Addendum to
Initial Study/Mitigated Negative Declaration

Taylor Road Mixed-Use Project

Town of Loomis, Placer County, California

State Clearinghouse No. 2005092060

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List of Acronyms

AB	Assembly Bill
ADT	average daily traffic
APN	assessor's parcel number
CalEEMod	California Emission Estimator Model
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
dB	decibel
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
GHG	greenhouse gas
IS/MND	Initial Study/Mitigated Negative Declaration
lbs/day	pounds per day
L_{dn}	Day-Night Average Sound Level
LOS	level of service
MMRP	Mitigation Monitoring and Reporting Program
$MTCO_2e$	metric tons of carbon dioxide equivalents
NO_x	nitrogen oxide
PCAPCD	Placer County Air Pollution Control District
PM	particulate matter
Project	Taylor Road Mixed-Use Project
ROG	reactive organic gases
SCH	State Clearinghouse
sf	square feet
SPMUD	South Placer Municipal Utility District
TCR	tribal cultural resources
Town	Town of Loomis
URBEMIS	Urban Emission
USACE	U.S. Army Corps of Engineers

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1.0 INTRODUCTION

This environmental document is an Addendum to the Taylor Road Mixed Use Project (Project) Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse [SCH] No. 2005092060), adopted in December 2005, by the Town of Loomis (Town). Since adoption of the IS/MND, changes to the design for the previously approved Project have been proposed, thus requiring further environmental analysis. The proposed changes to project design are addressed in this Addendum.

As demonstrated in this Addendum to the MND, the IS/MND continues to serve as the appropriate document addressing the environmental impacts of the proposed project pursuant to California Environmental Quality Act (CEQA). The 2005 IS/MND (SCH No. 2005092060) is hereby incorporated by reference; the 2005 IS/MND is available for review at the Town of Loomis Planning Department, located at 3665 Taylor Road, or on the Town's Planning commission website: http://loomis.ca.gov/town-government/commission-agendas/commission-agenda-2015/9-27-2016-commission-agenda/.

1.1 Background

The Project was originally approved by the Town Planning Commission on December 20, 2005. The Town prepared and circulated a Draft IS/MND for review on September 12, 2005 and adopted the Final IS/MND and associated Mitigation Monitoring and Reporting Program (MMRP) on December 20, 2005. The IS/MND was prepared to assess the environmental impacts that may result from the development of the proposed Project. The Project involved the subdivision of an 8.9-acre parcel into a mixed-use development comprised of single-family and multi-family (duplex) residential lots, commercial/retail lots, and open space/parkland. The project is located on the east side of Taylor Road, approximately 1,000 feet north of Sierra College Boulevard, on assessor's parcel number (APN) 045-123-059 and -068. The IS/MND evaluated potential environmental effects on the following resources.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services Systems

The IS/MND identified potentially significant impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology/water quality, noise, public services, recreation/open space, transportation/traffic, and utilities and service systems. The Town determined that those impacts would be less than significant with implementation of mitigation measures and/or project revisions agreed to by the project proponent, which were adopted in the MMRP for the Project (Appendix A).

The Project approval has been extended many times since the original Project authorization. Extensions and modifications from the Town Planning Commission and automatic extensions passed by the California Legislature due to the recession sustained the tentative tract map approval through December 20, 2016. Most recently, the Town Planning Commission adopted a resolution on September 27, 2016, to modify approval of the tentative tract map, conditional use permit and design review with an expiration date of December 20, 2018.

The Project proponent, Taylor Road Mixed-Use LLC, submitted a proposed modification to the tentative tract map in November 2016, and Town staff have worked with Project proponent to refine the proposal. The proposed revisions to the Project include a decrease in the number of residential lots, changes to the number and mix of dwelling units, and a change in the location of the open space and park area. These modifications are described in more detail in 2.0 Project Description. Due to changes made to the proposed Project, the Town has completed this Addendum to provide further environmental analysis under CEQA for the Project.

1.2 Purpose of Addendum to the IS/MND

The purpose of this Addendum is to evaluate whether the proposed Project as currently proposed would result in any new or substantially greater significant effects or require any new mitigation measures not identified in the 2005 IS/MND for the original Project. This Addendum, together with the 2005 IS/MND will be used by the Town when considering approval of the proposed Project modifications.

1.3 CEQA Framework for Addendum

For a proposed modified project, State CEQA Guidelines (Sections 15162 and 15164; Appendix B) provide that an Addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or none of the following conditions calling for the preparation of a subsequent MND have occurred:

Substantial changes in the project, which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of MND adoption, shows any of the following:

i. the project will have one or more significant effects not discussed in the MND,

ii. the project will result in impacts substantially more severe than those disclosed in the MND,

iii. mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative, or

iv. mitigation measures or alternatives that are considerably different from those analyzed in the MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

The purpose of this Addendum is to evaluate the proposed modifications to the original Project and to demonstrate that the proposed Project does not trigger any of the conditions described above. Based on the analysis provided below, an Addendum to the 2005 IS/MND is the appropriate CEQA document. A copy of the full text of CEQA Guidelines Sections 15162 and 15164 are provided in Appendix B of this Addendum.

1.4 Summary of CEQA Conclusion

As verified in this Addendum, the analyses and the conclusions in the 2005 IS/MND remain valid. The proposed changes to the Project would not cause new significant effects not identified in the MND nor substantially increase the level of environmental effect reported in the MND. Therefore, no new mitigation measures would be necessary to reduce significant effects. No change has occurred with respect to circumstances surrounding the Project that would cause new or substantially more severe significant environmental effects than were identified in the 2005 IS/MND. The Addendum addresses updates to policies and procedures since adoption of the 2005 MND; none of the new policies trigger new or more severe significant impacts from the Project. In addition, no new information has become available that shows that the project would cause new or substantially more severe significant environmental effects which have not already been analyzed in the 2005 IS/MND. Therefore, no further environmental review is required beyond this Addendum.

2.0 PROJECT DESCRIPTION

The proposed Project would construct a mixed-use development on a 8.9-acre area within the Town of Loomis. The Project includes residential, commercial, and open space uses.

2.1 Project Location

The Project is located within the Town of Loomis, on the east side of Taylor Road approximately 1,000 feet northeast of the Sierra College Boulevard/Taylor Road intersection (Figures 1 and 2). The 8.9-acre vacant parcel is bordered to the west by Taylor Road and the Union Pacific Railroad tracks, to the south by a RV park, to the east by an existing single-family residential subdivision, and to the north by commercial uses (e.g., Lorenzo's Mexican Restaurant, an office complex, and a commercial/industrial complex) (Figure 3). The Project is located on two parcels: APN 044-123-059 and 044-123-068. The site is zoned "General Commercial" (CG) and designated General Commercial in the General Plan.

2.2 Project Modifications Since IS/MND Adoption

The original Project evaluated in the 2005 IS/MND consists of a mixed-use development comprised of single-family and multi-family (duplex) residential lots, commercial/retail lots, and open space. The original Project proposed to divide the 8.9-acre parcel into 44 lots. The Project was designed to provide a variety of housing types and new commercial space within Town limits. The portion of the Project site fronting Taylor Road would be commercials lots, with a total square footage of approximately 19,000 square feet (sf). The original Project included 32 residential lots. The original Project also provided for one, approximately 19,512 square-foot open space area in the northeast portion of the Project site. Figure 4 shows the 2005 approved site plan.

The proposed revisions to the Project include a decrease in the number of residential lots, changes to the number and mix of residential dwelling units, and a relocation of and decrease in the open space/park area. Road improvements and the number and configuration of commercial lots will remain the same as analyzed in the 2005 IS/MND. Also, landscaping, lighting, sound walls, and other infrastructure have not changed, although some elements have been modified consistent with current codes and requirements. The proposed Project now includes 26 residential lots. The proposed Project relocates the area of open space from the far northeast corner of the development to a centralized park location, totaling approximately 13,846 sf. Figure 5 provides the revised 2017 site plan.

Table 1 below compares the original and proposed Projects. As shown in the table, the revisions to the Project result in 6 fewer total lots, and 10 fewer dwelling units. There has been no change in the number or size of commercial lots or area provided for roadways.

Table 1. Unit Comparison between the Original (2005) and Proposed (2017) Project

Land Use	Original Project (2005)			Proposed Project (2017)		
	Lots	DU[a]	SF[a]	Lots	DU[a]	SF[a]
Commercial	11		19,020	11		19,020
Open Space/Park	1		15,512	1		13,846
Residential – Single Family Dwelling with Carriage Unit	13	26		9	18	
Residential – Single Family Dwelling	13	13		7	7	
Residential – Duplex/Halfplex	6	6		10	10	
Circulation (Road)			48,143			48,143
Total Lots and Dwelling Units	**44**	**45**		**38**	**35**	

[a] DU = dwelling unit, SF = square feet

Figure 1. Project Vicinity

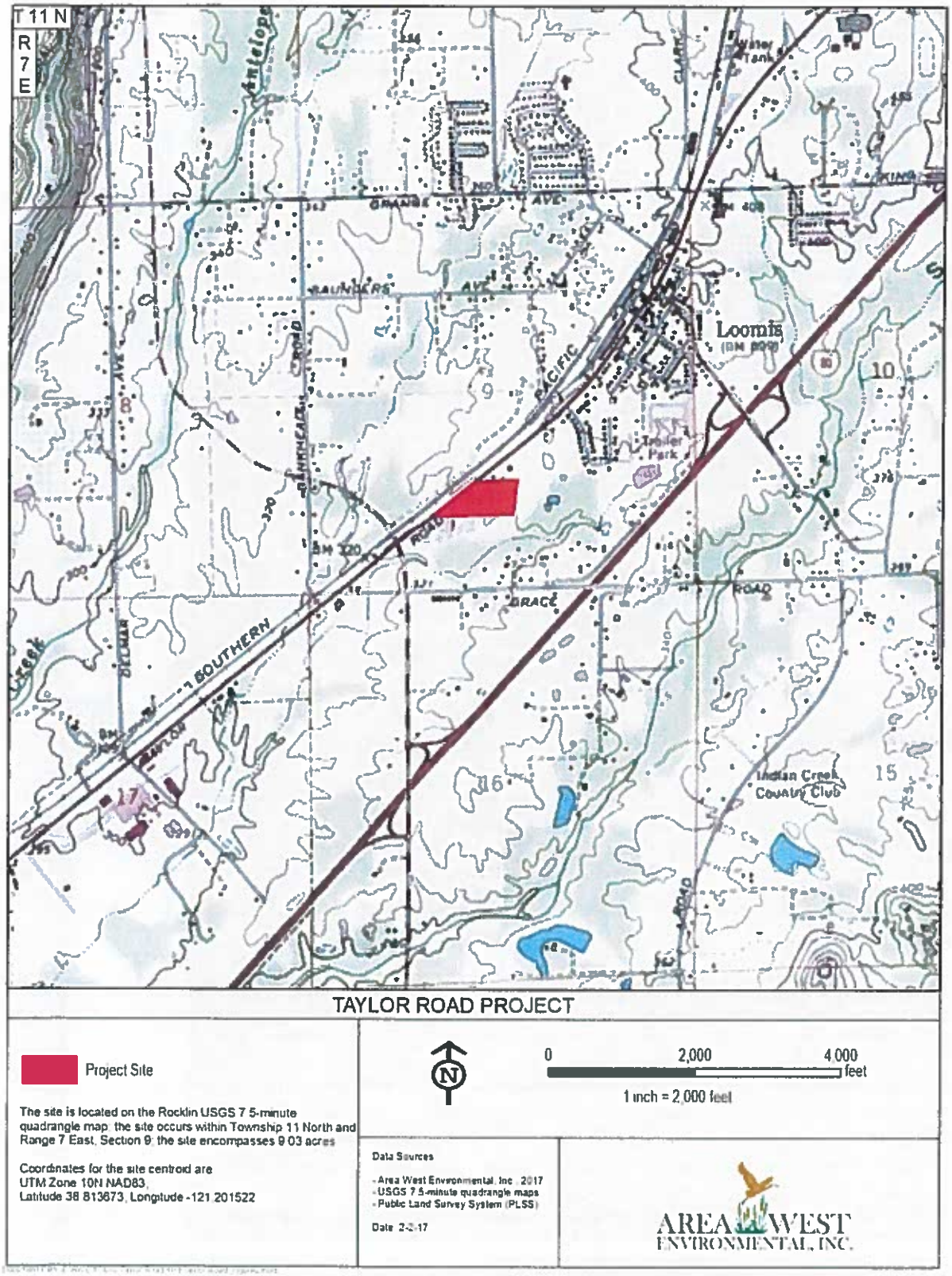

Figure 2. Project Location

Figure 3. Project Site and Surrounding Uses

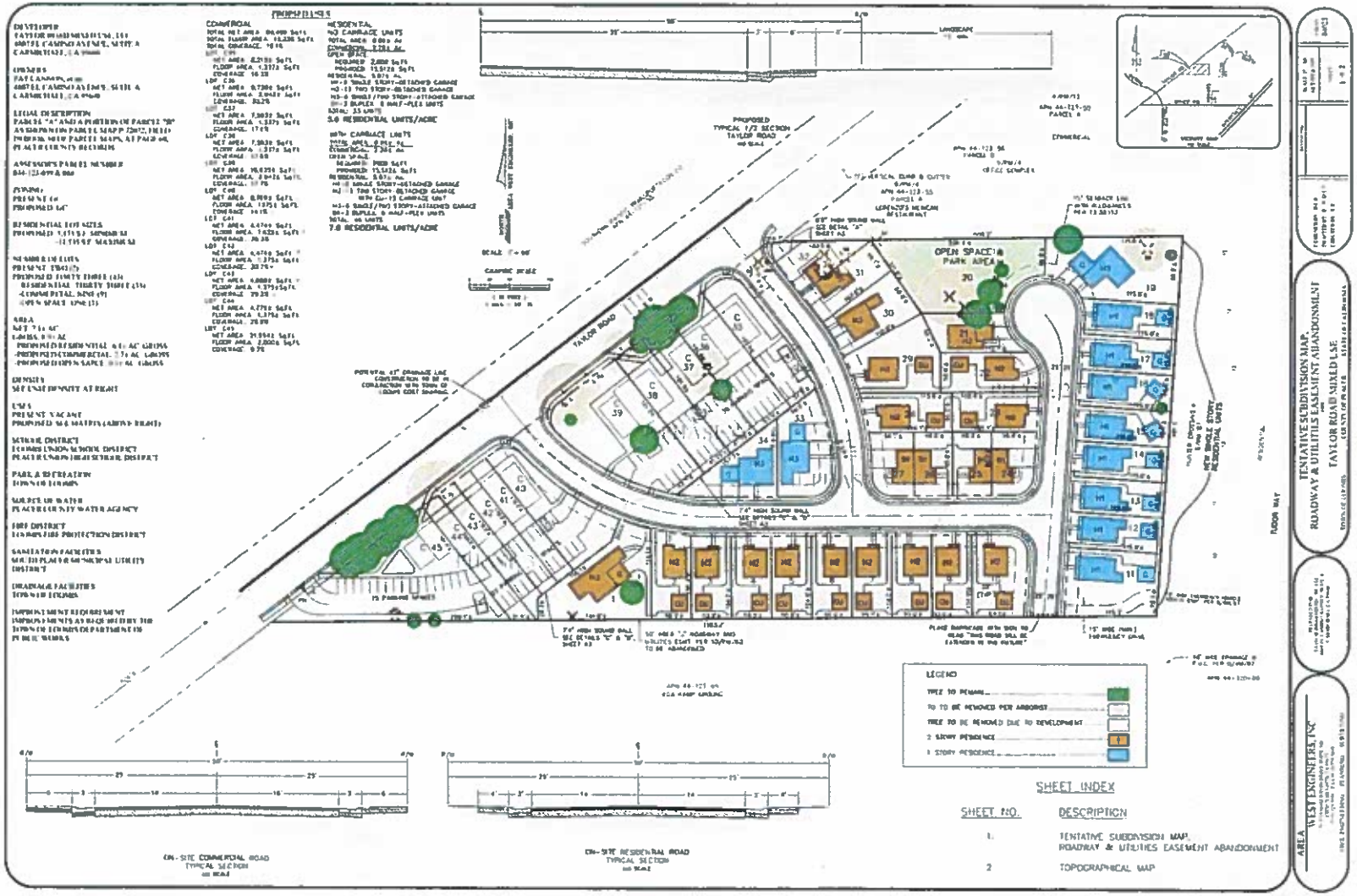

Figure 4. 2005 Approved Site Plan

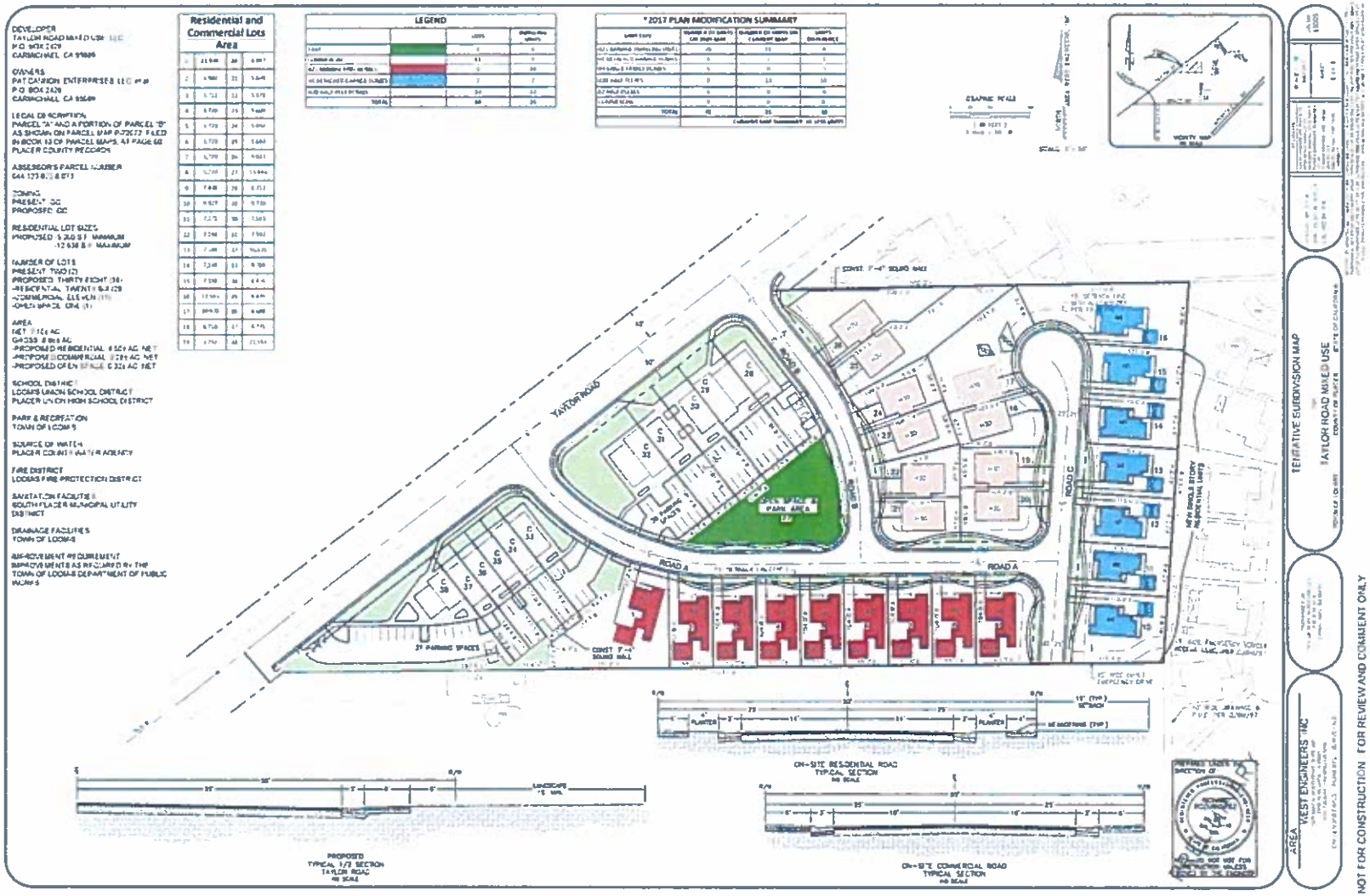

Figure 5. Current Proposed Site Plan

3.0 ENVIRONMENTAL ANALYSIS

This comparative analysis has been undertaken pursuant to the provisions of CEQA Guidelines Section 15162 and 15164 to provide the Town with the factual basis for determining whether any changes in the Project, any changes in circumstances, or any new information since the IS/MND was certified require additional environmental review or preparation of a Subsequent MND or Environmental Impact Report (EIR) to the IS/MND previously prepared.

The proposed Project would result in a similar duration and intensity of construction activities relative to the original Project. As such, both the approved 2005 Project and the currently proposed Project would result in the construction-related impacts described in the 2005 IS/MND. Compared to the original Project analyzed in the IS/MND, the proposed Project would reduce residential lots from 32 to 26 lots, and the new mix of residential units would reduce the number of dwelling units from 45 to 35. These changes would reduce some long-term environmental effects (e.g., traffic, air quality) and demands on public services and utilities, though those changes would be modest.

Since the 2005 IS/MND was adopted, conditions on and around the Project site remain largely the same. The analyses below identify any changes in existing site conditions as well as changes to policies and regulations governing environmental resources applicable to the Project. This chapter discusses whether those changes result in new or different environmental impacts.

The 2005 IS/MND found that the project would result in impacts that were either less than significant or less than significant with mitigation. The Project has been modified to reduce the number of residential dwelling units. Taking into account these changes, the proposed Project would have similar effects as the original Project. As described further below, the revised Project would not result in new or different environmental impacts, substantially increase the severity of the previously identified environmental impacts, nor require new mitigation measures, and no new information has emerged that would materially change the analyses or conclusions set forth in the IS/MND. Therefore, the Project would not change the analysis or conclusions reached in the IS/MND.

3.1 Aesthetics, Light and Glare

The 2005 IS/MND found that the Project would have less-than-significant effects on scenic vistas, scenic resources, and the existing visual character of the site and its surroundings. The 2005 IS/MND recommends mitigation to reduce potential light and glare impacts of on-site lighting. The currently proposed Project differs from the originally evaluated Project in the mix and number of residential units, but the overall visual impact of converting the existing undeveloped parcel to commercial and residential uses remains the same. The standard streetlighting (along Taylor Road and the new interior roads) has been updated and will follow the design guidelines as specified in the Town's Improvement Standards and the Placer County Land Development Manual.

Since approval of the 2005 IS/MND, the Town of Loomis has adopted a new Housing Element to the General Plan (Town of Loomis 2014) and the Loomis Town Center Implementation Plan, Phase I (Town of Loomis 2010a). The Taylor Road Mixed Use Project is identified as an

approved project in the 2014 Housing element and is identified in the Loomis Town Center Implementation Plan. The Housing Element updates standards for residential, commercial, and open space zoning designations and includes several new policies, programs, and institutional changes intended to significantly increase the amount of affordable housing in Loomis. The Housing Element does not include goals and policies specifically related to aesthetics, other than the following:

> *Goal B: To promote quality residential development in the Town.*
>
> *Policy B.1: The Town will continue to encourage residential development of high architecture and physical quality, compatible with neighboring land uses.*

The proposed Project would be consistent with this Housing Element goal and policy. Also, the current Project design, including the lighting design, will be consistent with the revised Housing Element standards (see 3.8 Land Use for more information on standards).

The Loomis Town Center Implementation Plan (2010) provides a vision for improvements to Taylor Road between Sierra College Boulevard and King Road. Taylor Road near the proposed Project (also referred to as the west gateway segment) is planned for roadway, landscaping, and pedestrian/bike path improvements, but those proposed improvements do not require additional right-of-way from the Project parcel and the Project's frontage design was considered when developing the implementation plan.

The proposed design refinements would not result in additional impacts to aesthetic resources beyond those identified in the 2005 IS/MND. Therefore, no changes have been made to the conclusions of the aesthetics analysis presented in the 2005 IS/MND. No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

3.2 Air Quality

The air quality conditions in the Sacramento Valley Air Basin remain mostly the same as described in the 2005 IS/MND. Consistent with the 2005 IS/MND description of existing conditions, the Sacramento Valley Air Basin is still in nonattainment for federal and state ozone standards and for state particulate matter (PM) standard (PM_{10}). The air basin is now also in nonattainment for federal PM standard ($PM_{2.5}$). (PCAPCD 2012)

Air quality emissions associated with short-term construction activities and long-term operation were calculated and presented in the 2005 IS/MND. Emissions were calculated using the Urban Emission (URBEMIS) model and compared with the Placer County Air Pollution Control District's (PCAPCD's) thresholds of significance. Based on that analysis, potentially significant impacts were identified during construction (peak day thresholds for ozone precursors – reactive organic gases [ROG] and nitrogen oxides [NO_x] – were exceeded) and during long-term operation (peak day threshold for ROG was exceeded); refer to Tables 3.3-3 and 3.3-4 in the 2005 IS/MND. Mitigation measure AQ-2 was adopted to reduce ozone formation from project-related ozone precursors.

The currently proposed Project reduces the number of residential units when compared to the original Project, so the anticipated long-term operational emissions would be slightly less than

those calculated in the 2005 IS/MND. Construction-related air quality emissions would not change. Therefore, the modifications to the proposed Project would not result in new or substantially more severe significant effects on air quality.

Since adoption of the 2005 IS/MND, the PCAPCD has adopted new significance thresholds and recommends use of an updated modeling tool. A comparison of the quantitative significance thresholds used in the 2005 IS/MND and the newly adopted thresholds from PCAQCD (PCAQCD 2016) are presented in Table 2. As shown in the table, the daily peak threshold for ROG and NO_x during project operation has been changed from 82 pounds per day (lbs/day) to 55 lbs/day. This change in the significance threshold does not change the impact conclusions in the 2005 IS/MND. The Project does not exceed the new NO_x threshold and still exceeds the long-term operational threshold for ROG. The mitigation measure adopted to reduce this impact remains valid.

Table 2. Comparison of Criteria Pollutant Thresholds of Significance

	Construction Phase			Operational Phase		
	ROG	NO_x	PM_{10}	ROG	NO_x	PM_{10}
	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)
2005 IS/MND Threshold	82	82	82	82	82	82
2016 PCAPCD Threshold	82	82	82	55	55	82

Source: PCAQMD 2016

The standard model used to calculate air pollutant emissions has been updated since release of the 2005 IS/MND. The California Emission Estimator Model (CalEEMod) has been developed in cooperation with air districts throughout the state to quantify criteria pollutant and greenhouse gas (GHG) emissions associated with the construction and operational activities from a variety of land use projects (South Coast Air Quality Management District et al. 2011). The refinement of emission estimates made to the CalEEMod results in both increases and decreases in emission results. In general, the use of the new CalEEMOD model for construction emissions typically generates higher ROG, NO_x, carbon (CO), and sulfur (SO2) results and lower PM results for construction equipment when compared to the URBEMIS model (South Coast Air Quality Management District et al. 2011). For operational emissions, the new CalEEMod often results in lower emissions with regard to mobile sources and energy use when compared to the URBEMIS model, because the URBEMIS model uses older emission factors that do not take into account projected emission reductions in vehicles and increased use of renewable energy sources resulting from policies implemented in California for GHG reduction (South Coast Air Quality Management District et al. 2011). Although use of the new model may yield slightly different emission estimates, the conclusions presented in the 2005 IS/MND regarding the significance of construction-phase and operational-phase impacts would be the same. No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

3.3 Biological Resources

The 2005 IS/MND found that the Project would have potentially significant impact on biological resources unless mitigation is incorporated to reduce those impacts. Potential impacts are identified to nesting migratory birds, riparian habitat and protected trees, and wetlands. Mitigation measures are recommended to offset or mitigate for these impacts. The proposed design refinements analyzed herein would result in these same impacts on sensitive biological resources. Although the Project modification reduces the number and mix of residential dwelling units, the overall footprint of disturbance remains the same. A review of the new Project site plan (Figure 5) indicates that the proposed Project would result in removal of trees as reported in the 2005 IS/MND. An arborist report completed by the Project proponent in March 2017 (Stirtz 2017) shows that trees on the Project site have grown larger and additional trees have grown since the 2005 IS/MND. The mitigation measures proposed to offset removal of trees on the Project site are still applicable.

In 2014, the Town repealed and replaced their tree ordinance with a revised tree ordinance (Town of Loomis Ordinance No. 252, zoning section 13.54 of the Town's Municipal Code). A copy of the new tree ordinance is provided as Appendix C. Mitigation measure BIO-2 does not need to be revised as it requires the applicant to develop and submit a Native Tree Replacement and Mitigation Plan in compliance with the Town's tree ordinance. The Native Tree Replacement and Mitigation Plan will incorporate results of the recent arborist report. This mitigation measure is still required (zoning section 13.54.120), and the applicant will need to meet the new tree ordinance requirements for replacement.

To assess whether or not conditions at the Project site have changed since 2005, biologist Patrick Martin conducted field visits to the site on January 26 and January 31, 2017. Vegetation conditions were noted and compared to conditions described in the 2005 report. The Project site continues to exhibit the features noted in the 2005 setting description: annual grasslands punctuated by scattered mature oak and other native tree species; a patch of riparian habitat within the northern portion of the site; a swale on the eastern edge of the property; and an excavated ditch that transects the property in a northwest to southeast direction. These basic elements of the property have not changed. The most notable difference is the growth of trees in the riparian habitat (primarily willow [*Salix* sp.] and Fremont cottonwood [*Populus fremontii*]), the increase in area overtaken by invasive himalayan blackberry (*Rubus armeniacus*), and the change in the size and configuration of the eastern swale (possibly a result of vehicle use through the swale when establishing fire breaks).

At the time of the 2005 IS/MND, the U.S. Army Corps of Engineers (USACE) had verified a wetland delineation for the site, but that verification has since expired. During the January 31, 2017 field visit, biologist Patrick Martin mapped any changes to features previously verified by the USACE. As noted above, there is no substantial change in habitat extent on the site. Refer to Appendix D for a copy of the delineation review report that will be sent to the USACE for verification. During review for verification, the USACE will consider updates to the USACE regulations and guidance and, in that context, may determine that all features on the site are non-jurisdictional or that additional features previously deemed non-jurisdictional may be jurisdictional. Any changes in the USACE's determination would be reflected in the permits

issued for the Project. In addition to areas under USACE jurisdiction, the California Department of Fish and Wildlife (CDFW) will take jurisdiction over the riparian habitat and excavated drainage under Section 1602 of the California Fish and Game Code; the applicant will need to obtain a streambed alteration agreement with CDFW for the Project.

The proposed Project modifications and changes in onsite conditions would result in the removal of sensitive habitats and native trees, as described in the 2005 IS/MND. The mitigation measures adopted to offset impacts on sensitive biological resources (nesting birds, native trees, and wetlands) are still required.

3.4 Cultural Resources

Modifications to the proposed Project design do not change the conclusions made in the 2005 IS/MND regarding cultural resources since the overall footprint and depth of disturbance remains the same. The IS/MND impact conclusions are based on a cultural resources assessment report prepared in 2005, which described the cultural history of the site, results of research and field surveys, and correspondence with Native American representatives (Peak & Associates 2005). The mitigation measure from the 2005 IS/MND will still apply. Therefore, no changes have been made to the conclusions of the cultural resources analysis presented in the 2005 IS/MND.

In 2014, California Assembly Bill 52 (AB 52) amended CEQA to require that CEQA lead agencies consult with California Native American tribes prior to and during CEQA review. AB52 established a new category of resources to consider in CEQA analyses: tribal cultural resources (TCRs). Under the CEQA revisions, lead agencies need to consult with Native American tribal representatives to determine if there are TCRs that may be significantly affected by a project and, if so, come to agreement on ways to avoid impacts on TCRs or agree to mitigation measures to reduce those significant impacts. As stated in the bill, the provisions of AB 52 are "applicable to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed *on or after July 1, 2015*." (*emphasis* added). Since the Town filed the notice of MND for the Project before July 1, 2015, the provisions of AB 52 do not apply to the Project, and preparation of an addendum does not trigger the requirement for further coordination with California Native American tribes.

Town staff sent a letter to Native American tribal representatives on January 12, 2017, to solicit input on the proposed Project modification. A response was received from the United Auburn Indian Community of the Auburn Rancheria (UAIC). UAIC requested information about the proposed Project and the opportunity to consult with the Town on the Project. Although consultation under AB52 is not required for this Project, the Town will offer UAIC the opportunity to discuss the Project and efforts will be made to address any specific concerns at this site.

3.5 Greenhouse Gas Emissions

No analysis of GHG was required at the time the 2005 IS/MND was adopted. In response to California Senate Bill 97 and AB 32, the State CEQA Guidelines were amended to address analysis and mitigation of GHG emissions in 2009. GHGs play a critical role in determining the earth's surface temperature and contribute to global climate change. Primary GHGs attributed to

global climate change are carbon dioxide, methane, NO_x, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. For purposes of analysis, GHG is expressed in metric tons of carbon dioxide equivalents ($MTCO_2e$).

For purposes of assessing a project's impact on GHG, the PCAPCD has developed thresholds of significance and guidelines for determining whether a project of a given size would have a significant impact on GHG (PCAPCD 2016). In its October 2016 *CEQA Thresholds of Significance Justification Report*, PCAPCD established a bright line significance threshold for GHG of 10,000 MTCO2e/yr and identified corresponding project size with different types of land use development that would reach that threshold. Based on PCAPCD's project size analysis, the proposed Project is well below the residential project size (646 single family residents or 957 condos) and the commercial project size (323,955 sf of general commercial or 756,170 sf of general office building) that would exceed the GHG significance threshold (PCAPCD 2016). Therefore, the Project would not trigger a new significant GHG impact, and no additional mitigation measures are required.

3.6 Hazardous Materials

As reported in the 2005 IS/MND, a Phase I Environmental Site Assessment conducted for the Project (Earthworks Environmental 2004) found that the Project site had been cultivated in the past but did not recommend further research. In reviewing the Project, the Placer County Department of Environmental Health Services noted that the Project site was historically in or adjacent to orchard. As such, the County requested additional hazardous materials investigation to determine if the site has elevated levels concentrations of pesticides or heavy metals, consistent with California Department of Toxic Substances Control (DTSC) *Interim Guidance for Sampling Agricultural Properties* (DTSC 2008). A Phase 2 investigation and soil testing was completed in January 2016 (Soil Search Engineering 2016). Collected samples show low or non-detect results for the constituents analyzed. Results are well below California Human Health Screening Levels established by California Environmental Protection Agency's Office of Environmental Health Hazard Assessment. The Placer County Department of Environmental Health Services reviewed the Phase 2 report and concluded that no additional soil sampling related to past land use is required (L. Rath pers. comm.). A copy of the Phase 2 report is provided as Appendix E. No changes have been made to the conclusions of the hazardous materials analysis presented in the 2005 IS/MND. No new or substantially more severe significant effects would occur and no additional mitigation measures are required.

3.7 Hydrology and Water Quality

The 2005 IS/MND identified potentially significant impacts on hydrology and water quality and recommended mitigation measures to reduce those impacts to a less-than-significant level. The proposed design refinements would not change the conclusions on water quality and hydrology impacts. Although the updated Project reduces the number and mix of residential dwelling units, the overall footprint of disturbance and area of impervious surface remains the same. However, since adoption of the 2005 IS/MND, the statewide National Pollution Discharge Elimination System (NPDES) Construction General Permit (CGP) has been reissued and updated, and the Town of Loomis has updated their stormwater management manual and associated drainage fees. Therefore, the text of mitigation measure HWQ-1 and HWQ-2 have been updated to reflect these

changes; see 4.0 Mitigation Measures. No new significant impacts or changes to the severity of the impacts would occur from changes to the Project.

3.8 Land Use and Planning

The land use analysis in the 2005 IS/MND concluded that the Project is consistent with the Town's General Plan and zoning designation and compatible with adjacent land uses. The changes to the Project design do not change these consistency findings. However, since approval of the 2005 IS/MND, the Town of Loomis has adopted a new Housing Element to the General Plan (Town of Loomis 2014) and the Loomis Town Center Implementation Plan, Phase I (Town of Loomis 2010a). A draft Parks, Recreation and Open Space Plan (Town of Loomis 2010b) is also being considered by the Town but has not yet been adopted. The Taylor Road Mixed Use Project is identified as an approved project in the 2014 Housing element and is identified in the Loomis Town Center Implementation Plan. The Housing Element updated standards for residential, commercial, and open space zoning designations. The revised Housing Element standards for mixed-use development are shown in Table 3 below. The proposed Project is consistent with these revised standards.

Table 3. 2014 Housing Element Standards for Mixed Use Development

Municipal Code Section 13.42.140 - Mixed-use Projects
A. **Design Considerations.** A mixed-use project shall be designed to achieve the following objectives. 1. The design shall provide for internal compatibility between the different uses. 2. Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site. 3. The design of the mixed-use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts. 4. The design of a mixed-use project shall ensure that the residential units are of a residential character, and that privacy between residential units and other uses on the site are maximized. 5. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture. 6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.
B. **Preferred mix of uses:** Mixed-use projects that provide commercial and/or office space on the ground floor with residential units above (vertical mix) are encouraged over projects that provide commercial structures on the front portion of the lot with residential uses placed at the rear of the lot (horizontal mix).
C. **Maximum density:** When residential dwelling units are combined with office, or retail commercial uses in a single building or on the same parcel, the maximum density shall be 15 dwelling units per net acre.
D. **Location of units:** Residential units shall not occupy ground floor space within the first 50 feet of floor area measured from each building face adjacent to a street, or any ground floor space in the CC zoning district.
E. **Loading areas***:* Commercial loading areas shall be located as far as possible from residential units and shall be screened from view from the residential portion of the project to the maximum extent feasible.
F. **Refuse and recycling areas**: Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and non-residential uses.
G. **Lighting**: Lighting for the commercial uses shall be appropriately shielded to not negatively impact the residential units.
H. **Noise**: All residential units shall be designed to minimize adverse impacts from non-residential project noise, in compliance with Section 13.30.070 (Noise).
I. **Hours of operation**: A mixed-use project proposing a commercial component that will operate outside of the hours from 8:00 a.m. to 6 p.m. shall require Minor Use Permit approval to ensure that the commercial use will not negatively impact the residential uses within the project.

The Housing Element also includes several new policies, programs, and institutional changes intended to significantly increase the amount of affordable housing in Loomis. Table 4 lists applicable goals and policies from the Housing Element and evaluates the consistency of the proposed Project with those policies. Consistency with the proposed Parks, Recreation and Open Space Plan is discussed under 3.12 Recreation.

Table 4. Consistency of Proposed Project with 2014 Housing Element Goals and Policies

Housing Element Policy	Consistent with Policy?
Affordable Housing Goal A: To provide a continuing supply of affordable housing to meet the needs of existing and future residents of the Town of Loomis in all income categories.	*Consistent*
Policy A.5: The Town shall promote the mixed-use policies of the General Plan and encourage "mixed-use" projects where housing is provided in conjunction with compatible non-residential uses.	*Consistent*
Policy A.8: The Town should continue to collect the Low Income Fee on all developments over five units in size and shall disperse funds collected towards furthering Housing Element goals.	*Consistent*
Policy A.12: The Town will encourage the development of multi-family dwellings in locations where adequate facilities are available, such as the Town Center, and where such development would be consistent with neighborhood character.	*Consistent*
Policy A.14: The Town will continue to encourage the appropriate development of second residential units to expand the housing supply and unit mix.	*Consistent*
Quality of Design Goal B: To promote quality residential development in the Town.	*Consistent*
Policy B.1: The Town will continue to encourage residential development of high architectural and physical quality, compatible with neighboring land uses.	*Consistent*
Energy Conservation Goal F: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Town residents.	*Consistent*
Policy F.1: All new dwelling units shall be required to meet current state requirements for energy efficiency. The retrofitting of existing units shall be encouraged.	*Consistent*
Policy F.2: New land use patterns should encourage energy efficiency, to the extent feasible.	*Consistent*

Although the Town has adopted revised policies and standards, the proposed Project remains consistent with those policies and standards. Therefore, no changes have been made to the conclusions of the land use analysis presented in the 2005 IS/MND. No new significant effects would occur and no additional mitigation measures are required.

3.9 Noise

The currently proposed Project reduces the number of residential units when compared to the original Project, so the anticipated long-term operational noise would be slightly less than that calculated in the 2005 IS/MND. Construction-related noise would not change. Therefore, the modifications to the proposed Project would not result in new or substantially more severe significant effects on noise.

The design for the sound walls has been updated. These revisions are reflected in the text of mitigation measure NOI-2. See Section 4.0 Mitigation Measures.

The 2005 IS/MND mitigation measures NOI-3, NOI-4, and NOI-5 prescribe detailed construction methods and materials in an effort to meet the Town's goals for interior habitable

spaces (45 decibels [dB] Day-Night Average Sound Level [L_{dn}] or less for residential and 45 dB Equivalent Continuous Sound Level [L_{eq}] or less for offices) and exterior noise levels in the outdoor activity areas of residential dwellings (65 dB L_{dn} or less) (Town of Loomis Municipal Code Section 13.30.070). The 2005 IS/MND mitigation measures are somewhat rigid in their description of construction materials and methods to achieve the Town's maximum allowable noise levels and did not consider advances in building materials and methods. Therefore, the Town has revised these mitigation measures to allow flexibility and use of innovative, up-to-date materials and construction methods to meet the interior and exterior allowable sound levels. The revised mitigation measure NOI-3 replaces measures NOI-3, -4, and -5 and would be equally or more effective than the previous NOI-3, -4 and -5.

> ***Revised* NOI-3.** The applicant will employ construction methods and materials in keeping with standard engineering practices and noise abatement design to meet the Town's maximum allowable interior and exterior noise levels, as codified in Municipal Code Section 13.030.070. Calculations of interior sound levels will be used to assess window, door, insulation, and material requirements to meet the Town noise ordinance.

The other noise mitigation measures (NOI-1: Implement Construction Noise Reduction Measures; and NOI-6: Acknowledge Union Pacific Railroad Operations in Deed Documents) remain relatively unchanged. However, with the relocation of the open space/park area, parcels that were previously planned for residential development and required a soundwall will now be open space/park land. Therefore, a soundwall is not required along the north side of the park parcel. The text of Mitigation Measure NOI-1 has been updated to reflect the current layout; see 4.0 Mitigation Measures. The Project would not trigger a new significant impact or increase the severity of noise impacts described in the 2005 IS/MND.

3.10 Population and Housing

The 2005 IS/MND concludes that the Project would result in less-than-significant impacts on population and housing because the Project would not cumulatively exceed the population projections for the Town, would result in only a minor change in demographics, and would not induce substantial population growth. The currently proposed Project reduces the number of residential units when compared to the original Project, so the anticipated population change attributable to the Project would be slightly less than that calculated in the 2005 IS/MND. The change in Project design is minor and does not trigger new impacts on population and housing.

The population projections and growth for the Town of Loomis have changed since adoption of the 2005 IS/MND. The economic recession slowed anticipated population, housing, and employment growth in Town and the Placer County region substantially. The 2014 Housing Element (Town of Loomis 2014) reports that the Town's annual change in population between 2000 and 2010 was 0.3%, whereas the 2005 IS/MND reported a projected population growth rate of 3.2% between 2000 and 2020. The updates to cumulative population in the Project setting do not trigger a new significant impact from the Project. The IS/MND conclusions regarding population and housing (less than significant impacts) remain valid.

3.11 Public Services and Utilities

As noted in the 2005 IS/MND, the Project will increase need for public services and utility systems, including fire protection service, sheriff services, schools, community facilities, water supply, wastewater and sewer, drainage, and solid waste services. The reduction in the number of residential units when compared to the original Project may reduce this demand slightly, but not to a degree that would alter the need for these services and utilities.

Since the 2005 IS/MND was adopted, the South Placer Municipal Utility District (SPMUD) identified capacity limits in its sewer trunk line and is in the process of replacing trunk lines to improve flow capacity to accommodate existing and planned development in their service area. This capacity restriction may result in a delay for the proposed Project if SPMUD determines that the trunk improvements need to be made before they approve sewer service. As noted in the 2005 IS/MND, a Building Permit from the Town will not be issued until SPMUD approves improvement plans from the applicant. Although this may affect the timing for Project approval and construction, it does not result in a new significant impact.

Town staff sent a letter to public service providers on January 12, 2017, to solicit input on the proposed Project modification. Responses were received from the Placer County Flood Control and Water Conservation District, SPMUD, Caltrans District 3, and Recology Auburn Placer. These responses refer the applicant to standards and guidelines that must be incorporated in the Project design, provide specific input on design details, and direct the applicant to pay fair share contributions to mitigate for their demand on services and infrastructure. These responses do not concern new environmental impacts or recommend new mitigation measures. The requirements referred to in the letters are included in the mitigation measures.

The significance conclusions for public services and utilities in the 2005 IS/MND are still valid. The mitigation measures require that the applicant coordinate with those providers and pay the appropriate fire protection, school, community facility, drainage, sewer and water fees. Where needed, these mitigation measures have been updated to reflect current fees; see 4.0 Mitigation Measures.

3.12 Recreation

The 2005 IS/MND found that the Project would have less-than-significant effects on recreation and open space. The currently proposed Project relocates the area of open space/park from the far northeast corner of the development to a centralized park location, just south of the commercial development. The new open space and park area totals approximately 13,846 sf, resulting in a decrease in the area dedicated to park and open space use from approximately 15,512 sf. Although the acreage of dedicated parkland is less under the newly proposed Project, the Town requested the relocation of the open space/park to provide the community with a more centralized park location and increase law enforcement access to the park. The 2005 IS/MND included a mitigation measure requiring the applicant to either provide recreation facility onsite or pay parkland acquisition mitigation fees. The fee calculator has been updated since the 2005 IS/MND, so the language in mitigation measure REC-1 has been updated accordingly; see section 4.0 Mitigation Measures.

The Town issued a draft Parks, Recreation, and Open Space Master Plan in 2010 (Town of Loomis 2010b). The proposed Project, as mitigated by mitigation measure REC-1, is consistent with the Draft Parks, Recreation, and Open Space Plan recommended policies shown in Table 5.

Table 5. Consistency of Proposed Project with 2010 Draft Parks, Recreation, and Open Space Plan Policies

Parks, Recreation and Open Space Plan Policy	Consistent with Policy?
G-4: Retain the Town's existing requirements that all new residential subdivisions provide a minimum of 5 acres of neighborhood and community parkland per 1,000 residents and 5 acres of open space per 1,000 residents.	*Consistent*
G-4: Retain the Town's existing requirements that all new residential subdivisions provide a minimum of 5 acres of neighborhood and community parkland per 1,000 residents and 5 acres of open space per 1,000 residents.	*Consistent*
G-6: Require all new residential projects of five units or more in the Central Loomis Planning Area to pay Quimby Act fees to be dedicated parks, recreation, and open space improvements projects in Central Loomis and require such projects to join a master Landscape and Lighting District to help cover maintenance expenses associated with those facilities in Central Loomis.	*Consistent*
F-5: Rely upon all new residential development to provide, construct, and maintain new parks in the Town of Loomis and utilize Quimbly Act funds to augment the size of the passive use park at Loomis Village if necessary.	*Consistent*

The Town of Loomis has updated their park land acquisition fees. Therefore, the text of mitigation measure REC-1 has been updated; see 4.0 Mitigation Measures. No new significant impacts or changes to the severity of the impacts would occur from changes to the Project.

3.13 Traffic

The 2005 IS/MND analyzes Project impacts on traffic and circulation, identifies potentially significant impacts, and adopts mitigation measures to address those impacts. The traffic study completed for the Project in 2005 (K D Anderson 2005) evaluated Project trip generation and distribution and evaluated Project impacts to roadway and intersection levels of service under existing and future cumulative conditions. Based on that analysis, potentially significant impacts to traffic conditions were identified along segments of Taylor Road, Sierra College Boulevard, and mitigation measure TRA-2 was adopted to require the applicant to pay their fair share to the cost of needed roadway improvements.

The currently proposed Project reduces the number of residential units when compared to the original Project, so Project-related operational traffic (trip generation) from the residences would be less than that calculated in the 2005 IS/MND. However, the residential parcels make up approximately 26% of the total Project-related trips; the commercial development generates the majority of the trips attributable to the Project. Therefore, the modifications to the proposed Project would reduce traffic generated by the Project and would not result in new or substantially more severe significant effects on traffic.

Since adoption of the 2005 IS/MND, the Town has adopted a new Circulation Element for their General Plan (Town of Loomis 2016) and existing traffic conditions on area roadways and intersections have changed. Table 6 provides a comparison of average daily traffic (ADT) and level of service (LOS) on area roadways and intersections between 2004 and 2014. As shown in

the table, traffic along these roadways has changed, but LOS is not consistently lower than that reported in the 2005 IS/MND. Although ADT and LOS differs at some roadway segments, the incremental impact of the Project on intersections and roadways would be the same under the proposed Project when compared to the original Project estimates and the same impact on LOS would be expected. Therefore, no new significant impacts have been identified.

The mitigation measures adopted with the 2005 IS/MND require the applicant to construct standard frontage improvements along Taylor Road and pay the Town's road improvement fees. Although these measures remain valid, the fee calculator has been updated since the 2005 IS/MND, so the language in mitigation measure TRA-2 has been updated accordingly; see section 4.0 Mitigation Measures.

3.14 Other Environmental Topics

The environmental analysis provided in the IS/MND remains current and applicable to the proposed Project in areas unaffected by the design refinements or changes in existing conditions. The proposed Project would have similar, less-than-significant impacts related to agricultural resources; seismicity, soils, and geology; and mineral resources. The proposed Project would neither increase the severity of these impacts nor result in new or substantially different environmental effects. These topics do not warrant further discussion in this addendum.

Table 6. Comparison of Existing Roadway Conditions between 2004 and 2014

Roadway Segment or Intersection		2004		2014		Difference[a]	
Road	Section	ADT	LOS	ADT	LOS	ADT	LOS
Taylor Road	Sierra College Boulevard to Shawn Way/Circle Drive	10,460	C	10,435	A	-25	++
Taylor Road	Shawn Way/Circle Drive to Horseshoe Bar Road	10,300	B	9,935	B	-365	nc
Taylor Road	Horseshoe Bar Road to King Road	16,030	F	16,354	F	324	nc
Taylor Road	East of King Road	6,965	A	7,380	A	415	nc
Sierra College Blvd	Granite Drive to Brace Road	15,724	C	20,005	B	4,281	++
Sierra College Blvd	Taylor Road/Brace Road to Bankhead Road	10,565	A	12,085	B	1,520	--
Sierra College Blvd	Bankhead Road to King Road	9,645	A	10,608	A	963	nc
Sierra College Blvd	North of King Road	10,585	A	11,361	B	776	--
Horseshoe Bar Road	Taylor Road to I-80	13,186	D	14,142	E	956	--
King Road	Sierra College Blvd to Bankhead Road	2,462	A	2,973	A	511	nc
King Road	Humphrey Road to Taylor Road	5,593	A	5,493	A	-100	nc
King Road	Taylor Road to I-80	4,254	A	4,907	A	653	nc
Taylor Road/ King Road Intersection			D		C		++
Taylor Road/ Horseshoe Bar Road Intersection			C		C		nc
Taylor Road/ Sierra College Blvd Intersection			C		C		nc

[a] LOS differences between 2004 and 2014: ++ = LOS improvement; -- = LOS decline; nc = no change.

4.0 MITIGATION MEASURES

The 2005 IS/MND identified mitigation measures that would reduce or eliminate potential environmental effects of the original Project. The mitigation measures approved for the original Project would also apply to the currently proposed Project, but the wording of some measures has been modified, as noted in Section 3.0 above, to bring the measures up-to-date with current Town standards, policies, regulations, and fees. These minor changes to the wording of the mitigation measures results in measures that are equally or more effective than the previously adopted measures.

The revisions reflect changes in Town codes and changes in development fees since adoption of the 2005 IS/MND. Because specific fee amounts change over time, the applicant will be required to pay the current fees at time of Project implementation; the mitigation language has been changed accordingly.

The Town has also updated noise measures to meet the Town's noise ordinance for interior and exterior allowable sound levels. These revisions focus on desired results rather than specific methods to achieving the noise ordinance standards. The Town encourages the applicant to use innovative and best available materials and construction methods, as appropriate, to achieve the standards. The soundwall mitigation (NOI-2) has also been updated to reflect the revised open space and park area location and resulting change in the configuration of the residential parcels. The revised mitigation measure NOI-3 replaces measures NOI-3, -4, and -5 and would be equally or more effective than the previous NOI-3, -4 and -5.

Revised mitigation measures are shown below; deletions are shown as ~~strikeout~~ text and additions are shown as double underline text. Only those mitigation measures that have been changed are provided below. A fully revised MMRP, listing all mitigation measures, is provided as Appendix A to this Addendum.

Mitigation Measure BIO-2. Prior to Final Map approved by the Town, the applicant shall develop and submit a Native Tree Replacement and Mitigation Plan to the Town of Loomis to ensure that the project is in compliance with the Town of Loomis ~~Native~~ Tree Conservation Ordinance (~~Appendix C~~Town of Loomis Municipal Code Chapter 13.54). As such, native trees removed during project implementation shall be replaced off-site.

Mitigation Measure HWQ-1. Prior to construction, the applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP) and submit a Notice of Intent to comply with the NPDES "General Permit for Storm Water Discharge Associated with Construction Activity (~~99-08~~2009-009-DWQ, as amended). The SWPPP would include:

- Slope surface stabilization measures, such as temporary mulching, seeding, and other suitable stabilization measures to protect exposed erodible areas during construction, and installation of earthen or paved interceptors and diversion at the top of cut of fill slopes where there is a potential for erosive surface runoff;

- Erosion and sedimentation control devices, such as energy absorbing structures or devices, would be used, as necessary, to reduce the velocity of runoff water to prevent polluting sedimentation discharges;
- Installation of mechanical and/or vegetative final erosion control measures within 30 days after completion of grading; and,
- Minimizing the land area disturbed and the period of exposure to the shortest feasible time, as specified in the SWPPP.

Mitigation Measure HWQ-2. Prior to obtaining a building permit, the applicant will prepare a hydrology drainage study that will be submitted to the Town Engineer for review and approval. The Plan will detail project on-site drainage facilities to control long-term storm water runoff consistent with the principles and policies of the Placer County Flood Control and Water Conservation District and the Town of Loomis as outlined in the West Placer County Stormwater Quality Design ~~Management~~ Manual (~~2004~~2016). ~~Based on the Town of Loomis Mitigation Fee Analysis Final Report (Sinclair 2005), the fees would be $519 per single family unit, $323 per multi family unit, and $2,726 per acre of commercial.~~ The applicant will pay drainage fees as required by the current Town development fee schedule.

Mitigation Measure NOI-2. To meet the Town's goal of 65 dB Ldn for exterior sounds levels in the outdoor activity areas of residential dwellings, the applicant shall construct the following:

- An 8-foot wall from the residential street in front of the house on Lot 26~~31~~, parallel to the driveway until it reaches the north property line, then running east until it reaches the northeast property line of the lot. The exact location of the section of wall is estimated to be about 50~~30~~ feet west of the west face of the house. ~~The wall shall be 7 feet high from the east property line of Lot 31 to the east face of the home on Lot 20 as measured above the pad height of Lot 20. At that point, the wall height can be reduced to 6 feet from this point to the east property line.~~
- ~~A 7 foot sound barrier wall along the back property line of Lots 32 and 33 separating the two residential lots in the middle of the project site from two of the commercial buildings;~~
- A 7-foot sound barrier wall along the common ~~west~~ property line of Lot 1 and the commercial lots~~2 adjacent to commercial Lot 1~~;
- All sound barrier walls must have a minimum surface weight of 3.5 to 4.0 lbs/sq-ft;
- The structures must be continued along their width and height with no gaps at the ground;
- The wall can be constructed from wood, metal or masonry; and
- All wall heights are referenced from house pad elevation.

Mitigation Measure NOI-3. The applicant will employ construction methods and materials in keeping with standard engineering practices and noise abatement design to meet the Town's maximum allowable interior and exterior noise levels, as codified in Town of Loomis Municipal Code Section 13.030.070. Calculations of interior sound levels will be used to assess window, door, insulation, and material requirements to meet the Town noise ordinance.

The following general construction requirements shall be followed for the project:

- All joints in exterior walls shall be sealed airtight around windows and doors, at the wall perimeter, and at major seams;
- All above ground penetrations of exterior walls by electrical and plumbing components shall include a ¼ to ½ inch airspace around the perimeter. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, nor hardening caulking or mastic;
- Basic exterior wall construction shall comprises the following or material of equal surface weight and Sound Transmission Class, STC rating:
  - 2" x 4" wood studs at 16 inches on center;
  - Minimum R-13 insulation in the stud cavities;
  - 5/8" gypsum wallboard fastened to the interior face of the wood studs. The wall shall be fully taped and finished, and sealed around the perimeter with a combination of backer rod and resilient, non hardening caulking;
  - The exterior surface shall be finished with the following or with another product with equal or greater surface weight:
  - ½" plywood;
  - Building paper and wire mesh,
  - Finished with minimum 7/8" three cot dense stucco.
  - Ceilings shall be finished with a minimum 5/8" gypsum board with minimum R-19 insulation in the ceiling;
  - Windows shall have a minimum STC rating of 29 or better. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin.ft. when tested with a 25 mile an hour wind per ASTM standards;
  - Exterior sliding glass doors shall have a minimum SCT rating of 29;
  - Exterior doors shall have a minimum STC rating of 29; and,
  - There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.

Mitigation Measure NOI 4. The following special construction requirements shall be followed for the project:

- Lots 30 and 31.
  - Upstairs Bedroom Windows on the North and West Side of House.
    - Windows shall be a minimum STC 35 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile an hour wind per ASTM standards.
    - This is equivalent to a dual glazed window comprising ¼" float, ½" air space and ¼" float glass.
  - Downstairs Windows on the North and West side.
    - Windows shall be a minimum STC 30 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile an hour wind per ASTM standards.
    - Windows shall be constructed using double glazed window, a minimum ½ inch airspace.
  - Homes on Lots 32 and 33.
  - Windows on the North and West Side of the Homes.
    - Windows in these rooms shall be a minimum STC 30 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile an

~~hour wind per ASTM standards.~~

- ~~Windows shall be constructed using double glazed window, a minimum ½ inch airspace.~~

- ~~Home on Lot 1.~~
  - ~~Upstairs Bedroom Windows on the North and West Side of House.~~
    - ~~Windows shall be a minimum STC 35 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile an hour wind per ASTM standards.~~
    - ~~This is equivalent to a dual glazed window comprising ¼" float, ½" air space and ¼" float glass.~~
  - ~~Downstairs Windows on the North and West Side.~~
    - ~~Windows shall be a minimum STC 30 rating. Windows shall have an air infiltration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a 25 mile an hour wind per ASTM standards.~~
    - ~~Windows shall be constructed using double glazed window, a minimum ½ inch airspace.~~

~~**Mitigation Measure NOI 5.** The following special construction requirements shall be followed for the project:~~

- ~~General Requirements.~~
  - ~~All joints in exterior walls shall be sealed airtight around windows and doors, at the wall perimeter and at major seams.~~
  - ~~All above ground penetrations of exterior walls by electrical and plumbing components shall include a ¼ to ½ inch around the perimeter. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non- hardening caulking or mastic.~~
  - ~~Basic exterior wall construc- tion shall comprise the follow- ing or material of equal surface weight and Sound Transmission Class, STC rating:~~
    - ~~2" x 4" wood studs at 16 inches on center.~~
    - ~~Minimum R-13 insulation in the stud cavities.~~
    - ~~5/8" gypsum wallboard fastened to the interior face of the wood studs. The wall shall be fully taped and finished, and sealed around the perimeter with a combination of backer rod and resilient, non hardening caulking.~~
    - ~~The exterior surface shall be finished with the following or with another product with equal or greater surface weight:~~
- ~~½" plywood;~~
- ~~Building paper and wire mesh; and~~
- ~~Finished with a minimum 7/8" three coat dense stucco.~~
  - ~~Attic vents shall not be placed on Taylor Road/rail line side of the building unless sound attenuating duct is attached.~~
  - ~~Windows facing or with a view of Taylor Road shall have a minimum STC rating of 35 or better. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin.ft. when tested with a~~
  - ~~25 mile an hour wind per ASTM standards. This is equivalent to a dual glazed window comprising ¼" float, ½" air space and ¼" float glass.~~
  - ~~Exterior doors facing or with a view of Taylor Road shall have a minimum STC 33 rating.~~
  - ~~There shall be no need to open windows, doors or other exterior openings to provide adequate ventilation.~~
- ~~Special Requirements~~
  - ~~If a building is used for offices rather than general commercial, additional calculations of interior sound levels will be required to assess window and door requirements.~~

Mitigation Measure PUB-3. Prior to issuance of a building permit, the applicant will pay all other community facilities fees based on the current Town development fee schedule. ~~Town of Loomis Mitigation Fee Analysis Final Report (Sinclair 2005). According to this report, the community facility fees would be $2,256 per single-family unit, $1,496 per multi-family unit, and $442 per 1,000 square feet of commercial.~~

Mitigation Measure REC-1. Prior to issuance of a building permit, the applicant will either provide the appropriate facility on site or pay all parkland acquisition mitigation fees based on the current Town development fee schedule. ~~Town of Loomis Mitigation Fee Analysis Final Report (Sinclair 2005). According to this report, the parkland acquisition fees would be $1,575 per single family unit, $1,044 per multi-family unit, and $308 per 1,000 square feet of commercial.~~

Mitigation Measure TRA-2. Prior to construction, the applicant shall pay its fair share to the cost of needed improvements identified in the Town's General Plan and Circulation Element Update (2016). ~~Based on the Town of Loomis Mitigation Fee Analysis Final Report (Sinclair 2005), the road circulation/major roads fee would be $2,300 per single family unit, $1,360 per multi- family unit, and $2,944 per 1,000 square feet of commercial; and for the Sierra College Blvd fee it would be $691 per single family unit, $422 per multi family unit, and $912 per 1,000 square feet of commercial.~~

5.0 CONCLUSIONS

Based on the information provided above, the proposed modifications to the Project would not result in a measurable increase in environmental impacts over what was previously analyzed in the 2005 IS/MND. No changes have occurred with respect to circumstances surrounding the proposed Project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the Project would cause new significant environmental impacts. Although the environmental setting or regulatory context for some resource areas has changed, no new significant impacts have been identified, nor is the severity of previously identified impacts substantially greater than those presented in the IS/MND. No new mitigation measures would be necessary to reduce significant impacts. Therefore, the analyses conducted and the conclusions reached in the IS/MND adopted in December 2005 remain valid and no supplemental environmental review is required beyond this addendum.

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7.0 LIST OF PREPARERS

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Appendix A. Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

OVERVIEW

This Mitigation Monitoring and Reporting Program (MMRP) was developed to ensure that mitigation measures included in the Initial Study/Mitigated Negative Declaration (IS/MND) for the Taylor Road Mixed-Use Project (Project) are fully implemented to reduce environmental impacts to a less than significant level. In addition, this MMRP complies with the requirements of Public Resources Code 21081.6, which requires the lead agency to adopt a reporting or monitoring program.

This MMRP is a comprehensive monitoring program capable of being implemented immediately upon approval of the Project and documents mitigation measures from the Project's MND, the timing of mitigation implementation, and the agencies responsible for monitoring and verifying the measures. The MMRP would serve a dual purpose of verifying completion of the mitigation measures for the proposed Project and generating information on the effectiveness of the mitigation measure to guide future decisions. However, the MMRP is dynamic in that changes may be made to the MMRP as specific information with regards to the monitoring efforts is provided.

The Project applicant would be responsible for implementing the measures. Town of Loomis staff would be responsible for oversight to ensure compliance with mitigation measures.

OVERSIGHT OF CONSTRUCTION ACTIVITIES

The mitigation measures adopted as conditions of approval by the Town of Loomis would be monitored prior to and during construction to ensure implementation. The oversight of construction activities to ensure implementation and compliance with mitigation measures would be accomplished by the applicant, Town of Loomis personnel, or by a third party specialist to serve as a mitigation monitor for specific task.

SPECIFIC MMRP REQUIREMENTS

The core of the MMRP is described in the following Implementation Table (Table A-1) listing measures from the MND, the implementation timing, administrative action needed to ensure that the mitigation is included in the plans and construction of the Project, and the party responsible for verification.

REVISIONS TO THE MMRP

The mitigation measures approved for the Project in 2005 apply to the currently proposed Project, but the wording of some measures has been modified to bring the measures up-to-date with current Town of Loomis and Placer County standards, policies, regulations, and fees. Revisions to mitigation measures have been incorporated into the following Implementation Table (Table A-1).

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Table A-1. Mitigation Monitoring for the Taylor Road Mixed-Use Project - Implementation Table

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
	AESTHETICS, LIGHT AND GLARE			
AES-1	To reduce the impacts of on-site lighting, all new on-site security lighting shall be hooded and adjusted to reduce or eliminate illumination of surrounding properties and roadways. Such lighting shall be designed to fit with the Town's evolving design guidelines.	During construction	Incorporate into construction specifications	Town of Loomis
AES-2	The proposed homes and commercial buildings shall include the use of earth-tone paint and roof colors designed to blend with the surrounding semi-rural environment and reduce the potential for reflected light and glare.	During construction	Incorporate into construction specifications	Town of Loomis
AES-3	To mitigate the visual impact associated with the sound wall that would be constructed along Taylor Road, landscaping, including construction of berms and planting of shrubs, shall be performed. Trees shall also be planted along Taylor Road to mitigate the loss of large mature oaks, which would be removed as part of the project.	During construction	Incorporate into construction specifications	Town of Loomis
	AIR QUALITY			
AQ-1	The following Regulation VII Control Measures shall be fully implemented during the construction period to reduce PM10 impacts to a level of less than significant. ▪ All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover; ▪ All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant; ▪ All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking; ▪ With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition; ▪ When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained; ▪ All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The	During construction	Monitor construction activities	Town of Loomis

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
	use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.); ▪ Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant; ▪ Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday; and, ▪ Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.			
AQ-2	This measure focuses on reducing ozone formation from project-related ozone precursors, NOx and ROG. The primary source of these emissions would be ROG released during application of paint to the proposed residential and commercial structures. The rate of ozone formation is greatest during periods of clear weather, low winds and high temperatures. One of the following measures shall be implemented to prevent exceedances of the State 1- hour ozone standard: ▪ Paint shall not be applied from May through September; OR ▪ Paint emissions shall not exceed the 185 pound per day significance threshold (88 gallons per day based on 2.08 pounds VOC per gallon); AND ▪ Paint emissions shall not exceed the 2.5 ton per quarter significance threshold (2,403 gallons per quarter based on 2.08 pounds VOC per gallon). The use of pre-coated materials, or naturally colored materials and high transfer efficiency painting methods (e.g., HVLP, brush/roller, etc.) to the maximum extent feasible would reduce the amount of paint used and facilitate compliance with the thresholds.	During construction	Monitor construction activities	Town of Loomis
	BIOLOGICAL RESOURCES			
BIO-1	Initial rough grading operations and vegetation removal shall be conducted prior to, or after, the typical migratory bird nesting season (March 1 – August 1) to avoid any potential impact to migratory bird nesting activity. Therefore, initial grading should be conducted between the months of August and February. If this construction window is infeasible, and construction does not occur in 2005, pre-construction surveys shall be conducted prior to any initial grading activity and vegetation removal to identify any potential bird nesting activity, and: A. If any nest sites of bird species protected under the Migratory Bird Treaty Act are observed	Prior to construction	Pre-construction survey	Town of Loomis

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
	within the vicinity of the project site, then the project shall be modified and/or delayed as necessary to avoid direct take of the identified nests, eggs, and/or young; and, B. If active nest sites of raptors and/or birds species of special concern are observed within the vicinity of the project site, then CDFG shall be contacted to establish the appropriate buffer around the nest site. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest and achieved independence.			
BIO-2	Prior to Final Map approved by the Town, the applicant shall develop and submit a Native Tree Replacement and Mitigation Plan to the Town of Loomis to ensure that the project is in compliance with the Town of Loomis Tree Conservation Ordinance (Town of Loomis Municipal Code Chapter 13.54). As such, native trees removed during project implementation shall be replaced off-site.	Prior to construction	Pre-construction survey	Town of Loomis
BIO-3	Upon the completion of mitigation, a final status report shall be prepared by the project arborist and submitted to the Town of Loomis, certifying the project was in compliance with the mitigation measures, which will be included within the proposed Native Tree Replacement and Mitigation Plan, as described above.	Prior to construction	Pre-construction survey	Town of Loomis
BIO-4	Lost wetlands shall be mitigated at a replacement-to-loss ratio from 1:1 to 4:1, as determined by the U.S. Army Corps of Engineers (ACOE), based on the biotic value of the wetland established by the required environmental analysis, and shall ensure that there is no net loss of wetland functions and values.	Prior to construction	Provide necessary mitigation	Town of Loomis
	CULTURAL RESOURCES			
CUL-1	If construction activities expose archeological resources (artifacts, unusual amounts of stone, bone or shell) or human remains, work shall stop within the immediate vicinity of the resource until such time as the resource can be evaluated by a qualified archeologist and any other appropriate individuals consistent with the provisions of CEQA - Section 15064.5. If human remains are unearthed, the Placer County Coroner must be contacted. If the bone is likely to be Native American in origin, the coroner must contact the Native Heritage Commission to identify most likely descendants.	During construction	Monitor construction activities	Town of Loomis
	SOILS, SEISMICITY, AND GEOLOGY			
GEO-1	Before finalization of the construction specifications, a geotechnical investigation would be conducted. Any measures identified in this report shall be incorporated into the specifications, consistent with the Uniform Building Code.	Prior to finalization of construction specifications	Incorporate findings of study into construction specifications	Town of Loomis
GEO-2	Implement Measure HWQ-1.	During construction	Incorporate into construction	Town of Loomis

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
			specifications	
	HAZARDS			
HAZ-1	Prior to construction, the applicant will perform the following: ▪ Remove trash and debris from the site; ▪ Remove the empty 55-gallon drum from site and properly dispose; ▪ Properly dispose of the vehicle with particular care taken to prevent spillage of oil from the engine. Remove any stained soils and properly characterize and dispose with a certified facility; ▪ Coordinate with PG&E regarding the buried high pressure natural gas line that present along the northern boundary of the site adjacent to Taylor Road; and, ▪ Properly dispose of trailer and debris off site.	Prior to construction	Incorporate into construction specifications	Town of Loomis
HAZ-2	Disclose to homebuyers purchasing properties within 100 feet of the high pressure LPG/propane tank that is located on the KOA property approximately 15 feet south of the Lot #24 fence/property line.	Upon sale of Lots	Require in deeds	Town of Loomis
	HYDROLOGY AND WATER QUALITY			
HWQ-1	Prior to construction, the applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP) and submit a Notice of Intent to comply with the NPDES "General Permit for Storm Water Discharge Associated with Construction Activity (99-082009-009-DWQ, as amended). The SWPPP would include: ▪ Slope surface stabilization measures, such as temporary mulching, seeding, and other suitable stabilization measures to protect exposed erodible areas during construction, and installation of earthen or paved interceptors and diversion at the top of cut of fill slopes where there is a potential for erosive surface runoff; ▪ Erosion and sedimentation control devices, such as energy absorbing structures or devices, would be used, as necessary, to reduce the velocity of runoff water to prevent polluting sedimentation discharges; ▪ Installation of mechanical and/or vegetative final erosion control measures within 30 days after completion of grading; and, ▪ Minimizing the land area disturbed and the period of exposure to the shortest feasible time, as specified in the SWPPP.	Prior to and during construction	Incorporate into construction specifications	Town of Loomis
HWQ-2	Prior to obtaining a building permit, the applicant will prepare a hydrology drainage study that will be submitted to the Town Engineer for review and approval. The Plan will detail project on-site drainage facilities to control long-term storm water runoff consistent with the principals and policies of the Placer County Flood Control and Water Conservation District and the Town of	Prior to construction	Provide drainage study and make appropriate funding to the Town	Town of Loomis

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
	Loomis as outlined in the West Placer County Stormwater Quality Design Manual (2016). The applicant will pay drainage fees as required by the current Town development fee schedule.			
HWQ-3	During construction, the applicant will manage storm water to retain the natural flow regime and water quality, including not altering baseline flows in receiving waters, not allowing untreated discharges to occur into existing aquatic resources, not using aquatic resources for detention or transport of flows above current hydrology, duration, and frequency. All storm water flows generated on-site during and after construction and entering surface waters should be pre-treated to reduce oil, sediment, and other contaminants.	During construction	Incorporate into construction specifications	Town of Loomis
HWQ-4	If a U.S. Army Corps of Engineers (ACOE) permit is required for the project, the applicant shall obtain, prior to construction, 401 Water Quality Certification from the California Regional Water Control Board pursuant to the ACOE 404(b)(1) Guidance.	Prior to construction	Obtain permit, if required	Town of Loomis
	NOISE			
NOI-1	The applicant shall ensure that the construction contractor employs the following noise reducing measures: ▪ Standard construction activities shall be limited to between 7:00 AM to 6:00 PM Monday through Friday; ▪ All equipment shall have sound-control devices no less effective than those provided by the manufacturer. No equipment shall have un-muffled exhaust pipes; and, ▪ Stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent possible.	During construction	Incorporate into construction specifications	Town of Loomis
NOI-2	To meet the Town's goal of 65 dB L_{dn} for exterior sounds levels in the outdoor activity areas of residential dwellings, the applicant shall construct the following: ▪ An 8-foot wall from the residential street in front of the house on Lot 26, parallel to the driveway until it reaches the north property line, then running east until it reaches the northeast property line of the lot. The exact location of the section of wall is estimated to be about 50 feet west of the west face if the house. ▪ A 7-foot sound barrier wall along the common property line of Lot 1 and the commercial lots; ▪ All sound barrier walls must have a minimum surface weight of 3.5 to 4.0 lbs/sq-ft; ▪ The structures must be continued along their width and height with no gaps at the ground; ▪ The wall can be constructed from wood, metal or	During construction	Incorporate into construction specifications	Town of Loomis

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
	masonry; and, • All wall heights are referenced from house pad elevation.			
NOI-3	The applicant will employ construction methods and materials in keeping with standard engineering practices and noise abatement design to meet the Town's maximum allowable interior and exterior noise levels, as codified in Municipal Code Section 13.030.070. Calculations of interior sound levels will be used to assess window, door, insulation, and material requirements to meet the Town noise ordinance.	During construction	Incorporate into construction specifications	Town of Loomis
NOI-6	As a condition of approval, the applicant shall incorporate language similar to the following in the deeds for all lots abutting the Union Pacific Railroad right-of-way: "Owner acknowledges that Union Pacific Railroad operates (and will continue to operate) a railroad adjacent to the Property and recognizes that such operation may create some noises and vibrations affecting the Property. Grantee accepts the Property subject to such noises and vibrations, and hereby covenants to release Union Pacific Railroad from all liability, cost and expense resulting there from. This convent shall run with the Property and shall be binding upon the successors and assigns of Grantee."	Upon sale of lots	Require in deeds	Town of Loomis
	PUBLIC SERVICES			
PUB-1	The applicant shall pay the appropriate fire protection fees in accordance with the Loomis Fire Protection District.	Prior to and during construction	Make appropriate funding to the Loomis Fire Protection District	Town of Loomis
PUB-2	The applicant shall pay appropriate school fees based on estimated student yield rates and will be consistent with the requirements of the Loomis Union Elementary School District, Placer Union High School District, and Placer County Office of Education.	Prior to construction	Make appropriate funding to the school districts	Town of Loomis
PUB-3	Prior to issuance of a building permit, the applicant will pay all other community facilities fees based on the current Town development fee schedule.	Prior to construction	Make appropriate funding to the Town	Town of Loomis
PUB-4	Prior to issuance of a building permit, the applicant shall submit plans to PG&E for review and obtain a final no objection letter. The applicant shall ensure that there is adequate ground clearance from the wires as set forth in California Public Utilities Commission General Order No. 95.	Prior to construction	Obtain approval from PG&E	Town of Loomis
	RECREATION/OPEN SPACE			
REC-1	Prior to issuance of a building permit, the applicant will either provide the appropriate facility on site or pay all parkland acquisition mitigation fees based on the current Town development fee schedule.	Prior to construction	Make appropriate funding to the Town	Town of Loomis
	TRANSPORTATION/CIRCULATION			
TRA-1	The applicant shall construct standard frontage improvements along Taylor Road.	During construction	Incorporate into construction	Town of Loomis

Mitigation Number	Mitigation Measure	Implementation Timing	Administrative Action	Agency Responsible for Verification
			specifications	
TRA-2	Prior to construction, the applicant shall pay its fair share to the cost of needed improvements identified in the Town's General Plan and Circulation Element Update (2016).	Following construction	Make appropriate funding to the Town	Town of Loomis
	UTILITIES AND SERVICE SYSTEMS			
USS-1	The applicant shall design and construct all on-site facilities required as a result of the project to enable sewer service for the project. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval prior to issuance of a Building Permit from the Town. Such sewer service which the SPMUD may hereafter provide to the proposed project will be subject to all ordinances, resolutions, rules, and regulations, taxes, charges, fees, and assessments of the SPMUD.	Prior to and during construction	Incorporate into construction specifications; Development agreement	Town of Loomis
USS-2	The applicant shall design and construct all on-site stormwater drainage facilities as specified by the hydrology report approved by the Town Engineer (see Mitigation Measure HWQ-2).	Prior to and during construction	Incorporate into construction specifications	Town of Loomis
USS-3	Implement Mitigation Measure HWQ-1.	During construction	Incorporate into construction specifications	Town of Loomis
USS-4	The applicant shall enter into a pipeline extension or service order agreement with the Placer County Water Agency to provide any on-site pipelines or other facilities required to supply water for domestic or fire protection purposes. It would also have to pay all necessary fees and chargers required by the Agency, including Water Connection Charges.	Prior to construction	Develop agreement	Town of Loomis
USS-5	In the interest of reducing the amount of solid waste going to the landfills (and to conserve natural resources), the applicant shall consult with the Town to encourage tenants of the houses and commercial buildings to establish recycling programs that include separating green waste (lawn and pruning), paper products and other recyclable materials from non-recyclable materials. The applicant shall also encourage the construction contractor to separate wood scraps (and other recyclable items) from other waste in order to reduce the amount of material going to the landfill. Clean wood scraps can be "chipped" and composted at private facilities.	Prior to and following construction	Incorporate into contract specifications	Town of Loomis
USS-6	All non-residential development associated with the proposed project shall conform to the requirements of the City of Roseville Industrial Waste Pretreatment Program in accordance with Ordinance 14.26 of the Roseville Municipal Code.	Following construction	Adhere to the City of Roseville's Industrial Waste Pretreatment Program	Town of Loomis

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Appendix B. CEQA Guidelines Sections 15162 and 15164

CEQA Guidelines Sections 15162 and 15164

CEQA Guidelines Section 15162 specifies the type of documentation required when changes are proposed to a project. CEQA Guidelines Section 15164 of the CEQA Guidelines includes situations when a subsequent or supplemental EIR is not required, and an addendum may be prepared.

15162. Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required

under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

15164. Addendum to an EIR or Negative Declaration

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Appendix C. Town of Loomis Tree Ordinance

TOWN OF LOOMIS

ORDINANCE NO. 252

AN ORDINANCE OF THE TOWN OF LOOMIS REPEALING AND REENACTING CHAPTER 13.54 OF THE MUNICIPAL CODE RELATING TO TREE CONSERVATION

Section 1. Chapter 13.54 of the Town of Loomis ("the Town") Municipal Code is hereby repealed and reenacted as follows:

TREE CONSERVATION

Sections:

13.54.010 Purpose and Intent.

The Town of Loomis is unique in the region in preserving the rural character of its Town core and outlying areas. The tree canopy of both native and introduced species contributes significantly to this character and offers residents environmental, social, financial (property values), and aesthetic benefits. Trees are, in effect, green infrastructure. The highest priority of our tree ordinance is to maximize the preservation of existing protected trees. Public safety is a primary benefit, as healthy trees are safe trees. The goal of a tree ordinance is to promote a healthy tree canopy needed for community enjoyment and vibrant, functioning ecosystems. This Chapter covers tree management in both new development and established residential areas.

This Chapter acknowledges the delicate balance between the rights of private citizens to develop their properties, and the public interest in preserving its tree canopy. Trees are a community asset needing protection, maintenance, and continued rejuvenation. A clearly defined, fair, and effective ordinance helps provide for the long-term benefits of the citizens as well as the Town's tree canopy.

13.54.020 Goal.
The Town's goal is to achieve an overall healthy tree canopy, and to the extent feasible, using the Sacramento Tree Foundation's Greenprint Program as a guideline.

13.54.030 Definitions.
As used in this Chapter the following words and terms shall have the following meanings:

"Caliper" means a tree measurement for trees less than 6" DBH, by measuring the tree 6" above grade.

"Construction Activity" means the incorporation of labor and materials to build any structure requiring permanent or temporary location.

"Critical Root Zone (CRZ)" is the area to be protected around a tree where the radius of the circle around the Protected Tree is the longest horizontal branch plus one (1) foot.

"Development Project" means any construction project undertaken for the purpose of development which requires discretionary approval from the Town, including, but not limited to a conditional use permit, major use permit, or minor use permit. A project which only requires a ministerial permit, such as a building permit, is excluded from this definition.

"Diameter at Breast Height (DBH)" is the diameter of a tree trunk as measured at 54" (4'6") above the ground at the base of the tree.

"Exempt Trees" are trees not identified in this Chapter as protected.

"Heritage Tree" means any tree identified by council resolution.

"Multi-Trunk/Multi Stem:" means a same species of tree that appears to originate from one general base location. The extrapolated diameter of a multi-trunk tree shall equal the combined aggregate cross section area measurements at 54" above grade.

"Native Tree" (for the purpose of this Chapter) means a living tree, or hybrids thereof, of the interior live oak (*Quercus wislizenii*), valley oak, blue oak (*Quercus douglasii*), and Oracle oak (*Quercus x morehus*),
"Owner" means the legal owner of real property fronting upon any street as shown on the last equalized assessment roll.

"Protected Tree" means any native oak tree with a trunk that is a minimum of 6 inches in diameter as measure at breast height (DBH) for Interior Live Oak, Valley Oak, and Oracle Oak and 4 inches DBH for Blue Oak.; any oak tree with multiple trunks that have an aggregate DBH of at least 10 inches, or any Heritage Tree. This also includes any trees preserved or replanted pursuant to Chapter 13.54.090, except for Exempt Trees and those classified as invasive species by the California Invasive Pest Council, Cal-IPC (cal.ipc.org) and non-native trees listed as not to be planted on Town-owned property in the Master Tree List.

"T4, T6, T8 Tree Pot" means a tree container with a square top. A T4 Tree Pot is 4"x4"x14", a T6 tree pot is 6"x6"x16" and a T8 Tree Pot is 8"x8"x18".

"Town Manager" means the Town Manager or his or her designated representative.

"Tree Permit" means written authorization by the Town Manager, on an official Tree Permit application, to perform an activity identified in this Chapter on a Protected Tree requiring a Tree Permit.

13.54.040 Property Owner Responsibility.

A. It is the responsibility of the property owner to maintain all trees on his or her property. The property owner must ensure that the trees on his or her property do not pose a danger to his or her own property or the property of others. Property owners have the burden of demonstrating compliance with this Chapter.

B. Property owners that do not maintain trees on their property and, as a result, create an emergency, will be subject to the provisions of Section 13.54.170.

13.54.050 Town Manager Duties.

The Town Manager shall perform the following duties:

A. Determine and take inventory of suitable and desirable species of specified trees and the areas in which and the conditions under which such trees shall be planted, in consultation with a certified arborist. The Town Manager shall report the findings in writing to the Town Council. When approved by the Town Council, the report shall be known as the "master tree list," and shall be placed on file with the Town clerk and shall thereafter be the official determination of the Town Manager. Revisions or changes in the master tree list may be made from time to time by the Town Manager, in consultation with a certified arborist, with the approval of the Town Council.

B. Perform other duties as set forth in this Chapter.

13.54.060 Exempt Activities.

The following activities are considered exempt from the mitigation provisions of this Chapter:

A. Removal of Protected Trees from a residential parcel that is zoned with a minimum allowed lot size of 4.6 acres or less, provided the parcel can no longer be subdivided. Although exempt from the mitigation, the owner of any such parcel must still obtain a Tree Permit prior to the removal of a Protected Tree.

B. Pruning. Pruning of trees covered under this Chapter is exempt provided the pruning activity does not interfere with the condition of any Protected Tree.

C. Emergency response and abatement as set forth in **13.54.170** of this Chapter.

D. Traffic Visibility Obstructions. Removal or relocation of trees necessary to maintain adequate line-of-sight distances as required or determined by the Town Manager or Town Engineer are exempt from the mitigation provisions of this Chapter..

E. The removal of dead, dying, or hazardous trees, as determined by the Town Manager, the Town Arborist, or an arborist approved by the Town Manager (rated a 0 "dead," or 1 "dying or hazardous," or 2 "major corrective care needed") shall not require mitigation. Photographic evidence may be required.

F. Nurseries, Christmas Tree farms and orchards are exempt from the provisions of this Chapter.

G. Protected Trees removed for construction of public infrastructure improvements (streets and sidewalks) required as a condition of development approval, shall be exempt from tree mitigation requirements provided all feasible alternatives to reduce the number of trees proposed for removal have been exhausted.

H. Tree removal required by state law.

13.54.070 Protected Trees, Permit Required

It shall be unlawful to perform any of the following acts with respect to a Protected Tree within the Town limits without a Tree Permit issued by the Town Manager:

A. Move, remove, cut down, poison, set fire to or permit fire to burn in proximity to, or perform or fail to perform any act which results in the unnatural death or destruction of a Protected Tree.

B. Perform any activity that will interfere with the condition of any Protected Tree.

C. Perform any work or permit any work to be performed within the critical root zone (CRZ) of a Protected Tree which would endanger the tree.

During construction activity on any property upon which a Protected Tree is located, it is unlawful for any person to perform any of the following acts without a Tree Permit issued by the Town Manager, which permit shall not be denied if the activities are deemed necessary for the project and proper care is taken to protect any Protected Tree:

D. Trench, grade, pave or otherwise damage or disturb any exposed roots within the critical root zone (CRZ) of a Protected Tree.

E. Park or operate any motor vehicle within the critical root zone (CRZ) of any Protected Tree.

F. Place or store any equipment or construction materials within the critical root zone (CRZ) of any Protected Tree.

G. Place, apply or attach any signs, ropes, cables or any other items to any Protected Tree.

H. Place or allow to flow any oil, fuel, concrete mix or other deleterious substance into or over within the critical root zone (CRZ) of any Protected Tree.

I. All work shall conform to the most current American National Standards Institute (ANSI) tree care standards.

J. Trenching – Pathway Standards: The owner/developer will be required to submit a utility and/or irrigation Trenching-Pathway plan on the site plan:

1. The Trenching Pathway Plan shall depict all of the following: easements, storm drains, sewers, water mains, area drains, and irrigation and underground utilities. Except in lot sale subdivisions, the Trenching Pathway Plan must show all lateral lines serving buildings. The plan must also include an accurate plotting of the critical root zone (CRZ) of each Protected Tree within 50' of the soil disturbance activity.
2. The trenching-pathway plan must be developed to avoid going into the CRZ of any Protected Tree on its path from the street to the building.
3. If the encroachment into the CRZ is avoidable, a certified arborist must assess the impact to determine the type of preservation device required. Boring under the root system of a Protected Tree may be required. Encroachments and mitigation measures must be addressed in a supplement arborist report. If no preservation device is implemented, mitigation shall be required for that Protected Tree.
4. In order to minimize or avoid injury to the root system, trenching within the CRZ of a Protected Tree, when permitted, may only be conducted with hand tools, air spades, or other acceptable measures. Acceptable measures and said work shall be determined by and conducted under the supervision of a certified arborist. Boring machinery, boring pits, and spoils shall be set outside of the CRZ fencing.
5. Utility corridors shall be under or adjacent to driveways where feasible, if needed for tree

protection.

13.54.080 Permit, Application, Process, Decision.

A. Any person seeking to perform any activity for which a Tree Permit is required by this Chapter shall fill out an application containing the following information:

1. Location, size and species of the tree(s) affected;
2. The type of activity for which the permit is sought;
3. A statement of the reasons for the activity;
4. A written evaluation of the health and status of the tree(s) affected prepared by a registered forester or an International Society of Arborists (I.S.A.) certified arborist and evaluating the following: Overall rating of tree condition, by tree number, according to the following categories:

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has a structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with corrective work including, but not limited to: Pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an Arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that an Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect, especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent

Note: Ratings are dependent upon the condition of the tree. There is a very important line drawn between a tree rated a 3 and a 2. A tree rated 3, 4, 5 is a tree to be preserved, and a tree rated 0, 1, or 2 is recommended for removal. Trees rated a 2 may be retained and rated a 3, but only if the recommendations are followed; otherwise the tree should be removed.

5. The certified arborist or registered forester preparing the report shall not be from the tree company retained to remove the trees;
6. For a development project, the tree plan as provided by Section 13.54.120; and
7. Such other information as the Town Manager may require to effectuate the intent of this Chapter.
8. If the site is subject to CC&R's that address tree removal and are administered by an active Homeowner's Association (HOA), the application shall include written approval from the association.

B. In reaching a decision to grant or deny a Tree Permit, the Town Manager shall take into account the following:

1. The condition of the tree with respect to disease, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services;
2. The number of existing trees in the area and the effect of any proposed removal upon the public health and safety, or the prosperity, beauty and general welfare of the area;
3. Mitigation measures as proposed or replacement measures; and
4. Steps to avoid or minimize removal and destruction of trees.

C. The Town Manager shall render a decision granting or denying an application for a Tree Permit within (30) thirty days from the date the completed application is received. As a condition of granting a Tree Permit, the Town Manager may require that the work be performed by a person who is qualified by education or experience to perform the work and who holds a valid business license issued by the Town for such purpose.

D. Each application and each appeal shall be accompanied by fees as prescribed by a resolution of the Town Council. Such fees shall in no event exceed the actual cost to the Town to conduct the services required to satisfy the requirements of this Chapter. No fee shall be required for a Tree Permit issued for the removal of a Protected Tree if removal of the tree is exempt from compliance with the mitigation provisions of this Chapter pursuant to Section 13.54.060.A,

E. The Town Manager shall periodically present a summation of his actions to the Town Council for its review.

F. The property owner removing a Protected Tree will make every effort to replace the tree on the property, in accordance with Section 13.54.090.

G. All hired work shall conform to the most current ANSI tree care standards.

13.54.090 Removal of Trees, Mitigation and Replacement.

When the Town Manager has granted a Tree Permit to remove a Protected Tree, said permit shall require the applicant to replace the tree with a living tree (or trees) of the same species on the property or within the Town of Loomis, in a location approved by the Town Manager. Said location will be specified in the Tree Permit. The replacement requirement shall be calculated as provided by Table 5-3. The property owner will replace the tree(s) and continue to replace the replacement tree(s) if the tree(s) die(s) any time within five (5) years of the initial planting. Annual Arborist monitoring with a written report is required to ensure survival of the trees. The removal of dead, dying, or hazardous trees, as determined by the Town Manager, the Town Arborist, or an arborist approved by the Town Manager (rated a 0 "dead," or 1 "dying or hazardous," or 2 "major corrective care needed") shall not require mitigation. Photographic evidence may be required.

Table 5-3: Tree Removal Mitigation Table

Species of Trees to be Removed	Size of Trees DBH in Inches	T4, T6 or T8 Tree Pots or #5/5 Gal.	Or	#15 (15 Gal.) Mitigation Trees to be Planted	Or	In-lieu Fee Amount $ Per Inch of Tree Removed
Blue Oak (*Q. douglasii*)	4 – 9.9	x 4		x 2		x $100
	10 - 24.9	x 6		x 3		x $110
	25 – 29.9	x 8		x 4		x $120
	30 – 34.9	x 10		x 5		x $130
	> 35	x 12		x 6		x $140
Valley Oak (*Q. Jobata*)	6 – 9.9-	x 3		x 1		x $ 90
	10 – 24.9	x 4		x 2		x $100
	25 – 29.9	x 5		x 3		x $110
	30 – 34.9	x 6		x 4		x $120
	> 35	x 8		x 5		x $130
Interior Live Oak (*Q. wislizenii*)	6 – 9.9-	x 3		x 1		x $ 80
Oracle Oak (*Quercus x morehus*)	10 – 24.9	x 4		x 2		x $ 90
	25 - 29.9	x 5		x 3		x $100
	30 –34.9	x 6		x 4		x $110
	> 35	x 8		x 5		x $120

For each species and size class, 1 or a combination of columns may be used to determine total mitigation. Up to 50% of the required replacement trees may have T4, T6, T8 Tree Pots (oaks) container size, where the Town Manager determines that long term tree health and survival will be improved by starting with a smaller container size, and that each tree with a container size less than #15 will not be in a location where it will be more subject to damage while it is becoming established than a larger tree. If the property owner is unable to replace the tree on his or her property or within an area approved by the Town Manager, the Town Manager shall require the property owner to pay an In-lieu Fee to the Town.

A. **Small Tree and Native Tree Preservation Credits (TPC).** The Town may consider the preservation of seedling and sapling native oak trees that are smaller than 6" DBH (4" DBH for Blue Oaks) as a credit toward the total removed inches. For example, a 1" sapling (Caliper) would equal 1" of mitigation. These smaller trees are valuable because they are already established. Trees with Calipers of less than 1" shall not be eligible for credit under this provision. Retention of small blue oaks is especially encouraged. Any tree that is to be considered for preservation credit shall be evaluated, included in the arborist report, rated a 3, 4, or 5 and located in a suitable site with adequate spacing.

They must be marked as protected mitigation trees (e.g. tagged or staked), and fenced during construction just as protected trees are required to be fenced. TPC shall not count if they are in a poor growing space due to position within the CRZ of another Protected Tree to be preserved, or are likely to be adversely impacted by the proposed development or they are located in a non-development zone. They shall be included as Protected Trees in all required monitoring as stated in 13.54.090 of this Chapter.

B. **Large Parcel 10% Allowance.** On residentially zoned parcels zoned larger than RS-10 and having at least ten (10) Protected Trees, ten percent (10%) of Protected Trees may be removed over a ten (10) year period without mitigation being required. Trees within conservation easements may be counted but not removed under this provision. A dated site map, subject to staff verification, to be kept on file at Town Hall, showing size, number, and species of all Protected Trees is required to verify the ten (10) percent. The Large Parcel 10% Allowance is subject to Town approval.

C. **Woodland Enhancement.** Removal of Protected Trees to thin canopy density, improve overall health and spacing of remaining trees, improve species diversity, and improve habitat value shall not require mitigation. This requires a registered forester or certified arborist to provide a written recommendation and justification and is subject to review by the Town Arborist and subject to Town Manager approval.

13.54.100 Use of In-lieu Fees.

In-lieu Fees shall not be used for any other purposes other than for tree planting or propagation, purchasing, maintenance, preservation programs (including, but not limited to, land purchase and/or conservation easements), public education programs regarding trees which support the purposes of this Chapter (e.g. workshops on proper pruning), and activities in support of the administration of this Chapter. Fees collected pursuant to this Chapter may be directed by the Town Council to non-profit organizations for the implementation of programs consistent with the purposes of this Chapter within the Town of Loomis.

13.54.110 Agricultural Exemptions.

A Tree Permit may be granted to allow tree removal within the RA zoning district for an active agricultural use without mitigation and subject to the following conditions:

A. the agricultural use, as proposed and ultimately established, shall be limited to crop production, horticulture, orchards or vineyards, but shall not include grazing or other animal uses;

B. Only that area that will be utilized for active agriculture shall be exempt;

C. The Tree Permit shall be exercised within one (1) year;

D. Once tree removal is commenced, the proposed replacement agricultural use shall be in place within twenty-four (24) months of the removal of the first tree, or mitigation shall be required in compliance with Sections 13.54.090, an extension of one (1) year may be granted;

E. Once the replacement agricultural use is established, it shall be maintained for a minimum of ten (10) years. If the agricultural use is terminated before ten (10) years, and/or if a subdivision application for non-agricultural development (other than an application for a minor land division) is approved with the Town within that period, mitigation shall be required in compliance with Sections 13.54.090;

F. The approved tree removal and subsequent agricultural use shall retain existing trees:
   1. Surrounding existing buildings;
   2. Within 100' from a perennial stream;
   3. Within 10' of any property line or neighboring dwelling; and
   4. In significant groves, as determined by the Town Manager.

13.54.120 Development Projects, Tree Plan Required.

An application for a development project shall be accompanied by a tree plan, prepared by a certified arborist, containing the following information:

A. Contour map showing the extent of grading within any part of the CRZ, plus existing and proposed grades and the location, size, species and condition of all existing trees which are located upon the property proposed for development.

B. Identification of those trees which the applicant proposes to preserve and those trees which are proposed to be removed and the reason for such removal, including identification of all onsite Protected Trees.

C. A description of measures to be followed to insure survival of Protected Trees during construction.

D. A program for the preservation of Protected Trees and other trees not proposed for removal during and after completion of the project, which shall include the following:

1. Each tree or group of trees to be preserved shall be enclosed with a fence prior to any grading, movement of heavy equipment, approval of improvement plans or the issuance of any permits and such fence shall be removed following construction, but prior to installation of landscaping material;
2. Fencing shall be located at the CRZ of the tree or trees and shall be a minimum of four (4) feet in height;
3. Signs shall be posted on all sides of fences surrounding each tree stating that each tree is to be preserved;
4. Any and all exposed roots shall be covered with a protective material during construction.

E. A program for the replacement of any Protected Trees proposed to be removed.

F. All of the tree preservation measures required by the conditions of a discretionary project approval (the arborist's report and the Tree Permit, as applicable) shall be completed and certified by staff or the developer's arborist prior to issuance of a Certificate of Occupancy.

G. The property owner will be required to submit a utility and/or irrigation trenching-pathway plan on the site plan:

1. The Trenching Pathway Plan shall depict all of the following: easements, storm drains, sewers, water mains, area drains, and irrigation and underground utilities. Except in lot sale subdivisions, the trenching-pathway plan must show all lateral lines serving buildings. The plan must also include an accurate plotting of the CRZ of each Protected Tree within 50' of the soil disturbance activity.
2. The Trenching Pathway Plan must be developed to avoid going into the CRZ of any Protected Tree on its path from the street to the building.
3. If the encroachment into the CRZ is unavoidable, a certified arborist must assess the impact to determine the type of preservation device required. Boring under the root system of a Protected Tree may be required. Encroachments and mitigation measures must be addressed in a Supplemental Arborist Report. If no preservation device is implemented, mitigation shall be required for that Protected Tree.
4. In order to minimize or avoid injury to the root system, trenching within the CRZ of a Protected Tree, when permitted, may only be conducted with hand tools, air spades, or other acceptable measures. Acceptable measures and said work shall be determined by and conducted under the supervision of a certified arborist. Boring machinery, boring pits, and spoils shall be set outside of the CRZ fencing.
5. Utility corridors shall be under or adjacent to driveways where feasible, if needed for tree protection.

H. Tree Permits for development projects will be granted for trees impacted by the construction of streets, utility installation, grading and other infrastructure improvements. A Tree Permit shall only be issued in conjunction with a grading or building permit.

13.54.140 Mitigation of Other Trees.

When mitigation is required by the California Environmental Quality Act or any other regulation for the removal of any tree, such mitigation shall be provided consistent with Chapter.

13.54.150 Implementing Regulations.

The Town Council may adopt implementing regulations to effectuate the intent of this Chapter.

13.54.160 Liability-Responsibility.

This Chapter shall not be construed to impose any liability upon the Town, its officers or employees for the performance of any act or the failure to perform any act under this Chapter, and shall not relieve the owner from the duty to keep any tree upon his or her property in such condition as to prevent it from causing damage or constituting a nuisance. By enactment of this Chapter, the Town is not assuming responsibility for the maintenance of Protected Trees, nor relieving the property owner of the duty to maintain such trees at his own expense. Furthermore, it shall be the obligation and duty of each owner to demonstrate compliance with this Chapter.

13.54.170 Emergency Response and Abatement.

A. An owner is not precluded by this Chapter from taking action, in the event of an emergency, which would otherwise violate the terms of this Chapter, if such action is necessary to minimize danger. In the event such emergency action is taken, the owner shall notify the Town Manager or his representative by the next working day. The burden is on the owner to demonstrate that nay action taken complies with this Section. For purposes of this section, "emergency" means imminent threat to life or property.

B. In the event that an owner has not maintained trees for which the owner is responsible and the trees pose an imminent danger to persons and/or property, constituting an emergency, the Town Manager may commence abatement proceeding pursuant to Section 7.04.020 of the Municipal Code. At the owner's expense, the tree shall be removed or have the dangerous condition otherwise rectified.

C. In the event that an owner has not maintained trees for which the owner is responsible and the trees and the condition does not pose an imminent threat to persons and/or property, but has the potential to pose such a threat, the Town Manager shall give the owner thirty (30) days to eliminate the potentially dangerous condition. If the condition has not changed in thirty (30) days the Town Manager may commence abatement proceedings pursuant to Section 7.04.020 of the Municipal Code.

13.54.180 Stop-work Order.

Whenever the Town Manager determines that an action being taken is in conflict with this Chapter, he shall cause to be issued a Stop Work Order which shall prohibit such action. Such Stop Work Order shall set forth the alleged violations and may list remedies to be taken to correct the violations. The person receiving the Stop Work Order shall report in writing to the Town Manager within forty-eight (48) hours regarding the steps to be taken to correct the violations or to appeal the posting of the Stop Work Order. The Stop Work Order shall remain in effect until a finding is made that the circumstances giving rise to its order no longer exist. Any party receiving a Stop Work Order may appeal through the process outlined in Section 13.54.190.

13.54.190 Appeals.

Any person dissatisfied with the decision of the Town Manager made under this Chapter may appeal such decision to the Town Council. Such appeal shall be in writing, stating the reasons therefore, and, except as otherwise provided herein, shall be filed with the Town Clerk not later than fifteen (15) days after the date of the Town Manager's

decision. All appeals shall be conducted in accordance with Chapter 13.54 of the Municipal Code. The decision of the Town Council shall be final.

13.54.200 Violation-Penalty.

In addition to compliance with the appropriate mitigation as required by this Chapter, any person, corporation or other legal entity who violates or fails to comply with any Chapter of this provision shall be subject to a fine of one hundred dollars ($100) for the first offense, two hundred dollars ($200) for the second offense, and five hundred dollars ($500) for the third offense and each subsequent offense thereafter. Each person, corporation or other legal entity is guilty of a separate offense for each and every tree each and/or every day the violation exists, during any portion of which violation of this Chapter is committed, continued or permitted by any such person, corporation or legal entity, and such person, corporation or legal entity shall be punished accordingly.

In addition to the general penalty set forth above, any condition caused or permitted to exist in violation of this Chapter shall be deemed a public nuisance and may be summarily abated by the Town in accordance with Section 7.04.020, Nuisance Abatement, and other applicable provisions of law.

Section 2. Severability: If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance for any reason shall be held to be invalid or unconstitutional, the decision shall not affect the remaining portions of the Ordinance. The Council of the Town of Loomis hereby declare that they would have passed this Ordinance and each article, section, subsection, paragraph, sentence, clause or phrase which is a part thereof, irrespective of the fact that any one or more articles, sections, subsections, paragraphs, sentences, clauses or phrases are declared to be invalid or unconstitutional.

Section 3. Effective Date and Posting. This Ordinance shall take effect thirty (30) days after its adoption. The Town Clerk shall cause this Ordinance to be published in the Loomis News and to be posted at three (3) locations within fifteen (15) days after its passage; shall certify to the adoption and posting of this Ordinance; and shall cause this Ordinance and its certification to be entered in the Book of Ordinances of the Town of Loomis.

The foregoing Ordinance was introduced at a regular meeting of the Council of the Town of Loomis held on May 13, 2014, and was ADOPTED AND ORDERED published and posted at a meeting of the Council held on the 10th day of June, 2014, by the following roll call vote:

AYES: Black, Morillas, Ucovich, Wheeler
NOES: None
ABSENT: Calvert

By:_____
Mayor

ATTEST:

By:_____
Town Clerk

Appendix D. Wetland Report and Verification Request (2017)

AREA WEST
ENVIRONMENTAL, INC.

February 27, 2017

Mary Pakenham-Walsh
Regulatory Branch
U.S. Army Corps of Engineers
1325 J Street, 12th Floor
Sacramento, CA 95814-2922

Subject: Request for Jurisdictional Determination for the Taylor Road Mixed Use Project (Corps ID# 199700768)

Ms. Mary Pakenham-Walsh,

Area West Environmental, Inc. (AWE) conducted a wetland delineation update for the approximately 9-acre Taylor Road Mixed Use Project (Project) (formerly known as the Oak Tree Plaza Project) located northeast of the intersection of Taylor Road and Sierra College Boulevard in Loomis, California.

To reach the Project site from Sacramento, take Interstate 80 east toward Roseville and Reno. Take exit 109 for Sierra College Boulevard and turn left (north), continue on Sierra College Boulevard and turn right (northeast) onto Taylor Road after almost 1 mile. The Project site is approximately 650-feet from the Sierra College Boulevard and Taylor Road intersection on the right side (southwest) of Taylor Road, just past the Loomis RV Park and Storage entrance.

Background

A wetland delineation was performed in December 1997 by Area West Engineers, Inc. The wetland delineation identified one jurisdictional feature, riparian scrub drainage, and three non-jurisdictional features: blackberry scrub, swale, and excavated channel. The delineation was verified by the U.S. Army Corps of Engineers (Corps) in January 1998. A re-verification request was made in July 2004 by AWE, to which the Corps responded with a verification of the 0.17 acre of jurisdictional wetland (riparian scrub drainage) in the Project site in January 2005. Attachment 1 provides copies of the 1997 wetland delineation and related correspondence with the Corps.

Current Request

We are requesting that the existing delineation be re-verified.

Methods

On January 26, 2017 AWE conducted a reconnaissance site visit; however, conditions were extremely saturated due to the recent rain, so a more detailed site visit was performed on January 31, 2017, to re-verify the previously mapped wetland boundaries and to determine if site conditions have changed significantly since 2004.

AWE Biologist Patrick Martin walked the approximately 9-acre site and mapped aquatic resource boundaries with a sub-meter accurate handheld Global Positioning System unit. Changes to the site from what was observed in 2004 were also documented. The findings are discussed below.

Results

The Project site continues to support the habitats described in the 2004 wetland delineation (Attachment 1): annual grasslands punctuated by scattered valley oak (*Quercus lobata*), interior live oak (*Q. wislizeni*), foothill pine (*Pinus sabiniana*) and other native and non-native tree and shrub species; a riparian scrub drainage within the northern portion of the site; a swale on the eastern edge of the property; and an excavated ditch that transects the property in a northwest to southeast direction. These basic elements of the property have not changed. The most notable difference is the growth of trees in the riparian habitat (primarily willow [*Salix* spp.] and Fremont cottonwood [*Populus fremontii*]), the dominance of hydrophytic plants in the excavated ditch, and the change in the size and configuration of the eastern swale. A description of these habitats follows below and is further represented in Exhibit A and with representative photographs in Exhibit B.

Annual Grassland

Annual grassland is the dominant habitat type and occurs throughout the Project site.

Vegetation. Vegetation in the annual grassland is mostly herbaceous with scattered valley oak (Facultative Upland [FACU]), interior live oak (Not Listed [NL]) and foothill pine (NL). Herbaceous plant species include wild oats (*Avena fatua*) (NL), soft brome (*Bromus hordeaceous*) (FACU), medusahead (*Elymus caput-medusae*) (NL), spring vetch (*Vicia sativa*) (FACU), Crane's bill geranium (*Geranium molle*) (NL), vinegarweed (*Trichostema lanceolatum*) (FACU) and short-pod mustard (*Brassica incana*) (NL). Some patches of annual grassland consisted of iris-leaved rush (*Juncus xiphioides*) (Obligate [OBL]), although no other wetland criteria were observed at patches containing this species.

Soils. Hydric soil indicators were not detected in this habitat.

Hydrology. No wetland hydrology indicators were detected in this habitat.

Justification for Non-jurisdictional Status. Annual grassland represents an upland habitat dominated by upland herbaceous species. This habitat is not considered a wetland or an other waters of the U.S., and is not subject to jurisdiction by the Corps.

Riparian Scrub Drainage

The riparian scrub drainage boundaries remain the same at 0.17 acre, although the trees have matured and grown since the previous verification and are now much taller. Overall characteristics of the riparian scrub drainage remain the same. Based on historical topographic map dated to 1944, this area does not appear to be a natural historic drainage (Exhibit C).

Vegetation. Vegetation in this habitat exhibits a dominance and a prevalence of hydrophytic vegetation, consisting of Fremont cottonwood (Facultative [FAC]), willow (Facultative Wetland [FACW]), Himalayan blackberry (*Rubus armeniacus*) (FAC), interior live oak and valley oak.

Soils. Hydric soils are present, and were met by a low chroma matrix.

Hydrology. Wetland hydrology is met by drainage pattern (B10), which exhibited erosional banks in a well-defined topographically low spot. Previously, riparian scrub drainage exhibited wetland hydrology indicators Surface Water (A1) and Saturation (A3), although these indicators were not present on January 26 or 31, 2017.

Justification for Non-jurisdictional Status. Due to the combination of hydrology, hydric soil, and vegetation indicators, this habitat meets the three criteria required to be categorized as a wetland. Although this feature was identified as jurisdictional in 1997 and re-verified as such in 2005, it does not appear to meet current Corps regulatory guidance definition as jurisdictional due to the artificial hydrology present at the site. Therefore, it is not considered to be subject to jurisdiction by the Corps.

Swale

The non-jurisdictional swale has expanded in size compared to what was mapped in the 2004 delineation to approximately 0.162 acre. Water appears to originate from adjacent properties, though the expansion of this feature could be a result of unusually wet conditions in October – December 2016, and January 2017, and the result of vehicle use through the swale when establishing fire breaks. The wettest locations appeared to be located along firebreaks based on aerial imagery, where soil has been compacted and depressed.

Vegetation. The swale exhibited a prevalence of hydrophytes which included iris leaved rush, clustered field sedge (*Carex praegracilis*) (FACW), and yard knotweed (*Polygonum aviculare*) (FAC). Other species observed in the swale include long-beak stork's bill (*Erodium botrys*) (FACU), spring vetch, vinegarweed and rose clover (*Trifolium hirtum*) (NL).

Soils. Hydric soils are present, and were met by a low chroma matrix.

Hydrology. Wetland hydrology for this swale was met by Surface Water (A1) and Saturated Soil (A3). The depth of the surface water ranged from 0 to 3 inches.

Justification for Non-jurisdictional Status. Due to the combination of hydrology, hydric soil, and vegetation indicators, this habitat meets the three criteria required to be categorized as a wetland. However, this swale appears to be artificially inundated by water from adjacent properties and is not expected to be subject to jurisdiction by the Corps.

Excavated Channel

The non-jurisdictional excavated channel remains mostly the same as described in the 2004 re-verification (0.099 acre/552 feet long), though it now supports hydrophytes where before it supported mostly upland plant species. The excavated channel is a bed and bank feature with an ordinary high water mark. This habitat was created in uplands and is not a relocated waterway. It drains uplands and conveys stormwater during periods of precipitation from Taylor Road and the Project site to a subsurface drainage system located at the southeastern end of the Project site.

Vegetation. The excavated channel is dominated by hydrophytes, which include Italian ryegrass (*Festuca perennis*) (FAC), and tall flat sedge (*Cyperus eragrostis*) (FACW). Other vegetative species observed in the channel include iris leaved rush, chicory (*Cichorium intybus*) (FACU), curly dock (*Rumex crispus*) (FAC), and willow (FACW).

Soils. Hydric soils are present, and were met by a low chroma matrix.

Hydrology. Wetland hydrology was met by the presence of Surface Water (A1), which was approximately 12 inches deep and flowing slowly to the southeast.

Justification for Non-jurisdictional Status. Due to the combination of hydrology, hydric soil, and vegetation indicators, this habitat meets the three criteria required to be categorized as a wetland and may also qualify as other waters. However, since this feature is an excavated channel in uplands, does not convey natural water flows, and appears to be part of a stormwater control system, it is not considered to be jurisdictional by the Corps.

Blackberry Scrub

Additional non-jurisdictional blackberry scrub areas were mapped north and east of the area delineated in 1997, for a combined 0.407 acre.

Vegetation. Vegetation in the blackberry scrub is dominated by Himalayan blackberry, but also consists of annual fireweed (*Epilobium brachycarpum*) (NL), soft brome, wild oats (*Avena fatua*) (NL), and Bermuda grass (*Cynodon dactylon*) (FACU).

Soils. Hydric soil indicators were not detected in this habitat.

Hydrology. No wetland hydrology indicators were detected in this habitat.

Justification for Non-jurisdictional Status. Blackberry scrub represents an upland habitat dominated by Himalayan blackberry, but does not support hydric soil or wetland hydrology. This habitat is not considered a wetland or an other waters of the U.S., and is not subject to jurisdiction by the Corps.

We appreciate your attention to this matter. Please call or e-mail me at (916) 987-3362 or adour-smith@areawest.net with any questions or if you would like to schedule a site visit.

Sincerely,

Aimee Dour-Smith

Aimee Dour-Smith
Project Manager

Enclosures:

Exhibit A. Delineation update from 2017
Exhibit B. Representative Photographs 2017
Exhibit C. 1944 USGS Map
Attachment 1. Wetland Delineation Report (1997) and Correspondence with the Corps (1998, 2005)

CC: Robert King, Town of Loomis
Pat Cannon, Taylor Road Mixed Use LLC

Exhibit A. Mapping Update from 2017

Exhibit A. Taylor Road Mixed Use Project Habitats

Exhibit B. Representative Photographs 2017

Photo Point 1. View of annual grassland facing east from the western portion of the Project site.
Taken on January 31, 2017.

Photo Point 2. View of riparian scrub drainage facing southeast from the central portion of the riparian scrub drainage.
Taken on January 31, 2017.

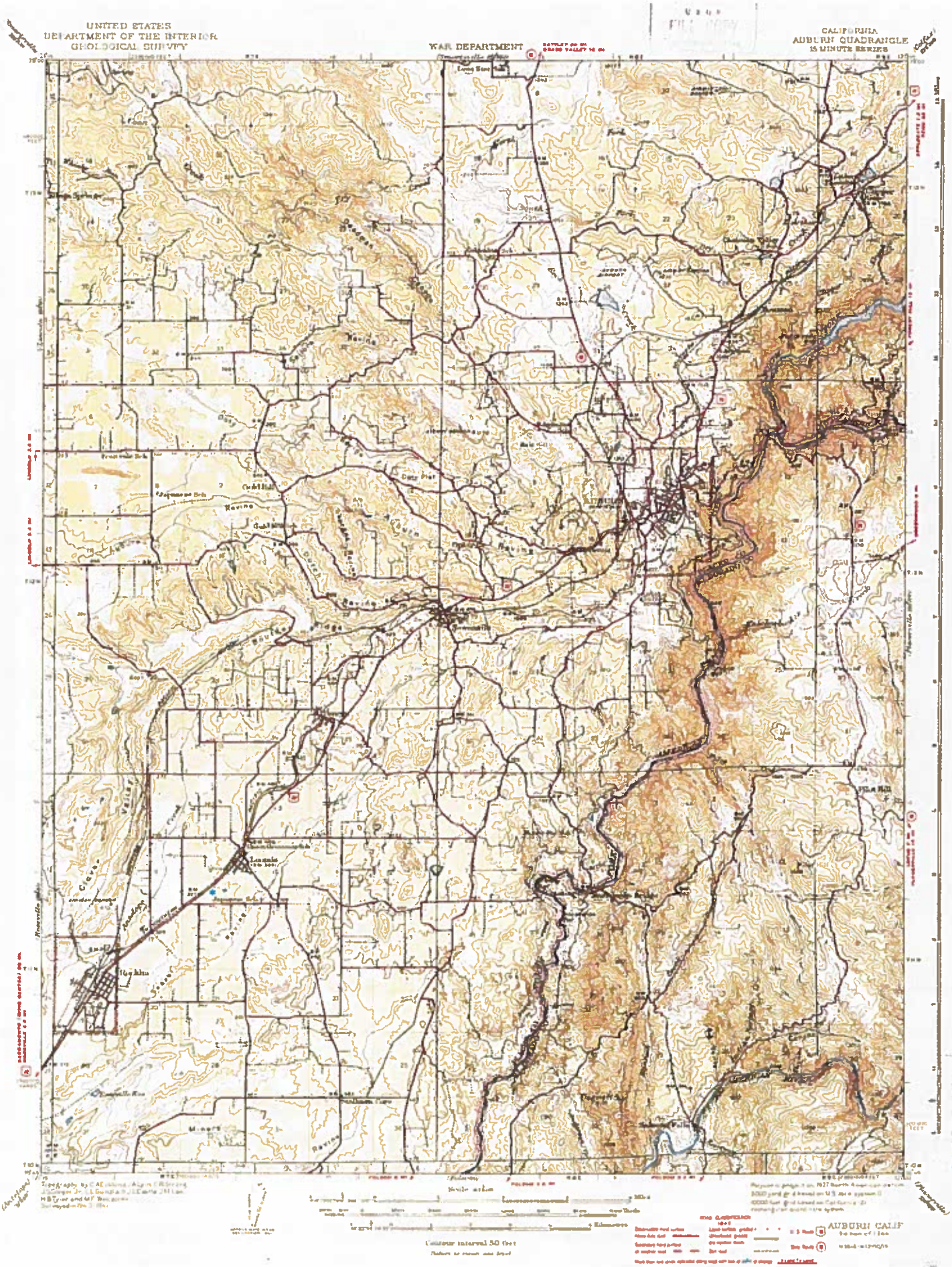
Photo Point 3. View looking north at swale in the eastern portion of the Project site.
Taken on January 31, 2017.

Photo Point 4. View looking northwest at excavated channel in the central portion of the Project site.
Taken on January 31, 2017.

Photo Point 5. View looking southeast at blackberry scrub in the eastern portion of the Project site.
Taken on January 26, 2017.

Photo Point 6. View looking northwest at culvert location in blackberry scrub in the eastern portion of the Project site.
Taken on January 31, 2017.

Exhibit C. Historical 1944 USGS Map


UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY
WAR DEPARTMENT
CALIFORNIA
AUBURN QUADRANGLE
15 MINUTE SERIES
Auburn
Lincoln
Loomis
Penryn
Newcastle
Contour interval 50 feet
AUBURN CALIF

Attachment 1. Wetland Delineation Report (1997) and Correspondence with the Corps (1998, 2005)

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

January 6, 2005

Regulatory Branch (199700768)

Matt Dobbins
John Deterding Company
P.O. Box 1608
Carmichael, California 95609-1608

Dear Mr. Dobbins:

We are responding to your consultant's request for an approved jurisdictional determination for the Oak Tree Plaza site. This approximately 9-acre site is located in Section 9, Township 11 North, Range 7 East, MDB&M, Latitude 38° 48′ 49.4″, Longitude 121° 12′ 1.50″, Placer County, California.

Based on available information, we concur with the estimate of waters of the United States, as depicted on Area West Environmental's December 1997 jurisdictional delineation drawing (Enclosure 1). Approximately 0.17 acres of waters of the United States, including wetlands, are present within the survey area. These waters are regulated under Section 404 of the Clean Water Act since they are adjacent to an unnamed tributary of Secret Ravine. Secret Ravine is tributary to Dry Creek, which is a tributary of the Natomas East Main Drainage Canal, which flows into the Sacramento River, a navigable water of the United States.

This verification is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. You should provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

Please refer to identification number 199700768 in any correspondence concerning this project. If you have any questions, please contact Tom Cavanaugh at our Sacramento Valley Office, 1325 J Street, Room 1480, Sacramento, California 95814-2922, email *Thomas.J.Cavanaugh@usace.army.mil*, or telephone 916-557-5261. You may also use our website: *www.spk.usace.army.mil/regulatory.html*.

Sincerely,

ORIGINAL SIGNED

Thomas J Cavanaugh
Chief, Sacramento Valley Office

Enclosure

Copy furnished with enclosure:

✓ Becky Rozumowicz, Area West Environmental, 7006 Anice Street, Orangevale, California 95662-2802
George Day, Storm Water and Water Quality Certification Unit, Central Valley Regional Water Quality Control Board, 11020 Sun Center Drive #200, Rancho Cordova, California 95670-6114

AREA WEST ENVIRONMENTAL

July 21, 2004

Jonathan Foster
Regulatory Branch
US Army Corps of Engineers
1325 J Street, 12th Floor
Sacramento, CA 95814-2922

SUBJECT: Oak Tree Plaza Project

Mr. Foster:

In December 1997, Area West Engineers, Inc. performed a Delineation of Waters of the U.S. for the Oak Tree Plaza Project. To this date, there is no record of a response from the U.S. Army Corps of Engineers (Corps) with regard to this matter.

Area West Environmental has performed a site visit and confirmed that the conditions present in 1997 are the same as those present in 2004. We have prepared the enclosed Delineation of Waters of the U.S. that presents the results of the previous delineation. We are requesting that the enclosed Delineation of Waters of the U.S. be verified by your office.

The 1997 delineation identified 0.17 acres of jurisdictional wetland, however under current regulations your office may determine that the 0.17 acres is not jurisdictional. If it is determined that jurisdictional wetlands are affected, a Pre-Construction Notification package will be prepared and submitted to your office.

If you have any questions about the proposed project or would like to schedule a site visit, please call me at (916) 987-3362.

Sincerely,

Original Signed

Becky Rozumowicz
Wetland Ecologist

cc: Mr. Matt Dobbins, John Deterding Company

7006 ANICE STREET • ORANGEVALE, CA 95662
PHONE (916) 987-3362 • FAX (916) 988-2677
E-MAIL AREAWEST@PACBELL.NET

Area West Environmental
7006 Anice Street
OrangeVale, CA 95662
Phone • (916) 987-3362 • Fax (916) 988-2677 • E-mail
areawest@pacbell.net

Transmittal

To: Will Ness and Kathy Kerdus **From:** Becky Rozumowicz

Phone: **Date:** 9/30/04

Re: Oak Tree Plaza Project **CC:**

Sent via: ☐ Fax ☑ Postal Mail ☐ E-Mail

Enclosed is a copy of the Wetland Delineation Prepared for the Oak Tree Plaza Project. Please let me know if you have any questions about the project.

Thank you,

Becky Rozumowicz

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

January 7, 1998

Regulatory Branch (199700768)

Richard Rozumowicz
Area West Engineers, Inc.
7478 Sandalwood Drive
Citrus Heights, California 95621

Dear Mr. Rozumowicz:

This letter concerns the delineation of waters of the United States, including wetlands, you have submitted, on behalf of Taylor's Investment Company, for the Oak Tree Plaza site. This property is located in Section 9, Township 11 North, Range 7 East, MDBM, Loomis, Placer County, California.

We have reviewed and verified the December 1997 "Oak Tree Plaza Wetland Delineation" for this project site which shows approximately 0.17 acres of waters of the United States, consisting of riparian scrub wetlands, within the surveyed area. This verification is for Section 404 purposes only and is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date.

Our jurisdiction in this area is under Section 404 of the Clean Water Act. A Department of the Army permit is required prior to discharging dredged or fill materials, or excavating in, waters of the United States. Based on the information you have provided, the wetlands at this site may be filled under the authority of Nationwide Permit 26, provided the work complies with the terms and conditions listed on the enclosed information sheet and the permittee acquires credit for 0.17 acres of riparian scrub wetland habitat at an approved wetlands mitigation bank.

The State of California has denied certification for this nationwide permit. Individual water quality certification or waiver must be obtained from the Regional Water Quality Control Board at the address below. Therefore, the proposed project is denied without prejudice and cannot be authorized until either water quality certification or a waiver is obtained. Work may then proceed subject to any conditions of certification and the nationwide permit conditions.

This verification is valid until the nationwide permit expires on December 13, 1998. Please reference number 199700768 in any correspondence pertaining to this work. If you have any questions, please write to Michael Finan, Room 1480 at the letterhead address, or telephone (916)557-5324.

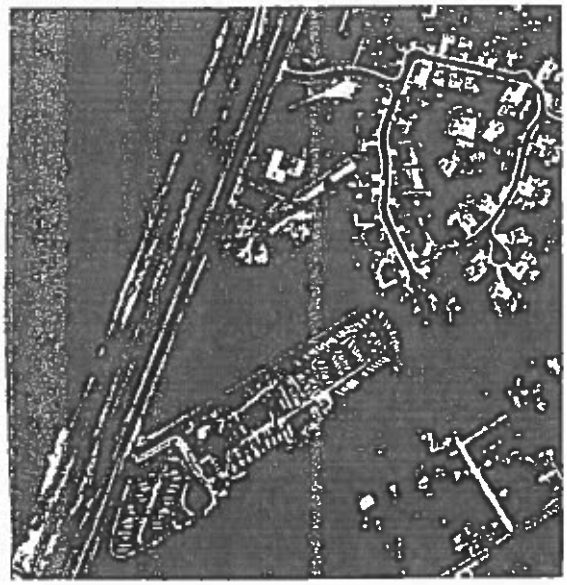
Sincerely,

ORIGINAL SIGNED
Bob Junell
Chief, Sacramento Valley Office

Copies Furnished:

Central Valley Regional Water Quality Control Board, 3443 Routier Road, Suite A, Sacramento, California 95827-3098
Taylor's Investment Company, 2701 Corabel lane, Sacramento, California 95821

Oak Tree Plaza
Wetland Delineation



Prepared for:

Taylor's Investment Company
2701 Corabel Lane
Sacramento, CA 95821
(916) 485-4566
Contact: Gary, Fred, or Bob Taylor

Prepared by:

Area West Engineers, Inc.
7478 Sandalwood Drive
Citrus Heights, CA 95621
Contact: Richard Rozumowicz
(916) 725-5551

December 1997

97035

TABLE OF CONTENTS

1.0 Summary of Findings

The proposed project area contains 0.17 acre of Waters of the United States, including 0.17 acre of riparian scrub drainage. This habitat appears to meet US. Army Corps of Engineers' (Corps) criteria as jurisdictional "Waters of the United States", subject to Corps regulation under Section 404 of the Clean Water Act. The findings of this report are preliminary and are subject to review and verification by the Corps. Dredge or fill activities in these areas require the project proponent to obtain a Section 404 permit.

2.0 Introduction

Area West Engineers, Inc. was retained by the project proponent to perform a wetland delineation at the Oak Tree Plaza project site in Loomis, California (Figure 1). As part of the delineation we reviewed photos found on file at the Natural Resources Conservation Service in Placer County. The aerial photos from September 10, 1938 and August 7, 1952 revealed that the site had been leveled and used for an orchard during the mid 1900's.

To determine wetland habitat locations and acreage at the approximately 9 acre project site, the project proponent has requested that a wetland delineation be conducted at the site using Corps-approved methodologies. This report presents the results of the wetland delineation for the Oak Tree Plaza project area.

3.0 Survey Methodology

Wetlands were delineated using the 1987 US Army Corps of Engineers' approved methodology (Environmental Laboratory 1987). Sites were first analyzed by reviewing topographic maps and aerial photographs to identify wetland drainage patterns. Soil survey information was reviewed to determine the location of hydric soil at the site (Figure 2) (USDA Soil Conservation Service).

The site was investigated in November 1997, by walking meandering transects to ensure complete site coverage. Special attention was given to low spots and areas identified as drainages on existing topographic maps.

The purpose of the field investigation was to gather data on the vegetation, soils, and hydrology of the site to determine if any areas met the Corps' three mandatory criteria for wetland conditions (i.e. exhibited positive indicators of wetland vegetation, soils, and hydrology). Sites were first assessed to determine if they were dominated by hydrophytic (water-loving) vegetation. Plant species encountered were identified based on Hickman (1993), and assessed as hydrophytes based on Reed (1988). Soils were then investigated to determine if they exhibited indicators of hydric conditions. Soil colors were determined based on the Munsell color chart (Munsell 1994). Site hydrology was determined based on aerial photographic signature, landscape positions, and the presence of ponded or flowing water. Sites were revisited after 2 different rainfall events (on November 15 and 26, 1997

and December 6 and 8, 1997) to verify wetland hydrology indicators. A drainage feature that had riparian vegetation was also examined to see if wetland criteria were meet or if a bed and erosional bank was present.

Areas exhibiting positive indicators of mandatory criteria were considered jurisdictional and mapped on a contour map with a scale of 1 inch =100 feet. Jurisdictional acreage was then determined by plotting the area on the topographic map and measuring the outlined area.

4.0 Results and Discussion

The site supports 0.17 acre of jurisdictional Waters of the United States, 0.17 acre of riparian scrub drainage. The site also supports the following non-jurisdictional habitats: an artificially supported swale, blackberry patches, an excavated channel, and disturbed grassland.

The following section describes the vegetation, soils, and hydrologic conditions for each habitat type. Wetland delineation forms representing typical habitat conditions are included as Appendix A.

Jurisdictional Habitat

Riparian Scrub Drainage. A portion of what may have at one time been a natural drainage is found at the project site. This area receives water from channelized road runoff which dumps into a stormwater drain and then empties to the project site. This habitat type is characterized as a linear waterway with edges of riparian vegetation (blackberries, cottonwood and some small willows). This drainage feature was considered jurisdictional waters of the United States because it exhibited hydrophytic vegetation, wetland hydrology, and hydric soils. Refer to representative data sheet 7 for information on this habitat type.

Vegetation. Riparian vegetation was found along the edge and within the area near the culvert outfall. Vegetation consisted primarily of blackberries with some cottonwood, willow, and oak trees and had a small component of umbrella nut sege.

Soils. Soils observed had a low matrix chromas.

Hydrology. This habitat exhibits some minor erosional banks and was in a well-defined topographic low spot.

Non-jurisdictional Habitats

Four habitats were encountered that did not meet the three mandatory Corps' criteria, and therefore were not considered jurisdictional wetlands: an artificially supported swale, blackberry patches, an excavated channel, and disturbed grassland. These habitats are discussed briefly below.

Swale. The swale at the far East side of the project is fed by urban runoff (from neighboring properties watering their backyards). Although the predominate vegetation cover is iris leafed juncus and the soil has a low chroma matrix color with high chroma mottles, the hydrology indicators are not met (Representative data sheet 1). Because the soil and vegetation is sustained by artificial means it was not considered a jurisdictional wetland.

Blackberry Scrub. Blackberry scrub was encountered in the middle of the project site and was not associated with a topographic low (Exhibit 1). This habitat supported a mixture of wetland and upland plant species such as curly dock, vetch, and blackberries (Representative data sheet 4) , but lacked clear indicators of wetland hydrology and hydric soils, therefore was not considered jurisdictional.

Excavated Channel. An excavated channel runs in a diagonal northwest and southeast direction along the eastern half of the parcel. The channel does not convey natural water flows, does not support hydrophytic vegetation, and is excavated in an upland area, therefore this feature is not considered jurisdictional (Representative data sheet 2).

Disturbed Grassland. The remainder of the project site is covered by disturbed upland species, primarily star thistle and some California poppy. Within this habitat are small patches of iris leafed rush. These areas are not in topographic low spots and do not exhibit hydric soil characteristics. These sites were revisited after several storm events and had no evidence of standing water, nor were the soil profiles saturated. Furthermore, the soil profile has a course texture and would not be expected to pond water. This habitat is routinely tilled for fire breaks and is not considered jurisdictional (Representative data sheets 3, 5, and 6).

5.0 References

Environmental Laboratory, Department of the Army. 1987. Corps of Engineers' Wetland Delineation Manual (Technical Report Y-87-1). US Army Corps of Engineers. Waterways Experimental Station. Vicksburg, Mississippi.

Hickman, James C., ed. 1993. The Jepson Manual, Higher Plants of California. University of California Press, Berkeley, California.

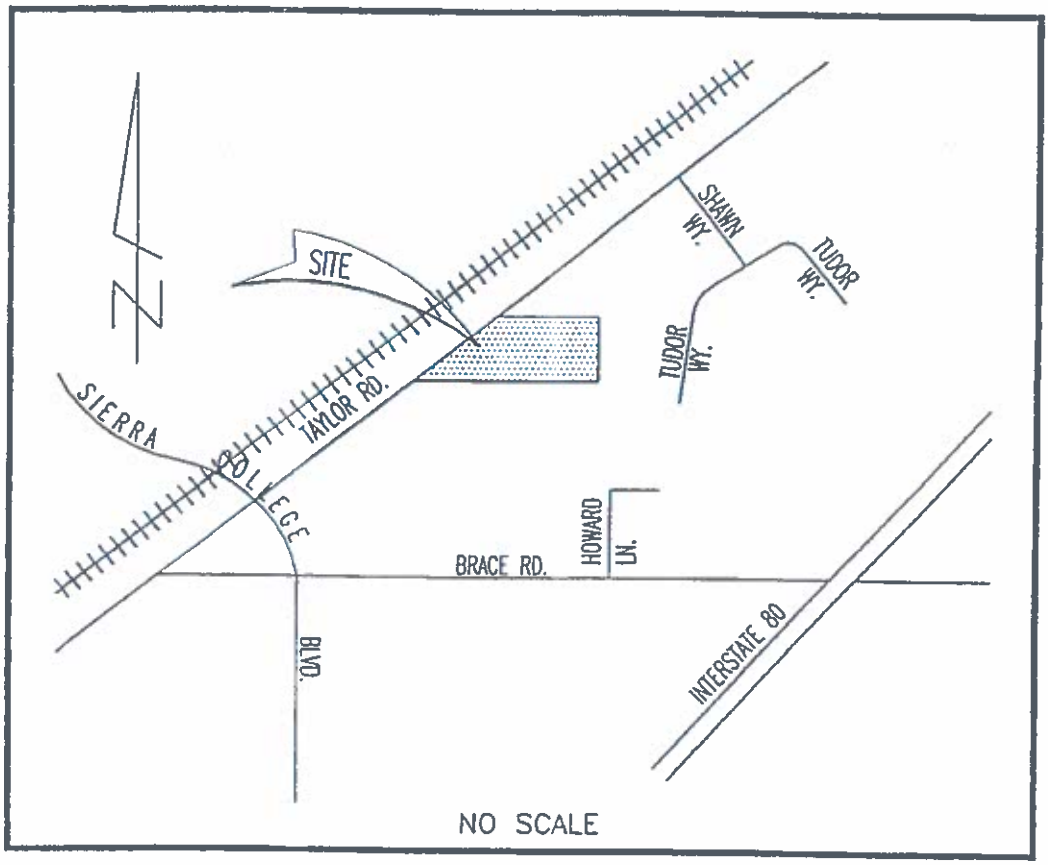
Munsell. 1994. Munsell Soils Color Chart. Macbeth Division of Kollmorgen Instruments Corporation. Baltimore, Maryland.

Reed, P.B., Jr. 1988. National List of Plant Species that Occur in Wetlands: California Region 0. (Biological Report 88[26.10]0. US. Fish and Wildlife Service. Fort Collins, Colorado.

US. Department of Agriculture, Soil Conservation Service. 1980. Soil Survey of Placer County, California, Western Part.

Figures

FIGURE 1
SITE LOCATION MAP



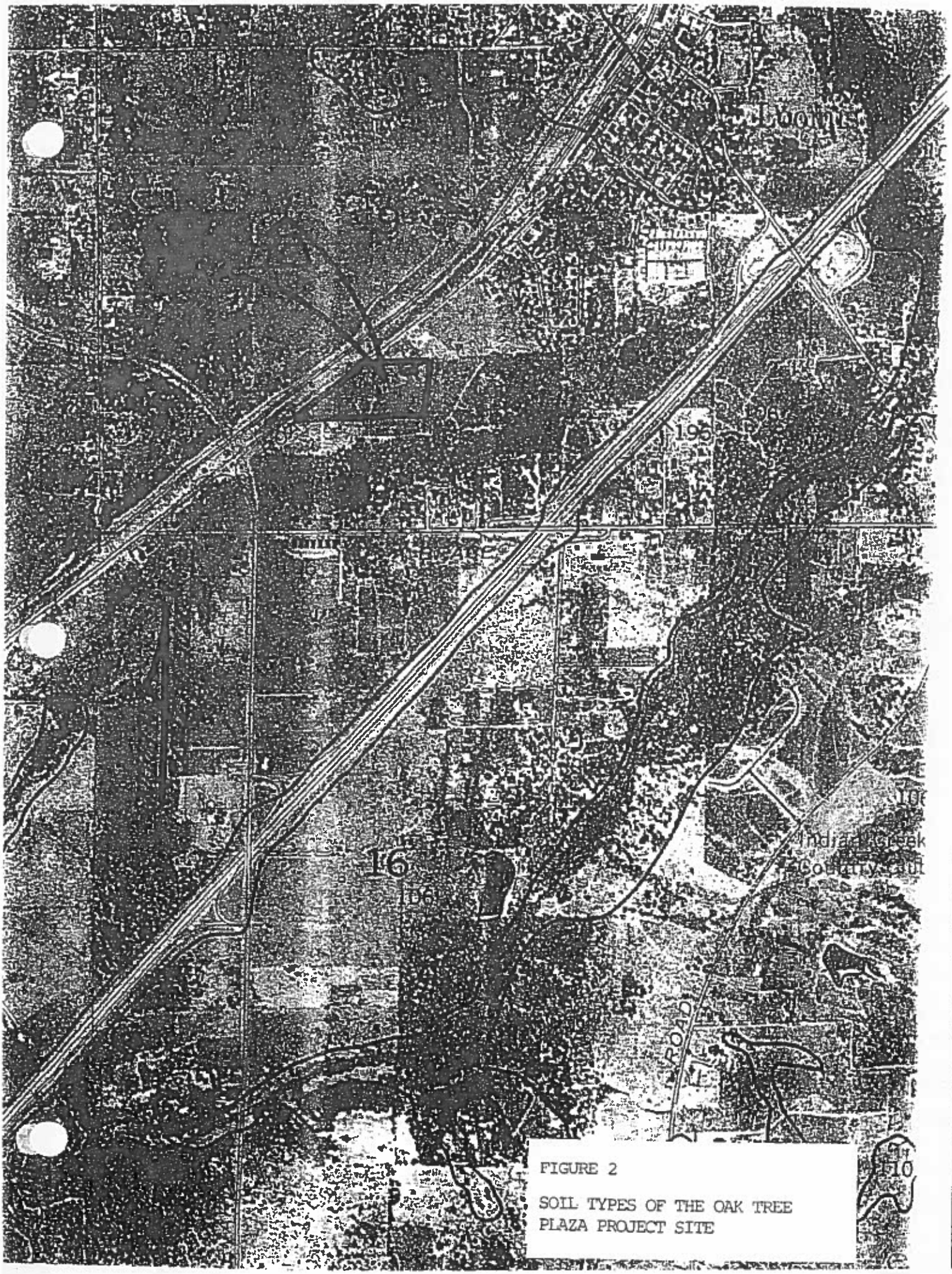
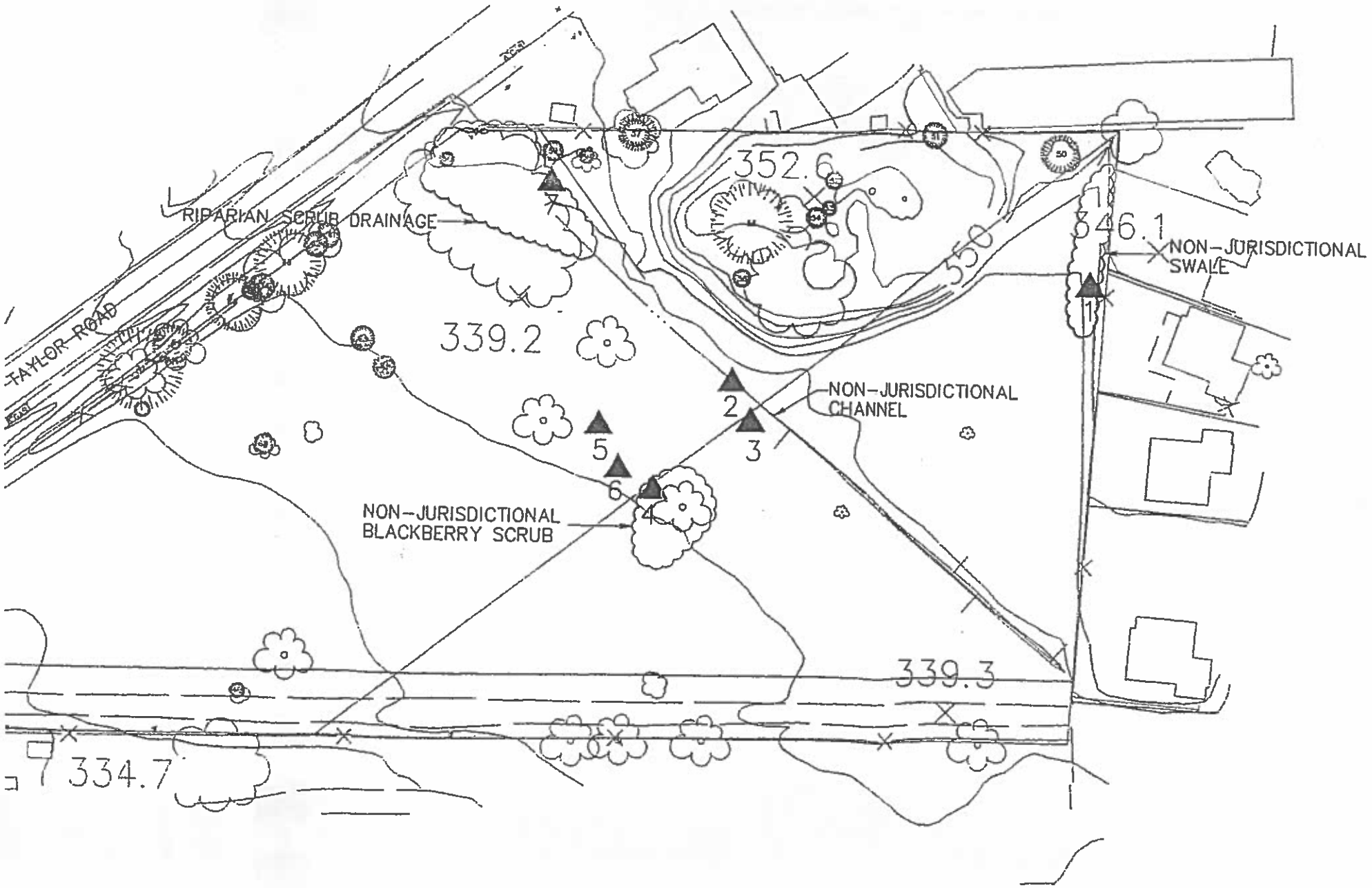


FIGURE 2

SOIL TYPES OF THE OAK TREE PLAZA PROJECT SITE

Exhibits


RIPARIAN SCRUB
DRAINAGE
TAYLOR ROAD
352.6
346.1
NON-JURISDICTIONAL
SWALE
339.2
NON-JURISDICTIONAL
CHANNEL
NON-JURISDICTIONAL
BLACKBERRY SCRUB
339.3
334.7
1
2
3
4
5
6

NORTH

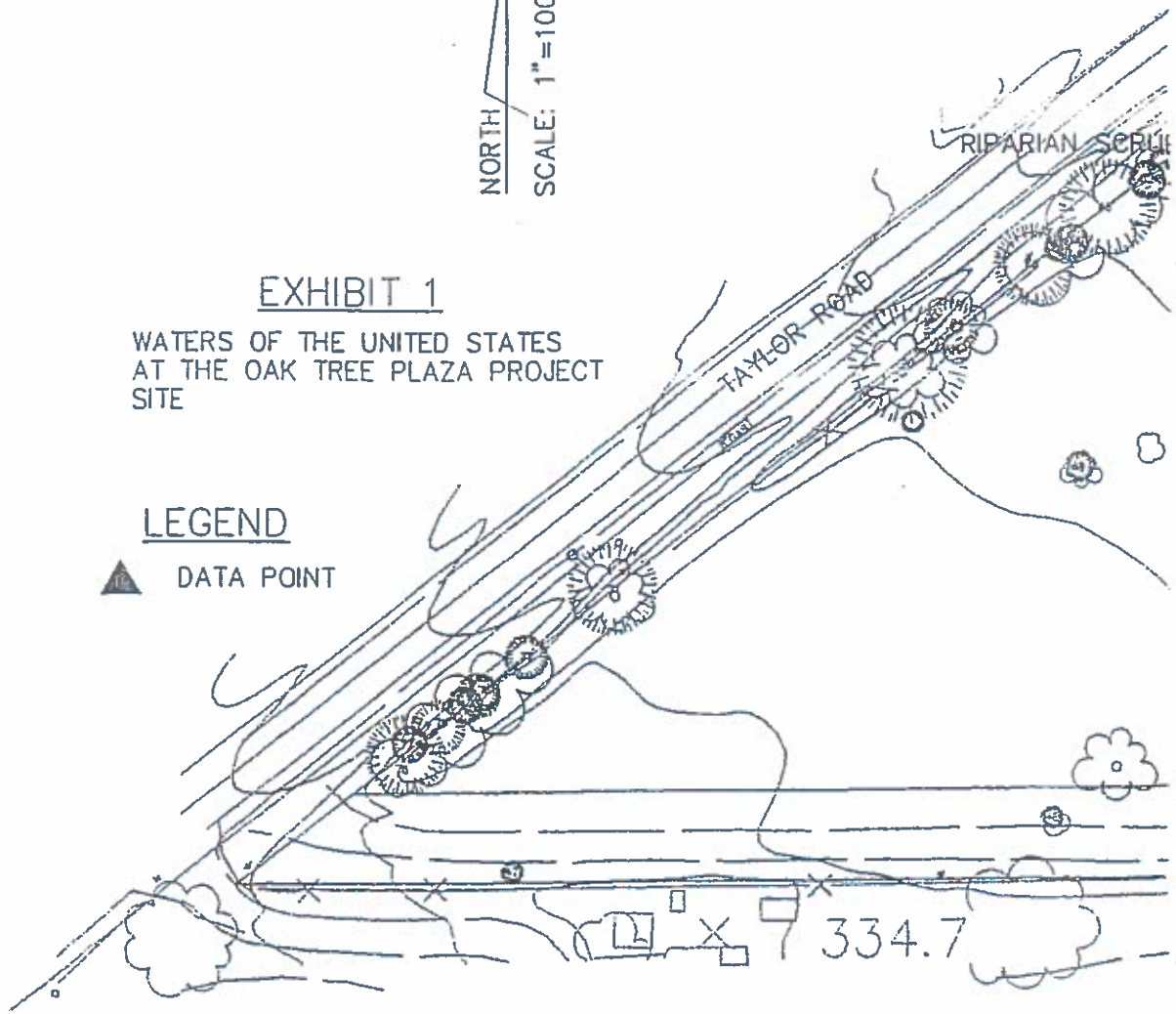
SCALE: 1"=100'

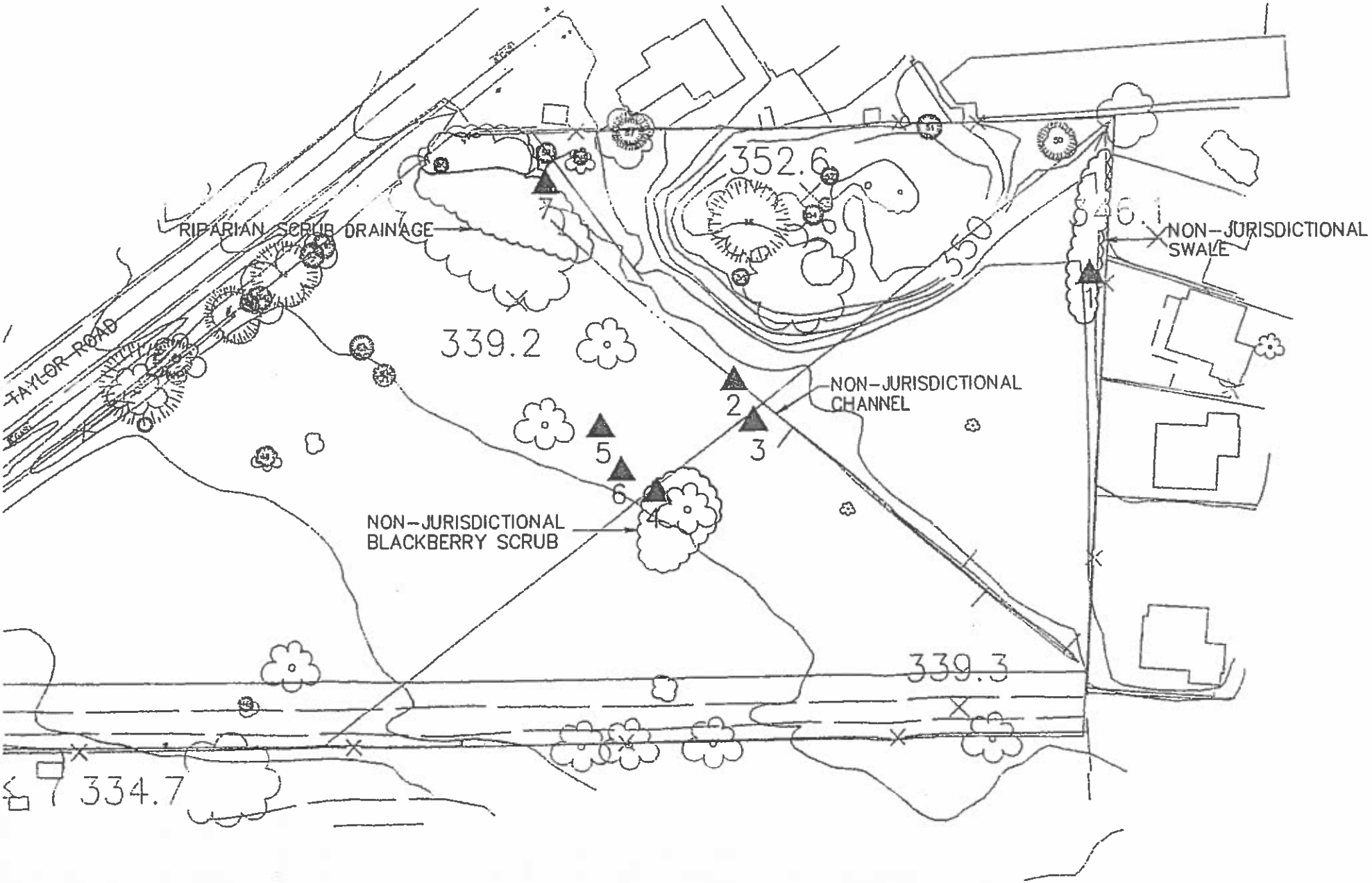
EXHIBIT 1

WATERS OF THE UNITED STATES
AT THE OAK TREE PLAZA PROJECT
SITE

LEGEND

▲ DATA POINT




RIPARIAN SCRUB DRAINAGE
352.6
NON-JURISDICTIONAL SWALE
TAYLOR ROAD
339.2
NON-JURISDICTIONAL CHANNEL
NON-JURISDICTIONAL BLACKBERRY SCRUB
339.3
334.7

APPENDIX A. *Representative Wetland Delineation Data Forms*

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Oak Tree Plaza
Applicant/Owner: Taylors Investment Co
Investigator: Rasmussen

Date: 11/5/97
County: Placer
State: CA

Do Normal Circumstances exist on the site? Yes (No)
Is the site significantly disturbed (Atypical Situation)? (Yes) No
Is the area a potential Problem Area? (Yes) No
(If needed, explain on reverse.) hydrology altered

Community ID: non-jurisdictional swale
Transect ID:
Plot ID: 1

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Juncus xiphioides 80%		OBL
2. Rumex crispus 10%		FACW-
3. Rubus discolor 10%		FACW+
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 100%

Remarks:

HYDROLOGY

X Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- X Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depth of Surface Water: — (in.)

Depth to Free Water in Pit: — (in.)

Depth to Saturated Soil: — (in.)

Wetland Hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: Site is a swale that receives urban runoff. Heavy water ponds for overwintering of juvenile [illegible] the west of the project site.

SOILS

Map Unit Name (Series and Phase): 106 Andregg coarse sandy loam 2-9% Slope Drainage Class: well

Taxonomy (Subgroup): coarse-loamy mixed thermic typic Haploxerolls Field Observations Confirm Mapped Type? Yes (No)

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-11ot		10YR 3/1			sandy loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- ___ Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Low chroma colors are typical of hydric soils.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? (Yes) No

Is this Sampling Point Within a Wetland? (Circle) Yes (No)

Remarks: Site is naturally dry by over ride.

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Oak Tree Plaza Applicant/Owner: Taurus Investment Co Investigator: Rozumowicz	Date: 11/12/97 County: Placer State: CA
Do Normal Circumstances exist on the site? Yes (No) Is the site significantly disturbed (Atypical Situation)? (Yes) No Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.) Site is on excavated ditch	Community ID: excavated [illegible] Transect ID: Plot ID: 2

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. Festuca arundinacea 40%		FAC-	9.		
2. Hordium marinum 50%		—	10.		
3. Cyperus eragrostis 10%		OBL	11.		
4.			12.		
5.			13.		
6.			14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 50%

Remarks: Site does not exibit a prevalence of wetland vegetation.

HYDROLOGY

X Recorded Data (Describe in Remarks): __ Stream, Lake, or Tide Gauge X Aerial Photographs __ Other __ No Recorded Data Available Field Observations: Depth of Surface Water: — (in.) Depth to Free Water in Pit: — (in.) Depth to Saturated Soil: — (in.)	Wetland Hydrology Indicators: Primary Indicators: __ Inundated __ Saturated in Upper 12 Inches __ Water Marks __ Drift Lines __ Sediment Deposits X Drainage Patterns in Wetlands Secondary Indicators (2 or more required): X Oxidized Root Channels in Upper 12 Inches __ Water-Stained Leaves __ Local Soil Survey Data __ FAC-Neutral Test __ Other (Explain in Remarks)

Remarks: Site did not have surface water or saturated soils on [illegible] 15 and 26 1997 [illegible] December 3, 1997. Site is a ditch [illegible].

SOILS

Map Unit Name (Series and Phase): 106 Andreas (mise sandy loam, 2-9% slope) Drainage Class: well

Taxonomy (Subgroup): mise loamy, mixed, thermic typic rupiloxerolls Field Observations Confirm Mapped Type? (Yes) No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-7		10yr 3/2	10yr 4/3		sandy loam
7+					bedrock

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- X Gleyed or (Low-Chroma Colors)
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Low chroma matrix colors with high chroma mottles are hydric soil indicators.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes (No) (Circle)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? (Yes) No

Is this Sampling Point Within a Wetland? (Circle) Yes (No)

Remarks: Site is located in an upland area. Water not observed with water after several storm events. Site does not have bed or bank scour marks.

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Oak Tree Plaza
Applicant/Owner: Taylors Investment Co
Investigator: Rozumowicz

Date: 11/5/97
County: Placer
State: Ca

Do Normal Circumstances exist on the site? (Yes) No
Is the site significantly disturbed (Atypical Situation)? Yes (No)
Is the area a potential Problem Area? Yes (No)
(If needed, explain on reverse.)

Community ID: upland
Transect ID:
Plot ID: 3

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Toxicodendron diversilobum 10%		—
2. Eschscholzia californica 20%		—
3. Centaurea solstitialis 60%		—
4. Conyza canadensis 10%		FAC+
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 10%

Remarks: Site does not exibit a prevalence of hydrophytic vegetation.

HYDROLOGY

✓ Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- ✓ Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depth of Surface Water: — (in.)

Depth to Free Water in Pit: — (in.)

Depth to Saturated Soil: — (in.)

Wetland Hydrology Indicators:

Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: Site does not exibit wetland hydrology.

SOILS

Map Unit Name (Series and Phase): 106 Andregg coarse sandy loam 2-9% slopes — Drainage Class: well drained

Taxonomy (Subgroup): Coarse loamy, mixed thermic, typic haplaxeroils

Field Observations — Confirm Mapped Type? (Yes) No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-4		7.5YR 3/2			Sandy loam
4-11+		7.5YR 3/3			Sandy loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- ___ Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Site does not exhibit hydric soil characteristics

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes (No) (Circle)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? Yes (No)

Is this Sampling Point Within a Wetland? (Circle) Yes (No)

Remarks:

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Oak Tree Plaza
Applicant/Owner: Taylors Investment CO
Investigator: Rozumowicz

Date: 11/15/97
County: Placer
State: CA

Do Normal Circumstances exist on the site? (Yes) No
Is the site significantly disturbed (Atypical Situation)? Yes (No)
Is the area a potential Problem Area? Yes (No)
(If needed, explain on reverse.)

Community ID: upland (blackberry scrub)
Transect ID:
Plot ID: 4

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Rubus discolor	60%	FACW*
2. Convolvulus arvensis	30%	—
3. Festuca arundinacea	10%	FAC-
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 70%

Remarks: Site exibits a prevalence of hydrophytic vegtation.

HYDROLOGY

X Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- X Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depth of Surface Water: — (in.)
Depth to Free Water in Pit: — (in.)
Depth to Saturated Soil: — (in.)

Wetland Hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: No evidence of wetland hydrology was observed.

SOILS

Map Unit Name (Series and Phase): 106 Andrega coarse sandy loam, 2-9% slopes Drainage Class: well

Taxonomy (Subgroup): Coarse-loamy, mixed, thermic, Typic Haploxerolls Field Observations Confirm Mapped Type? (Yes) No

Profile Description:

Depth (Inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-4		7.5yR 3/2			coarse sandy loam
4-16+		7.5yR 3/3			coarse sandy loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- ___ Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Soils do not exhibit hydric soil characteristics.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? Yes (No)

Is this Sampling Point Within a Wetland? Yes (No) (Circle)

Remarks:

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Oak Tree Plaza
Applicant/Owner: Taylors Investment LTD
Investigator: Rozumowicz

Date: 11/15/97
County: Placer
State: CA

Do Normal Circumstances exist on the site? (Yes) No
Is the site significantly disturbed (Atypical Situation)? Yes (No)
Is the area a potential Problem Area? Yes (No)
(If needed, explain on reverse.)

Community ID: upland (rush patch) disturbed grassland
Transect ID:
Plot ID: 5

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Juncus xiphioides	12%	OBL
2. Cyperus eragrostis	5%	OBL
3. rumex crispus	5%	FACW-
4. festuca arundinacea	5%	FAC-
5. Conyza canadensis	3%	FAC+
6. Vicia villosa	5%	—
7. Convolvulus arvensis	5%	—
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 90%

Remarks: Site exhibits a prevalence of hydrophytic vegetation.

HYDROLOGY

X Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- X Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depth of Surface Water: — (in.)
Depth to Free Water in Pit: — (in.)
Depth to Saturated Soil: — (in.)

Wetland Hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: This site was visited on November 15 and 26, 1997 and December 6 and 8, 1997. Each visit was after a rain event. No standing water or saturated soil was observed.

SOILS

Map Unit Name
(Series and Phase): Ida Orthents coarse sandy loam, 2 to 9% slopes — Drainage Class: well

Taxonomy (Subgroup): Coarse-loamy, mixed, thermic Typic Haplorthents — Field Observations: Confirm Mapped Type? (Yes) No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-3		7.5yr 3/2		—	coarse sandy loam
3-11+		7.5yr 3/3		—	coarse sandy loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- ___ Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Soils do not exhibit hydric soils characteristics.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? Yes (No)

Is this Sampling Point Within a Wetland? (Circle) Yes (No)

Remarks:

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Oak Tree Plaza
Applicant/Owner: Taylors Investment Co
Investigator: Rozumnuliz

Date: 11/15/97
County: Placer
State: Ca

Do Normal Circumstances exist on the site? (Yes) No
Is the site significantly disturbed (Atypical Situation)? Yes (No)
Is the area a potential Problem Area? Yes (No)
(If needed, explain on reverse.)

Community ID: Upland - disturbed grassland
Transect ID:
Plot ID: 1a

VEGETATION

Dominant Plant Species	Stratum	Indicator
1. Centaurea solstitialis 20%		—
2. Rumex crispus 10%		FACW-
3. Festuca arundinacea 30%		FAC-
4. Vicia villosa 20		—
5. Bassia hirsuta 10%		—
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 40%

Remarks: Site does not exhibit a prevalence of hydrophytic vegetation.

HYDROLOGY

X Recorded Data (Describe in Remarks):
___ Stream, Lake, or Tide Gauge
X Aerial Photographs
___ Other
___ No Recorded Data Available

Field Observations:

Depth of Surface Water: — (in.)
Depth to Free Water in Pit: — (in.)
Depth to Saturated Soil: — (in.)

Wetland Hydrology Indicators:
Primary Indicators:
___ Inundated
___ Saturated in Upper 12 Inches
___ Water Marks
___ Drift Lines
___ Sediment Deposits
___ Drainage Patterns in Wetlands
Secondary Indicators (2 or more required):
___ Oxidized Root Channels in Upper 12 Inches
___ Water-Stained Leaves
___ Local Soil Survey Data
___ FAC-Neutral Test
___ Other (Explain in Remarks)

Remarks: No evidence of wetland hydrology observed.

SOILS

Map Unit Name (Series and Phase): 100 Arriving coarse sandy loam 2-9% Slopes

Drainage Class: Well

Taxonomy (Subgroup): Coarse sandy loam mixed thermic Typic Hapludult

Field Observations Confirm Mapped Type? (Yes) No

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-3		7.5YR 3/2			Coarse sandy loam
3-18+		7.5YR 3/3			Coarse sandy loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- ___ Gleyed or Low-Chroma Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Soils do not exhibit hydric soil characteristics.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes (No) (Circle)

Wetland Hydrology Present? Yes (No)

Hydric Soils Present? Yes (No)

Is this Sampling Point Within a Wetland? (Circle) Yes (No)

Remarks:

Approved by HQUSACE 3/92

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Oak Tree Plaza Applicant/Owner: Taylors Investment Co Investigator: Rizzumbuica.	Date: 11/15/97 County: Placer State: CA
Do Normal Circumstances exist on the site? (Yes) No Is the site significantly disturbed (Atypical Situation)? (Yes) No Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Community ID: Riparian scrub Transect ID: ____ Plot ID: 1

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. Cyperus eragrostis 10%		OBL	9.		
2. Rubus discolor 30%		FACW*	10.		
3. Populus fremontii 20%		FACW	11.		
4. Quercus lobata 5%		FAC*	12.		
5. Conyza coulteri 15%		FAC+	13.		
6. Salix sp. 20%		OBL	14.		
7.			15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 100%

Remarks: Site exhibits a prevalence of wetland vegetation.

HYDROLOGY

X Recorded Data (Describe in Remarks):
- ___ Stream, Lake, or Tide Gauge
- X Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depth of Surface Water: 0 (in.)

Depth to Free Water in Pit: Surface (in.)

Depth to Saturated Soil: Surface (in.)

Wetland Hydrology Indicators:

Primary Indicators:
- X Inundated
- X Saturated in Upper 12 Inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits
- X Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 Inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: Site had water on 11/15/97.

SOILS

Map Unit Name (Series and Phase): 106 Andrepp coarse sandy loam 2-9% Slope

Drainage Class: well

Taxonomy (Subgroup): Coarse loamy mixed thermic typic Haploxerolls

Field Observations
Confirm Mapped Type? Yes (No)

Profile Description:

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-12+		10YR 3/1			loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- X Gleyed or ~~Low-Chroma~~ Colors
- ___ Concretions
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks: Site exhibits hydric soil characteristics.

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No (Circle)
Wetland Hydrology Present? (Yes) No
Hydric Soils Present? (Yes) No

Is this Sampling Point Within a Wetland? (Yes) No (Circle)

Remarks:

Approved by HQUSACE 3/92

Appendix E. Phase II Environmental Site Investigation

PHASE II
ENVIRONMENTAL SITE INVESTIGATION

TAYLOR ROAD MIXED USE

3901 TAYLOR ROAD

LOOMIS, CALIFORNIA

PREPARED BY:

SOIL SEARCH ENGINEERING
4088 BRIDGE STREET #9
FAIR OAKS, CALIFORNIA 95628
(916) 761-1776

January 5, 2017
Job Number 1650E

January 5, 2017
1650E.SI1

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PHASE II
ENVIRONMENTAL SITE ASSESSMENT

SOIL SEARCH ENGINEERING
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
4088 BRIDGE ST. #9, FAIR OAKS, CA 95628 (916) 761-1776

January 5, 2017
Job No. 1650E.SI1

PHASE II
ENVIRONMENTAL SITE INVESTIGATION

TAYLOR ROAD MIXED USE
3901 TAYLOR ROAD
LOOMIS, CALIFORNIA

SUMMARY

We are presenting herein our environmental site investigation for the proposed "Taylor Road Mixed Use" subdivision project site located at 3901 Taylor Road, Loomis, California, as shown on the Vicinity Map, Plate Number-1 of Appendix "A". The property is approximately 8.9 acres in size, to be developed to the "Taylor Road Mixed Use" subdivision for construction of the proposed mixed commercial/retail and single family wood frame residential structures and related improvements, as shown on the Site Plan, Plate Number-2 of Appendix "A".

A field investigation was conducted at the site, based on the work plan prepared in accordance with the recommended Interim Guidance for Sampling Agricultural Propertied (Third Revision), California Department of Toxic Substances Control, California Environmental Protection Agency, August 7, 2008. The soil samples were delivered directly to California Laboratory Services of Rancho Cordova, California, a certified laboratory, for analysis. A total of eighteen soil samples were collected. A total of seven composites and seven discrete soil samples were analyzed. The soil samples were analyzed for concentration of organochlorine pesticides DDD, DDE and DDT, lead and arsenic. The location of the soil samples is shown on the Location Map, Plate Number-3 of Appendix "A". Analytical results with the formal chain of custody records are presented in Appendix "C".

The results of the laboratory analyses indicate that the soil samples, taken from the aforementioned specified location, showed non-detect or low concentration of the analyzed constituents. Based on the laboratory analytical results, review and comparison with other similar cases and upon approval of the lead agency, no additional environmental investigation/testing, from the above mentioned areas, is recommended at this time. It our opinion that the subject site is now ready for further improvements.

SITE DESCRIPTION

The subject site is irregular in shape, reportedly, 8.9 acres in size and the general topography of the subdivision area is relatively flat terrain. At the time of our site observation, the project site was a vacant lot with no structure on the site. Vegetation on the site consisted mostly of weeds/grass and a number of native trees. It is our understanding that the development consists of a mixed use subdivision for construction of the proposed mixed commercial/retail and single family wood frame residential structures and related improvements, as shown on the Site Plan, Plate Number-2 of Appendix "A".

INTRODUCTION

We are presenting herein our environmental site investigation for the "Taylor Road Mixed Use" subdivision, for construction of the proposed mixed commercial/retail and single family wood frame residential structures and related improvements, as shown on the Vicinity Map, Plate Number-1, Appendix "A".

Our office had a meeting with Pat Cannon property owner/representative of Carmichael, CA and conversations with Laura Rath, Registered Environmental Health Specialist of County of Placer on December 15 and 16, 2016. The Phase II limited investigation was recommended due to the historic use of lead arsenate as a pesticide lead in the area. Consequently a workplan for recommended environmental site investigation and sampling for Taylor Road Mixed Use project site was prepared and submitted to Environmental Health Services for approval.

The scope of work for the phase II environmental site investigation, is based on the approved aforementioned workplan, consists of the field investigation including collection of eighteen soil samples from the site, analyses of the soil samples and the preparation of this report, in accordance with the Interim Guidance for Sampling Agricultural Propertied (Third Revision), California Department of Toxic Substances Control, California Environmental Protection Agency, August 7, 2008. The scope of work did not include the groundwater sampling at this time.

Soil samples were delivered directly to California Laboratory Services of Rancho Cordova, California, a certified laboratory, and formal chain of custody records were maintained for each sample. The soil samples were analyzed for the concentration of organochlorine pesticides, lead

and arsenic. Results of the analytical laboratory tests, together with our conclusions and recommendations are presented.

The soil samples were analyzed for concentration of organochlorine pesticides DDD, DDE and DDT; Analysis Method EPA 8081A, lead;, Analysis Method EPA 6010B and arsenic; Analysis Method EPA 6020. The location of the soil samples is shown on the Location Map, Plate Number-3 of Appendix "A". Formal chain of custody records was maintained for the samples. Analytical results with the formal chain of custody records are presented in Appendix "C".

The results of the laboratory analyses indicate that the soil samples, taken from the aforementioned specified location, showed non-detect or low concentration of the analyzed constituents. Based on the laboratory analytical results, review and comparison with other similar cases and upon approval of the lead agency, no additional environmental investigation/testing, from the above mentioned areas, is recommended at this time. It our opinion that the subject site is ready for further improvements.

BACKGROUND

A Phase I Environmental Site Assessment report, dated August 27, 1998, was prepared for Oak Tree Subdivision, Loomis, CA (subject property) by Earth Work environmental, Inc. of Roseville, CA, at the request of Area West Engineers on behalf of Gary Taylor/Taylor's Investment Company of Sacramento, CA. It was concluded that "Adequate on site investigation/inspection has been completed and no further issues regarding environmental concerns exist at the site as of August 19th/20th 1998".

An update on the above mentioned Phase I Environmental Site Assessment Report, dated October 28, 2004, was prepared for Oak Tree Subdivision, Loomis, CA (subject property) by Earth Work environmental, Inc. of Roseville, CA, for Allied Developers of Carmichael, CA. It was concluded that "No issues were discovered that would warrant further environmental investigation as of October 26th, 2004 ".

According to our conversations with Laura Rath, Registered Environmental Health Specialist of County of Placer on December 16, 2016, a Phase 2 limited soil investigation should be completed with the California EPA, Department of Toxic Substances Control (DTSC) August 2008 "Interim Guidance for Sampling Agricultural Properties." Due to the historic use of lead arsenate as a

pesticide lead should also be included in the testing. Prior to the Phase 2 site assessment a workplan should be reviewed and approved by Environmental Health Services.

Our office reviewed the above mentioned Phase I Environmental Site Assessment reports, had conversations with involved parties on December 15 and 16, 2016 and performed a site observation on December 17, 2016. The purpose of our site observations and our conversations with involved parties was to determine the condition of the site since the aforementioned environmental investigations were performed.

SCOPE OF WORK

The scope of work, for the recommended Phase II environmental site investigation consists of the field investigation including collection of eighteen soil samples, analyses of the soil samples and the preparation of this report. The field investigation and sampling were performed in accordance with the Interim Guidance for Sampling Agricultural Propertied (Third Revision), California Department of Toxic Substances Control, California Environmental Protection Agency, August 7, 2008. The scope of work did not include the groundwater sampling at this time. Results of the laboratory tests, together with our recommendations are presented.

Soil samples were delivered directly to California Laboratory Services of Rancho Cordova, California, a certified laboratory, within an hour after collection. Formal chain of custody records were maintained for each sample. The soil samples were analyzed for the concentration of organochlorine pesticides, lead and arsenic.

The soil samples were analyzed for organochlorine pesticides DDD, DDE and DDT; Analysis Method EPA 8081A, lead;, Analysis Method EPA 6010B and arsenic; Analysis Method EPA 6020. Formal chain of custody records were maintained for each sample. Analytical results with the formal chain of custody records together with our conclusions and recommendations are presented. The location of the soil samples is shown on the Location Map, Plate Number-3 of Appendix "A".

FIELD INVESTIGATION

The field investigation was performed on January 5, 2017. The field investigation conducted at the site consisted of sampling the soils, in the previously designated areas of the above subject site. A

total of eighteen soil samples, SS1-1 thru SS1-18, were collected. The soil samples were collected as outlined in the California Department of Toxic Substances Control Interim Guidance for Sampling Agricultural Properties (Third Revision), dated August 7, 2008, Section 3.5.

The sample location was cleaned of thick mats of vegetable material, roots, and other extraneous material. Each location was sampled to include one surface sample (0-6 inches of first encountered soil). Soil samples were collected in 8 oz clear glass jars. Soil samples were placed on ice and delivered directly to a certified analytical laboratory for analysis and formal chain of custody records were maintained for each sample.

A total of seven composites and seven discrete soil samples were analyzed. The soil samples were analyzed for organochlorine pesticides DDE and DDT, Analysis Method EPA 8081A, lead; Analysis Method EPA 6010B and arsenic; Analysis Method EPA 6010 . The approximate location of the soil samples is shown on Location Map, Plate Number-3, Appendix "A".

SOIL SAMPLING AND ANALYSIS

A total of eighteen soil samples were collected at the site. A total of seven composites and seven discrete soil samples were analyzed. The soil samples were analyzed for organochlorine pesticides DDE and DDT; Analysis Method EPA 8081A, lead; Analysis Method EPA 6010B and arsenic; Analysis Method EPA 6020. The approximate location of the soil samples is shown on Location Map, Plate Number-3, Appendix "A".

Soil samples were collected in 8 oz clear glass jars. When sample are collected, the container was capped with a polyethylene lid and finally labeled. The soil samples were retained in glass container in order that the soil sample could be preserved until the samples could be analyzed in the laboratory. Soil samples were placed on ice or dry ice, immediately, for transport to the laboratory for analysis. Soil samples were delivered directly to California Laboratory Services of Rancho Cordova, California, a certified analytical laboratory, within an hour after collection for analysis and formal chain of custody records will be maintained for each sample.

ANALYTICAL RESULTS

A total of eighteen soil samples, SS-1 through SS-18, were collected from the site as shown on the Location Map, Plate Number 2, Appendix "A". A total of seven composite and seven discrete soil samples were analyzed. Laboratory analytical results with the chain of custody documents are

presented in Appendix "C". Laboratory control sample duplicate report, Method blank data report, matrix spike duplicate report and quality control summary report are presented in Appendix "C". Summary of the test results are shown in the following tables.

Analytical Laboratory Results Summary

No	Soil Sample	Parameter/Measured Value					Remarks
		DDD ug/kg	DDE ug/kg	DDT ug/kg	Arsenic mg/kg	Lead mg/kg	
1	SS1-1 & SS1-3	ND	ND	ND			
2	SS1-4 & SS1-5	ND	ND	ND			
3	SS1-6 & SS1-8	ND	ND	ND			
4	SS1-9 & SS1-10	ND	ND	ND			
5	SS1-12 & SS1-13	ND	ND	ND			
6	SS1-14 & SS1-15	ND	ND	ND			
7	SS1-16 & SS1-18	ND	ND	ND			
8	SS1-1				ND	7.8	
9	SS1-5				ND	3.4	
10	SS1-7				ND	2.5	
11	SS1-9				0.71	5.2	
12	SS1-11				0.65	3.6	
13	SS1-14				ND	2.6	
14	SS1-16				ND	4.1	

Note: Organochlorine Pesticides, Analysis Method EPA8081A
Total Arsenic, Analysis Method EPA 6020
Total Lead, Analysis Method EPA 6010B
EPA: Environmental Protection Agency
For reporting limit, refer to laboratory analytical report, Appendix "C"

CONCLUSIONS AND RECOMMENDATIONS

The results of the laboratory analyses indicate that the soil samples, taken from the aforementioned specified location, showed non-detect or low concentration of the analyzed constituents. Based on the laboratory analytical results, review and comparison with other similar cases and upon approval of the lead agency, no additional environmental investigation/testing, from the above mentioned areas, is recommended at this time. It our opinion that the subject project site is ready for further improvements.

Should there be a need to conduct an investigation into a specific question not addressed in this report, contact our office regarding your concerns. Additional specific information will be obtained by independent investigation upon request.

EQUIPMENT DECONTAMINATION PROCEDURES

All equipments including, but not limited to, sampler, etc. were steam-cleaned prior to use in each location. Sampler and other equipments not subjected to steam cleaning were triple rinsed in two tap water immersions and then distilled water after being decontaminated in a solution of an appropriate detergent and water.

QUALITY ASSURANCE AND CONTROL PROCEDURES

Established sampling, transportation and chain-of-custody protocols were followed to ensure the integrity of the samples acquired in the field and during transportation to the laboratory. Quality assurance and control procedures in the laboratory setting will consist of those measures commonly employed to insure the accuracy and quality of the data generated from the laboratory analysis of the individual soil sample. Method blank data report, matrix spike/matrix spike duplicates and laboratory control sample report are presented in Appendix "C".

LIMITATIONS AND UNIFORMITY OF CONDITIONS

The analysis, conclusions and recommendations contained in the report are based on the site conditions as they existed at the time, the analytical results of the collected samples in the subject project area, as well as our conversations with involved parties in regards to the above subject project site. aforementioned environmental investigation reports as well as our conversations with involved

parties in regards to the above subject project site. Our professional services, findings, and recommendations will be in accordance with generally accepted engineering principles and practices. This warranty is in lieu of all other warranties either expressed or implied. Test findings and statements of professional opinion do not constitute a guarantee or warranty, expressed or implied.

Nothing in this determination shall constitute or be construed as a satisfaction or release from liability for any conditions or claims arising as a result of past, current, or future operations at the above subject site. Nothing in this determination is intended or shall be construed to limit the rights of any parities with respect to claims arising out of or relating to deposit or disposal at any other location of substances removed from the site. Nothing in this determination is intended or shall be construed to limit or preclude California Department of Toxic Substances Control, California Environmental Protection Agency , County Environmental Management Department, Hazardous Materials Division and/or any other agency from taking any further enforcement actions.

This report does not relieve the owner or tenant(s) of any responsibilities mandated under the California Health and Safety Code and California Water Code, additional, or previously unidentified contamination at the site causes or threatens to cause pollution or nuisance or is found to pose a threat to public health. Changes in the present or public land use may require further assessment and mitigation.

SOIL SEARCH ENGINEERING

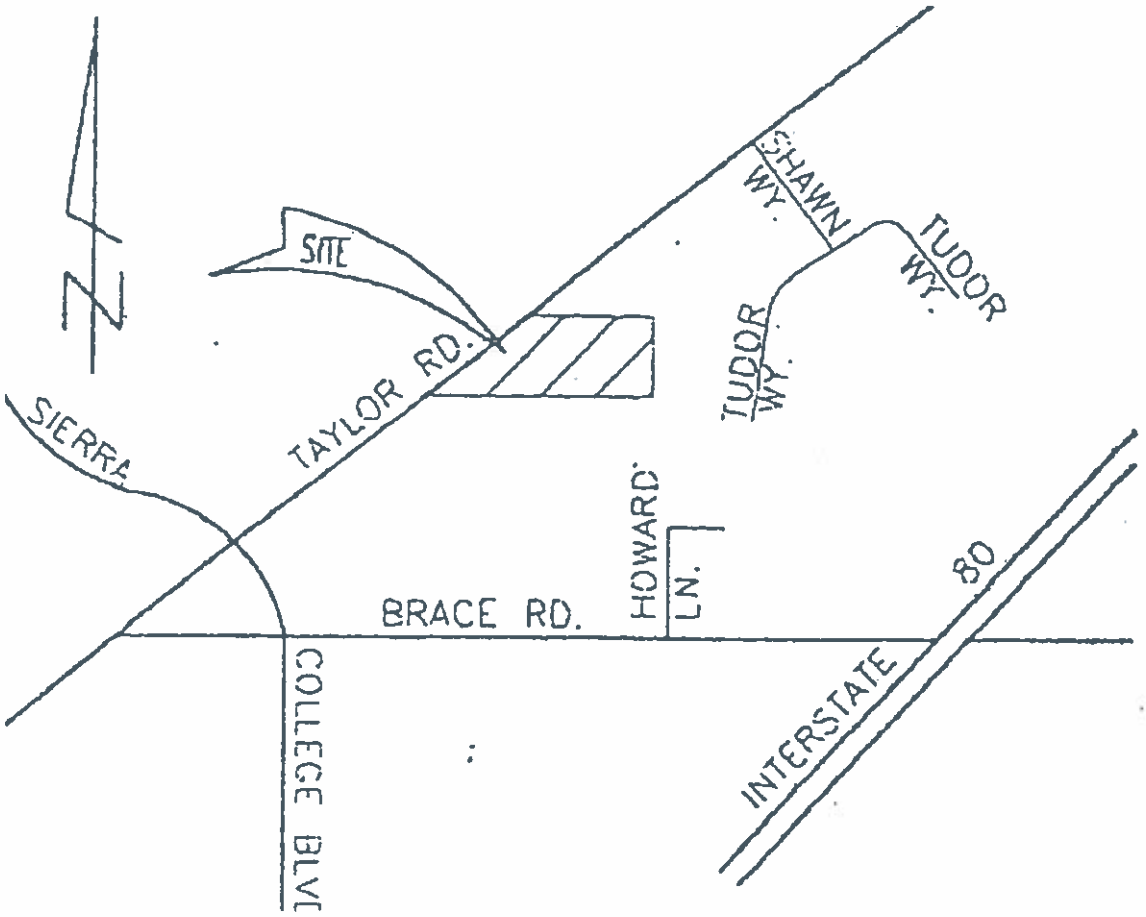
A-Badie

REGISTERED PROFESSIONAL ENGINEER AHMAD BADIE No. C037081 Exp 3/31/17 CIVIL STATE OF CALIFORNIA

Ahmad Badie, Ph.D., President
RCE #37861, REA II-20168
1650E.SI1

APPENDIX "A"

Vicinity Map
Site Plan
Location Map



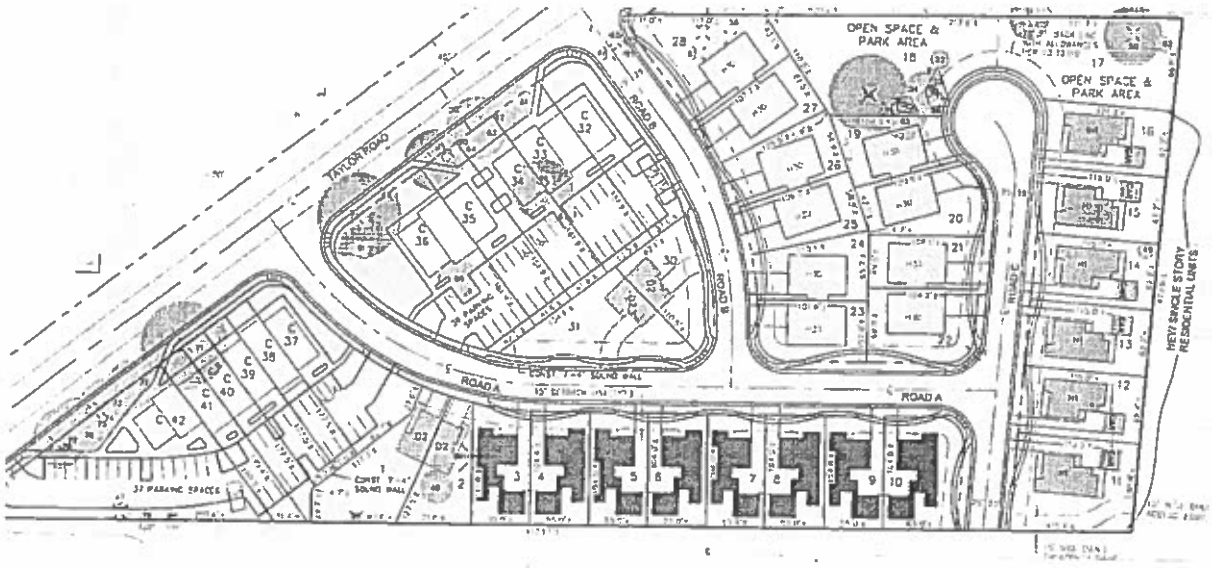
VICINITY MAP

Note: Extracted from the site plan prepared and provided by Arca West Engineers.

JOB NUMBER	1650E.SI1	JANUARY 5, 2017	VICINITY MAP	PLATE No. 1

TAYLOR ROAD MIXED USE
3901 TAYLOR ROAD
LOOMIS , CALIFORNIA

SSE 4088 Bridge Street #9, Fair Oaks, CA 95628 (916)761-1776



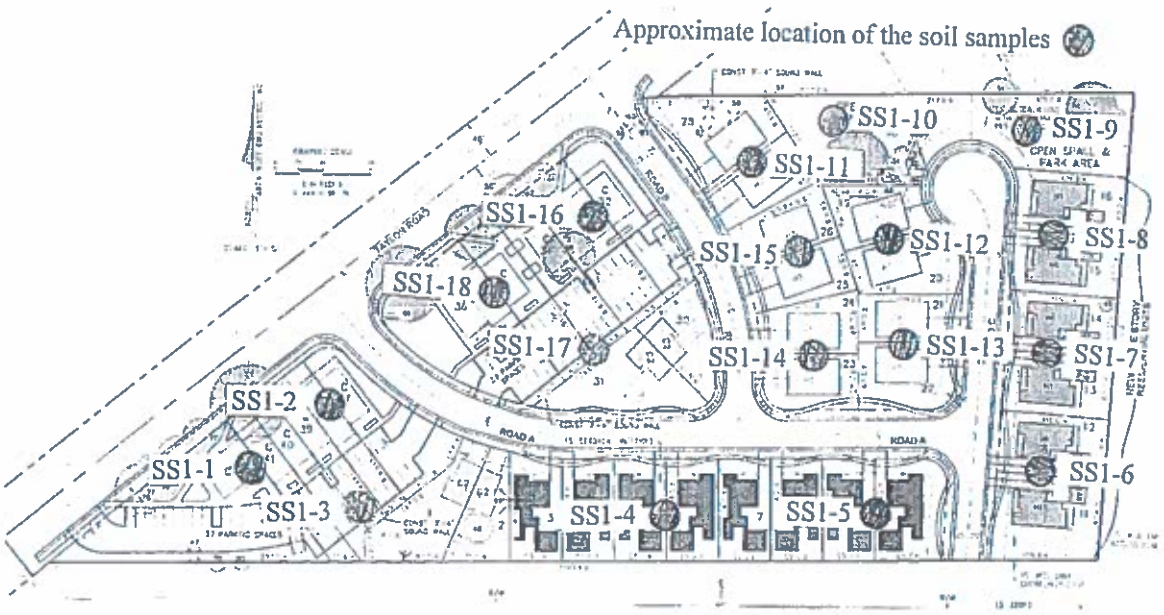
SITE PLAN

Note: Extracted from the site plan prepared and provided by Area West Engineers.

JOB NUMBER	1650E.SI1	JANUARY 5, 2017	SITE PLAN	PLATE No. 2

TAYLOR ROAD MIXED USE
3901 TAYLOR ROAD
LOOMIS , CALIFORNIA

SSE 4088 Bridge Street #9, Fair Oaks, CA 95628 (916)761-1776



LOCATION MAP

Note: Extracted from the site plan prepared and provided by Area West Engineers.

JOB NUMBER	1650E.SI1	JANUARY 5, 2017	LOCATION MAP	PLATE No. 3

TAYLOR ROAD MIXED USE

3901 TAYLOR ROAD

LOOMIS , CALIFORNIA

SSE 4088 Bridge Street #9, Fair Oaks, CA 95628 (916)761-1776

APPENDIX "B"

Additional Services

SOIL SEARCH ENGINEERING
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
4088 BRIDGE ST. #9, FAIR OAKS, CA 95628 (916) 761-1776

Soil Search Engineering Services

Soil Search Engineering is pleased to present geotechnical and environmental investigation, material testing, construction observation and quality control services for your project. Services provided consist of, but not limited to the following:

GEOTECHNICAL ENGINEERING
RESIDENTIAL , COMMERCIAL
STORAGE BIN, TOWER, DAM
RETAINING WALL & SEA WALL
FOUNDATION INVESTIGATION
SEISMIC FOUNDATION DESIGN
PLAN REVIEW
CONSTRUCTION SUPERVISION
CONSTRUCTION INSPECTION
FIELD TESTING AND OBSERVATION
SOIL LABORATORY TESTING
PAVEMENT DESIGN

ENVIRONMENTAL ASSESSMENT
PHASE I AND PHASE II SITE ASSESSMENTS
SITE CHARACTERIZATION
COASTAL PROTECTION PROJECTS
FIELD INVESTIGATION
SOIL SAMPLING
REMEDIAL ACTION WORKPLAN
REMOVAL ACTION WORKPLAN
HEALTH AND SAFETY PLAN
"SPCC" PLAN

If you have any question or require additional information, call our office at your convenience. Please feel free to contact our office for further information regarding our services and fees. Proposals will be provided upon request.

APPENDIX "C"

Formal chain of custody records
Laboratory Analytical Report

CALIFORNIA LABORATORY SERVICES

3249 Fitzgerald Road Rancho Cordova, CA 95742

January 12, 2017

CLS Work Order #: 17A0193
COC #: 172969/172970

Ahmad Badie
Soil Search Engineering
4088 Bridge Street #9
Fair Oaks, CA 95628

Project Name: Taylor Road Mixed Use

Enclosed are the results of analyses for samples received by the laboratory on 01/05/17 10:49. Samples were analyzed pursuant to client request utilizing EPA or other ELAP approved methodologies. I certify that the results are in compliance both technically and for completeness.

Analytical results are attached to this letter. Please call if we can provide additional assistance.

Sincerely,

James Liang, Ph.D.
Laboratory Director

CA DOHS ELAP Accreditation/Registration number 1233

CALIFORNIA LABORATORY SERVICES

Soil Search Engineering	Project: Taylor Road Mixed Use	
4088 Bridge Street #9	Project Number: [none]	CLS Work Order #: 17A0193
Fair Oaks, CA 95628	Project Manager: Ahmad Badie	COC #: 172969/172970

CLS - Labs CHAIN OF CUSTODY CLS ID No.: 17A0193-1 LOG NO. 172969

REPORT TO: NAME AND ADDRESS: Soil Search, 4088 Bridge St. #9, Fair Oaks, CA 95628 | PROJECT MANAGER: Ahmad Badie | PHONE #: 714-1116 | PROJECT NAME: Taylor Road Mixed Use | SAMPLED BY: Ahmad Badie | JOB DESCRIPTION: Mixed Use Subdivision | SITE LOCATION:

CLIENT JOB NUMBER:

DESTINATION LABORATORY: ☐ CLS (916) 638-7301, 3249 FITZGERALD RD. RANCHO CORDOVA, CA. 95742 ☐ OTHER

PRESERVATIVES: unpreserved (2 pts)

ANALYSIS REQUESTED: Total As; Total Pb

GEOTRACKER: EDF REPORT ☐ YES ☐ NO; GLOBAL ID:

COMPOSITE:

FIELD CONDITIONS:

TURN AROUND TIME: 1 DAY | 2 DAY | 5 DAY | 10 DAY

SPECIAL INSTRUCTIONS OR ALT. ID:

DATE	TIME	SAMPLE IDENTIFICATION	MATRIX	CONTAINER NO.	CONTAINER TYPE				
1-5-17	7:54	SS1-1				✓	D	D	X
	7:58	SS1-2 composite							
	8:02	SS1-3							
	8:08	SS1-4 composite				✓	✓	✓	
	8:11	SS1-5					D	D	
	8:15	SS1-6 composite				✓	✓	✓	
	8:19	SS1-7					D	D	
	8:25	SS1-8							
	8:29	SS1-9 composite				✓	D	D	
	8:34	SS1-10							
	8:40	SS1-11				✓	D	D	
	8:45	SS1-12 composite							
1-5-17	8:50	SS1-13							

SUSPECTED CONSTITUENTS

PRESERVATIVES: (1) HCL (2) HNO_3 (3) = ZnOAc (4) = NaOH (5) = H_2SO_4 (6) = $Na_2S_2O_3$ (7) =

INVOICE TO:

P.O. #

QUOTE #

RELINQUISHED BY (SIGN)	PRINT NAME / COMPANY	DATE / TIME	RECEIVED BY (SIGN)	PRINT NAME / COMPANY
A. Badie	Ahmad Badie	1-5-17 / 10:49		

RECD AT LAB BY: [signature] DATE / TIME: 1-5-17 1049. CONDITIONS / COMMENTS: 17.5.

SHIPPED BY: ☐ FED X ☐ UPS ☐ OTHER _____ AIR BILL #

California Laboratory Services

 01/12/17 14:46

Soil Search Engineering 4088 Bridge Street #9 Fair Oaks, CA 95628	Project: Taylor Road Mixed Use Project Number: [none] Project Manager: Ahmad Badie	CLS Work Order #: 17A0193 COC #: 172969/172970

CLS - Labs CHAIN OF CUSTODY CLS ID No.: 17A0193-2. LOG NO. 172970

REPORT TO:
NAME AND ADDRESS: Soil Search
4088 Bridge St. #9
Fair Oaks, CA 95628
PROJECT MANAGER: Ahmad Badie PHONE: 961-1776
PROJECT NAME: Taylor Rd Mixed Use
SAMPLED BY: Ahmad Badie
JOB DESCRIPTION: Mixed Use Subdivision
SITE LOCATION:

CLIENT JOB NUMBER:
DESTINATION LABORATORY: ☐ CLS (916) 638-7301, 3249 FITZGERALD RD. RANCHO CORDOVA, CA 95742 ☐ OTHER

PRESERVATIVES

ANALYSIS REQUESTED: Chlorinated Pes 8081; As; Pb

GEOTRACKER: EDF REPORT ☐ YES ☐ NO
GLOBAL ID:
COMPOSITE:
FIELD CONDITIONS:

DATE	TIME	SAMPLE IDENTIFICATION	MATRIX	CONTAINER NO.	TYPE	Chlorinated Pes 8081	As	Pb	1 DAY	2 DAY	3 DAY	5 DAY	SPECIAL INSTRUCTIONS OR ALT. ID:
1-5-17	9:01	SS1-14 } Composite				✓	D	D				X	
	9:10	SS1-15											
	9:16	SS1-16				✓	D	D					
	9:25	SS1-17 } Composite											
	9:35	SS1-18											

SUSPECTED CONSTITUENTS:
PRESERVATIVES: (1) HCL (2) HNO₃ (3) = COLD (4) = NaOH (5) = H_2SO_4 (6) = $Na_2S_2O_3$ (7) =

INVOICE TO:
P.O. #
QUOTE #

RELINQUISHED BY (SIGN)	PRINT NAME / COMPANY	DATE / TIME	RECEIVED BY (SIGN)	PRINT NAME / COMPANY
A. Badie	Ahmad Badie	1-5-17 / 10:49		

RECD AT LAB BY: [signature] DATE / TIME: 1-5-17 1049 CONDITIONS / COMMENTS: 17-5.

SHIPPED BY: ☐ FED X ☐ UPS ☐ OTHER ______ AIR BILL #

Soil Search Engineering
4088 Bridge Street #9
Fair Oaks, CA 95628

Project: Taylor Road Mixed Use
Project Number: [none]
Project Manager: Ahmad Badie

CLS Work Order #: 17A0193
COC #: 172969/172970

Metals by EPA 6000/7000 Series Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS1-1 (17A0193-01) Soil Sampled: 01/05/17 07:54 Received: 01/05/17 10:49									
Arsenic	ND	0.50	mg/kg	5	1700130	01/06/17	01/06/17	EPA 6020	
Lead	7.8	2.5	"	"	"	"	"	EPA 6010B	ICP/MS
SS1-5 (17A0193-06) Soil Sampled: 01/05/17 08:11 Received: 01/05/17 10:49									
Arsenic	ND	0.50	mg/kg	5	1700130	01/06/17	01/06/17	EPA 6020	
Lead	3.4	2.5	"	"	"	"	"	EPA 6010B	ICP/MS
SS1-7 (17A0193-09) Soil Sampled: 01/05/17 08:19 Received: 01/05/17 10:49									
Arsenic	ND	0.50	mg/kg	5	1700130	01/06/17	01/06/17	EPA 6020	
Lead	2.5	2.5	"	"	"	"	"	EPA 6010B	ICP/MS
SS1-9 (17A0193-12) Soil Sampled: 01/05/17 08:29 Received: 01/05/17 10:49									
Arsenic	0.71	0.50	mg/kg	5	1700130	01/06/17	01/06/17	EPA 6020	
Lead	5.2	2.5	"	"	"	"	"	EPA 6010B	ICP/MS
SS1-11 (17A0193-15) Soil Sampled: 01/05/17 08:40 Received: 01/05/17 10:49									
Arsenic	0.65	0.50	mg/kg	5	1700130	01/06/17	01/06/17	EPA 6020	
Lead	3.6	2.5	"	"	"	"	"	EPA 6010B	ICP/MS
SS1-14 (17A0193-19) Soil Sampled: 01/05/17 09:01 Received: 01/05/17 10:49									
Arsenic	ND	0.50	mg/kg	5	1700130	01/06/17	01/06/17	EPA 6020	
Lead	2.6	2.5	"	"	"	"	"	EPA 6010B	ICP/MS
SS1 - 16 (17A0193-22) Soil Sampled: 01/05/17 09:16 Received: 01/05/17 10:49									
Arsenic	ND	0.50	mg/kg	5	1700130	01/06/17	01/06/17	EPA 6020	
Lead	4.1	2.5	"	"	"	"	"	EPA 6010B	ICP/MS

Soil Search Engineering
4088 Bridge Street #9
Fair Oaks, CA 95628

Project: Taylor Road Mixed Use
Project Number: [none]
Project Manager: Ahmad Badie

CLS Work Order #: 17A0193
COC #: 172969/172970

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS1-1-3 (Composite) (17A0193-04) Soil Sampled: 01/05/17 08:02 Received: 01/05/17 10:49									**QRL-8**
4,4'-DDD	ND	17	µg/kg	5	1700122	01/06/17	01/10/17	EPA 8081A	
4,4'-DDE	ND	17	"	"	"	"	"	"	
4,4'-DDT	ND	17	"	"	"	"	"	"	
Aldrin	ND	5.0	"	"	"	"	"	"	
alpha-BHC	ND	8.5	"	"	"	"	"	"	
beta-BHC	ND	8.5	"	"	"	"	"	"	
Chlordane-technical	ND	17	"	"	"	"	"	"	
delta-BHC	ND	8.5	"	"	"	"	"	"	
Dieldrin	ND	5.0	"	"	"	"	"	"	
Endosulfan I	ND	8.5	"	"	"	"	"	"	
Endosulfan II	ND	17	"	"	"	"	"	"	
Endosulfan sulfate	ND	17	"	"	"	"	"	"	
Endrin	ND	17	"	"	"	"	"	"	
Endrin aldehyde	ND	17	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	8.5	"	"	"	"	"	"	
Heptachlor	ND	8.5	"	"	"	"	"	"	
Heptachlor epoxide	ND	8.5	"	"	"	"	"	"	
Methoxychlor	ND	85	"	"	"	"	"	"	
Mirex	ND	17	"	"	"	"	"	"	
Toxaphene	ND	100	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*81 %*		*52-141*	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*85 %*		*46-139*	"	"	"	"	
SS1-4-5 (Composite) (17A0193-07) Soil Sampled: 01/05/17 08:11 Received: 01/05/17 10:49									
4,4'-DDD	ND	3.3	µg/kg	1	1700122	01/06/17	01/10/17	EPA 8081A	
4,4'-DDE	ND	3.3	"	"	"	"	"	"	
4,4'-DDT	ND	3.3	"	"	"	"	"	"	
Aldrin	ND	1.0	"	"	"	"	"	"	
alpha-BHC	ND	1.7	"	"	"	"	"	"	
beta-BHC	ND	1.7	"	"	"	"	"	"	

Soil Search Engineering
4088 Bridge Street #9
Fair Oaks, CA 95628

Project: Taylor Road Mixed Use
Project Number: [none]
Project Manager: Ahmad Badie

CLS Work Order #: 17A0193
COC #: 172969/172970

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS1-4-5 (Composite) (17A0193-07) Soil Sampled: 01/05/17 08:11 Received: 01/05/17 10:49									
Chlordane-technical	ND	3.3	µg/kg	1	1700122	"	01/10/17	EPA 8081A	
delta-BHC	ND	1.7	"	"	"	"	"	"	
Dieldrin	ND	1.0	"	"	"	"	"	"	
Endosulfan I	ND	1.7	"	"	"	"	"	"	
Endosulfan II	ND	3.3	"	"	"	"	"	"	
Endosulfan sulfate	ND	3.3	"	"	"	"	"	"	
Endrin	ND	3.3	"	"	"	"	"	"	
Endrin aldehyde	ND	3.3	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	1.7	"	"	"	"	"	"	
Heptachlor	ND	1.7	"	"	"	"	"	"	
Heptachlor epoxide	ND	1.7	"	"	"	"	"	"	
Methoxychlor	ND	17	"	"	"	"	"	"	
Mirex	ND	3.3	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*71 %*	*52-141*		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*82 %*	*46-139*		"	"	"	"	
SS1-6-8 (Composite) (17A0193-11) Soil Sampled: 01/05/17 08:25 Received: 01/05/17 10:49									
4,4'-DDD	ND	3.3	µg/kg	1	1700122	01/06/17	01/10/17	EPA 8081A	
4,4'-DDE	ND	3.3	"	"	"	"	"	"	
4,4'-DDT	ND	3.3	"	"	"	"	"	"	
Aldrin	ND	1.0	"	"	"	"	"	"	
alpha-BHC	ND	1.7	"	"	"	"	"	"	
beta-BHC	ND	1.7	"	"	"	"	"	"	
Chlordane-technical	ND	3.3	"	"	"	"	"	"	
delta-BHC	ND	1.7	"	"	"	"	"	"	
Dieldrin	ND	1.0	"	"	"	"	"	"	
Endosulfan I	ND	1.7	"	"	"	"	"	"	
Endosulfan II	ND	3.3	"	"	"	"	"	"	
Endosulfan sulfate	ND	3.3	"	"	"	"	"	"	

Soil Search Engineering
4088 Bridge Street #9
Fair Oaks, CA 95628

Project: Taylor Road Mixed Use
Project Number: [none]
Project Manager: Ahmad Badie

CLS Work Order #: 17A0193
COC #: 172969/172970

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS1-6-8 (Composite) (17A0193-11) Soil Sampled: 01/05/17 08:25 Received: 01/05/17 10:49									
Endrin	ND	3.3	µg/kg	1	1700122	"	01/10/17	EPA 8081A	
Endrin aldehyde	ND	3.3	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	1.7	"	"	"	"	"	"	
Heptachlor	ND	1.7	"	"	"	"	"	"	
Heptachlor epoxide	ND	1.7	"	"	"	"	"	"	
Methoxychlor	ND	17	"	"	"	"	"	"	
Mirex	ND	3.3	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*61 %*		*52-141*	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*66 %*		*46-139*	"	"	"	"	
SS1-9-10 (Composite) (17A0193-14) Soil Sampled: 01/05/17 08:34 Received: 01/05/17 10:49									
4,4'-DDD	ND	6.6	µg/kg	2	1700122	01/06/17	01/10/17	EPA 8081A	
4,4'-DDE	ND	6.6	"	"	"	"	"	"	
4,4'-DDT	ND	6.6	"	"	"	"	"	"	
Aldrin	ND	2.0	"	"	"	"	"	"	
alpha-BHC	ND	3.4	"	"	"	"	"	"	
beta-BHC	ND	3.4	"	"	"	"	"	"	
Chlordane-technical	ND	6.6	"	"	"	"	"	"	
delta-BHC	ND	3.4	"	"	"	"	"	"	
Dieldrin	ND	2.0	"	"	"	"	"	"	
Endosulfan I	ND	3.4	"	"	"	"	"	"	
Endosulfan II	ND	6.6	"	"	"	"	"	"	
Endosulfan sulfate	ND	6.6	"	"	"	"	"	"	
Endrin	ND	6.6	"	"	"	"	"	"	
Endrin aldehyde	ND	6.6	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	3.4	"	"	"	"	"	"	
Heptachlor	ND	3.4	"	"	"	"	"	"	
Heptachlor epoxide	ND	3.4	"	"	"	"	"	"	
Methoxychlor	ND	34	"	"	"	"	"	"	

Soil Search Engineering	Project: Taylor Road Mixed Use	
4088 Bridge Street #9	Project Number: [none]	CLS Work Order #: 17A0193
Fair Oaks, CA 95628	Project Manager: Ahmad Badie	COC #: 172969/172970

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS1-9-10 (Composite) (17A0193-14) Soil Sampled: 01/05/17 08:34 Received: 01/05/17 10:49									
Mirex	ND	6.6	µg/kg	2	1700122	"	01/10/17	EPA 8081A	
Toxaphene	ND	40	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*56 %*	*52-141*		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*58 %*	*46-139*		"	"	"	"	
SS1-12-13 (Composite) (17A0193-18) Soil Sampled: 01/05/17 08:50 Received: 01/05/17 10:49									
4,4'-DDD	ND	3.3	µg/kg	1	1700122	01/06/17	01/10/17	EPA 8081A	
4,4'-DDE	ND	3.3	"	"	"	"	"	"	
4,4'-DDT	ND	3.3	"	"	"	"	"	"	
Aldrin	ND	1.0	"	"	"	"	"	"	
alpha-BHC	ND	1.7	"	"	"	"	"	"	
beta-BHC	ND	1.7	"	"	"	"	"	"	
Chlordane-technical	ND	3.3	"	"	"	"	"	"	
delta-BHC	ND	1.7	"	"	"	"	"	"	
Dieldrin	ND	1.0	"	"	"	"	"	"	
Endosulfan I	ND	1.7	"	"	"	"	"	"	
Endosulfan II	ND	3.3	"	"	"	"	"	"	
Endosulfan sulfate	ND	3.3	"	"	"	"	"	"	
Endrin	ND	3.3	"	"	"	"	"	"	
Endrin aldehyde	ND	3.3	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	1.7	"	"	"	"	"	"	
Heptachlor	ND	1.7	"	"	"	"	"	"	
Heptachlor epoxide	ND	1.7	"	"	"	"	"	"	
Methoxychlor	ND	17	"	"	"	"	"	"	
Mirex	ND	3.3	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*51 %*	*52-141*		"	"	"	"	*QS-4*
Surrogate: Tetrachloro-meta-xylene		*55 %*	*46-139*		"	"	"	"	

Soil Search Engineering
4088 Bridge Street #9
Fair Oaks, CA 95628

Project: Taylor Road Mixed Use
Project Number: [none]
Project Manager: Ahmad Badie

CLS Work Order #: 17A0193
COC #: 172969/172970

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS1-14-15 (Composite) (17A0193-21) Soil Sampled: 01/05/17 09:01 Received: 01/05/17 10:49									
4,4'-DDD	ND	3.3	µg/kg	1	1700122	01/06/17	01/10/17	EPA 8081A	
4,4'-DDE	ND	3.3	"	"	"	"	"	"	
4,4'-DDT	ND	3.3	"	"	"	"	"	"	
Aldrin	1.4	1.0	"	"	"	"	"	"	
alpha-BHC	ND	1.7	"	"	"	"	"	"	
beta-BHC	ND	1.7	"	"	"	"	"	"	
Chlordane-technical	ND	3.3	"	"	"	"	"	"	
delta-BHC	ND	1.7	"	"	"	"	"	"	
Dieldrin	1.3	1.0	"	"	"	"	"	"	
Endosulfan I	ND	1.7	"	"	"	"	"	"	
Endosulfan II	ND	3.3	"	"	"	"	"	"	
Endosulfan sulfate	ND	3.3	"	"	"	"	"	"	
Endrin	ND	3.3	"	"	"	"	"	"	
Endrin aldehyde	ND	3.3	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	1.7	"	"	"	"	"	"	
Heptachlor	ND	1.7	"	"	"	"	"	"	
Heptachlor epoxide	ND	1.7	"	"	"	"	"	"	
Methoxychlor	ND	17	"	"	"	"	"	"	
Mirex	ND	3.3	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*48 %*	*52-141*		"	"	"	"	*QS-4*
Surrogate: Tetrachloro-meta-xylene		*63 %*	*46-139*		"	"	"	"	
SS1-16-18 (Composite) (17A0193-25) Soil Sampled: 01/05/17 09:16 Received: 01/05/17 10:49									
4,4'-DDD	ND	3.3	µg/kg	1	1700122	01/06/17	01/10/17	EPA 8081A	
4,4'-DDE	ND	3.3	"	"	"	"	"	"	
4,4'-DDT	ND	3.3	"	"	"	"	"	"	
Aldrin	ND	1.0	"	"	"	"	"	"	
alpha-BHC	ND	1.7	"	"	"	"	"	"	
beta-BHC	ND	1.7	"	"	"	"	"	"	

Soil Search Engineering	Project: Taylor Road Mixed Use	
4088 Bridge Street #9	Project Number: [none]	CLS Work Order #: 17A0193
Fair Oaks, CA 95628	Project Manager: Ahmad Badie	COC #: 172969/172970

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS1-16-18 (Composite) (17A0193-25) Soil	**Sampled: 01/05/17 09:16**	**Received: 01/05/17 10:49**							
Chlordane-technical	ND	3.3	µg/kg	1	1700122	"	01/10/17	EPA 8081A	
delta-BHC	ND	1.7	"	"	"	"	"	"	
Dieldrin	ND	1.0	"	"	"	"	"	"	
Endosulfan I	ND	1.7	"	"	"	"	"	"	
Endosulfan II	ND	3.3	"	"	"	"	"	"	
Endosulfan sulfate	ND	3.3	"	"	"	"	"	"	
Endrin	ND	3.3	"	"	"	"	"	"	
Endrin aldehyde	ND	3.3	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	1.7	"	"	"	"	"	"	
Heptachlor	ND	1.7	"	"	"	"	"	"	
Heptachlor epoxide	ND	1.7	"	"	"	"	"	"	
Methoxychlor	ND	17	"	"	"	"	"	"	
Mirex	ND	3.3	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*55 %*	*52-141*		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*67 %*	*46-139*		"	"	"	"	

Soil Search Engineering
4088 Bridge Street #9
Fair Oaks, CA 95628

Project: Taylor Road Mixed Use
Project Number: [none]
Project Manager: Ahmad Badie

CLS Work Order #: 17A0193
COC #: 172969/172970

Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1700130 - EPA 3050B										
Blank (1700130-BLK1)				Prepared & Analyzed: 01/06/17						
Lead	ND	2.5	mg/kg							
Arsenic	ND	0.50	"							
LCS (1700130-BS1)				Prepared & Analyzed: 01/06/17						
Lead	87.5	2.5	mg/kg	100		88	75-125			
Arsenic	92.1	0.50	"	100		92	75-125			
Matrix Spike (1700130-MS1)	Source: 17A0193-01			Prepared & Analyzed: 01/06/17						
Lead	90.3	2.5	mg/kg	100	7.75	83	75-125			
Arsenic	76.2	0.50	"	100	0.473	76	75-125			
Matrix Spike Dup (1700130-MSD1)	Source: 17A0193-01			Prepared & Analyzed: 01/06/17						
Lead	67.3	2.5	mg/kg	100	7.75	60	75-125	29	30	QM-5
Arsenic	58.5	0.50	"	100	0.473	58	75-125	26	30	QM-5

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Organochlorine Pesticides by EPA Method 8081A - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1700122 - EPA method 3545										
Blank (1700122-BLK1)				Prepared: 01/05/17 Analyzed: 01/10/17						
Aldrin	ND	1.0	µg/kg							
alpha-BHC	ND	1.7	"							
beta-BHC	ND	1.7	"							
gamma-BHC (Lindane)	ND	1.7	"							
delta-BHC	ND	1.7	"							
Chlordane-technical	ND	3.3	"							
4,4'-DDD	ND	3.3	"							
4,4'-DDE	ND	3.3	"							
4,4'-DDT	ND	3.3	"							
Dieldrin	ND	1.0	"							
Endosulfan I	ND	1.7	"							
Endosulfan II	ND	3.3	"							
Endosulfan sulfate	ND	3.3	"							
Endrin	ND	3.3	"							
Endrin aldehyde	ND	3.3	"							
Heptachlor	ND	1.7	"							
Heptachlor epoxide	ND	1.7	"							
Methoxychlor	ND	17	"							
Mirex	ND	3.3	"							
Toxaphene	ND	20	"							
Surrogate: Tetrachloro-meta-xylene	*14.9*		"	*16.7*		*89*	*46-139*			
Surrogate: Decachlorobiphenyl	*17.1*		"	*16.7*		*103*	*52-141*			
LCS (1700122-BS1)				Prepared: 01/05/17 Analyzed: 01/10/17						
Aldrin	25.4	1.0	µg/kg	33.3		76	47-132			
gamma-BHC (Lindane)	23.9	1.7	"	33.3		72	56-133			
4,4'-DDT	30.9	3.3	"	33.3		93	46-137			
Dieldrin	30.9	1.0	"	33.3		93	44-143			
Endrin	31.8	3.3	"	33.3		95	30-147			
Heptachlor	23.9	1.7	"	33.3		72	33-148			
Surrogate: Tetrachloro-meta-xylene	*14.5*		"	*16.7*		*87*	*46-139*			

Soil Search Engineering
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Project: Taylor Road Mixed Use
Project Number: [none]
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CLS Work Order #: 17A0193
COC #: 172969/172970

Organochlorine Pesticides by EPA Method 8081A - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1700122 - EPA method 3545										
LCS (1700122-BS1)				Prepared: 01/05/17 Analyzed: 01/10/17						
Surrogate: Decachlorobiphenyl	*18.3*		*µg/kg*	*16.7*		*110*	*52-141*			
LCS Dup (1700122-BSD1)				Prepared: 01/05/17 Analyzed: 01/10/17						
Aldrin	27.3	1.0	µg/kg	33.3		82	47-132	7	30	
gamma-BHC (Lindane)	26.2	1.7	"	33.3		78	56-133	9	30	
4,4'-DDT	29.6	3.3	"	33.3		89	46-137	4	30	
Dieldrin	30.8	1.0	"	33.3		92	44-143	0.2	30	
Endrin	30.7	3.3	"	33.3		92	30-147	4	30	
Heptachlor	25.5	1.7	"	33.3		76	33-148	6	30	
Surrogate: Tetrachloro-meta-xylene	*8.81*		"	*16.7*		*53*	*46-139*			
Surrogate: Decachlorobiphenyl	*17.3*		"	*16.7*		*104*	*52-141*			
Matrix Spike (1700122-MS1)	**Source: 17A0148-03**			Prepared: 01/05/17 Analyzed: 01/10/17						**QRL-8**
Aldrin	39.0	5.0	µg/kg	33.3	ND	117	47-138			
gamma-BHC (Lindane)	22.4	8.5	"	33.3	ND	67	38-144			
4,4'-DDT	21.4	17	"	33.3	ND	64	41-157			
Dieldrin	25.1	5.0	"	33.3	ND	75	46-155			
Endrin	22.4	17	"	33.3	ND	67	34-149			
Heptachlor	19.8	8.5	"	33.3	ND	59	36-155			
Surrogate: Tetrachloro-meta-xylene	*11.7*		"	*16.7*		*70*	*46-139*			
Surrogate: Decachlorobiphenyl	*12.4*		"	*16.7*		*74*	*52-141*			
Matrix Spike Dup (1700122-MSD1)	**Source: 17A0148-03**			Prepared: 01/05/17 Analyzed: 01/10/17						**QRL-8**
Aldrin	44.3	5.0	µg/kg	33.3	ND	133	47-138	13	35	
gamma-BHC (Lindane)	23.0	8.5	"	33.3	ND	69	38-144	3	35	
4,4'-DDT	21.7	17	"	33.3	ND	65	41-157	1	35	
Dieldrin	25.0	5.0	"	33.3	ND	75	46-155	0.6	35	
Endrin	22.9	17	"	33.3	ND	69	34-149	2	35	
Heptachlor	20.8	8.5	"	33.3	ND	62	36-155	5	35	
Surrogate: Tetrachloro-meta-xylene	*12.2*		"	*16.7*		*73*	*46-139*			
Surrogate: Decachlorobiphenyl	*13.2*		"	*16.7*		*79*	*52-141*			

Soil Search Engineering	Project: Taylor Road Mixed Use	
4088 Bridge Street #9	Project Number: [none]	**CLS Work Order #: 17A0193**
Fair Oaks, CA 95628	Project Manager: Ahmad Badie	COC #: 172969/172970

Notes and Definitions

QS-4	The surrogate recovery for this sample is outside of established control limits due to a sample matrix effect.
QRL-8	The extract of this sample was dark and/or oily. Therefore, the sample was analyzed with a dilution and the reporting limit was raised for all target compounds.
QM-5	The spike recovery was outside acceptance limits for the MS and/or MSD due to matrix interference. The LCS and/or LCSD were within acceptance limits showing that the laboratory is in control and the data is acceptable.
ICP/MS	It was run by ICP/MS (EPA method 200.8/6020).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit (or method detection limit when specified)
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference