The PCSD has provided an estimate of costs to serve the project, and that the revenue generated by the project may not be sufficient to meet all of those costs. However, the costs to provide service do not directly relate to any physical environmental effects. PCSD has not identified a need for construction of any new facilities to allow PCSD to provide services to the project site. Since the project is not expected to present physical obstacles for law enforcement officers responding to calls, or require law enforcement officers to travel to remote locations (infill development), the project is not expected to lengthen response times to levels above PCSD standards. Further, it is not expected that construction of any new facilities (which could result in additional environmental effects) would be needed. Therefore, impacts

related to law enforcement response times and physical improvements needed to support law enforcement service to the site would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to eliminate eight dwelling units to reduce the project’s biological impacts. This would slightly reduce the project’s impact but it would remain less than significant.

Modified Transportation Alternative

Just as with the proposed project, the Modified Transportation Alternative would increase the number of people protected by the PCSD by more than 1,200 and would provide revenue in the form of parcel and property taxes, assessments, and development fees. Like the proposed project, the Modified Transportation Alternative is expected to have no impact associated with creation of a physical obstacle to police protection, is not expected to lengthen response times to levels above PCSD standards, and is not expected that construction of any new facilities. Therefore, the Modified Transportation Alternative will have a less than significant impact with respect to interfering with provision of law enforcement services.

IMPACT 4.12-20:	Require new law enforcement facilities or interfere with law enforcement response in the cumulative condition.
<hr/>	
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

Anticipated development within the Town of Loomis as discussed in Section 4.1, Land Use, and development in the areas immediately surrounding the Town define the cumulative condition for this impact. Prevention of emergency response is typically related to physical improvements constructed within a project site. These types of impacts are site-specific and do not combine with other off-site impacts to create a larger cumulative impact.

It is expected that call volume for law enforcement services would increase proportionally to the increase in population in the cumulative scenario. As development continues in the area, the increased population could warrant improvements to the PCSD facilities and/or acquisition of new equipment and new staff to ensure that call response time remains within the limits set by Placer County. The call volume would increase over time as projects are constructed and occupied; at the same time the development impact fees paid by developers and additional

property taxes generated by development would provide funding to the Town that could be used to fund additional PCSD staff to handle this increase in calls. Therefore, cumulative impacts would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to reduce the project’s impacts on biological resources by eliminating eight dwelling units from the project. This would slightly reduce the project’s contribution to increased demand for law enforcement services in the cumulative scenario. These cumulative impacts would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative would develop the same number of dwelling units as the proposed project and would have the same contribution to increases in demand for law enforcement services in the cumulative scenario. These cumulative impacts would remain less than significant.

IMPACT 4.12-21: Generate waste of a daily volume that cannot be accommodated by the Recology Auburn Placer, the Western Regional Sanitary Landfill, or the materials recovery facility.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

The project proposes to create 426 residences and 81,000 square feet of commercial/retail space on the project site. The proposed project buildout would result in a population increase of ±1,231 residents. According to information available from the California Integrated Waste Management Board, per-capita solid waste generation in the Central Valley region is approximately 0.85 tons per year (California Integrated Waste Management Board 2015). Using this generation rate, the 1,231 residents expected to occupy the proposed project’s residential component would generate approximately 1,046 tons of solid waste annually (approximately 2.9 tons per day). Based on the average solid waste collection at the Western Regional Sanitary Landfill (WRSL) of 694 tons per day, and the permitted capacity of 1,900 tons per day, the generation of 1,046 tons annually of solid waste is not expected to significantly affect the overall capacity or lifespan of the WRSL.

To ensure that solid waste collection services are provided at the project site, the proposed project will be required to obtain a will-serve letter from Recology Auburn Placer. Collection fees must be paid by individual homeowners and commercial/retail businesses to offset the costs of providing these services. With payment of the required fees, the proposed project is not expected to significantly affect Recology Auburn Placer’s ability to continue to provide solid waste collection services in the project region, and project impacts associated with solid waste generation would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to eliminate eight dwelling units to reduce the project’s biological impacts. This would reduce the number of residents by 23. This would slightly reduce the volume of solid waste generated by the project by 1.8% and the impact would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative proposes to create 418 residences and 74,000 square of commercial and office space. The Modified Transportation Alternative at full buildout would result in a population increase of ±1,208 residents which would then result in 1,027 tons of solid waste annually. Therefore, the Modified Transportation Alternative would result in less than significant impacts, similar to the proposed project.

IMPACT 4.12-22: Generate waste of a daily volume that cannot be accommodated by the Recology Auburn Placer, the Western Regional Sanitary Landfill, or the materials recovery facility in the cumulative condition.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL SIGNIFICANCE: Less Than Significant

Proposed Project

Ongoing development in and surrounding the Town of Loomis, and development throughout western Placer County, would contribute solid waste to the WRSL. However, the WRSL operates substantially below its permitted capacity of 1,900 tons per day, and ongoing development in the region consistent with adopted plans of the local jurisdictions would not generate a volume of trash that exceeds the daily capacity or lifespan of the WRSL. Thus, cumulative impacts related to solid waste disposal would be **less than significant**.

As mentioned above, the project applicant proposes to implement measures to eliminate eight dwelling units to reduce the project’s biological impacts. This would reduce the number of residents by 23. This would slightly reduce the project’s contribution to the **less than significant** cumulative impacts related to capacity and lifespan of the WRSL.

Modified Transportation Alternative

The Modified Transportation Alternative would support the same residential population as the proposed project and would have the same contribution to the **less than significant** cumulative impacts related to capacity and lifespan of the WRSL as the proposed project.

4.12.4 Mitigation Measures

4.12a Prior to ~~issuance of any building permits~~ recording of the final map for the project site, the project applicant shall obtain a will-serve letter from the South Placer Municipal Utility District confirming there is sufficient capacity for wastewater collection and conveyance to serve the project.

4.12b To ensure that the project provides on-site active recreation facilities and meets the Town of Loomis Municipal Code requirements for active parkland, the following performance standards shall be met:

1. Prior to issuance of any grading permits for the portions of the site that include or are adjacent to either of the active parks or the fitness trail, the Town shall ensure that the proposed grading includes the grading necessary to prepare these sites for construction.
2. Prior to issuance of any building permits for the portions of the site that include or are adjacent to either of the active parks or the fitness trail, the Town shall ensure that the building plans include the construction and site improvements necessary to provide these facilities as described in this EIR.
3. Prior to issuance of any building permits for the project site, the project applicant shall pay the Town of Loomis parkland in-lieu fees sufficient to comply with Chapter 12.24 of the Loomis Municipal Code.
4. Prior to issuance of occupancy permits for any structures within the same construction phase as one of the active recreation facilities, the Town shall ensure that construction of the recreation facilities has been completed and landscaping is installed.



- PARCOURSE AND TRAIL NETWORK LEGEND**
- PARCOURSE STATION
 - TRAIL SIGNAGE LOCATION
 - ▬▬ CROSSWALK
 - PASSIVE PARK
 - - - - SCHEMATIC TRAIL ALIGNMENT
 - ★ NEIGHBORHOOD TRAIL HEAD



PARCOURSE STATIONS WITH 1, 2, OR 3 EXERCISES PER STATION



TRAIL SIGNAGE CONCEPT

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4.13 HAZARDS AND HAZARDOUS MATERIALS

This section presents an overview of the hazardous materials within or adjacent to The Village at Loomis (proposed project) site. The proposed project includes 418 dwelling units, 56,000 square feet of commercial space, 25,000 square feet of office space, 0.59 acres of active parkland, 1.25 of passive parkland, 0.49 acres of parcourse trails, 0.74 acres of multi-use trail, and 9.97 acres of open space. The project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project, thus reducing the unit count from the 426 dwelling units that were evaluated in the Draft EIR, and omitting the southern portion of the trail along the eastern side of the open space. The reduction in dwelling units and shortening of the trail increases the amount of open space in the center of the project from the 9.55 acres evaluated in the Draft EIR. The applicant also proposes to implement measures to reduce project impacts under the Transportation Alternative that was evaluated in the Draft EIR. The Modified Transportation Alternative includes 418 total dwelling units, 49,000 square feet of commercial space, 25,000 square feet of office space, 0.59 acres of active parkland, 1.25 acres of passive parkland, 0.49 acres of parcourse trails, 0.74 acres of multi-use trail, and 9.97 acres of open space. Information regarding hazardous materials/waste in the project vicinity that may potentially affect the environment on the project site or surrounding area has been summarized in this section from documents supplied by the project applicant and others including the following studies:

- Phase I Environmental Site Assessment (ESA), Village at Loomis (H&K 2009)
- Phase I ESA, The Village at Loomis Property 54 Acres at Eastern Terminus of Liberty Drive (WKA 2013a; see Appendix I)
- Phase I ESA, Quong, Le and Johnson Property 13 Acres West of Interstate 80 between Horseshoe Bar Road and King Road (WKA 2013b; see Appendix I)
- Phase II Assessment Report of Findings (WKA 2009; see Appendix I)

For the purposes of this environmental impact report (EIR), the definition for the term “hazardous materials” is taken from the California Health and Safety Code, Section 25501(o), where the term is defined as material that “because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.”

Similarly, the term “hazardous waste” is a subset of hazardous materials; its definition is derived from the California Health and Safety Code, Section 25517, and the California Code of Regulations, Title 22, Section 66261.2, which defines hazardous waste as material that “because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either cause, or significantly contribute to, an increase in mortality or serious illness, or pose a

substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.”

A comment letter from the Placer Mosquito and Vector Control District was received in response to the Notice of Preparation. The comment letter notes that the area in and around the project site has historically produced high levels of mosquitoes during certain times of the year and West Nile virus is a concern. The letter provides recommendations to limit the ability for mosquito breeding by eliminating bodies of water that stand for longer than 72 hours and also provides information on design specifications and management practices to reduce or eliminate mosquito production. No other comments regarding the transport, use or handling of hazards or hazardous materials were received. The Notice of Preparation and comments received in response to it are included in Appendix A.

4.13.1 Environmental Setting

Regional Setting

The Town of Loomis (Town) is located near the base of the western foothills of the Sierra Nevada within Placer County, California. The site is located in the northwest quarter of Section 10, in Township 11 North, Range 7 East of the Rocklin Quadrangle Topographic Map. The regional location is shown in Figure 3-1 in Chapter 3, Project Description. Loomis is located southeast of the City of Lincoln, east of the City of Rocklin, and northeast of the City of Roseville. The elevation of the Town is approximately 400 feet above mean sea level, and the nonurbanized portions of the Town consist of gently to moderately rolling oak woodland terrain. The site is underlain by Mesozoic-age intrusive rocks of the Sierra Nevada Batholith and related plutons ranging in composition from diorite to granite. The underlying plutons are part of a regional pluton that extends for several miles within the vicinity of Newcastle, Penryn, and Loomis in Placer County (County).

Existing Site Conditions

The majority of the project site is undeveloped, as shown in the aerial photograph in Figure 3-3, Aerial Map, in Chapter 3. There are six residences and one commercial business located in the western portion of the project site.

The project site was evaluated for the presence of hazardous materials or other recognized environmental conditions. The most recent analysis was presented in the Phase I ESAs prepared for the site in 2013. In addition, a Phase II Assessment was conducted on the central portion of the project site, east of the perennial stream in the center of the site and south of the existing homes on David Avenue.

Three Phase I ESAs have been prepared for the project area. Holdrege and Kull (H&K) prepared the first Phase I ESA in 2009, which included a review of aerial photographs, historic mining maps, and hazardous material/waste databases; interviews with the project site property owners, the property manager for the project site, the Town of Loomis Fire Department; and a review of soil samples to help determine if there was the potential for hazardous materials or wastes on the project site that could be potentially upset and distributed during ground-disturbing activities associated with project construction (H&K 2009). In 2013, Wallace Kuhl & Associates (WKA) prepared a Phase I ESA for the 54 acres located in the western and central portion of the site (Assessor's Parcel Numbers (APNs) 043-080-015, 043-080-044, 044-094-001, 044-094-004, 044-094-005, 044-094-006, and 044-094-010) and a separate Phase I ESA for the 7 acres located in the southwestern corner of the site and the 6 acres located in the eastern portion of the site (APNs 043-080-007, 043-080-008, 043-100-025, and 043-100-027) (see Appendix I).

Phase II Assessments

In 2009, WKA prepared a Limited Phase II Assessment to evaluate shallow soils in the central portion of the site for the presence of pesticide residuals associated with historical orchard use on the parcel (see Appendix I). This 2009 Phase II Assessment replaced WKA's 2007 Phase II Assessment for the same parcel, filling in data gaps present in the earlier document.

Historical Use – Aerial Photo Interpretation

Photographs of the project site from 1938 through 2008 were reviewed for any apparent changes in surface development and vegetation patterns on and around the site. In the 1938 photo, Interstate 80 (I-80) had not been constructed; however, Horseshoe Bar Road was apparent, as were connected roadways in the present location of Gates Lane and Library Drive. The majority of the site was undeveloped. The central portion of the site (APN 043-080-15) and areas to the north of the site appeared to be under orchard cultivation. Much of the west central portion of the site (APN 043-080-44) appeared to be undeveloped or grazing land. The western parcels (APNs 044-094-001, 044-094-004, 044-094-005, 044-094-006, and 044-094-010) appeared to be developed with residential structures. In the 1952 photograph, the orchard on the central parcel appeared to be out of cultivation with scattered areas of remnant trees in a grid pattern, mainly in the northwest, west-central and eastern corner of that parcel. By 1961, I-80 had been constructed adjacent to the southeast site boundary. Also, the orchard on the adjacent property to the north had been cleared, and that site had been graded for future residential development. Several houses had been constructed along Day Avenue to the north of the site. The 2009 Phase I ESA observed that between 1961 and 2008, the site and surrounding properties appear to have changed little, with the exception of new residential development to the north of the project site and construction of the Raley's shopping center and the Loomis Library (H&K 2009).

The 2013 Phase I ESAs include an aerial review of photographs from 1957 through 2012 and notes that from 1998 through 2012 there had been no significant changes for the project site or in the project vicinity (WKA 2013a).

Historical Use – Mining Maps and Documents

The 2009 Phase I ESA reviewed geologic maps and maps of mines in the Mineral Land Classification of Placer County, California (Department of Conservation 1995) and the Mineral Land Classification of the Auburn 15 Minute Quadrangle, El Dorado and Placer Counties (Department of Conservation 1984). As discussed in Section 4.4, Cultural Resources, of this EIR, an isolated quartz prospect, the Quartz Mine Prospect, was identified on a south-facing slope approximately 100 feet north of the employee parking lot at the north side of the Raley's supermarket. The prospect, which is classified as a minor historic archaeological resource not eligible for listing in the California Register of Historical Resources, consists of two small, side-by-side, shallow pits and an outcrop of white quartz.

Site Observations

The 2009 Phase I ESA reports on the observed surface conditions in accessible portions of the site and portions of surrounding properties that were visible from the project site. No apparent hazardous materials or hazardous waste was observed on the subject property. Evidence of remnant orchards was observed only on parcel 043-080-015, as discussed previously in the aerial photograph observations. The 2013 Phase I ESA notes that three single-family residences with associated outbuildings/garages and a small barn with a burned interior were observed in the western portion of the site. A small homeless encampment and old debris, including an older transformer was also visible in the western portion of the northern boundary of the project site (see Appendix I (WKA 2013a)). The barn has since burned to the ground. WKA also identified an abandoned septic system and leach field, as well as a homeless encampment and debris in the southwestern corner of the project site (see Appendix I (WKA 2013b)).

Other than the former orchard cultivation noted in the 2009 Phase I ESA, there was no other evidence of environmental conditions that would impact the proposed uses on any of the 11 parcels that comprise the project site.

Soil Sampling

As mentioned previously, portions of the project site supported a fruit orchard between 1938 and 1952. Orchard cultivation during this period of time historically used pesticide applications known to contain lead arsenate. As a result, surface soil samples in accordance with the sampling methods established by the California Department of Toxic Substance Control were taken by H&K during their field review of the project site in 2009. Eight soil samples were taken from the

upper 6 inches of soil in the central portion of the site for the purposes of testing for total arsenic and lead concentrations associated with the orchard. The detected lead concentrations were below the California Human Health Screening Level (CHHSL) for lead in residential soil. The detected arsenic concentrations exceeded the CHHSL for arsenic in residential soil (H&K 2009).

Two Phase II Assessments were prepared for APN 043-080-015 by WKA in 2007 and 2009, in the central portion of the site. More than 30 soil samples ranging in depth from 6 to 8 inches below grade, as well as 5 feet below grade, were collected to test for arsenic, lead, and organochlorine pesticides associated with the orchards and former agricultural activities. The reports indicated that the materials were present in concentrations that are within acceptable levels and no further investigation is required (Appendix I).

Surrounding Properties

The 2009 Phase I ESA also included a windshield survey of the surrounding area in addition to reviewing the Environmental Data Resources (EDR) radius map to assess land uses on adjacent properties. The EDR report is a compilation of data from routinely updated federal, state, and local government agency lists and information. The EDR report was reviewed for identified sites that meet the following criteria: (1) sites that are applicable to the American Society for Testing and Materials guidelines, and (2) sites with the greatest potential to affect the subject property. The following land uses were observed on properties adjacent to the project site (H&K 2009):

- I-80 lies to the east of the site.
- Single-family residential properties are located to the north and northwest.
- The Raley’s shopping center is located to the south, which includes several fast-food outlets including Burger King, Starbucks, and Quizno’s, Trend Cuts (hair salon), Loomis Park Place Cleaners (dry cleaning), and a recycling collection center.
- The Loomis Library is located to the west along Library Drive.
- The Loomis Veterans Memorial Hall is located across Library Drive to the southwest of the property.
- Residential properties on the west side of Horseshoe Bar Road and the north side of Laird Street.
- Loomis Fire Department Station is located across Horseshoe Bar Road to the west.

The EDR report summarized four sites where known releases or spills of hazardous materials have occurred up slope and within a one-half-mile radius of the project site. Three of the sites were known to have had spills generally related to gasoline stations; however, they had since completed remediation measures and actions and had received letters of “No Further Action”

from the Regional Water Quality Control Board, Central Valley Region (RWQCB). The RWQCB is the responsible agency with oversight for the remediation activities.

Only one noteworthy site was identified in the EDR report and analyzed in the 2009 Phase I ESA. A hazardous materials release from an underground storage tank (UST) occurred at the Beacon service station located at 3430 Taylor Road that was discovered in 1990. The report stated that shallow groundwater was impacted by hydrocarbons. Subsequently, 13 monitoring wells were installed on the site and on a residential property to the southeast of the site. The groundwater flow direction is toward the southeast (toward the project site). The nearest monitoring well was located approximately 1,500 feet northwest of the project site. The RWQCB monitored the contaminated groundwater plume and required extraction of contaminated soils and groundwater to further reduce hydrocarbon impacts to groundwater beneath the adjacent residential properties (H&K 2009). The site achieved “completed – case closed” status as of June 8, 2010 (Geotracker 2015), and the site is not expected to adversely affect water quality or soils in the project area.

The 2013 Phase I ESAs indicated there are 15 sites within 1 mile of the project site. All of the listed sites were identified as requiring no further remedial action, having no violations, or would not affect the project site (Appendix I). This includes the site at 3430 Taylor Road identified in the 2009 ESA as having potential to affect the project site. In the EDR report provided in the August 9, 2013, Phase I ESA (Appendix I), the site status is given as “Completed – Case Closed.” In addition, a preliminary screening for vapor encroachment conditions was conducted in the 2013 Phase I ESAs to ascertain if there are any known or suspected contaminated sites surrounding or upgradient of the project site. Based on the findings it was determined that vapor encroachment conditions are not likely to exist in these portions of the project site (Appendix I).

4.13.2 Regulatory Setting

Federal Regulations

Several federal agencies regulate hazardous materials, including the U.S. Environmental Protection Agency, the Occupational Safety and Health Administration (OSHA), the U.S. Department of Energy, and the U.S. Department of Transportation. Applicable federal regulations are contained primarily in Title 40 (Chapter I – U.S. Environmental Protection Agency), Title 29 (Chapter XVII – OSHA), Title 10 (Chapter X – U.S. Department of Energy), and Title 49 (Chapter I – U.S. Department of Transportation) of the Code of Federal Regulations. Title 40, Chapter 1, regulates water and air contamination, pesticide use, toxic substances, emergency planning, and solid and liquid wastes. Title 29, Chapter 17, regulates worker safety and health concerning environmental hazards, and Title 10, Chapter 10, regulates petroleum-

based products. Title 49, Chapter 1, regulates the transportation of hazardous materials, and details hazardous material spill/release prevention and response plans.

State Regulations

California Hazardous Waste Control Law

The California Hazardous Waste Control Law is administered by the California Environmental Protection Agency to regulate hazardous wastes. Although the Hazardous Waste Control Law is generally more stringent than Resource Conservation and Recovery Act, until the U.S. Environmental Protection Agency approves the California program, both the state and federal laws apply in California. The Hazardous Waste Control Law lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal and transportation; and identifies some wastes that cannot be disposed of in landfills.

Title 22 of the California Code of Regulations defines hazardous waste as a waste that exhibits the characteristics that may:

- A. cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or
- B. pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of or otherwise managed (22 CCR 662610).

According to Title 22 of the California Code of Regulations, substances having a characteristic of toxicity, ignitability, corrosivity, or reactivity are considered hazardous waste. Hazardous wastes are hazardous substances that no longer have a practical use, such as material that has been abandoned, discarded, spilled, or contaminated, or that is being stored prior to proper disposal.

State Water Resources Control Board

The State Water Resources Control Board (SWRCB) protects water quality in California by setting statewide policy. The SWRCB supports the nine RWQCBs, which, within their areas of jurisdiction, protect surface and groundwater from pollutants discharged or threatened to be discharged to the waters of the state. For Placer County, the Central Valley RWQCB maintains jurisdiction within the subject basin. This protection is carried out by the RWQCB through the issuance and enforcement of National Pollutant Discharge Elimination System permits, called Waste Discharge Requirements, regulation of leaking USTs and contaminated properties through the Leaking Underground Storage Tank, and Spills, Leaks, Investigation, and Cleanup programs, respectively. The SWRCB also regulates the handling, storage, and disposal of hazardous

substances on construction projects. Permits and/or other action by the SWRCB may be required if contamination of water or soils occurs during construction of the proposed project.

Local Regulations

Town of Loomis General Plan

The Town's General Plan contains policies governing safety and hazardous materials within its jurisdiction. The project's consistency with relevant General Plan Safety Element policies is evaluated in the General Plan consistency discussion in Appendix B. The applicable policies from the General Plan Safety Element are summarized in the following text (Town of Loomis 2001):

Policy 14: As individual developments are proposed, the Environmental Health specialist responsible for the project will review lists of hazardous materials provided by the applicant as part of the project description to determine consistency with the State Health and Safety Code. A site visit may be necessary to determine compatibility to surrounding areas. Whether the hazardous material impacts of a project are significant shall be decided on a case-by-case basis and depends on:

- Individual or cumulative physical hazard of material or materials.
- Amounts of materials on site, either in use or storage.
- Proximity of hazardous materials to populated areas and compatibility of materials with neighboring facilities.
- Federal, State, and local laws, and ordinances, governing storage and use of hazardous materials.
- Potential for spill or release.
- Proximity of hazardous materials to receiving waters or other significant environmental resource.

Policy 15: The storage, handling and disposal of potentially hazardous waste must be in conformance with the requirements set forth in California Administrative Code, Title 22, Division 4, Ch. 30, and California Health and Safety Code, Division 20, Chapter 6.5.

Multi-Hazard Mitigation Plan

In 2005, a multi-jurisdictional, Multi-Hazard Mitigation Plan was prepared on behalf of Placer County and participating districts and the incorporated communities of Auburn, Colfax, Lincoln, Loomis, and Rocklin. The plan is multi-jurisdictional and identifies goals, objectives, and

measures for hazard mitigation and risk reduction to make communities less vulnerable and more disaster resistant and sustainable.

The plan is designed to reduce or eliminate long-term risk to people and property from natural hazards and their effects. The plan was prepared to meet the Disaster Mitigation Act of 2000 requirements to maintain Placer County's eligibility for FEMA Pre-Disaster Mitigation and Hazard Mitigation Grant Programs. The plan also serves to enhance the County's CRS Floodplain Management Program.

Placer Mosquito Abatement District

The Placer Mosquito Abatement District was established to control the populations of mosquitoes in Placer County. The District was expanded in 2004 to incorporate the entire county into the District. The District is taking an aggressive and proactive approach to control the populations of mosquitoes in the County. Along with their abatement programs, the District confers with landowners whose land includes potential mosquito habitat and suggests management alternatives through preparation and implementation of pond management plans.

4.13.3 Impacts

Methods of Analysis

The analysis of the potential public safety and hazardous materials impacts is based on information from the 2013 Phase I ESAs prepared by WKA for the project site and the 2009 Phase I ESA prepared by H&K. As stated in the ESA reports, "the purpose of the Phase I ESAs is to evaluate the site for evidence of potential Recognized Environmental Conditions (RECs) resulting from current and/or former site activities as defined by the American Society of Testing and Materials (ASTM) Standard E 1527-05 (ASTM 2005)." Preparation of the ESA reports included the following steps:

- Conduct a site reconnaissance for visual evidence of surface contamination and potential sources of subsurface contamination;
- Conduct a visual inspection of the adjoining properties for evidence of RECs
- Conduct interviews with the following, as available:
 - Key site manager,
 - Major occupants,
 - Past and present owners, operators,
 - Government and/or agency personnel, and

- Inquiries conducted at abandoned sites may include interviews with owners or occupants of neighboring or nearby properties;
- Conduct a records review, including the following:
 - Physical setting documents to determine regional geology, general soil information, and local and regional groundwater conditions,
 - Historical information, including but not limited to, Sanborn maps, topographic maps, aerial photographs, ownership records, building department records, local street directories, zoning and land use records, and prior assessments, as available,
 - Environmental records, including federal, state, tribal, and county regulatory agency lists that will help identify RECs on the site and the adjoining properties, and
 - Based on the outcome of the database search, review of specific regulatory agency files for identified contaminated facilities in order to evaluate whether the listed facilities are hazardous materials threats to the site;
- Conduct a preliminary screen for vapor encroachment conditions on the site per ASTM E2600-10;
- Review of the completed ASTM E 1527-05 User Questionnaire (Questionnaire) regarding Recorded Environmental Liens, activity and use limitations (AULs), relationship of the purchase price to the fair market value of the site, and any specialized knowledge of the site;
- Review of environmental liens and AULs reports, as provided; and
- Prepare a final report of the results of the ESA.

In determining the level of significance, the analysis assumes that the proposed project would comply with all applicable state and local ordinances and regulations. These requirements are summarized in Section 4.13.2, Regulatory Setting. The Phase I ESAs prepared for the project site did not identify the project site as being on a list of hazardous materials sites, pursuant to California Government Code, Section 65962.5. Therefore, this issue will not be further addressed.

The project site is located approximately 10 miles southeast of the Lincoln Regional Airport, 16 miles northeast from McClellan Airfield, 20 miles west of the Cameron Airpark, and 10 miles southeast from the Auburn Municipal Airport. Because the project site is not located within 2 miles of an airport, there would be no safety hazard to future residents due to proximity to planes overhead and in the immediate vicinity. Therefore, this issue is not further addressed.

Significance Criteria

Potential significant impacts associated with hazardous waste/materials impacts have been evaluated using the following criteria. Would the project:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?
- 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?
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- Create or expose residents to potential health hazards?

Impact Discussion

IMPACT 4.13-1: Expose construction workers and/or the environment to hazardous materials due to an accidental release during construction.

SIGNIFICANCE: Potentially Significant

MITIGATION: Mitigation Measure 4.13a

RESIDUAL Less Than Significant

SIGNIFICANCE:

[Proposed Project](#)

Hazardous materials may be used and stored at the project site during construction, including paints, solvents, greases, motor oil, gasoline diesel fuels, and other construction-related materials. The use of these materials may also generate hazardous waste. Potential adverse impacts associated with use of these types of materials involve the exposure of construction

workers and/or the environment to hazardous materials from an accidental release during construction. The applicant would be required to comply with the Town's General Plan Safety Element policies that require the implementation of state and local requirements for interim storage of hazardous and flammable materials during all construction activities. No acutely hazardous materials would be used during construction of the project. In addition, materials handled would not pose a significant risk to off-site residents or construction workers because they would be used and stored in accordance with existing laws and regulations. All construction equipment and materials would be temporarily stored on site during construction. Although not anticipated, if quantities of fuel or oil greater than or equal to 1,320 gallons are stored on the project site during construction, a Spill Prevention Control and Countermeasure Plan must be prepared in accordance with Title 40, Code of Federal Regulations, Section 112.

An accidental release of construction-related hazardous materials may occur even if these local and state regulations are followed. Due to the routine nature of the activities involved in construction activities, an accidental spill of hazardous materials is unlikely, but if it were to occur, exposure of workers and/or the environment to hazardous materials would be considered a potentially significant impact. **Mitigation Measure 4.13a** defines requirements for use and storage of hazardous materials and for disposal of hazardous waste to ensure that if a spill should occur, it will be contained and reported to the Placer County Environmental Health Department immediately. Specifically, the measure requires that hazardous materials be stored in locations that are removed from storm drain inlets, drainageways, and canals and are surrounded by earthen berms. This would ensure that if a spill or release occurs, the released material would be contained within the earthen berms and would not enter stormwater runoff or natural drainage features. If necessary, contaminated soil would be excavated and disposed of in accordance with County requirements. The materials must also be covered with impervious tarps or stored inside buildings, which would ensure that materials would not be released to the air during windy conditions or exposed to rain. Typically, construction projects require on-site storage of relatively small amounts of hazardous materials, which would also limit the potential effects from a release of these materials. Compliance with **Mitigation Measure 4.13a** would ensure potential impacts from accidental releases are **less than significant**.

As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project, thus reducing the unit count from the 426 dwelling units evaluated in the Draft EIR. While the risk of exposure would be slightly reduced due to the reduction in the total amount of construction, the reduction would not substantially reduce the risk of accidental release. Therefore, the impact would remain **less than significant** with the implementation of **Mitigation Measure 4.13a**.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units and 7,000 fewer square feet of commercial uses than the proposed project. While the risk of exposure would be slightly reduced due to the reduced amount of construction, the reduction would not substantially reduce the risk of accidental release during construction. Therefore, the impact would remain **less than significant** with the implementation of **Mitigation Measure 4.13a**.

IMPACT 4.13-2:	Expose people and/or the environment to hazardous materials due to the routine storage or transport of hazardous materials during operation of the project.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

Accidental releases of hazardous materials and hazardous waste during project operation could occur from on-site or off-site sources. Potential on-site sources could include small to moderate quantities of household hazardous substances used by residences and commercial businesses that would be located on the project site. These could include household pesticides, cleaning agents, and small quantities of motor fuel stored or sold on the project site. Any business that stores an acutely hazardous substance, or stores 55 gallons and/or 500 pounds of a hazardous substance or 200 cubic feet of combustible gas must file an Emergency Response Plan and Hazardous Materials Storage and Containment Plan with the Placer County EHD. In addition, businesses that have USTs and/or aboveground storage tanks must comply with County and state UST regulations.

During the storage and/or use of chemical products, the risk of an accidental release exists. However, based on the types and quantities of hazardous substances anticipated to be used, the risk of a release of a significant quantity of hazardous substances is considered minimal and commensurate with other residential and commercial land uses. All future residents and commercial businesses that locate within the project site are required by local, state and federal law to comply with applicable regulations regarding use, transport, and storage of hazardous materials. These requirements for the management of hazardous materials, as outlined previously in the regulatory setting section, ensure that the risk of a release of hazardous substances by residents and/or commercial businesses is minimized. The proposed project would develop residential, office, and commercial land uses. No industrial land uses are proposed. The project is not expected to introduce any land uses that require the use, transport, or storage of large

volumes of hazards materials or the use of acutely hazardous materials. The risk of release of hazardous materials during project operation would be **less than significant**.

As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project. This omission would slightly reduce the need for storage or transport of hazardous materials during project operation; therefore, the impact will remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units and 7,000 fewer square feet of commercial space than the proposed project. This reduction in commercial square footage would slightly reduce the need for storage or transport hazardous materials; therefore, the impact will be the same as the proposed project: less than significant.

IMPACT 4.13-3:	Expose school students and staff to hazardous emissions or hazardous or acutely hazardous materials.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The project site is located approximately 0.25 mile south of the Loomis Grammar School, which is located at 3505 Taylor Road within the Town of Loomis. The school would be within 0.25 mile of proposed commercial, residential, park, and open space land uses proposed within the project site. Schools are frequently located in proximity to commercial and residential land uses, and the use of hazardous materials associated with these existing and proposed land uses is not expected to create a risk of hazardous conditions at the proposed school site (H&K 2009). The construction and operation of the proposed project would not include uses that would emit hazardous emissions or include activities that use acutely hazardous materials. Any hazardous materials used on site would be typical of construction and residential and commercial land uses, and would not create hazardous emissions that could adversely affect nearby schools. The impact would be **less than significant**.

As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project. This would not alter the potential for the project to create a risk of hazardous conditions at the

proposed project site; therefore, the proposed project will continue to have a **less than significant** impact.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units and 7,000 fewer square feet of commercial space than the proposed project. The Modified Transportation Alternative would have the same potential as the proposed project to create a risk of hazardous conditions at the proposed project site; therefore, the Modified Transportation Alternative will continue to have a **less than significant** impact.

IMPACT 4.13-4:	Exposure of people to existing hazardous conditions or materials on site.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The multiple Phase I ESAs prepared for the project site assessed the history of uses at the site and in the project area to identify any potential hazards that could affect future residents, employees, or visitors to the project site. Based on review of aerial photography, the ESAs revealed evidence of historical orchard cultivation starting in 1938 or earlier and ending sometime prior to 1952, which implies the potential for soil contamination from pesticide compounds. More than 30 soil samples were tested for lead, arsenic, and organochlorine pesticides.

Lead concentrations ranged from 19.8 milligrams per kilogram (mg/kg) to 44.9 mg/kg. The amount of lead in the soil samples was lower than the CHHSL, and arsenic concentrations ranged from 2.0 mg/kg to 12.1 mg/kg. These concentrations are above the CHHSL of 0.07 mg/kg (OEHHA 2010) for arsenic in residential soil. According to the 2009 Phase I ESA, it is common for naturally occurring arsenic concentration in the region to exceed the CHHSL (H&K 2009). The 2013 Phase I ESA (WKA 2013a) reviewed the soil analysis results from all prior Phase I and II reports and completed a statistical evaluation of the data. WKA “calculated that the 95% upper confidence limit of the mean level of arsenic within the 043-080-015 portion of the site is 4.7 mg/kg” (WKA 2013a). This level of arsenic is typical of background levels found in soil within the region. This determination is consistent with the conclusion in the 2009 Phase I ESA prepared by H&K that the results of the soil sampling and analysis performed at the site did not indicate that arsenic or lead are present in the soil samples at

concentrations that imply significant pesticide impact and that the former orchard cultivation is not considered a recognized environmental condition (Appendix I; H&K 2009). Further, the California Office of Environmental Health Hazard Assessment Soil Screening Numbers table indicates “the screening numbers for arsenic are for contamination resulting from human activity. Concentrations of naturally occurring arsenic may be far above the screening number. When levels of arsenic at a site are a concern, the agency with authority over remediation decisions should be consulted” (OEHHA 2010).

Additionally, the Use of California Human Health Screening Levels (CHHSLs) in Evaluation of Contaminated Properties report (CalEPA 2005) states:

Naturally occurring background concentrations of arsenic and other metals in soils may exceed their respective soil CHHSLs. California Environmental Protection Agency generally does not require cleanup of soil to below background levels. This issue is frequently encountered with arsenic. Natural background concentrations of arsenic in California are often well above the health-based, direct-exposure goals in soil of 0.07 mg/kg for residential land use and 0.24 mg/kg for commercial/industrial land use.

Based on the conclusions of the Phase I and II reports, the small amount of lead and arsenic in the native soil on the project site would not adversely affect construction or operation of the proposed project and would not expose people at the project site to hazardous materials or conditions.

Similarly, minor amounts of household debris, construction debris, and yard waste were observed in several areas of the site. Removal of this debris as part of the site clearing and grading would not impact the construction or operation of the project site or require regulatory action.

As discussed previously in the environmental setting section, sites within a 0.5-mile radius of the site where releases of hazardous materials are known to have occurred were identified and according to the 2013 Phase I ESAs, all of these sites have been closed and do not present a hazard that would adversely affect the proposed project or people within the project site. Therefore, the project would not expose future residents, employees, and visitors of the project to existing hazardous conditions and the impact would be **less than significant**.

As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project. This would result in 23 fewer residents on site but would not substantially change the potential for exposure of future residents, employees, and visitors of the project to existing hazardous conditions; therefore, the proposed project would result in the same **less than significant** impact.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space than the proposed project. This would result in 23 fewer residents and fewer employees on site but would not substantially change the potential for exposure of future residents, employees, and visitors of the project to existing hazardous conditions; therefore, the Modified Transportation Alternative would result in the same **less than significant** impact.

IMPACT 4.13-5: Impair implementation of an adopted emergency response plan.

SIGNIFICANCE: Less Than Significant

MITIGATION: None

RESIDUAL Less Than Significant

SIGNIFICANCE:

Proposed Project

The Town of Loomis, in collaboration with Placer County and the cities of Auburn, Colfax, Lincoln, and Rocklin, prepared the Multi-Hazard Mitigation Plan, adopted January 2005 to satisfy federal requirements of the Department of Homeland Security and FEMA. The plan enables the Town of Loomis, Placer County, and the other participating communities to take ongoing action to reduce or eliminate long-term risks to human life and property from many types of hazards. The plan was approved by the Placer County Board of Supervisors, the California Office of Emergency Services, and FEMA.

Development of the proposed project could increase the transport, handling, storage, and use of hazardous materials in the project area primarily during project construction. During project operation, the use of hazardous materials would be limited to common household and landscaping products. The project design and layout has been reviewed by the Town's law enforcement and fire personnel to ensure adequate emergency ingress and egress is provided throughout the site. The project, as designed, would not interfere with or impair the implementation of an adopted emergency response plan. Therefore, impacts related to the implementation of emergency response plans would be **less than significant**.

As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project. This omission would have no impact on emergency response plans and therefore would remain **less than significant**.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space than the proposed project. As discussed in section 4.6 of this EIR, the Modified Transportation Alternative would reduce vehicle congestion on some roadways in the project vicinity, which could slightly improve emergency response times in the area. The Modified Transportation Alternative would not interfere with or impair the implementation of an adopted emergency response plan. Therefore, impacts related to the implementation of emergency response plans would be **less than significant**.

IMPACT 4.13-6: Exposure to risks associated with wildland fires.

SIGNIFICANCE: No Impact

MITIGATION: None

RESIDUAL SIGNIFICANCE: No Impact

Proposed Project

Developed uses surround most sides of the project site. There is undeveloped land north of the northernmost portion of the project site, adjacent to King Road. These small areas of undeveloped land would not pose a substantial risk of wildfire that could affect the project site. The proposed project would develop the currently undeveloped project site, which would reduce the wildland fire potential and associated risks for existing land uses adjacent to the site since the existing undeveloped site contains grasslands that have a greater risk of wildfires than the project as developed. Therefore, the project is considered to have **no impact** with respect to exposure to risks associated with wildland fires.

As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project. This would not alter the conclusion that the project would have **no impact** with respect to the potential for the project to expose people and property to risks associated with wildland fires.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space than the proposed project. The Modified Transportation Alternative would develop the currently undeveloped project site, which would reduce the wildland fire potential and associated risks for existing land uses adjacent to the site.

Therefore, the Modified Transportation Alternative would have **no impact** with respect to exposure to risks associated with wildland fires.

IMPACT 4.13-7:	Creation of or exposure to health hazards.
SIGNIFICANCE:	Significant
MITIGATION:	Mitigation Measures 4.13b through 4.13d
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

Mosquitoes can carry and transmit various human diseases. In 1999, the West Nile virus, a disease spread by infected mosquitoes, emerged as a threat to public health. The virus, which can infect people and livestock, has spread throughout much of North America, including California. The most serious manifestations of infection are encephalitis (inflammation of the brain) and death.

The project would have a significant impact related to health hazards if the proposed detention basins and any other water quality devices provide mosquito breeding habitat. Siltation traps installed in conjunction with catch basins and other drainage devices can hold water for several days and provide mosquito breeding habitat. Implementation of **Mitigation Measures 4.13b, 4.13c, and 4.13d** requiring management of on-site water quality devices and facilities to minimize the potential for the project site to support mosquito populations would ensure that this impact is reduced to **less than significant**.

As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project. This would result in a slightly reduced impact due to the omission of 23 residents but would still result in a **less than significant** impact with the implementation of **Mitigation Measures 4.13b, 4.13c, and 4.13d**.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space than the proposed project. This would result in a slightly reduced impact due to the reduction in the number of commercial employees but would still result in a **less than significant** impact with the implementation of **Mitigation Measures 4.13b, 4.13c, and 4.13d**.

IMPACT 4.13-8:	Contribute to cumulative increases in exposure to hazards and hazardous materials.
SIGNIFICANCE:	Less Than Significant
MITIGATION:	None
RESIDUAL SIGNIFICANCE:	Less Than Significant

Proposed Project

The geographic scope for consideration of cumulative impacts related to hazards and hazardous materials is the Town of Loomis.

Exposure to Hazardous Environmental Conditions

Potential hazardous materials impacts related to site-specific conditions (including exposure to potentially contaminated soils, and exposure to potentially contaminated groundwater during construction dewatering) is generally not regional in nature and would not combine with impacts from other projects in the Town limits to create a cumulative impact. Thus, there would be no cumulative impact to which the project could contribute. Compliance with all applicable federal, state, and local regulations related to hazards and hazardous materials on a project-by-project basis would be required for all projects within the Town and would ensure that site-specific impacts are appropriately addressed and cannot combine with site-specific impacts from other project sites.

For any projects in the Town that would entail development of a site where past uses could have resulted in soil or groundwater contamination, the potential exists for release of hazardous substances during construction at those sites. For individuals not involved in construction activities, the greatest potential source of exposure to contaminants would be airborne emissions, primarily through dust either from soil remediation activities or from soil-disturbing activities during construction where previously unidentified contamination may exist. (Other potential pathways, such as direct contact with contaminated soils or groundwater, would not pose as great a risk to the public because such exposure scenarios are site specific and would typically be confined to the construction zones.)

Use, Storage, and Transport of Hazardous Materials During Construction

During the construction process, hazardous materials spills or accidents would typically be site-specific and would not combine with other uses to create a cumulative effect. Associated health

and safety risks generally would be limited to those individuals using the materials or to persons in the immediate vicinity of the materials.

Construction of the proposed project could result in an incremental increase in risk from contaminant-related air emissions when considered in combination with other development projects in the Town. However, implementation of site-specific risk management controls and compliance with applicable laws and regulations pertaining to hazardous materials management at each project site is expected to provide sufficient control of hazardous materials to ensure that impacts in the cumulative scenario are **less than significant**; thus, there would be no cumulative impact to which the project could contribute. Moreover, due to atmospheric dispersion, chemical concentrations decrease as the distance from the source increases. Thus, it is unlikely that an individual would be exposed to maximum contaminant-related air emissions from more than one construction site at the same time. In other words, an individual who is directly outside the construction zone of one source would be unlikely to be exposed to maximum levels from another source. Also, construction similar in scale to the proposed project is unlikely to occur adjacent to the project site given the developed nature of most surrounding properties.

Use, Storage, and Transport of Hazardous Materials During Operation

The proposed project would not introduce any industrial land uses to the project site. During project operation, the use, storage, and transport of hazardous materials would be limited to materials such as paints, solvents, cleaning supplies, pool chemicals, pesticides, and herbicides. The proposed project, in conjunction with other existing, planned, and probable future projects within the Town, would result in an increase in the amount of hazardous materials used and stored within the Town limits and transported through the Town. As described in Section 4.1, Land Use, other projects in the cumulative scenario within the Town include development of approximately 150 new dwelling units and 36,209 square feet of commercial and office land uses. These projects would involve similar requirements for use, storage, and transport of hazardous materials as the proposed project. The quantities of hazardous materials that would be present during occupancy of these residential, office, and commercial land uses are expected to be minimal and would consist of household and maintenance products. Implementation of applicable hazardous materials management laws and regulations adopted at the federal, state, and local level would ensure cumulative impacts related to hazardous materials use remain **less than significant**. Thus, there would be no cumulative impact to which the project could contribute.

As stated above, the project applicant proposes to implement measures to increase avoidance of impacts to sensitive biological resources by removing 8 dwelling units from the project. This reduction in dwelling units would not substantially change the effect of the proposed project and the project's contribution to cumulative impacts related to hazards and hazardous materials would remain less than significant.

Modified Transportation Alternative

The Modified Transportation Alternative proposes the same number of dwelling units as and 7,000 fewer square feet of commercial space than the proposed project. The Modified Transportation Alternative would result in a **less than significant** contribution to cumulative impact associated with hazards and hazardous materials.

14.3.4 Mitigation Measures

4.13a The following best management practices (BMPs) shall be implemented during all site preparation and construction activities within the project site to control pollutant sources associated with the handling and storage of construction materials and equipment, and related to waste management and disposal:

- A. Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber) in designated areas that are located away from storm drain inlets, drainageways, and canals and are surrounded by earthen berms. Train the construction employees working on the site in proper materials handling practices to ensure that, to the maximum extent practicable, those materials that are spread throughout the site are covered with impervious tarps or stored inside buildings.
- B. Whenever possible, wash out concrete trucks off site in designated areas. When the trucks are washed on site, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or level area, away from site waterways and storm drain inlets.
- C. Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling. Transport all solid waste and recyclable material to the Western Regional Sanitary Landfill and Materials Recovery Facility.
- D. Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on site shall reflect the quantities needed for site construction. Apply all fertilizers, herbicides, and pesticides following the methods and amounts recommended by the manufacturer. Do not mix hazardous waste with other waste produced on site.

Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.

- E. Dispose of waste oil and other equipment maintenance waste in compliance with federal, state, and local laws, regulations, and ordinances.

4.13b

In constructing the stormwater detention basins and installing stormwater conveyance infrastructure, the project applicant shall implement the following BMPs or other similar and equally effective practices in accordance with the recommendations of the *Best Management Practices for Mosquito Control in California: Recommendations of the California Department of Public Health and Mosquito and Vector Control Association of California* (Mosquito BMPs Handbook; CDPH and MVCAC 2010).

- A. Consider mosquito production during the design, construction, and maintenance of stormwater infrastructure.
- B. Ensure that all underground drain pipes are laid to grade to avoid low areas that may hold water for longer than 72 hours.
- C. Provide proper grades along conveyance structures to ensure that water flows freely.
- D. Design and maintain systems to fully discharge captured water in 72 hours or less.
- E. Avoid the use of loose rock riprap that may hold standing water; use concrete or liners in shallow areas to discourage plant growth where vegetation is not necessary.
- F. Design containment basins with adequate slopes to drain fully. The design slope should take into consideration buildup of sediment between maintenance periods.
- G. Design accessible shorelines of detention basins to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes.
- H. Whenever possible, design deep zones in excess of 4 feet to limit the spread of invasive emergent vegetation such as cattails. The edges below the water surface should be as steep as practicable and uniform to discourage dense plant growth that may provide immature mosquitoes with refuge from predators and increased nutrient availability.
- I. Whenever possible, provide a means for easy dewatering if needed.

4.13c The applicant shall prepare a Mosquito Control Plan for administration by the Homeowner’s Association (HOA). This plan shall describe various methods of managing the stormwater detention basins, stormwater conveyance infrastructure, and any commonly owned landscape irrigation systems to reduce mosquito breeding. The management plan shall be reviewed and approved by the Placer Mosquito and Vector Control District prior to issuance of a grading permit. The Placer County Mosquito Vector Control District shall inspect the project site periodically and notify the HOA of any needed maintenance or repairs to minimize the potential for mosquito breeding on-site. Evidence of required maintenance and/or repairs shall be provided to the Placer Mosquito and Vector Control District upon request. The following measures shall be the responsibility of the HOA for all commonly held property within the project site. The HOA shall also distribute the management plan or similar recommendations to all homeowners within the project site at least once every year to ensure that homeowners have appropriate information regarding how to minimize the potential for mosquito breeding within their individual property. The management plan shall include the following BMPs or other similar and equally effective practices in accordance with the recommendations of the Mosquito BMPs Handbook:

- A. Avoid over-irrigating to prevent excess pooling and runoff.
- B. Routinely inspect, maintain, and repair irrigation system components; check and repair leaky outdoor faucets.
- C. Manage sprinkler and irrigation systems to minimize runoff entering stormwater infrastructure.
- D. Avoid intentionally running water into stormwater systems by not washing sidewalks and driveways; prohibit washing cars on streets or driveways.
- E. Inspect facilities weekly during warm weather for the presence of standing water or immature mosquitoes.
- F. Remove emergent vegetation and debris from gutters and channels that accumulate water.
- G. Keep inlets free of accumulations of sediment, trash, and debris to prevent standing water from backing up on roadways and gutters.
- H. Maintain accessible shorelines to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes. Emergent plant density should be routinely managed so

mosquito predators can move throughout the vegetated areas and are not excluded from pond edges.

- I. If applicable, maintain deep zones in excess of 4 feet to limit the spread of invasive emergent vegetation such as cattails.
- J. Manage the spread and density of floating and submerged vegetation that encourages mosquito production (i.e., water hyacinth, water primrose, parrot's feather, duckweed, and filamentous algal mats).

4.13d

If siltation devices are installed with catch basins and other road drainage features, the developer and/or HOA shall provide periodic treatment, inspection, and vegetation removal when proscribed by the Placer Mosquito and Vector Control District to prevent development of mosquito habitat. Evidence of treatment shall be provided to the Placer Mosquito and Vector Control District upon request.

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