RECEIVED
JUL 15 2013
TOWN OF LOOMIS

TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use
File Number # 13-13
Application Fee(s) # 3334 —
Receipt # 21064 Date 7/16/13
Date Received 7/15/13
Paid $ 3334 —

PLANNING DEPARTMENT — Planning Application

1. **Project Title:** Wells Avenue–Barton Road Parcel Map

2. **Street Address/ Location:** Southeast corner of Wells Avenue and Barton Road

3. **APN(s):** 045-182-001-000 **Acreage:** 21.7 (gross) / 20 (net)

   Zoning: ~~RE~~ RA **General Plan Designation:** ~~RE~~ RA

   Current Site Use: vacant

   Surrounding Land Use(s): rural residences

4. **Property Owner:** Ron Smith

   Address: 5701 Lonetree Boulevard #102 Rocklin CA 95765
   (City / State / Zip)

   Telephone: (916) 257-0802 **email:** ronsmithllc@gmail.com

5. **Project Applicant:** same as property owner

   Address: _____
   (City / State / Zip)

   Telephone: _____ **email:** _____

6. **Project Engineer/Architect:** Robert Lilly, Rose's Engineering

   Address: 8577 Bader Road Elk Grove CA 95624
   (City / State / Zip)

   Telephone: (916) 837-6058 **email:** roblilly@comcast.net

7. **What actions, approvals or permits by the Town of Loomis does the proposed project require?**

[ ]	Appeal	[ ]	Miscellaneous Permit
[ ]	Certificate of Compliance	[ ]	Planned Development
[ ]	Conditional Use Permit	[ ]	Second Unit Permit
[ ]	Design Review	[ ]	Sign Review
[ ]	Development Agreement	[ ]	Tentative Review
[ ]	Environmental Review	[x]	Minor Land Division
[ ]	General Plan Amendment	[ ]	Subdivision
[ ]	Hardship Mobile Home Permit	[ ]	Variance
[ ]	Lot Line Adjustment	[ ]	Zoning Amendment (Rezone)
[ ]	Other parcel map		

8. **Does the proposed project need approval by other governmental agencies?**
   [ ] Yes [x] no if yes, which agencies? _____

9. **Which agencies/utilities provide the following services to the project?** **(Please note if not hooked up to sewer or water)**

Electricity	PG&E	Natural Gas	PG&E
Fire Protection	South Placer Fire District	Water/Well	Placer County Water Agency
Sewer/Septic	South Placer Municipal Utility District	Telephone	AT&T

High School Placer ion Fire School Loomis Unified
Other

10. **The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated _____ and find:** Regulatory identification number_____

Date of list_____ No problems identified X (Envirostor 6/30/13)

Type of problem_____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated_____ Applicant_____

11. **Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose , size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)**
The project is a 4-parcel split of the 19.45-acre property on Bankhead Road and Sierra College Boulevard (see attached map). Two parcels of approximately 2.3 acres and one parcel of approximately 2.6 acres would be created with entry from Bankhead Road. A flag lot would be created by this parcel split that would have entry from Bankhead Road and would connect to the remaining 11.1 acres; the access would conform to the Town's flag lot requirements. No construction is proposed. The surrounding land uses are rural residences.

12. **Owner Authorization:**
I hereby authorize RON SMITH / RON SMITH SERVICE, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)	Printed Name(s)	Date
X		

13. **Applicant and/or Owner Hold Harmless:**
Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)	Printed Name(s)	Date
	RONALD C SMITH	

14. **Applicant and/or Owner Acknowledgment:**
Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or 123 omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant	Printed Name(s)	Date
	RONALD C SMITH	

RECEIVED
SEP 05 2013
TOWN OF LOOMIS

Project #13-13 Wells Avenue – Barton Road Parcel Map, APN: 045-182-001

The project is a 4-Parcel split of 21.7 acre parcel located on the SWC of Barton Road and Wells Ave. in Loomis CA. The parcels are 4.6 acres, 4.7 acres, 5.9 acres and 4.8 acres. The corner Lot (1) will have access from either Barton or Wells. Lots 2 and 3 will share a common access off of Wells and Lot 4 will also have access off of Wells. No construction is proposed. The surrounding land uses are rural residences. 3 of the 4 lots will have access to a pond.

There will be No impact on wetlands. No wetlands will be altered or encroached. No mature trees will be affected by the parcel map.

TOWN OF LOOMIS

PLANNING DEPARTMENT **ENVIRONMENTAL REVIEW APPLICATION**

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Wells Avenue–Barton Road Parcel Map

2. What is the general land use category for the project? RA Residential Agricultural
(residential, commercial, industrial, etc.)

3. What are the number of units or gross floor area proposed? 4

4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [ ] No [x]
If yes, show on the site plan and describe. _____

5. Is adjacent property in common ownership? Yes [ ] No [x] If yes, Assessor's Parcel Number (s) and acreage(s). _____

6. Describe previous land use(s) of the site over the last 10 years. Vacant

7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [ ] No [x]
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. Each residential property will include a garage for storage of residential vehicles.

II. POPULATION AND HOUSING

1. How many new residents will the project generate? Approx. 10 (4 homes x 2.5 people)

2. Will the project displace or require the relocation of any residential units? Yes [ ] No [x] If yes, the number. _____

3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) None; the neighborhood is a rural residential community and will continue as such.

4. Will the project create or destroy job opportunities? Create [ ] Destroy [ ] Describe Neither; residential units only.

5. Will the proposed project displace any currently productive use? Yes [ ] No [x] If yes, describe.

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes [ ] No [ ] If yes, describe. As stated in the Town of Loomis General Plan Update, "The southeasternmost portion of the planning area also exhibits locally steep slopes (15-25% slopes are common). Again, the underlying materials are typically stable volcanics or granite, and landslide potential would be minimized to some extent" (Town of Loomis General Plan, 2001; VIII, Public Health and Safety, A. "Seismic and Geologic Hazards," p. 126). However, most of the project site is essentially flat. See site-specific soil study provided by Soil Search.

2. Will grading on the site be required? Yes [ ] No [x] If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). Grading will be at the discretion of individual owners, but will be restricted to buildable area indicated on tentative parcel map.

   Estimate the grading area/quantities. _____acres _____cubic yards

3. Will site excavation and fill quantities balance? Yes [ ] No [ ] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. Site excavation and fill will be at the discretion of individual owners, but will be restricted to buildable area indicated on tentative parcel map.

4. Are retaining walls proposed? Yes [ ] No [x] If yes, describe location(s), type(s), height(s), etc. No retaining walls are proposed, but construction of retaining walls will be at the discretion of individual owners within the buildable area indicated on tentative parcel map.

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. Standard erosion control BMPs required by Placer County and the Town of Loomis will be in place during construction.

6. Will blasting be required during project construction? Yes [ ] No [x] If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [ ] No [x] If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [x] No [ ] If yes, name/describe the body of water and show on the site plan. Two ponds are present on the project site. A small pond is located entirely on Lot 4, and Lot 3 includes the northeast quarter of a larger pond that is shared with residential parcels to the east and south (with access from Via Francesco Court). See map of jurisdictional waters from U.S. Army Corps of Engineers.

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes [ ] No [x] If yes, describe. Permeable pavement will be used on Parcels 2/3 and Parcel 4 driveways to retain water that would otherwise be carried off the site. Infiltration berms will be used to retain runoff that would flow into jurisdictional water features.

3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes [ ] No [ ] If yes, describe. _____

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. Another small pond is located east of Lot 4 on an adjacent residential parcel (with access from Wells Avenue).

5. What area/percentage of the project site is presently covered by impervious surface? 0
   What will be the area/percentage of impervious surface coverage after development? approx. 20,000 s.f. (5,000 s.f. per house)

6. Will any runoff from the project site enter any off-site body of water? Yes [ ] No [x] If yes, identify the destination of the runoff. See response to item 2 above.

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [ ] No [x] If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [ ] No [x] If yes, describe.

9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [ ] No [x] If yes, describe.

10. Are there any areas of the project site that are subject to flooding or inundation? Yes [ ] No [x] If yes, describe. The Town of Loomis General Plan, Figure 8-2 indicates no 100-year flood zone areas near the project site. However, a seasonal drainage swale that wanders along the northern frontage of the site has been demarcated, along with its local 100-year floodplain on the site map. This floodplain demarcation relies on work done by previous applications and is not the result of a detailed hydrology study.

11. Will the project alter existing drainage channels and/or drainage patterns? Yes [ ] No [x] If yes, describe.

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [ ] No [x] If yes, describe.

2. Describe the following emissions sources related to project development:

   Construction emissions - Extent and duration of site grading activities: to be determined by individual property owners

   Stationary source emissions - Are woodstoves proposed in residential projects? Yes [ ] No [x]

   Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: Typical residential daily vehicle trips

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [ ] No [x] If yes, describe (may require the results from specific air quality studies).

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [ ] No [x] If yes, describe.

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? None; typical residential uses

6. Will vegetation be cleared from the project? Yes [ ] No [x] If yes, describe the method of disposal. Building pads and access routes have been designated to limit removal of vegetation and associated effects on surrounding water features.

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes [x] No [ ] If yes, what is the name of the roadway? Wells Avenue

   If no, what is the name and distance of the nearest roadway? _____

2. Will new entrances onto local roadways be constructed. Yes [x] No [ ]
   If yes, describe. Three driveway entrance/exit access points will be constructed on Wells Avenue, to provide access to Parcel 1, Parcels 2/3, and Parcel 4. Access points for Parcels 2/3 and Parcel 4 are clearly delineated on the tentative parcel map because of wetland constraints; access point for Parcel 1 is not limited and so is not delineated on the tentative map.

3. Would any non-automobile traffic result from the development of the project? Yes [ ] No [x] If yes, describe. _____

4. If applicable, what road standards are proposed within the project? N/A (typical driveway access cross-sections are shown on the tentative parcel map).
   (Show typical street sections(s) on the site plan.)

5. Will a new entrance(s) onto local roadways be constructed? Yes [x] No [ ]
   If yes, show location(s) on site plan.

6. Describe any frontage improvements to the local roadway(s). None

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). Typical ADT for four residential units

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange? Yes [ ] No [x] If yes, describe. _____

9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [ ] No [x]
   If yes, describe. _____

10. Will the project require provisions for parking? Yes [ ] No [x] If yes, describe the number, size, location and access of the parking facilities proposed. _____

11. Will there be company vehicles associated with the project? Yes [ ] No [x] If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. Dense tree and shrub growth covers much of this site, with some cleared areas. Trees are mapped and identified by species, diameter at breast height (dbh), and dripline diameter on the site map in open areas where construction is necessary for access or for house construction. Wetland areas are also present (as indicated on the site map) and contain typical wetland vegetation. See the attached delineation prepared by Barnett and Associates and reviewed by U.S. Army Corps of Engineers.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [ ] No [x] If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. The applicant has identified several trees on the property 6 inches or greater dbh. These trees are indicated on the site map, along with species, trunk diameter, and dripline diameter. The site map also indicates potential access to each parcel.

3. Briefly describe wildlife typically found in the area. Wildlife on the site is anticipated to be typical species usually found in an agricultural-rural residential area. See the attached delineation prepared by Barnett and Associates and reviewed by U.S. Army Corps of Engineers.

4. Describe changes to site habitat(s) resulting from development of the project. The building pads and access routes have been designed to retain as much of the surrounding habitat as possible. Only 20,000 square feet of the 21.7-acre site (plus access driveways) will be built area; the remaining area will be undisturbed to protect wetlands and habitat.

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes [ ] No [x] If yes, describe. See report from Barnett and Associates.

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [ ] No [x] If yes, describe. See report from Barnett and Associates.

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [ ] No [x] If yes, describe. See report from Barnett and Associates.

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [x] No [ ] If yes, describe (type, acreage, etc.). A wetland delieation study conducted by Bruce Barnett of Barnett Environmental (information incorporated into site map) indicates that seasonal wetlands and intermittent and perennial streams are located throughout the site, as well as a pond at the southern boundary of Parcel 3. A wetland delineation prepared by Barnett and Associates was provided to the U.S. Army Corps of Engineers, and Figure 3 is the wetland map reviewed by the agency.

9. If yes, will project development affect these wetland areas? Yes [ ] No [x] If yes, describe. Barnett and Associates described wetland avoidance measures in the submittal to the U.S. Army Corps of Engineers that will be implemented to avoid any impact on wetland areas at the site.

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [ ] No [x] An application has been submitted to the U.S. Army Corps of Engineers for confirmation that avoidance measures are sufficient and that no permit will be required.

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any 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. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials?
   Yes [ ] No [x]

   If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

   Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

   If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [ ] No [x]
   If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes [ ] No [x] If yes, describe. _____

2. Describe the noise that will be generated by this project, both during construction and following project development. Typical heavy construction vehicles will be operated during construction, in compliance with Town noise standards, during daytime hours only. Following project development, residential occupancy will involve typical residential noise sources only.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). The site is 4.4 miles from South Placer Fire District at 6900 Eureka Road, Granite Bay.

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). Public water service and fire hydrants are available on Wells Avenue.

3. Describe the fire hazard and fire protection needs created as a result of project development. Fire protection for four new residential units.

4. Describe the on-site fire protection facilities proposed with this project. Residences will be constructed in compliance with California Building Code standards.

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? N/A

6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. Individual garages and driveways will be provided for parking; no sidewalks or other parking areas will be provided.

7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [ ] No [x] If yes, describe. Driveway access has been designed to meet Fire Department requirements.

8. Estimate the number of persons on-site (residents or employees/visitors) 10 (4 units x 2.5 people)

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). Access on Wells Avenue; no entrance features.

2. Describe the security protection that will be provided on the site, if any. None except as purchased by owners for private residences

3. Describe the location, visibility and lighting of vehicle and equipment storage areas. None except outside lighting designed by owners for private residences

WATER

1. Is the project within a public domestic water system district or service area? Yes [x] No [ ] If yes, describe the district/area. Loomis is located in Placer County Water Agency's Zone 1 (PCWA 2010 Urban Water Management Plan, 2011; available at http://www.pcwa.net/files/docs/eng/PCWA_UWMP.pdf). Public water is available at Wells Avenue.

2. Can the district serve the project? Yes [x] No [ ]

3. What will be the water source(s) for the project? Public water service is available in Wells Avenue.

4. What is the estimated usage and peak usage of the project? _____gpd/_____gpd Typical residential wastewater quantities

5. Are there any existing or abandoned wells on the site? Yes [ ] No [x] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [ ] No [x] If yes, describe the method(s) and quantities (gpd). _____

2. Is the project located within a sewer district? Yes [x] No [ ] If yes, describe. The site is located within the service area of the South Placer Municipal Utility District.

If yes, can the district serve the project? Yes [x] No [ ]

Is there sewer service in the area? Yes [x] No [ ] If yes, what is the distance to the nearest collector line? Sewer lines are present in Wells Avenue directly adjacent to the project site.

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 4 ESDs gpd Public

4. Will there be any unusual characteristics associated with project wastewater? Yes [ ] No [x] If yes, describe any special treatment processes that may be necessary for these wastes.

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [x] No [ ]

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) Typical residential solid waste

2. Describe the disposal method of this waste material. Regional waste collection and recycling

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Typical access for regional waste collection and recycling vehicles (likely curbside pickup on Wells Avenue)

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? 5.0 miles
What is the name of this facility? Loomis Basin Regional Park

2. Are any park or recreation facilities proposed as part of the project? Yes [ ] No [x] If yes, describe.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Elementary School and Del Oro High School

What are the distances to these schools from the project? Loomis ES is 3.3 miles; Del Oro HS is 3.9 miles

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [x] No [ ]
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Residential use would be consistent with surrounding rural residences

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [ ] No [ ]
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. Lots would be sold for individual construction; architectural styles would be at the owner's discretion.

3. Describe the signage and/or lighting proposed by the project. Typical residential lighting; no street lights incorporated into the project; no signage would be provided.

4. Is landscaping proposed? Yes [ ] No [x] If yes, describe. Landscaping would be at the discretion of individual owners, but would be restricted to buildable areas as designated on tentative parcel map.

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [ ] No [x] If yes, describe.

2. What is the nearest archaeological, historical or paleontological site? The Blue Goose Fruit Shed is on Taylor Road

   What is the name of this site? The Blue Goose Fruit Shed is 3.2 miles north of the project site on Taylor Road.

Wells Avenue Parcel Map

Project Description

Planning Request

The Wells Avenue Parcel Map project seeks to provide four buildable lots on 21.7 acres of land (APN 045-182-001) zoned for Rural Estates (**Figure 1**). Each lot will have a minimum size of 4.6 net acres (**Table 1**) and will have sewer and water available from existing lines on the Wells Avenue frontage. Access to all lots is from Wells Avenue. Because of wetland constraints, access to Parcel 3 will be from a dedicated ingress/egress and utility easement on Parcel 2. This application is for creation of the four lots. Roads and pads will be constructed by lot purchasers.

Biological and Wetland Resources

The site has interspersed areas of dense native vegetation (trees) with open areas. The trees were surveyed by an arborist (enclosed). Seasonal and emergent marsh, wetlands, streams, a pond, and various ditches comprise existing wetland habitat on the property. These wetland resources were delineated and verified by the U.S. Army Corps of Engineers. This "preliminary jurisdictional determination" is shown as **Figure 2** (documentation enclosed).

Table 1
Lot Sizes and Trees Affected

Parcel #	Gross Area (ac)	Net Area (ac)	Buildable Area (sf)	Trees Removed	Trees Affected
1	5.153	4.587	68,522	None	None
2	4.922	4.720	34,933	150, 151, 152, 153, 154, 156, 171, 174, 175	148, 149, 155, 157, 158
3	6.057	5.939	65,737	173	
4	4.912	4.786	38,632	102, 108, 109, 110, 111, 112	102, 108, 109, 110, 111, 000
Total	21.044	20.032			

Resource Preservation Strategy

Access Roads/Driveways

Internal access to buildable lots is indicated on the tentative parcel map for Parcels 2/3 and Parcel 4 (Figure 1). Access rights for other entrances will be removed by deed as shown on **Figure 3**. Driveway construction will be limited to a 20-foot corridor from Wells Avenue to the building pads for Parcels 2/3 and Parcel 4 as shown in the tentative map (Figure 1). At Wells

Avenue, the access roads to Parcels 2/3 and Parcel 4 will fully span the linear wetland (i.e., roadside ditch) adjacent to Wells Avenue – beginning and ending above the 100-year storm elevation and with abutments outside the high-water mark for the spanned wetland.

The driveway will be constructed using a porous pavement material to reduce impervious surface; minimize adverse, post-construction effects on hydrology (wetlands); and provide for tree root-zone aeration. A geo-grid or geo-mat material will be used below the rock section to reduce the amount of rock needed for the road support and will further reduce adverse effects of road construction by minimizing overburden effects on tree roots. A licensed arborist will be required during road construction. Road construction will involve no cut or fill within any delineated wetlands on the property, and accepted erosion-control Best Management Practices (BMPs) will be employed to prevent construction sediment from inadvertently reaching wetlands.

Table 1 lists the ID numbers of trees that will be removed within 5 feet of internal access roads and those where the roadway will affect more than 30% of the dripline. A tree mitigation plan will be provided that clearly describes how removal of trees during construction will be mitigated by on-site plantings, as directed by City of Loomis staff.

Sewer, water, and other utility construction will involve trenchless technology at a depth of at least 6 feet. In order to avoid tree roots and accommodate high groundwater tables, services will require engineering.

Building Pads

The proposed building pads (i.e., buildable lots) shown on Figure 1 are at least 25 feet away from any and all delineated wetlands and are located in open areas where the fewest trees will be adversely affected. Durable construction – e.g., houses, pools, outbuildings, and garages – and sidewalks or asphalt surfaces with concrete pads or paved walkways will be placed only within the building pad area. An erosion control plan will be prepared prior to obtaining any building permit that will clearly indicate how wetlands will be protected from erosion or sediment during construction.

Increased runoff from impervious surfaces created during construction will be mitigated by rainwater harvesting and infiltration (using infiltration berms described below), and use of porous pavement. No irrigation will be allowed outside of building pads. A 1-foot high earthen infiltration berm (described below) will be placed between building pads and wetland boundaries to prevent runoff from reaching the wetland.

The proponent proposes the use of Refiber™ Infiltration Berms to provide a hydrologic break to prevent hardscape and landscape runoff from reaching wetlands, re-directing water to the subsurface aquifer instead. During summer, the earthen berm has sufficient capacity (1 gallon

per hour per foot of trench) to completely absorb surplus irrigation water, preventing it from reaching the wetland. Winter rainfall over this 1-gallon-per-hour limit will bypass the barrier.

Refiber™ is a mix of post-consumer polypropylene and polyester fibers, compressed to approximately 12 pounds per cubic foot and covered with 9 inches of gravel, with the following physical characteristics:

- 70% void ratio of 1 cubic foot of ReFiber™ can hold an additional 0.7 cubic foot of water;
- Through velocity of 1 foot per 20 seconds, measured using 1 foot of water pressure on a 4-foot length of material;
- Lab and field tests show oleophilic fibers compressed to 12 lbs/cubic foot (where oils and oil-based products adhere to the fibers, while passing water through) completely remove engine oils and most herbicides and pesticides; and
- These fibers also filter out the majority of sediments, while passing water through.

The berm also provides a visual barrier for the homeowner. While urban landscaping, outbuildings, pavement, and other infrastructure would occur on the house side of the berm, only permeable fencing and grazing would be permitted on the wetland/natural side of the berm.

Figures

Figure 1 – Tentative Parcel Map

Figure 2 – Preliminary Jurisdictional Delineation

Figure 3 – Access Restrictions

Appendices (submitted as separate files)

Appendix A – U.S. Army Corps of Engineers Preliminary Jurisdictional Delineation

Appendix B – Soil Survey

Appendix C – Tree Survey

Town of Loomis Planning Department

Open Space Supplemental Application Form

Project: Wells Avenue–Barton Road Parcel Map

1. **Briefly describe site vegetation (habitat value, native or specimen trees, large oak woodlands, wetlands, part of a riparian or wildlife corridor, any rare, endangered, federally listed species or candidate species for listing).**

   The site is densely vegetated with trees and shrubs; wetland areas also contain typical wetland vegetation. See the wetland delineation by Barnett and Associates for more information.

2. **Describe the number, size, and condition of any trees to be removed.**

   The site map indicates the locations, species, diameter at breast height (dbh), and dripline diameter of 36 trees 6 inches dbh or larger. The tentative parcel map has been designed to maximize avoidance of tree removal, and individual owners are authorized to disturb only the areas indicated for building pads and access routes.

3. **Briefly describe wildlife typically found in the area (any rare, endangered, federally listed species, or candidate species for listing).**

   Wildlife on the site is anticipated to be typical species usually found in an agricultural-rural residential area. See the wetland delineation by Barnett and Associates for more information.

4. **Describe changes to site habitat(s) resulting from development of the project.**

   The building pads and access routes have been designed to retain as much of the surrounding habitat as possible. Only 20,000 square feet of the 21.7-acre site (plus access driveways) will be built area; the remaining area will be undisturbed to protect wetlands and habitat.

5. **Does your project involve any public use or value, including visual access?**

   The project is a 4-parcel split in an area zoned Rural Estate, which requires 4.6-acre minimum parcel size. All four parcels would meet or exceed this requirement, allowing them to retain the rural, open space appearance and feeling of the surrounding neighborhood. The property is designated and zoned for agricultural-rural residential use, and no public use or value is planned.

6. **Does your project propose to include any open space? If so, what is its size (in square footage and as a percentage of your project area)? How does any open space you propose "work" with**

the adjacent property development; is any open space you propose continuous or contiguous to development within or outside of your project?

As described in item 5, the property is designated and zoned for Rural Estate residential use and would conform with that use. No portion of the property would be designated for open space, other than is typical for a 4.6-acre rural residential parcel. However, avoidance buffers around wetland areas have been designated on each parcel, and those areas (totally approximately 50% of each parcel) will remain undisturbed.

7. **Does your site contain anything of historic or cultural value? Any unique features (such as rock outcroppings, quarries, etc.)?**

   No elements of historic or cultural value are present, and no unique features have been identified.

TOWN OF LOOMIS
ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Wells Avenue Parcel Map

2. Lead Agency Name and Address: Town of Loomis
3665 Taylor Road
Loomis, CA 95650

3. Contact Person and Phone Number: Amanda Rose, Planner
amanda@loomis.ca.gov; (916) 652-1840

4. Project Location: Southeast corner of Wells Avenue and Barton Road
Loomis, CA 95650
APN 045-182-001

5. Project Sponsor's Name and Address: Ron Smith
564 Sunrise Boulevard
Roseville, CA 95661
ronsmithllc@gmail.com; (916) 257-0802

6. General Plan Designation: Residential Agricultural-4.6 acres/du

7. Zoning: RA – Residential Agricultural

8. Description of the Project: The proposed project would subdivide 21.7-acre APN 045-182-001, which is zoned Residential Agricultural (RA), into four lots each with a minimum lot size of 4.6 net acres. Each parcel would have sewer and water available from existing lines on the Wells Avenue frontage. All lots would be accessed from Wells Avenue. Because of wetlands constraints, access to Parcel 3 would be from a dedicated ingress/egress and utility easement on Parcel 2. The proposed project would create four lots with a minimum lot size of 4.6 net acres. Roads and building pads would be constructed by lot purchasers.

Internal access to buildable lots is indicated on the tentative parcel map for Parcels 2, 3, and 4. Access rights for other entrances would be removed by deed. Driveway construction would be limited to a 20-foot corridor from Wells Avenue to the building pads for Parcels 2, 3, and 4 as shown on the tentative map. At Wells Avenue, the access roads to Parcels 2, 3, and 4 will fully span the linear wetland (i.e., roadside ditch) adjacent to Wells Avenue – beginning and ending above the 100-year storm elevation and with abutments outside of the high-water mark for the spanned wetland.

The driveway would be constructed with a porous pavement material. A geo-grid or geo-mat material would be used below the rock section to reduce the amount of rock needed. A licensed arborist would be required during road construction. Road construction would involve no cut or fill within delineated wetlands on the property, and accepted erosion-control Best Management Practices (BMPs) would be employed to prevent construction sediment from inadvertently reaching wetlands.

The proposed project would require the removal of approximately 16 trees and would affect approximately 5 additional trees. The applicant would prepare a tree mitigation plan that clearly describes how removal of trees during construction would be mitigated by on-site plantings.

Sewer, water, and other utility construction would involve trenchless technology at a depth of at least 6 feet. In order to avoid tree roots and accommodate high groundwater tables, services would require engineering.

Site plans have been included with this Environmental Initial Study to assist in understanding the physical layout of the proposal.

9. Surrounding Land uses and Setting: (Briefly describe the project's surroundings)
   North: Wells Avenue/Residential Agricultural
   South: Residential Agricultural
   East: Residential Agricultural
   West: Barton Road/Residential Agricultural

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

ENVIRONMENTAL CHECKLIST:

Pursuant to Section 15063, CEQA Guidelines, the Town of Loomis has utilized an Environmental Checklist to evaluate the potential environmental effects of the project. The checklist provides a determination of these potential impacts and includes the substantiation developed in support of the conclusions checked on the form.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology /Soils
☐	Greenhouse Gas Emissions	☐	Hazards/Hazardous Materials	☐	Hydrology/Water Quality
☐	Land Use/Planning	☐	Mineral Resources	☐	Noise
☐	Population/Housing	☐	Public Services	☐	Recreation
☐	Transportation/Traffic	☐	Utilities/Service Systems	☐	Mandatory Findings of Significance

DETERMINATION: On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature_____ Date 12/4/14

Printed Name Amanda Rose for Town of Loomis

EVALUATION OF ENVIRONMENTAL FACTORS:

I. AESTHETICS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☑
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☑
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☑	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☐	☑

Discussion:

(a & b) The project site is not part of a designated scenic view shed, and is not visible from a designated scenic highway. (California Department of Transportation, California Scenic Highway Mapping System, Placer County, last updated 9/7/11, http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, Accessed 10/30/14) Therefore, the proposed project would result in no impact to a scenic vista or along a state scenic highway.

(c) The northwest corner of the property (i.e., at the intersection of Wells Avenue and Barton Road) has been cleared and used as a staging area for road construction. The remaining northern portion of the project area is a low-lying area containing marshes, annual grassland, open riparian forests, and uplands with valley and live oak trees. The area is also threaded with thickets of Himalayan blackberry that tie together emergent wetlands, older riparian forest, and seasonal wetland depressions. The project area's southern upland slopes support an open oak woodland with trees and shrubs intermixed with annual grassland. The project would require the removal of 16 trees, 9 of which are oak trees, which would alter the existing visual character of the site. Table 1 identifies the species and diameter at breast height of the trees that require removal.

Table 1. Trees to be Removed by the Proposed Project

Tree No.	Species (*scientific name*)	Diameter at Breast Height
102	Black willow (*Salix gooddingii*)	12" – 20"
108	Live Oak (*Quercus wislizenii*)	8"
109	Live Oak (*Quercus wislizenii*)	9" and 6"
110	Live Oak (*Quercus wislizenii*)	14"
111	Live Oak (*Quercus wislizenii*)	8", 6", 6", and 7.5"
112	Live Oak (*Quercus wislizenii*)	13", 9", 6", 7", and 7.5"
150	Cottonwood (*Populus fremontii*)	14"
151	Cottonwood (*Populus fremontii*)	12"
152	Cottonwood (*Populus fremontii*)	20"
153	Cottonwood (*Populus fremontii*)	18"
154	Cottonwood (*Populus fremontii*)	18" – 18"
156	Cottonwood (*Populus fremontii*)	24"
171	Valley Oak (*Quercus lobata*)	2"
173	Valley Oak (*Quercus lobata*)	5"
174	Valley Oak (*Quercus lobata*)	4"
175	Valley Oak (*Quercus lobata*)	5"

Source: Kurt Stegen Consulting Arborist, 2013

Live and Valley oak trees with diameters six inches or greater at breast height are designated as Protected Trees pursuant to the Town's Tree Ordinance. Removal of trees 108, 109, 110, 111, and 112 (oak trees with diameters of six inches or greater at breast height) would require a Tree Permit as described below.

(d) New lighting associated with residences would add to the overall ambient light level. However, residential lighting would be directional and shielded and would not create a new source of light and glare that would affect nighttime views. Therefore, there would be no impact.

Mitigation: The project proponent shall submit a complete Tree Permit application for review and approval by the Town of Loomis. Upon review and approval of a complete Tree Permit application, the Town shall issue a Tree Permit.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☑
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☑

Discussion:

(a) The project site is designated “Other Land” on the Placer County Important Farmland Map 2010 by the State Department of Conservation. Other Land is considered “Other land is land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land.” (California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program , Placer County Important Farmland 2010 Map, Map published May 2013. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/pla10.pdf, Accessed 11/6/14.) No land currently used for any agricultural purposes will be developed or taken out of production to accommodate this project. The proposed project would not convert any prime farmland, unique farmland, or farmland of statewide importance pursuant to the Farmland Mapping and Monitoring program. Therefore, there would be no impact.

(b) The project site is not under Williamson Act contract. Therefore, there would be no impact.

(c & d) The project site is not forest land or timberland. Therefore, there would be no impact.

(e) The proposed project would not convert any prime farmland, unique farmland, or farmland of statewide importance pursuant to the Farmland Mapping and Monitoring program. Therefore, there would be no impact.

Mitigation: None Required

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☑
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☑	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☐	☑	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☑
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☑

Discussion:

(a - e) Air quality is regulated by federal, state, regional, and local agencies. The project site is located within the Sacramento Valley Air Basin (SVAB) area of Placer County and is under the jurisdiction of Placer County Air Pollution Control District (PCAPCD). Placer County is in non-attainment for ozone and particulate matter with a diameter of 10 microns (PM_{10}). All projects with potential to cause air emissions are subject to adopted PCAPCD rules and regulations in effect at the time of construction.

The project's effects on local and regional air quality would not be significant. However, the project would contribute to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated; however, such impacts were anticipated by the General Plan Update and Loomis Town Center Master Plan, and were addressed as part of the environmental impact analysis and Draft Environmental Impact Report prepared for these projects. Findings of overriding consideration were adopted for the unavoidable significant air quality impacts.

The project would have short-term construction impacts. Construction activities, including grading, would generate a variety of pollutants; the most significant of which would be dust (PM_{10}). This would exacerbate the existing PM_{10} non-attainment condition if not mitigated. Construction equipment would produce short-term combustion emissions.

Mitigation: The project shall conform to requirements of the Placer County Air Pollution Control District (PCAPCD). Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the Town Engineer and PCAPCD.

IV. BIOLOGICAL – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☑	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☑
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☑
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☑
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☑	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☑

Discussion:

(a - f) The low-lying northern portion of the study area supports a complex of marshes, annual grassland, and open riparian forests, uplands with occasional valley and live oaks (*Quercus lobata* and *Q. wislizenii*), threaded with thickets of Himalayan blackberry (*Rubus armeniaca*) tying together emergent wetland, older riparian forest, and seasonal wetland depressions. Upland slopes to the south support an open oak woodland with trees and shrubs intermixed with annual grassland. Wetlands adjoining the drainage that meanders through the property supports broad-leaf arrowhead (*Sagittaria latifolia*) and shallow ponded areas with emergent marsh vegetation, decadent stands of sandbar willow (*Salix exigua*) and coyote brush (*Baccharis pilularis*), and levees with mature cottonwoods (*Populus deltoids*) and valley oaks. The project would require the removal of 16 trees, 9 of which are oak trees, which would alter the existing visual character of the site. Five of the nine oak trees are designated as Protected Trees (108, 109, 110, 111, and 112) pursuant to the Town's Tree Ordinance. Removal of trees 108, 109, 110, 111, and 112 (oak trees with diameters of six inches or greater at breast height) would require a Tree Permit as described below. (If at the time of removal of the oak trees on-site, trees 171, 173, 174, and 175 are six inches diameter at breast height, removal of said trees would require a Tree Permit.)

Seven trees (107, 108, 109, 110, 111, 112, and 117) are located in close proximity to the northeastern access road. Tree 107 is a mature oak that would be given special attention to preserving the root system. Trees 108 through 112 are located on a slope next to the road. The root systems of these trees would be predominantly on the slope to compensate for the lean of the tree.

Road construction would be limited to a 30-foot-wide corridor from Wells Avenue to the respective building pad and would fully span the linear wetland (i.e., roadside ditch) adjacent to Wells Avenue – beginning and ending above the 100-year storm elevation and with abutments outside the high water mark of the spanned wetland. The roads would employ a porous pavement material to help minimize adverse, post-construction effects on hydrology (wetlands) and tree growth – a geo-grid or geo-mat material would be used below the rock section to reduce overburden effects on tree roots and

maintain adequate aeration. No cut or fill would occur within any delineated wetlands on the property for road construction and accepted erosion control best management practices (BMPs) would be employed to prevent construction sediment from inadvertently reaching wetlands.

An excavated, open water pond extends onto the property from the south and an unnamed drainage flowing along the south side of Wells Road enters the property at its northeast corner. This one to two-foot-deep by approximately 15-foot-wide channel flows through a culvert under an unpaved access road at the northeastern property boundary and another near the center of the property. The stream turns south into the center of the property after merging with adjoining wetlands. The proposed project would not impact waters or wetlands. No impact would occur.

Mitigation: If project scheduling allows, the removal of trees shall be conducted outside of the Migratory Bird Treaty Act (MBTA) and peak bird nesting seasons (February 15 through September 15). If tree removal must be conducted during the nesting season, the applicant shall hire a qualified Biologist to conduct a survey for active bird nests within 3 days prior to commencement of any construction activities. Should an active nest be identified, restrictions will be placed on construction activities in the vicinity of any active nest observed until the nest is no longer active, as determined by a qualified Biologist. These restrictions may include a 300- to 500-foot buffer zone designated around a nest to allow construction to proceed while minimizing disturbance to the active nest. Once the nest is no longer active, construction can proceed within the buffer zone. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans.

The project proponent shall submit a complete Tree Permit application for review and approval by the Town of Loomis. Upon review and approval of a complete Tree Permit application, the Town shall issue a Tree Permit.

V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☑	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section15064.5?	☐	☑	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☑	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☑	☐	☐

Discussion:

(a - d) There are no known significant archaeological deposits within the project area. However, unknown and potentially significant buried resources could be inadvertently unearthed during ground-disturbing activities associated with project construction. These deposits may constitute historical or unique archaeological resources under CEQA, in which case their destruction or disturbance would result in a significant impact under *CEQA Guidelines* Section 15064.5. Additionally, the project site is not located within the historic downtown core area.

Mitigation: If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. The archaeologist shall assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Impacts to archaeological deposits shall be avoided by project activities, but if such impacts cannot be avoided, the deposits shall be evaluated for their eligibility on the California Register of Historic Resources (CRHR). If the deposit is not CRHR eligible, then no further protection of the finds are necessary. If the deposits are CRHR eligible, they shall be protected from project-related impacts, or such impacts shall be mitigated. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials at an appropriate curation facility. Public educational outreach may also be appropriate. (Planning Director)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to California Geological Survey Special Publication 42.	☐	☐	☑	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☑	☐
iv) Landslides?	☐	☐	☑	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☑	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☑	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☑	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☑	☐

Discussion:

(a - e) Loomis is located on a granitic pluton and is in an area that is not subject to severe seismic events. (State of California Department of Conservation, 2010 Geologic Map of California, California Geological Survey, Geologic Data Map No. 2, http://www.quake.ca.gov/gmaps/GMC/stategeologicmap.html, Accessed 11/13/14) The project site is not within an Alquist Priolo Earthquake Fault zone, and there are no known faults on or adjacent to the site. (State of California Department of Conservation, Alquist Priolo Earthquake Fault Zones, 2007, http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm, Accessed 11/13/14) The California Geologic Survey identifies inactive faults to the east and west of the Loomis Basin. (State of California Department of Conservation, 2010 Fault Activity Map of California, California Geological Survey, Geologic Data Map No. 6, http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html, Accessed 11/13/14) There is no evidence to indicate any likelihood for shallow ground rupture due to faulting in the area. However historical earthquake records indicate a potential for strong earthquake shaking throughout the entire area, and future earthquake shaking should be anticipated at the site. Accordingly, the site is situated in an area that is considered to have relatively low seismic activity; Uniform Building Code (1997) Seismic Zone 3. Current Building Code requirements will reduce potential effects of fault rupture to a less-than-significant level. Like most of central California, the site can be expected to be subjected to seismic ground shaking at some future time. However, according to the California Division of Mines and Geology bulletin, South Placer County is classified as a low severity earthquake zone. The maximum probable ground shaking is expected to be no greater than VI on the Modified Mercalli Scale. Structural damage from ground shaking of this magnitude would be minimal if structures are constructed in accordance with applicable Uniform Building Code; 2013 California Building Code; California Code of Regulations, Title 24; 2013 ASCE 7; Minimum Design Loads for Buildings and Other Structures requirements. The potential for liquefaction at the project site is considered small. The potential for landslides and mudflows is negligible at the project site because of the absence of steep slopes. There are no recorded episodes of subsidence in the area. The

site consists of the following soils: Andregg coarse sandy loam, 2 to 9 percent slopes; Inks-Exchequer complex, 2 to 25 percent slopes; and Xerofluvents, frequently flooded. Soils that experience expansion typically contain clay materials. The surface soils within the project site generally have a low plasticity and expansion potential when subjected to fluctuations in moisture (Soil Search Engineering 2014). There are no unique physical features. The grading plan is to specify erosion control measures, which will reduce potential erosion. With these previously imposed conditions, geology and soils impacts would be less than significant.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☑	☐

Discussion:

(a & b) Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Construction-related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The construction and operational-related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial GHG emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact.

Mitigation: None required.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☑	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☑	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☑
d) 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?	☐	☐	☐	☑
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☑
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	☐	☐	☐	☑

Discussion:

(a & b) Construction activities associated with development of the project would involve the routine transport, use, or disposal of hazardous materials. All hazardous materials would be transported, used, and disposed in accordance to federal, state, and local regulations. The use of hazardous substances during normal residential activities is expected to be limited in nature, and would be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

(c) The nearest school (Loomis Basin Charter School) is located approximately 1.0 miles northeast of the project site. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. There would be no impact.

(d) The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (CA Dept. of Toxic Substances Control Environstor, Hazardous Waste and Substances Site List, http://www.envirostor.dtsc.ca.gov/public, Accessed 11/13/14) Therefore, development of the project would not create a significant hazard to the public or the environment. There would be no impact.

(e - h) The project is not located within an airport use plan area or, within two miles of a public, private, or public use airport. The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The project would not result in exposure of people or structures to a significant risk or loss, injury or death involving wild land fires. (Placer County Very High Fire Hazard Severity in LRA, November 24, 2008, http://frap.fire.ca.gov/webdata/maps/placer/fhszl_map.31.pdf, Accessed 11/13/14) Therefore, there would be no impact.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☑	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☑
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☑	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in on- or off-site flooding?	☐	☐	☑	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☑	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☑	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other food hazard delineation map?	☐	☐	☐	☑
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	☐	☐	☐	☑
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☑
j) Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☑

Discussion:

The project would not substantially alter the existing drainage pattern of the site or the area. The natural drainage pattern would be retained. Construction would be confined to areas outside of existing waters and would not occur within the 100-year floodplain as depicted on FEMA flood insurance rate map 06061C0481G (11/21/01). The project would result in the

increase in impervious surfaces associated within construction of structures. Rainwater harvesting, infiltration, and/or use of porous pavement would minimize the extent of impervious surface generated. The project would not alter the course of a stream or river, nor result in substantial erosion, siltation, or flooding either on- or off-site. The project would not alter a stream bed, cause erosion, or expose residents to flood hazards. The project would not result in the violation of any water quality standards or discharge any waste. Nor would the project have any impacts that could result in a net deficit in aquifer volume or a lowering of the local groundwater table. The project would not create, or contribute, runoff water in quantities significant enough to exceed the capacity of existing storm water drainage systems or provide a substantial additional source of runoff, polluted or otherwise. The project's design and construction, as noted above, would not result in a substantial degradation of water quality. The proposed project would not result in a significant impact or effect to any 100-year flood hazard areas, nor expose people or structures to a significant risk of loss, injury or death involving flooding, including inundation by seiche, tsunami, or mudflow.

Mitigation: The project developer shall construct the project in accordance with the Placer County Storm Water Management Manual prepared by the Placer County Flood Control and Water Conservation District as recognized by the Town. The project shall be constructed in a manner so that post–development runoff flows do not exceed predevelopment flows through the use of a drainage plan that includes provisions for on–site detention of runoff flows and payment of the Town's drainage impact fee. Other drainage system improvements may be required such as creation of a new detention basin. The developer shall submit a drainage plan, subject to review and approval of the Town Engineer. The developer shall pay the Town's Drainage Fee and the Dry Creek Watershed Drainage Improvement Fee prior to building permit issuance. (Building Official)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?	☐	☐	☐	☑
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☑	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☑

Discussion:

(a - c) The project site has a General Plan designation of Residential Agricultural 4.6 acres/du and a zoning designation of Residential Agricultural (RA). The project would not divide an established community. Each new parcel would be greater than the minimum acreage of 4.6 acres/du. This impact would be less than significant.

There is no habitat conservation plan for the area. Therefore there would be no impact.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☑
b) Result in the loss of availability of a locally important mineral	☐	☐	☐	☑

resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion:

(a & b) There are no known sources of valuable minerals located at the project site. The Town of Loomis General Plan and other land use plans site do not designate the project site for mineral resource recovery. (California Department of Conservation, SMARA Mineral Land Classification Map Placer County, Plate 5, Accessed 11/13/14, http://www.quake.ca.gov/gmaps/WH/smaramaps.htm). Therefore there would be no impact.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons of or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable local, state, or federal standards?	☐	☐	☑	☐
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☑	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☑	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above level existing without the project?	☐	☑	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project to excessive noise levels?	☐	☐	☐	☑
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑

Discussion:

(a - d) The existing noise environment within the project area is dominated by surface transportation noise emanating from vehicular traffic on Wells Avenue and Barton Road. Intermittent noise from outdoor activities at the surrounding residences also influence the existing noise environment. The Town of Loomis General Plan has established 65 L_{dn} as the normally acceptable outdoor noise level for residential uses in the vicinity of the project site. The project has been designed so as to comply with the Town of Loomis exterior and interior noise standards of 65 L_{dn} and 45 L_{dn}, respectively. Construction-related activities (including vehicular travel) would result in short-term increases in noise levels. These noise level increases are temporary, as they are associated with construction of the project and would cease with the completion of the project. Therefore, this impact is considered to be less than significant, provided limited hours during which construction activity may occur, as established by the Town of Loomis, are observed.

(e) The project is not located within an airport land use plan area or within two miles of a public airport or private or public use airport or airstrip. Therefore there would be no impact.

Mitigation: No construction work shall begin prior to 7:00 a.m. nor occur after 7:00 p.m. Monday through Friday nor prior to 8:00 a.m. or after 5:00 p.m. on Saturday, with no work to occur on Sundays or holidays. (Planning Director/Building Official)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

Discussion:

(a - c) The project would result in an estimated 2.7 residents per house for an increase of 11 in the Town's population. This represents an increase of 0.2% and is not substantial. The site is zoned Residential Agricultural and the density associated with development of the site was considered during the preparation of the general plan update DEIR. The site is currently undeveloped and therefore, would not result in the displacement of any persons or existing housing.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☑	☐
Police protection?	☐	☐	☑	☐
Schools?	☐	☐	☑	☐
Parks?	☐	☐	☑	☐
Other public facilities?	☐	☐	☑	☐

Discussion:

(a) The Town presently provides services to the area through various contractual agreements. The project is within the Loomis Fire District. The addition of four single-family homes and the increase in population would increase the demand for public services, schools, and parks.

Mitigation: The applicant shall be required to pay the Town's development fees consisting of the Community Facility Fee, Park & Recreation Fee, and Placer County Capital Facility Impact Fee. In addition the developer shall be required to pay fees to other service providers: Loomis Fire District Fee, Loomis Union School District Fee, Placer Union High School Fee, SPMUD connection fee, and PCWA connection fee prior to building permit issuance. (Building Official)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION – Would the project:				
a) 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?	☐	☐	☑	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☑

Discussion:

(a & b) The project would increase the use of existing neighborhood and regional parks or other recreational facilities. However, the use would not damage existing facilities.

Mitigation: The developer shall be required to pay park fees. See mitigation identified in Section XIV.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☑	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☑	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☑
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☑	☐
e) Result in inadequate emergency access?	☐	☐	☑	☐

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☑

Discussion:

(a - g) The project anticipates four single-family residences with approximately 40 vehicles trips daily. While the increase in traffic caused by this project would not result in an established level of service standard being exceeded for any roads or intersections, the project would impact road circulation. Fees have been adopted to pay for road improvements. The project would not impact emergency access to any area, or air traffic. The project would not conflict with any adopted policies, plans, or programs supporting alternative transportation.

Mitigation: The developer shall be required to pay the Road Circulation/Major Roads Fee prior to building permit issuance. (Building Official)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS –Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☑	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☑
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☑
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☑	☐
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☑	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☑	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☑

Discussion:

(a - g) Sewer, water, and other utility construction would involve trenchless technology at a minimum depth of six feet. Sewer, water, and other utilities would be connected to each residence.

Mitigation: A grading and drainage plan, subject to review and approval of the Town Engineer, shall be submitted prior to building permit issuance. (Town Engineer) The owners of all four parcels shall subscribe to weekly refuse pickup through Auburn Placer Disposal Service. (Planning Director)

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☑	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☑	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☑	☐

Discussion:

(a-c) As evaluated in this IS/MND, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory. No cumulatively considerable impacts are identified by this IS/MND. The project would not result in impacts that could cause adverse effects on human beings, either directly or indirectly.

TOWN OF LOOMIS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

DATE FILED: December 4, 2014

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Section 15070 of the California Administrative Code and by the Town of Loomis, and Resolution 93-51, the Planning Director of the Town of Loomis, does prepare, and cause to be filed with the Loomis Town Clerk, Loomis, California, this Negative Declaration regarding the Project described as follows:

PROJECT: #13-13 Wells Avenue Parcel Map

PROJECT DESCRIPTION: The proposed project would subdivide 21.7-acre APN 045-182-001, which is zoned Residential Agricultural (RA), into four lots each with a minimum lot size of 4.6 net acres. Each parcel would have sewer and water available from existing lines on the Wells Avenue frontage. All lots would be accessed from Wells Avenue. Because of wetlands constraints, access to Parcel 3 would be from a dedicated ingress/egress and utility easement on Parcel 2. The proposed project is for the creation of four lots. Roads and building pads would be constructed by lot purchasers.

Internal access to buildable lots is indicated on the tentative parcel map for Parcels 2, 3, and 4. Access rights for other entrances would be removed by deed. Driveway construction would be limited to a 20-foot corridor from Wells Avenue to the building pads for Parcels 2, 3, and 4 as shown on the tentative map. At Wells Avenue, the access roads to Parcels 2, 3, and 4 will fully span the linear wetland (i.e., roadside ditch) adjacent to Wells Avenue – beginning and ending above the 100-year storm elevation and with abutments outside of the high-water mark for the spanned wetland.

LOCATION OF PROJECT: Southeast corner of Wells Avenue and Barton Road Loomis, CA 95650
APN 045-182-001

TENTATIVE HEARING DATE: January 27, 2015, 7:30 PM
Loomis Planning Commission
Loomis Depot
5775 Horseshoe Bar Road
Loomis, CA

COMMENT PERIOD: December 4, 2014 through January 5, 2015

On the Basis of an initial study and in accordance with Section 15070 of the California Administrative Code it is found that the proposed Project will not produce, or be subject to significant environmental effects.

Further information may be obtained by contacting the Town of Loomis, 3665 Taylor Road, Loomis, California or telephone (916) 652-1840. Any written comments should be received at 3665 Taylor Road, Loomis, CA 95650, by January 5, 2015 by 5:00 p.m.

Amanda Rose, Planner

California Water Boards

RECEIVED
DEC 30 2014
TOWN OF LOOMIS

Edmund G. Brown Jr.
Governor

Matthew Rodriquez
Secretary for
Environmental Protection

Central Valley Regional Water Quality Control Board

23 December 2014

Amanda Rose
Town of Loomis
P.O. Box 1330
Loomis, CA 95650

CERTIFIED MAIL
7014 2120 0001 3978 3736

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, WELLS AVENUE PARCEL MAP PROJECT, SCH# 2014122010, PLACER COUNTY

Pursuant to the State Clearinghouse's 4 December 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Wells Avenue Parcel Map Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.
There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.

2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100**. Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently $1,084 + $6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory

Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.

Trevor Cleak
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

TENTATIVE

PARCEL MAP

WELLS AVENUE

A.P.N. 045 - 182 - 001 - 000

Date: AUGUST 25th 2014 Scale: 1" = 60'

Owner: JFK ENTERPRISES LLC
564 SUNRISE BLVD.
ROSEVILLE 95661

Site Address:	SOUTHEAST CORNER OF WELLS AVE & BARTON ROAD, LOOMIS, CA
Submitted by:	ROSE'S ENGINEERING 8577 BADER ROAD ELK GROVE, CA 95624 (916) 837-6058
Parcel Description:	21.7 Gross Acre at the SE corner of Wells Avenue and Barton Road.
Source of Topo:	Field Survey
Contour Interval:	1 Foot
Existing Sizes:	4.6 Net Acres Min.
F.E.M.A.	Zone X (LOCAL FLOOD ZONE)
Roads:	Town of Loomis
Water:	Placer County Water Agency
Sewage:	South Placer Municipal Utility District
Drainage:	Town of Loomis
Gas:	PG & E
Electric:	PG & E
Telephone:	AT & T
Fire:	South Placer Fire District
School:	Placer Union and Loomis Unified

LEGAL DESCRIPTION:

All that certain real property situate in the Town of Loomis, County of Placer, State of California, said property more particularly described as follows: Parcel "A" as said parcel is shown on the parcel map filed in Book 8 of Parcel Maps,Page 59, Placer County Records.

NOTE:

ACCESS ROADS FOR LOTS 2, 3, AND 4 ARE CENTERLD OVER EXISTING CULVERTS.

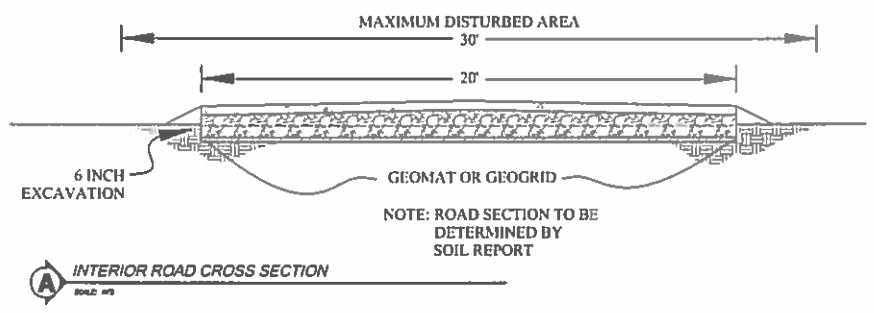
MINIMUM SETBACK TO WETLANDS IS 25'. ADDITIONAL MEASURES HAVE BEEN INCLUDED TO SATISFY THE ARMY CORE OF ENGINEERS FOR PRESERVATION OF WETLANDS.

WETLANDS

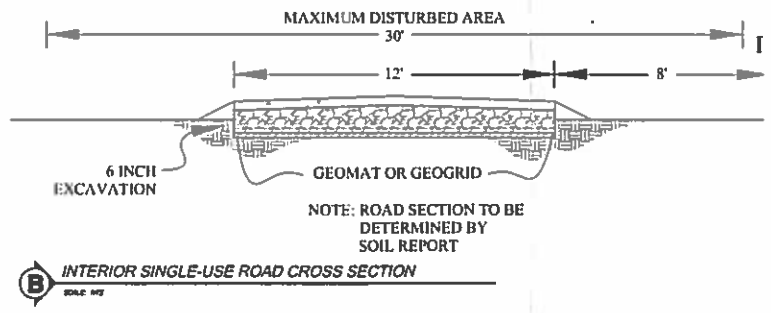
RECEIVED
OCT 07 2014
TOWN OF LOOMIS

NORTH

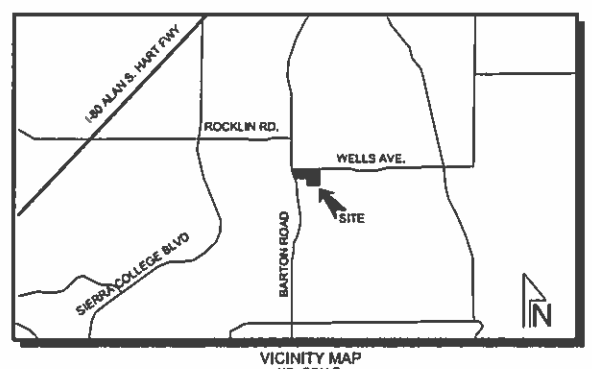
SCALE 1" = 60'



A INTERIOR ROAD CROSS SECTION



B INTERIOR SINGLE-USE ROAD CROSS SECTION



VICINITY MAP
NO SCALE