



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

TOWN OF LOOMIS NUTE ROAD SUBDIVISION PROJECT

AUGUST 2018

LEAD AGENCY:

Town of Loomis
3665 Taylor Road
Loomis, CA 95650
(916) 652-1840
loomis.ca.gov



TABLE OF CONTENTS

TOWN OF LOOMIS NUTE ROAD SUBDIVISION PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

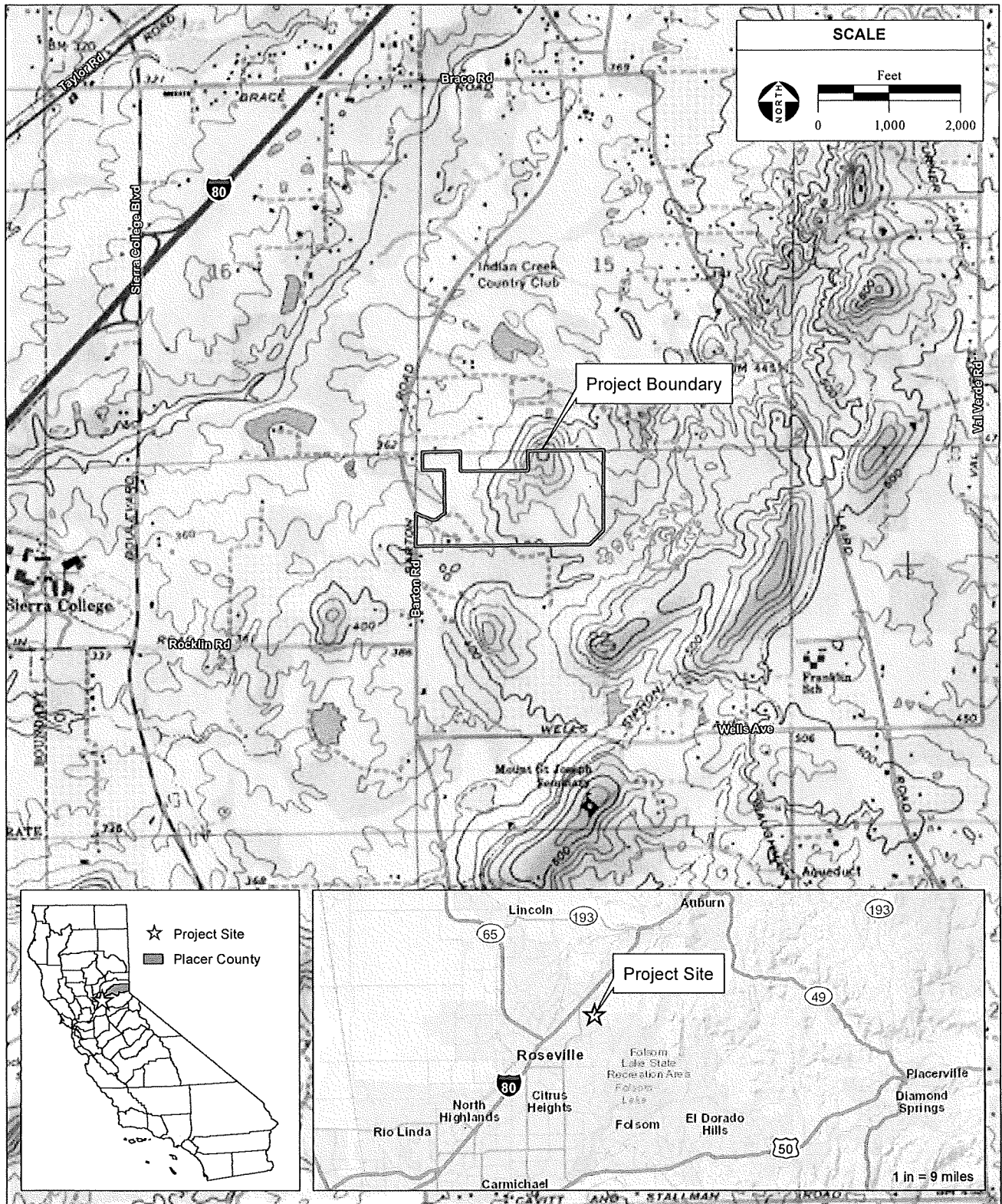
1.0	BACKGROUND AND INTRODUCTION	1-1
1.1	Introduction	1-1
2.0	PROJECT DESCRIPTION.....	2-1
2.1	Project Summary	2-1
2.2	Project Location	2-1
2.3	Existing Environment.....	2-1
2.4	Project Characteristics.....	2-4
2.4.1	Water Supply.....	2-4
2.4.2	Wastewater	2-6
2.4.3	Public Services.....	2-6
2.5	Project Review and Approval	2-6
2.5.1	Lead Agency	2-6
2.5.2	CEQA Actions	2-6
2.5.3	Other Agency Actions.....	2-7
3.0	ENVIRONMENTAL CHECKLIST	3-1
3.1	Introduction	3-1
3.2	Aesthetics	3-1
3.2.1	Discussion	3-1
3.3	Agricultural and Forestry Resources	3-4
3.3.1	Discussion	3-4
3.4	Air Quality	3-6
3.4.1	Setting	3-6
3.4.2	Discussion	3-10
3.5	Biological Resources	3-13
3.5.1	Setting	3-13
3.5.2	Discussion	3-13
3.6	Cultural and Paleontological Resources.....	3-25
3.6.1	Setting	3-25
3.6.2	Background Research and Field Survey.....	3-29
3.6.3	Discussion	3-31
3.7	Geology and Soils.....	3-34
3.7.1	Setting	3-34
3.7.2	Discussion	3-36
3.8	Greenhouse Gas Emissions.....	3-39
3.8.1	Setting	3-39
3.8.2	Discussion	3-40
3.9	Hazards and Hazardous Materials	3-41
3.9.1	Discussion	3-41

Figure 6 Habitat Types 3-16
Figure 7 Project Site Soils 3-37

APPENDICES

Appendix A Cartwright Water Supply Memorandum

Recently, the Supreme Court ruled that a lead agency needs to analyze the effects of the environment on a project's residents or users only where the project itself might worsen existing environmental hazards in a manner that could have an adverse effect [California Building Industry Association v. Bay Area Quality Management District (Section 213477, December 17, 2015)]. For example, a project located within an area with potential seismic activity that could expose project occupants to risks associated with earthquakes would not require analysis in a CEQA document as long as the project did not exacerbate the frequency, duration or strength of potential seismic events. Although the Town no longer needs to analyze such impacts due to the Court's ruling, information regarding site constraints and other factors that could affect the safety and stability of project development are provided for the reader's information (see, for example, **Section 3.7, Geology and Soils**).



SOURCE: "Rocklin, CA" USGS 7.5 Minute Topographic Quadrangle, T11N R7E, Section 22, Mt. Diablo Baseline & Meridian; ESRI, 2018; AES, 6/21/2018

Town of Loomis Initial Study / 218532 ■

Figure 1
Site and Vicinity

non-residential structure is a church located approximately 900 feet south of the southwestern corner of the project site.

2.4 PROJECT CHARACTERISTICS

The Proposed Project includes the subdivision of the project site from two parcels into four parcels and a Remainder Area, as shown on **Figure 3**, consistent with the State Subdivision Map Act and the Town of Loomis Municipal Code.¹ Although not a part of the project application, it is anticipated that two single-family residences will be constructed as a result of the Proposed Project on proposed Parcels 2 and 3. The site would continue to be accessed by Nute Road off of Barton Road.

2.4.1 WATER SUPPLY

The project site does not have an existing connection to PCWA potable water lines that run along Barton Road to the west of the project site. The two existing residences on the project site obtain potable water from private wells (one per residence) and non-potable water for irrigation from private raw water lines that run throughout the project site, as shown on **Figure 3**. As described in the Cartwright Water Supply Memorandum dated February 2018 (**Appendix A**), the source of the non-potable water is a 6-inch water line that extends from a distribution box at the existing Placer County Water Agency (PCWA) canal in the adjacent Sierra de Montserrat subdivision located south and east of the project site. The 6-inch water line is privately owned by the current property owners of the project site. Several nearby residential properties also purchase raw water from PCWA through lateral connections to the 6-inch line; however, before selling water to these adjacent properties, PCWA required an authorization letter from the owners of the project site. The overall amount of raw water that can be drawn from the private line is limited by PCWA through a control device (slide plate) installed at the distribution box and is established through agreements with the connected property owners for the purchase of raw water (PCWA, 2018).

Similar to the existing homes within the project site, development on Parcels 2 and 3 would be served by private water infrastructure. A private groundwater well will be installed at each residence to provide potable water supply. These private wells will require approval and permits from the Placer County Environmental Health Department and will be constructed in accordance with the Placer County Well Ordinance. Parcels 1 and 4 will continue non-potable water service per the existing system and new $\frac{3}{4}$ inch raw water lines will be provided for Parcels 2 and 3 from the existing 6-inch service line. PCWA has informally indicated that it would sell up to $\frac{1}{2}$ miners inch to each of the new residential parcels pending receipt of authorization letters from each of the property owners that currently have agreements with PCWA for purchase of raw water through the distribution box (PCWA, 2018). The locations of existing and proposed private raw water lines (for Parcels 2 and 3) are shown on **Figure 3**. Easements for the existing raw water lines will be established as part of the final parcel map process to ensure continued service for those currently being served.

¹ A subdivision into four or fewer parcels requires a parcel map, where as a subdivision into five or more parcels requires a tentative map and final map. A parcel map is generally less detailed (showing new parcel boundaries only) than a tentative map, which shows other improvements to a project site such as infrastructure and utilities. The Remainder Area is not considered a parcel for the purpose of determining which type of map is required and is not being subdivided for sale, lease, or financing.

2.4.2 WASTEWATER

Because Parcels 2 and 3, which would require new sewer service, are located greater than 600 feet from the nearest public sewer line, it is anticipated that development on Parcels 2 and 3 would be served by private wastewater infrastructure. This is consistent with the County's Local Agency Management Program (ordinance) Chapter 2 requirements for minor subdivisions and the provision of sewer services to new parcels. The two existing residences on the project site are served by septic systems, and the new residences on Parcels 2 and 3 would also utilize septic tanks sized appropriately to adequately serve the future residences on these parcels. The on-site septic systems will require approval and permits from the Placer County Environmental Health Department.

2.4.3 PUBLIC SERVICES

Public services to the project site are provided by several districts and departments, including the South Placer Fire District, the Placer County Sheriff's Department, Loomis Union School District, and Placer Union High School District.

The Loomis Fire Protection District (LFPD) recently consolidated with the South Placer Fire District (SPFD), which now serves the project site. The SPFD provides both fire prevention and suppression and emergency medical services. The stations closest to the project site are located at 5840 Horseshoe Bar Road, approximately 2.0 miles north of the project site, and at 7070 Auburn Folsom Road, approximately 2.4 miles southeast of the project site.

Law enforcement services are provided by the Placer County Sheriff's Department. Loomis, including the project site, is served by the South Placer Substation, located at 6140 Horseshoe Bar Road.

2.5 PROJECT REVIEW AND APPROVAL

2.5.1 LEAD AGENCY

In accordance with Sections 15050 and 15367 of the CEQA Guidelines, the Town of Loomis is the 'lead agency' for the Proposed Project, which is defined as the "public agency which has the principal responsibility for carrying out or disapproving a project."

The following action would be taken by the Town in order to approve the Proposed Project:

- Approval of the subdivision tentative map.

No General Plan Amendment or rezoning would be required, because the proposed uses are consistent with the existing General Plan designation and zoning.

2.5.2 CEQA ACTIONS

Prior to approving the Proposed Project, the Town must undertake CEQA review including:

- Adoption of the Mitigated Negative Declaration - pursuant to CEQA and the CEQA Guidelines;
and

3.0 ENVIRONMENTAL CHECKLIST

3.1 INTRODUCTION

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Proposed Project. For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified and no mitigation is available to reduce the impact to a less-than-significant level, an Environmental Impact Report (EIR) must be prepared.

Less-than-Significant Impact with Mitigation Incorporated: Impacts that would be reduced to a less-than-significant level by feasible mitigation measures identified in this Environmental Checklist.

Less-than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

3.2 AESTHETICS

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.2.1 DISCUSSION

Questions A and B

The project site is not part of a designated scenic viewshed and is not visible from a designated scenic highway (Caltrans, 2017). There are no State scenic highways in or near the project site and no scenic features are located on-site that are substantially different from the surrounding area. Therefore, **no impact** would occur.



PHOTO 1: View from the northern border of the project site facing south towards Nute Road.

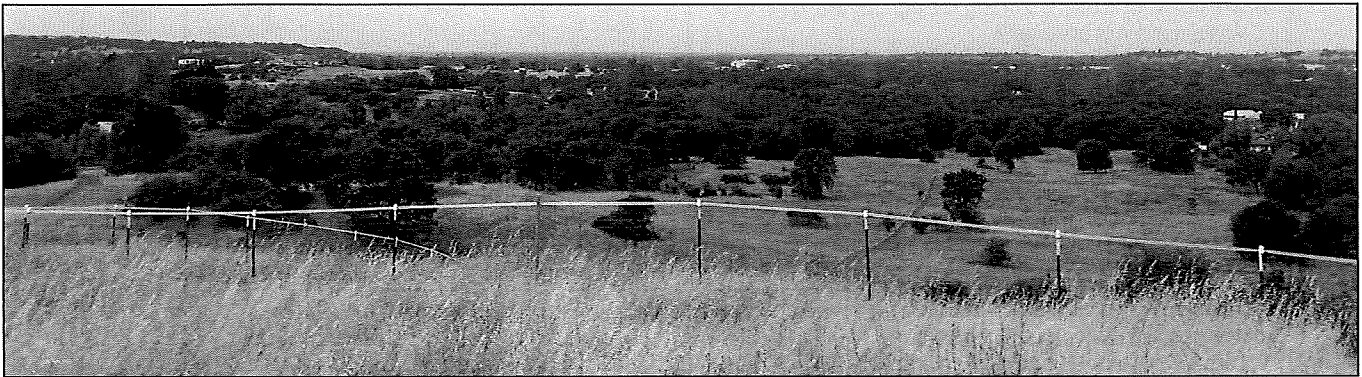


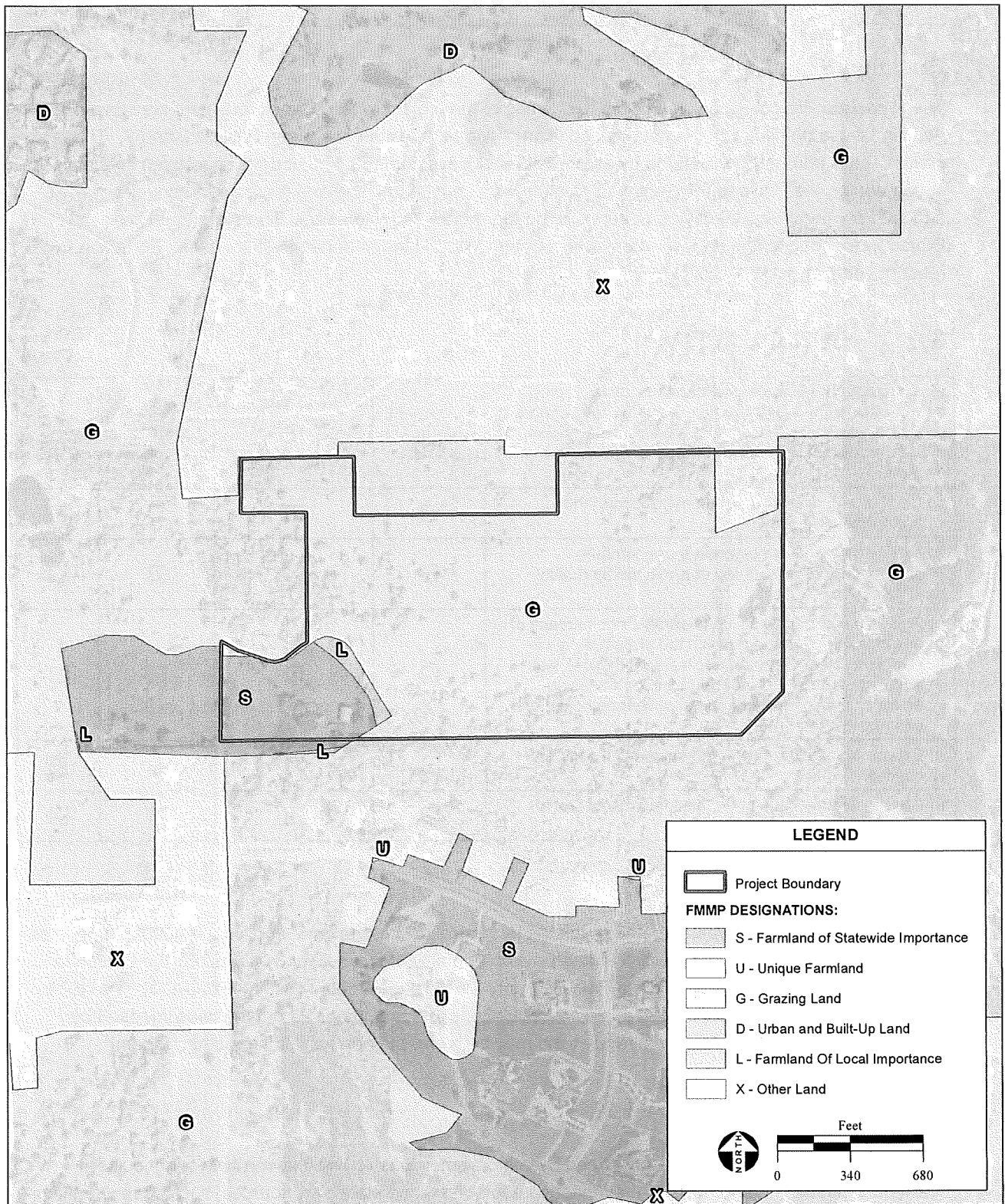
PHOTO 2: View from the northeast corner of the project site facing southwest.



PHOTO 3: Partially obscured view from Rutherford Canyon Road looking north towards the project site.



PHOTO 4: Partially obscured view from Barton Road south of Nute Road looking northeast towards the project site.



SOURCE: CA Dept. of Conservation, FMMP, 2016; Placer County GIS, 2017; AccuPlus aerial photograph, 6/30/2016; ESRI, 2018; AES, 6/25/2018

Town of Loomis Initial Study / 218532 ■

Figure 5
FMMP Designations

To protect human health and the environment, the USEPA has set “primary” and “secondary” maximum ambient limits for each of the criteria pollutants. Primary standards were set to protect human health, particularly sensitive receptors such as children, the elderly, and individuals suffering from chronic lung conditions such as asthma and emphysema. Secondary standards were set to protect the natural environment and prevent damage to animals, crops, vegetation, and buildings. Ozone (O₃) and nitrogen dioxide (NO₂) are considered regional pollutants because they (and their precursors) affect air quality on a regional scale. Pollutants such as carbon monoxide (CO), sulfur dioxide (SO₂), and lead (Pb) are considered local pollutants that tend to accumulate in the air locally. Particulate matter (PM) is both a local and regional pollutant.

The primary pollutants of concern in Placer County are ozone (the precursors of which include oxides of nitrogen [NO_x] and reactive organic gases [ROG]), CO, and PM. The principal characteristics of these pollutants are discussed below. Toxic Air Contaminants (TACs) also are discussed, although no air quality standards exist for these pollutants.

Ozone

Ozone, or smog, is photochemical oxidant that is formed when ROG and NO_x (both by-products of the internal combustion engine) react with sunlight. Ozone poses a health threat to those who already suffer from respiratory diseases as well as to healthy people. Ozone is a respiratory irritant that can cause severe ear, nose, and throat irritation and increased susceptibility to respiratory infections. Additionally, ozone has been tied to crop damage, typically in the form of stunted growth and premature death. Ozone also can act as a corrosive, resulting in property damage such as the degradation of rubber products, and is also an oxidant that causes extensive damage to plants through leaf discoloration and cell damage (USEPA, 2018).

Reactive Organic Gases

ROG are compounds made up primarily of hydrogen and carbon atoms (CARB, 2018a). Internal combustion associated with motor vehicle usage is the major source of hydrocarbons. Other sources of ROG are emissions associated with the use of paints and solvents, the application of asphalt paving, and the use of household consumer products such as aerosols. Adverse effects on human health are not caused directly by ROG but rather by reactions of ROG that form secondary pollutants such as ozone.

Nitrogen Oxides

Nitrogen oxides are a family of highly reactive gases that are a primary precursor to the formation of ground-level ozone, and react in the atmosphere to form acid rain. The two major forms of NO_x are nitric oxide (NO) and nitrogen dioxide (NO₂). NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO₂ is a reddish-brown gas formed by the combination of NO and oxygen. NO_x acts as an acute respiratory irritant and increases susceptibility to respiratory pathogens (ASTDR, 2011).

Carbon Monoxide

Carbon monoxide is a colorless, odorless, toxic gas produced by incomplete combustion of carbon substances, such as gasoline or diesel fuel. In the Sacramento Valley, high CO levels are of greatest concern during the winter, when periods of light winds combine with the formation of ground-level temperature inversions from evening through early morning. These conditions trap pollutants near the

subject sensitive receptors to elevated CO concentrations. No violations of CO standards have been recorded at the monitoring station nearest the project site for over 5 years and all of Placer County is currently designated as a CO attainment area (Town of Loomis, 2017). Based on recent traffic impact studies prepared for proposed developments within the Town of Loomis, there are no intersections or roadways within a 1-mile radius of the Proposed Project that are congested enough (LOS E or F) to generate high levels of CO and be considered a CO hotspot risk (Town of Loomis, 2018a; Town of Loomis, 2018b).

TABLE 3-1
AIR QUALITY ATTAINMENT STATUS FOR WESTERN PLACER COUNTY

Pollutant	Attainment Status	
	California Standards	Federal Standards
Ozone	Nonattainment	Nonattainment
CO	Attainment	Unclassified/Attainment
NO _x	Attainment	Unclassified/Attainment
SO _x	Attainment	Unclassified
PM ₁₀	Nonattainment	Unclassified
PM _{2.5}	Attainment	Nonattainment
Lead	Attainment	Unclassified/Attainment
Source: CARB, 2017a.		

Existing Project Site Emissions

Because the existing project site has two residences and no intensive agricultural operations (e.g., orchard, dairy), it generates a negligible amount of emissions.

Sensitive Land Uses

Land uses such as schools, children's daycare centers, hospitals, and convalescent homes are considered to be more sensitive to poor air quality than the general public because the population groups associated with these uses have increased susceptibility to respiratory distress. In addition, residential uses are considered more sensitive to air quality conditions than commercial and industrial uses because people generally spend longer periods of time at their residences, resulting in greater exposure to ambient air quality conditions. Recreational land uses are considered moderately sensitive to air pollution. Exercise places a high demand on respiratory functions, which can be impaired by air pollution, even though exposure periods during exercise are generally short. In addition, noticeable air pollution can detract from the enjoyment of recreation. Sensitive receptors in the project vicinity include the existing residences and nearby residences on adjacent parcels.

Air Pollutant Emissions Thresholds

The PCAPCD has established thresholds to determine whether a project would have a significant impact on air quality and/or contribute considerably to cumulative air quality degradation. The significance thresholds for project-specific and cumulative conditions are shown in **Table 3-2**.

measures. These measures shall be included as a standard note on all grading and improvement plans:

- Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emission limitations.
- The prime contractor shall submit to the Air District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty offroad equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall demonstrate that the off-road vehicles to be used during excavation, construction, and grading activities, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet average 20 percent NO_x reduction and 45 percent particulate matter reduction compared to the most recent CARB average and shall include enforcement measures to ensure that the reductions are achieved. The PCAPCD shall be contacted for average fleet emission data. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreperson.
- An enforcement plan shall be established to weekly evaluate project-related on-and-off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.
- No open burning of removed vegetation shall be conducted during infrastructure improvements. Vegetative material shall be chipped or delivered to waste to energy facilities.
- During construction the contractor shall use existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators to the extent feasible.
- Diesel-power equipment shall not be allowed to idle within 1,000 feet of any sensitive receptors.
- Diesel-power equipment shall not be allowed to idle for more than 5 minutes at any time.
- Earth moving construction equipment shall be cleaned with water once per day.
- An operational water truck shall be onsite at all times. Water to control dust shall be applied as needed to prevent dust impacts off site for active and inactive construction areas. Pursuant to District Rule 228, Section 304, streets shall be wet broomed or washed of any silt carried over to adjacent public thoroughfares during construction activities.
- Earth-moving contractors shall not operate pre-1996 heavy-duty diesel equipment on forecast Spare the Air Days.
- To the extent feasible, construction activities shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators.
- Traffic speeds on all unpaved surfaces shall be limited to a maximum speed of 15 miles per hour or less.

odor-producing land uses include the Western Regional Sanitary Landfill, approximately 9 miles northwest of the project site, and the Roseville Water Treatment Plant, approximately 4.5 miles south of the project site. Therefore, **no impact** would occur.

3.5 BIOLOGICAL RESOURCES

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

3.5.1 SETTING

Biological resources are protected through a variety of Federal, State, and local laws and regulations. Relevant regulations are discussed below.

Local

Town of Loomis General Plan

Prior to approval of discretionary development permits involving parcels near significant ecological resource areas, the Town requires, as part of the environmental review process, a biotic resources evaluation by a qualified biologist (Town of Loomis, 2001).

Town of Loomis Tree Ordinance

Chapter 13.54 of the Town's Municipal Code provides tree conservation requirements for trees within the Town. Protected trees include interior live oak (*Quercus wislizenii*), valley oak, blue oak (*Quercus douglasii*), and oracle oak (*Quercus x morehus*) trees with a diameter at breast height (dbh) of at least six inches (four inches for blue oak) as well as heritage trees (as identified by a Council resolution). This tree ordinance also provides replacement requirements for the removal of protected trees, and requires a tree plan be prepared for development projects.

3.5.2 DISCUSSION

Biological resources within the 67.6-acre project site were characterized during a survey conducted by a qualified biologist on May 31, 2018. The survey consisted of reconnaissance level investigations of the majority of the site, with a focused survey conducted in the area of potential effects (APE), consisting of Parcels 2 and 3. The findings for that survey are summarized here.

A search of the California Natural Diversity Database (CNDDDB), California Native Plant Society (CNPS) RareFind, and USFWS Information for Planning and Conservation (IPaC) databases reported 35 special-status species known to occur in the region surrounding the project site. The habitat requirements of these species were evaluated to determine whether or not they have the potential to occur within the project site. Of these 35 identified species, the project site has features which could support habitat for 13 special-status species; however it should be noted that most of these species do not have the potential to occur within the habitats present within the biological APE (Parcels 2 and 3). These 13 species are discussed in **Table 3-4**.

A field assessment was conducted on May 31, 2018, to evaluate the site for the presence or potential for presence of these special-status species and to characterize the habitats within the property and the impacts associated with the Proposed Project. Habitat on the 67.6-acre project site is composed of approximately 0.60 acres of cottonwoods, 1.31 acres of mixed hardwood, 37.80 acres of non-native grassland, 18.49 acres of oak woodland, 0.51 acres of open water habitat, and 8.89 acres of ruderal habitats (**Figure 6**). An informal delineation of wetlands and other Waters of the U.S. was conducted during this site visit, and a stream feature was delineated flowing south to north through proposed Parcel 1 and the Remainder Area (as described in **Figure 3**), and a small farm pond was observed in proposed Parcel 4. These two aquatic features are located more than 100 feet from the two proposed new parcels that will be created as a result of the Proposed Project (Parcels 2 and 3).

Question A

The Proposed Project would result in the construction of two single-family homes on Parcels 2 and 3. Biological site surveys have determined that there are no special-status species or habitats that currently exist in the proposed lots, and the only potential habitat for any special-status species are the tall trees

**TABLE 3-4
FEDERAL, STATE, AND CNPS POTENTIALLY OCCURRING SPECIAL-STATUS SPECIES**

Scientific Name Common Name	Federal/State/ CNPS List	Distribution	Habitat Requirements	Period of Identification	Potential for Occurrence with the Project Site
Plants					
<i>Balsamorhiza macrolepis</i> Big-scale balsamroot	1-1B.2	Known to occur in Alameda, Amador, Butte, Colusa, El Dorado, Lake, Mariposa, Napa, Placer, Santa Clara, Shasta, Solano, Sonoma, Tehama, and Tuolumne counties.	Sometimes serpentine. Chaparral, cismontane woodland, and valley and foothill grasslands. Elevations from: 90-1555 meters.	March-June	Low. Required habitats exist within the project site. However, no individuals were not observed during the site visit, which occurred within the bloom period for this species.
<i>Downingia pusilla</i> Dwarf downingia	1-2B.2	Known to occur in Fresno, Merced, Napa, Placer, Sacramento, San Joaquin, Solano, Sonoma, Stanislaus, Tehama, and Yuba counties. Also occurs in South America.	Valley and foothill grassland (mesic) and Vernal pools. Elevations: 1-445 meters.	March-May	Low. Required habitats exist within the project site. However, no individuals were not observed during the site visit, which occurred within the bloom period for this species.
<i>Cordylanthus mollis</i> ssp. <i>hispidus</i> hispid bird's-beak	1-1B	Known to occur in Alameda, Fresno, Kern, Merced, Placer and Solano and counties. Extirpated from much of the lower San Joaquin Valley (CNPS, 2010).	Meadows and seeps, playas and valley and foothill grasslands. Elevations range from 1-155 meters (CNPS, 2010).	June-September	Possible. Required habitats exist within the project site. The biological survey was not conducted within the bloom period survey for this species
<i>Juncus leiostermus</i> var. <i>leiostermus</i> Red Bluff dwarf rush	1-1B.1	Occurs in Butte, Placer, Shasta and Tehama counties, California.	Annual herb found in vernal mesic soils in chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools. Elevation: 35 - 1250 meters.	March-June	Low. Required habitats exist within the project site. However, no individuals were not observed during the site visit, which occurred within the bloom period for this species.
Animals					
Amphibians					
<i>Rana draytonii</i> California red-legged frog	FT/CSC/1-	Known to occur along the Coast from Mendocino County to Baja California, and inland through the northern Sacramento Valley into the foothills of the Sierra Nevada mountains, south to eastern Tulare County, and possibly eastern Kern County. Currently accepted range excludes the Central Valley.	Occurs in permanent and temporary pools of streams, marshes, and ponds with dense grassy and/or shrubby vegetation. Elevations range from 0-1160 meters	November - March (breeding) June - August (non-breeding)	Possible. Required habitats exist within the property in the nearby stream. However, no individuals were observed during the site visit.
<i>Spea hammondi</i>	CSC/1-	Known to occur from the north end	Mostly below 3,000 feet in elevation. Their	November-	Possible. Required habitats

3.0 Environmental Analysis

Scientific Name Common Name	Federal/State/ CNPS List	Distribution	Habitat Requirements	Period of Identification	Potential for Occurrence with the Project Site
Mammals					
<i>Taxidea taxus</i> American badger	--/CSC/--	Found throughout most of California in suitable habitat.	Suitable habitat occurs in the drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Badgers are generally associated with treeless regions, prairies, parklands, and cold desert areas.	All Year	Low. Required habitats exist within the project site, but no burrows or other evidence of habitation were observed during the site visit. The closest CNDDDB record for this species is 7.2 miles to the southeast.
<i>Antrozous pallidus</i> Pallid bat	--/CSC/--	Locally common species at low elevations. It occurs throughout California except for the high Sierra Nevada from Shasta to Kern counties, and the northwestern corner of the state from Del Norte and western Siskiyou counties to northern Mendocino county.	Habitats occupied include grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests, generally below 2,000 meters. The species is most common in open, dry habitats with rocky areas for roosting. Roosts also include cliffs, abandoned buildings, bird boxes, under exfoliating bark, and under bridges.	Year-round	Low. Required foraging and roosting habitats exist within the property, but no individuals or suitable roosting habitat was observed within the project site during the site visit. The closest CNDDDB record for this species is 5.9 miles to the south.
Reptiles					
<i>Thamnophis gigas</i> Giant garter snake	FT/CT/--	Endemic to the San Joaquin and Sacramento Valley floors. Counties include Butte, Colusa, Contra Costa, Fresno, Glenn, Kern, Madera, Merced, Sacramento, San Joaquin, Solano, Sutter, Yolo, and Yuba.	Inhabits agricultural wetlands and other waterways such as irrigation and drainage canals, sloughs, ponds, small lakes, low gradient streams, and adjacent uplands. Requires adequate water during its active season (early spring through mid-fall) to provide food and cover, emergent, herbaceous wetland vegetation for foraging and cover, grassy banks and openings in waterside vegetation for basking, and higher elevation uplands for cover and refuge from flood waters during its dormant season (winter). Inhabits small mammal burrows and other soil crevices with sunny exposure along south and west facing slopes, above prevailing flood elevations when dormant.	March-October	Possible. Required habitats exist within the property in the nearby stream. However, no individuals were observed during the site visit.

found within Parcels 2 and 3 that may represent nesting habitat for Swainson's hawk or other MBTA species.

Special-Status Plant Species

Habitat for four special-status plant species occurs within the project site—Big-scale balsamroot, Dwarf downingia, hispid bird's-beak, and Red bluff dwarf rush. None of these plants were observed during the May 2018 survey, which was conducted during the appropriate bloom season for all species that may occur in the area except for the dwarf downingia. This species is an obligate wetland species that would only reasonably be found in the fringes of the stream bisecting the project site. This stream is located more than 100 feet from the proposed new Parcels 2 and 3 (as shown on **Figures 3 and 6**), and as such, even if Dwarf downingia were to occur within the project site, it would not be impacted by future construction on these new parcels. Therefore, potential impacts to special status plant species would be less than significant.

Amphibians and Reptiles

There are three special-status amphibian species (California red-legged frog, western spadefoot toad, Western pond turtle) and one reptile species (Giant garter snake) with the potential to occur within and adjacent to the aquatic habitats within the project site. None of these species were observed during the May 2018 survey. While the stream bisecting the property may present habitat for these species, this stream is located more than 100 feet from the proposed boundaries of new Parcels 2 and 3. Therefore, because construction activities would occur more than 100 feet from the nearest aquatic habitats within the project site, potential impacts to special status amphibians and reptiles would be less than significant.

Mammals

American badger

The American badger may utilize the upland habitats within the project site for foraging. No evidence of American badger was seen on the site, as this species utilizes burrows, none of which were observed in the project site. However, this species is very mobile and could migrate into the project site prior to construction activities taking place. Injury or disturbance of American badger from construction activities would be a significant impact. Mitigation measures are recommended below to reduce impacts to this species to less than significant.

Pallid bat

The Pallid bat may utilize the upland habitats within the project site for foraging and may utilize building and older trees within the oak woodland areas of the project site as roosting habitat; however, no roosting habitat for the pallid bat was observed within or within 100 feet of proposed Parcels 2 and 3. Thus, no impacts to Pallid bat would occur as a result of the Proposed Project.

Special-Status Birds, Raptors, and Migratory Birds

The three birds (Burrowing owl, Purple martin, Swainson's hawk) shown in **Table 3-4** may utilize the upland habitats within the project site for foraging and nesting. However, no evidence of burrowing owls were seen on the site, as this species utilizes burrows, none of which were observed in the project site. Neither the Swainson's hawk nor the purple martin was observed on the project site during the site visit.

construction or grading occur on Parcels 1 and 4 as part of a separate and unrelated project, these activities would be required to adhere to the CWA and Section 1600-1607 of the California Fish and Game Code, which are protective of waters of the U.S. and riparian habitat.

Question D

The Proposed Project would not impede the migration of wildlife. Two new residences would be constructed as a result of the Proposed Project, but residences and fencing typical of residential development on Parcels 2 and 3 would not fully impede movement of wildlife in any direction. Furthermore, even at full residential development of these parcels, broader wildlife movement across the property will not be impeded because of the ability of wildlife to move past these parcels without needing to pass through them. Therefore, this impact would be **less than significant**.

Question E

Within Parcel 2, there are 16 oak trees with a diameter of 6 inches or more at breast height, and within Parcel 3 there are 4 additional oak trees with a diameter of 6 inches or more at breast height (refer to the location of oak trees shown on **Figure 6**). The removal of these trees would violate the Town of Loomis' Tree Ordinance (Chapter 13.54 of the Town's Municipal Code), unless a Tree Permit is obtained. The Tree Ordinance defines protected trees as:

...any native oak tree with a trunk that is a minimum of six inches in diameter as measured at breast height (DBH) for Interior Live Oak, Valley Oak, and Oracle Oak and four inches DBH for Blue Oak; any oak tree with multiple trunks that have an aggregate DBH of at least ten inches, or any heritage tree. This also includes any trees preserved or replanted pursuant to Section 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. (Loomis Municipal Code §13.54.030)

The potential loss of and/or damage to protected trees would be a potentially significant impact. The number and spacing of these oak trees within each parcel is low enough to allow for project design to completely avoid these trees. There is ample space for both access driveways and single-family houses within the parcels to not require removal of these trees. The following mitigation measures have been provided to ensure impacts associated with the Proposed Project are **less than significant**.

Mitigation Measures

- BIO-3** (a) Project design shall take into account the presence of oak trees within the parcels and the spatial extent of the tree root systems. To the extent feasible, full avoidance of trees shall be required within the project design phase.
- (b) If the removal of one or more protected trees is required for project implementation, the property owner of the affected parcel shall implement one or a combination of the following measures:
- (i) Pay an in lieu fee for removal of trees, as calculated according to the Town Tree Ordinance (Section 13.54 of the Municipal Code). The fee shall be paid at the time that Improvement Plans are approved.

3.6 CULTURAL AND PALEONTOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries, in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
e) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.6.1 SETTING

Regulatory Context

California Environmental Quality Act

CEQA requires that, for projects financed by or requiring the discretionary approval of public agencies in California, the effects of the project on historical resources must be considered (Public Resources Code [PRC] Section 21083.2). Historical resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, or scientific importance (PRC Section 50201).

Under the CEQA Guidelines, an effect is considered significant if a project will result in a substantial adverse change to the resource (PRC Section 21084.1). Actions that would cause a substantial adverse change to a historical resource include demolition, replacement, substantial alteration, and relocation of that resource. Before the significance of impacts can be determined and mitigation measures developed,

distinguishes between ubiquitous fossils that are of little scientific consequence, and those, which are of some importance by providing protection for the latter. While CEQA does not precisely define unique paleontological resources, criteria established by the Society of Vertebrate Paleontology (SVP) provide guidance. The SVP defines a significant paleontological resource as one that meets one or more of the following criteria (SVP, 1995):

Provides important information shedding light on evolutionary trends and/or helping to relate living organisms to extinct organisms; provides important information regarding the development of biological communities; demonstrates unusual circumstances in the history of life; represents a rare taxon or a rare or unique occurrence, is in short supply and in danger of being destroyed or depleted; has a special and particular quality, such as being the oldest of its type or the best available example of its type; or provides important information used to correlate strata for which it may be difficult to obtain other types of age dates.

Assembly Bill 52

AB 52 mandates early tribal consultation prior to and during CEQA review for those tribes which have formally requested, in writing, notification on projects subject to AB 52, i.e. projects which have published Notices of Preparation (NOPs) for EIRs or Notices of Intent to adopt Negative Declarations or Mitigated Negative Declarations (MNDs) since July 1, 2015 (PRC section 21080.3.1). The bill establishes a new category of tribal cultural resources (TCRs) for which only tribes are expert; these resources may not necessarily be visible or archaeological, but could be religious or spiritual in nature. Significant impacts to a TCR are considered significant effects on the environment (PRC section 21084.2).

An AB 52 consultation letter was sent to the United Auburn Indian Community of the Auburn Rancheria (UAIC) on March 5, 2018, who responded with a letter dated March 16, 2018, received by the Town on April 3, 2018. Consultation with UAIC is ongoing.

Environmental Setting

Prehistoric and Ethnographic Setting

The northern Sierra Nevada was being exploited by Paleo-Indian hunters as early as the late Pleistocene. Isolated fluted points have been recovered near Ebbets Pass and other high Sierra locations, indicating at least sporadic visits by Native Americans as much as 12,000 years ago. Early and Middle Holocene sites are represented by the Spooner and Martis phases in the central Sierra (Moratto, 1984). Evidence of Native American occupation of Placer County points to a later time, closer to 6,000 years ago.

Because of its location on the western slope of the Sierra Nevada foothills, the vicinity of the project site was influenced by high Sierra and Central Valley cultures, which melded into a distinct tradition throughout the foothill region (Moratto, 1984). Permanent villages, settlement systems with primary and secondary sites, seasonal camps, and activity areas were established 2,000 years Before Present (BP). As increasing sedentism encouraged population growth, the primary village sites became the ceremonial and political centers and hosted larger ceremonies or celebrations.

Technological shifts can be seen in these sites as well. The atlatl was replaced by bow and arrow by approximately 1,400–1,200 years BP, and an increase in grinding stone use is seen after about 600–400

saw opportunities in ranching and farming as a means of making a living. As the placer mines began to diminish in substantial returns, many disillusioned mining prospectors turned to ranching and agricultural enterprises as well. By the 1860s, areas of the foothills produced hay, barley, grapes, peaches, and walnuts, providing a venue for raising cattle and sheep. Prior to irrigation farming, the cultivation of various grains, particularly wheat, was predominant throughout the low foothill regions. With the arrival of the railroads, agricultural products could be rapidly transported to large distribution centers, and the agricultural industry of the Central Valley was born which siphoned much of the agricultural production from the more rugged foothills.

The county seat of Placer County is Auburn. The city was originally known as Wood Dry Diggins and was settled in 1848. Due to its central location in the Sierra Foothills, Auburn was a major shipping and supply center for gold camps in the foothills. Shortly after the gold rush, the new settlement boasted a population of 1,500 and incorporated in 1860. Five years later, a railroad depot was established there and for several years the town was a major staging and freight center for the railroad. Although gold mining remained an important industry in the town for much of the 19th century, agriculture and timber also took hold and eventually eclipsed gold mining to become the major enterprise in Auburn. By the early 1920s, over 2,000 individuals had settled in the town. The population remained steady throughout the 20th century, growing moderately in the late 20th century (Hoover et al., 2002).

3.6.2 BACKGROUND RESEARCH AND FIELD SURVEY

Record Search

Efforts for this project included a record search performed on May 15, 2018, at the North Central Information Center (NCIC) of the California Historical Resources Information System (NCIC File No.: PLA-18-53) and a Native American contact program. The NCIC search included the project site and all areas within a 1/2-mile radius of its boundaries. The purpose of this research was to determine if any prehistoric or historic-era cultural resources were known to exist within or in the vicinity of the project site. This record search included, but was not necessarily restricted to, a review of the following sources:

- National Register of Historic Places
- California Register of Historical Resources
- California Historical Landmarks
- California Inventory of Historic Resources

The NCIC record search noted that no previously-documented cultural resources were situated directly within the project site but that 22 resources have been identified within 1/2 mile (**Table 3-5**). The record also indicated that 16 cultural resource surveys have been performed within the 1/2-mile buffer zone, though none included the project site (**Table 3-6**). A search of historic maps included review of the 1856 General Land Office Plat map and the 1954, 1961, 1968, and 1981 USGS Rocklin 7.5' quadrangles; none of the maps indicated any development within the project site.

Paleontological Record Search

The online records of the University of California Museum of Paleontology were examined (UCMP, 2018). They indicate that 779 fossils have been reported from Placer County, most of which are plant specimens. None of the listed fossils occurs within the project site.

TABLE 3-6
CULTURAL RESOURCES STUDIES CONDUCTED WITHIN 1/2-MILE OF THE PROJECT SITE

Report No.	Author(s)	Title	Date
S-727	Daniel G. Foster and John W. Foster	An Archaeological Reconnaissance of the Rocklin Road Annexation Project, Placer County, California.	1982
S-2120	Peak and Associates	Cultural Resource Assessment of Assessor's Parcel Number 036-030-01, Loomis Vicinity, Placer County, California.	1994
S-3901	Steve Heipel	Cultural Resources Investigation Of The Proposed St. Francis Woods Development Project Placer County, California	1992
S-3901B	Steve Heipel	Extended Inventory Study At CA-PLA-494 And CA-PLA-719, Placer County, California. Final Report. An Addendum To The Cultural Resources Investigation Of The Proposed St. Francis Woods Development Project, Placer County, California	1992
S-3902	Robert Gerry	Cultural Resource Assessment Of Assessor's Parcel Number 045-170-03, Loomis Vicinity Placer County, California	1994
S-3903	Robert Gerry	Cultural Resource Assessment Of Assessor's Parcel Number 036-150-08, Loomis Vicinity Placer County, California	1994
S-3909	Steve Heipel	Cultural Resources Investigation Of The Proposed Croftwood Development Project, Placer County, California Final Report	1990
S-3924	Susan Lindstrom	A Cultural Resource Evaluation Of The Croftwood Project Near Rocklin, California, Placer County	1989
S-3924B	Susan Lindstrom	Archaeological Site Evaluation, Croftwood Project (83 acre Subdivision) Rocklin, California, Placer County	1998
S-3924C	Susan Lindstrom	Croftwood Project-Addendum II An 83-Acre Subdivision, City of Rocklin, California, Placer County	1998
S-3945	Melinda Peak	Cultural Resource Assessment Of The Rocklin Regional Mall Project Placer County, California	1989
S-5980	Ric Windmiller	Supplemental to Croftwood, Updated Cultural Resources Study, Rocklin, Placer County, California	2005
S-8767	Sandra L. Wadsworth	Cultural Resources Assessment Rocklin 60, Placer County, California, Project 2005-090	2006
S-9595	ECORP Consulting, Inc	Indian Creek Golf Course	2008
S-11559	Carrie D. Wills	Cultural Resources Records Search and Site Visit Results for T-Mobile West LLC Candidate SC74101A (Sierra College Blvd) 5779 Rocklin Road, Loomis, Placer County, California	2014
S-12319	Daniel G. Foster and John W. Foster	Cultural Resources Assessment of the Proposed Summerstone-Bertoni Subdivision, Placer County, California	2004

Source: NCIC

3.6.3 DISCUSSION

Question A

As discussed above, the Cultural Resource Study did not identify any significant historic or prehistoric resources within Parcels 2 and 3, where development of two new residences would occur as a result of the Proposed Project. Therefore, the Proposed Project would have **no impact** on previously identified historical resources.

remains. The project applicant shall implement approved mitigation, to be verified by the Local Agency, before resuming ground-disturbing activities within 100 feet of where the remains were discovered.

Implementation of **Mitigation Measures CR-1** through **CR-3** would reduce impacts to as-yet undiscovered archaeological and paleontological sites a to **less-than-significant** level.

Questions E and F

No TCRs as defined in Public Resources Code section 21074 were identified during the archaeological study or have been identified during the ongoing AB 52 consultation process that could not be avoided by future development of the site. The APE, including Parcels 2 and 3 as well as associated roadways and pipeline areas, was subjected to a complete cultural resource field survey in May 2018. At the time of the survey, the property was densely covered with thick grasses and weeds preventing ground surface visibility except in extremely isolated locations such as rodent burrow backdirt. The only resources observed included an old iron water pipe section and a segment of barbed wire fence, both located outside Parcels 2 and 3. For these reasons, it is not anticipated that tribal cultural resources are present on the project site, and the impact would be **less than significant**.

The Town has received a request from the United Auburn Indian Community (UAIC) for consultation, pursuant to AB 52 (Public Resources Code Section 21080.3), and has begun consultation consistent with statutory requirements.

County, and no Alquist-Priolo Special Studies Zones are designated in the County (Town of Loomis, 2001).

The Town of Loomis is not in an area subject to severe seismic events. The fault system nearest to Loomis is the Foothill Fault System, which traverses Amador, El Dorado, and Placer counties for over 200 miles. Two segments of this system are relatively close to Loomis—the Bear Mountain Fault Zone (Spencerville Fault) between Folsom and Auburn, and the Melones Fault Zone, about 15 miles to the east. These faults have not ruptured in the last 200 years, but are considered potentially active (Town of Loomis, 2001). The active fault nearest to the project site is the Cleveland Hills fault, approximately 46 miles to the north (DOC, 2010).

Seismicity

The project site is not located in a designated Fault-Rupture Hazard Zone, as identified under the Alquist-Priolo Earthquake Fault Zoning Act (DOC, 2010). The California Division of Mines and Geology (CDMG) classifies the region as a low severity earthquake area (Town of Loomis, 2001). To estimate the probability of damage from future earthquake events, the United States Geological Survey (USGS) considered both natural and induced earthquakes. Based on the USGS calculations, there is a one to two percent chance of a damaging earthquake occurring at the project site within the next year (USGS, 2018a). Groundshaking is the primary seismic concern for Loomis, as portions of the town are located on alluvial deposits, which can increase the potential for groundshaking damage (Town of Loomis, 2001).

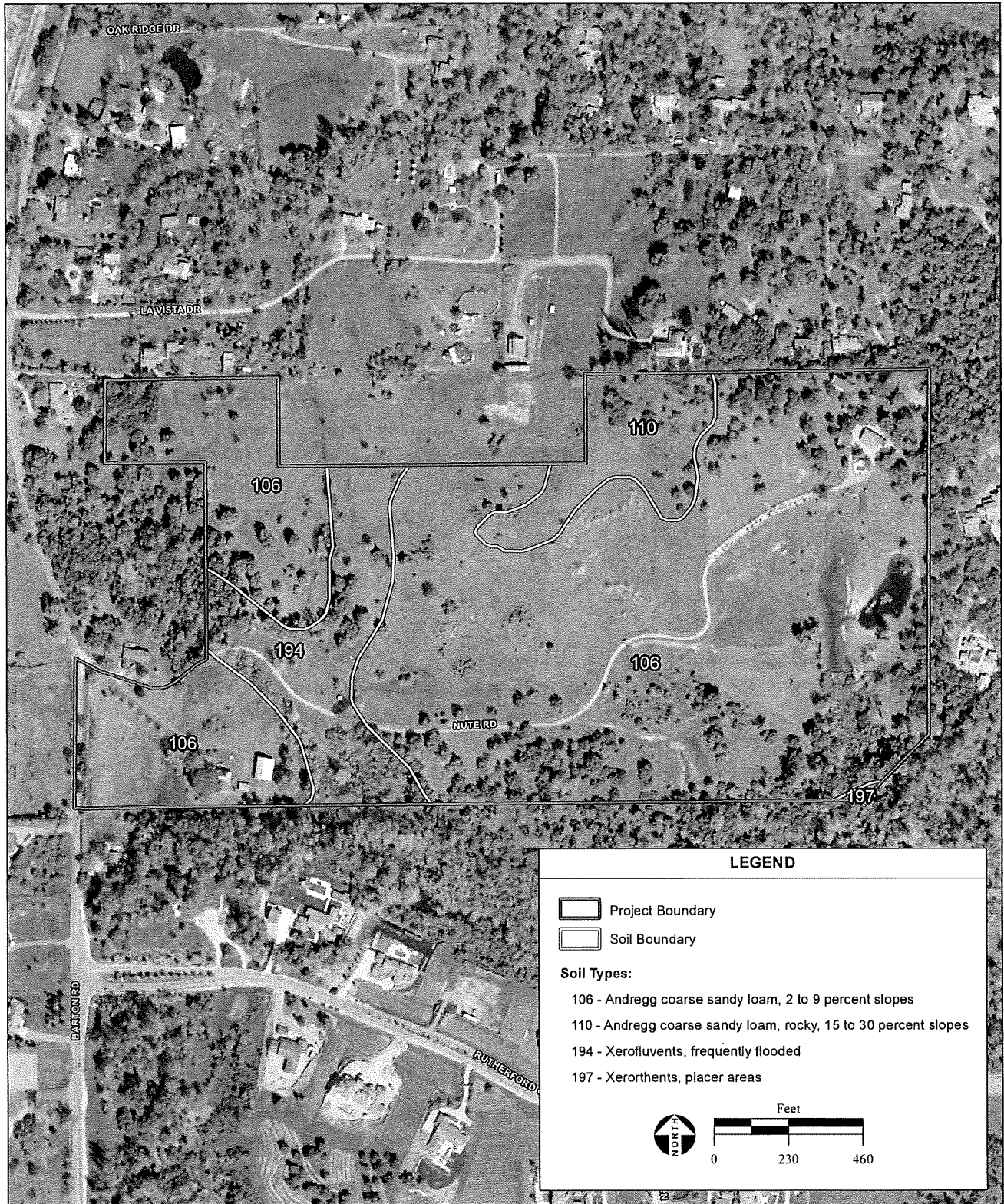
Soils

Soil type is one criterion used to evaluate potential impacts of development. Some soils are more stable under varying conditions, while some are more susceptible to erosion and/or expansion under certain soil moisture conditions. The project site contains the soils described in **Table 3-7**. Making up 82.7 percent of the project site, the Andregg course sandy loams are the most common soils within the project site. Andregg soil types are moderately deep, gently rolling well-drained soils underlain by weathered granitic bedrock. The limitations to development of this soil type are slopes. This soil type exhibits moderately rapid permeability, medium surface runoff, and moderate erosion hazard, although exposed soils erode rapidly.

TABLE 3-7
SITE SOIL PROPERTIES

Soil Boundary Number	Soil	Percent of Project Site	Hydrologic Soil Group (Drainage)	Shrink-Swell Potential	Erosion Potential
106	Andregg course sandy loam, 2 to 9 percent slopes	84.5	B - Well drained	Low (12.5 % clay)	Moderate
110	Andregg coarse sandy loam, rocky, 15 to 30 percent slopes	5.6	B - Well drained	Low (12.5 % clay)	High
194	Xerofluvents, frequently flooded	9.9	B – Somewhat poorly drained	Low (5.0 % clay)	High
197	Xerorthents, placer areas	<1	Not Rated	Not Rated	Not Rated

Source: NRCS, 2018.



SOURCE: USDA Soil Survey, 2018; Placer County GIS, 2017; AccuPlus aerial photograph, 6/30/2016; ESRI, 2018; AES, 6/25/2018

Town of Loomis Initial Study / 218532 ■

Question E

Residential development of Parcels 2 and 3 would require septic systems. Clayey or wet soils are poorly suited to use as septic tank absorption fields and excessive slopes may cause lateral seepage and surfacing of the effluent in downslope areas. According to a Natural Resources Conservation Service (NRCS) Custom Soil Resource Report, the entire project site is classified as “Very Limited” regarding septic tank absorption fields. This indicates that the soil has one or more features that are unfavorable for installation of a septic system. Limitations may be overcome with major soil reclamation, special design, or custom installation procedures (NRCS, 2018).

The Placer County Department of Health and Human Services, Division of Environmental Health, regulates septic systems in the County, including the Town of Loomis. Placer County has extensive requirements for the design and construction of septic systems, which are intended to protect groundwater, soils, the environment, and human health (Placer County, 2018a). The County of Placer requires that prior to development, soil testing must be conducted by a sewage disposal consultant, and a representative of Placer County's Division of Environmental Health as set forth in Section 8.24.060 of the On-Site Sewage Ordinance. Results of the testing will determine the type, location, percolation rate, and site of the septic system (PCDEH, 2017; Placer County, 2018b;). Compliance with County regulations would determine the parameters of septic system installation and create a **less-than-significant** impact.

3.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.8.1 SETTING

Gases that trap heat in the atmosphere are called greenhouse gases (GHGs). Increases in GHG concentrations in the Earth’s atmosphere are causing global climate change. Global climate change is a change in the average weather on Earth that can be measured by wind patterns, storms, precipitation, and temperature.

The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), and hydrofluorocarbons (HFCs). Because different GHGs have different Global Warming Potentials (GWPs) and CO₂ is the most common reference gas for climate change, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). For example, SF₆ is a GHG commonly used in the utility industry as an insulating gas in circuit breakers and other electronic equipment. SF₆, while comprising a small fraction of the total GHGs emitted annually world-wide, is a very potent GHG with 22,800 times the GWP as CO₂. Therefore, an emission of one metric ton (MT) of

3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.9.1 DISCUSSION

Questions A and B

Implementation of the Proposed Project involves the construction of two residential homes and paved driveways on Parcels 2 and 3. Construction would require site preparation activities, such as excavation and grading at the project site. During construction, oil, diesel fuel, gasoline, hydraulic fluid, and other liquid hazardous materials would be used. If spilled, these substances could pose a risk to the environment or human health.

HM-2 Prior to ground disturbing activities on the project site, soil sampling for pesticide residues and metals (e.g., arsenic, copper, mercury, lead) in areas historically used as orchard shall be conducted in accordance with the California Department of Toxic Substances Control (DTSC) *Interim Guidance for Sampling Agricultural Properties (Third Revision)*, dated August 7, 2008. A workplan to conduct a Phase II site assessment shall be submitted to Placer County Health and Human Services (PCHHS) for review and approval prior to field activities. The workplan shall also include soil sampling around any historic structures.

Analytical results from soil samples obtained during Phase II screening level investigations shall be compared to the following standards in order to evaluate possible adverse impacts to human health:

- Preliminary Remediation Goals (PRGs) for residential usage, established by the U.S. Environmental Protection Agency Region IX; and
- California Human Health Screening Levels (CHHSLs) established by the California Environmental Protection Agency.

If collected samples show low or non-detect results for the constituents analyzed, no further mitigation is necessary. If exceedances are encountered, contamination removal activities shall be implemented in coordination with PCHHS and DTSC. Remedial activities could include but are not limited to excavating soil, lawfully disposing of soil, and retesting onsite soils to ensure native soils are below action levels.

Questions E and F

No airports are located in the Town of Loomis. The nearest airports are in Lincoln and Auburn, 16.5 miles northwest and 17 miles northeast, respectively. The project site is not located in an airport land use plan or in the vicinity of a private airstrip. Therefore, there would be **no impact** from aircraft.

Question G

The Proposed Project would not impede access by emergency vehicles in the case of an emergency or otherwise impair implementation of the 2016 Placer County Local Hazard Mitigation Plan Update in the event of a natural disaster (Placer County, 2016). Access to the project site would be from Nute Road, an existing road. No barriers or impediments to emergency response would be constructed. Therefore, there would be **no impact** from aircraft.

Question H

Within Placer County, the most severe wildfire risks occur east of Auburn. Western Placer County, including the Town of Loomis, is not defined as a very high fire hazard area by CAL FIRE. The project site is located in a moderate fire hazard severity zone (CAL FIRE, 2007). Nonetheless, wildfires can occur within the grasslands, oak woodlands, and riparian areas of the County. The project site is composed of grasslands, oak woodlands, cottonwoods, and mixed hardwood; therefore, there is some risk of wildfire. However, the risk of a severe wildfire is low on the project site, because it is located in a community that is largely developed.

3.10 HYDROLOGY AND WATER QUALITY

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

3.10.1 DISCUSSION

Questions A, C, D, E, and F

Construction

The Proposed Project would result in earth-disturbing and building activities that could result in the discharge of sediment or other pollutants (e.g., petroleum products or building materials such as paints and cement) via runoff from the construction site. Only two residences can be developed on proposed Parcels 2 and 3; therefore, grading of the project site would likely disturb less than one acre of land. As discussed in **Section 3.7**, project construction must comply with the Town's Grading, Erosion and Sediment Control Ordinance (Chapter 12.04 of the Municipal Code). Compliance with the Town's

Questions G-I

The Proposed Project is not located within the 100-year floodplain (FEMA, 1998). Therefore, there would be **no impact**.

Question J

Due to the gently sloped topography and natural vegetation in the project site, there is little possibility of a mudslide. A seiche is a periodic oscillation of a body of water typically brought about by an earthquake that results in flooding. There are no large water bodies near the project site that could be subject to a seiche. The project site is not located in an area in which a tsunami or mudflow could directly or indirectly affect project site development. For these reasons, **no impact** would occur.

3.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.11.1 DISCUSSION

Question A

The Proposed Project is surrounded by individual residences, and would result in the division of the project site into four residential parcels and a remainder consistent with the Town's zoning and subdivision regulations. Therefore, the Proposed Project would not divide an established community. The Proposed Project would not construct any buildings or roadways that would interrupt existing circulation or access. For these reasons, **no impact** would occur.

Question B

The project site is designated and zoned Residential Agricultural (RA), which allows for development of residential uses with a minimum parcel size of 4.6 acres. The Proposed Project would subdivide the existing two parcels within the project site into four parcels and a remainder area. Each of the parcels would meet the minimum parcel size of 4.6 acres, with the smallest parcel sized at approximately 5.5 acres. Thus, the Proposed Project would not conflict with the land use designation or zoning. The proposed rural residential uses within the project site would not conflict with General Plan policies. For these reasons, **no impact** would occur.

3.13 NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.13.1 DISCUSSION

Questions A and C

The Town's General Plan establishes standards for acceptable noise levels at different land uses. Noise levels in rural residential areas tend to be relatively low. Primary sources of noise are typically vehicular traffic and machinery associated with agricultural activities, such as crop dusters and tractors. There are no active commercial agricultural operations in the project vicinity that would generate substantial noise levels. The nearest high capacity roadway, Sierra College Boulevard, is located almost 4,000 feet from the project site. Therefore, traffic noise levels on the project site are well below the standard for residential development.

Construction of new residences on proposed Parcels 2 and 3 would increase traffic levels slightly in the project vicinity, although not enough to create noticeable increases in noise. In order to be noticeable, traffic typically has to double (which would result in an approximate increase of 3 dBA, the lowest change generally noticeable to human beings).

The noises generated by the Proposed Project would be consistent with the existing rural residential environment. On-site activities would not exceed the 24-average or short-duration noise standards identified in the General Plan, because there would be no permanent sources of excessive noise. Further, existing sensitive receptors are located at least 250 feet from the new parcel boundaries of proposed Parcels 2 and 3.

3.14 POPULATION AND HOUSING (AND ENVIRONMENTAL JUSTICE)

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.14.1 DISCUSSION

Question A

The Proposed Project would be reasonably expected to induce the development of two residential units on the project site. However, as this is consistent with the Town's zoning of the project site, the Proposed Project would not induce population growth beyond that anticipated by the Town General Plan. Because the Proposed Project would not induce substantial unplanned growth, this impact is considered **less than significant**.

Questions B and C

The Proposed Project would not result in the removal or relocation of existing housing, as the two residences currently occupying the project site would remain in place. Therefore, **no impact** would occur.

Payment of the fire fee (when the new residences are developed) and property taxes would ensure that fire protection services could be provided to the Proposed Project without diminishing service to others within the SPFD's service area. The project would not generate enough increased demand to result in the need for fire protection staff or facilities beyond those currently planned for. For these reasons, the impact would be **less than significant**.

Question B

Law enforcement services are provided by the Placer County Sheriff's Department, which has a substation located in Loomis, at Horseshoe Bar Road and Interstate 80. This 24-hour station serves west and south Placer County with 33 patrol officers, 3 detectives, 4 patrol sergeants, 1 Community Services/School Safety sergeant, 4 Drug Abuse Resistance Education (DARE) officers, 4 school resource officers, 1 community services officer, and several reserve deputies (Town of Loomis, 2017).

The project site is already in the service area for the Sheriff's Department. The Proposed Project would not increase the residential population of the Town by more than is anticipated by the zoning of the project site. Project site property owners would continue to pay property taxes, which are used to fund a variety of services, including law enforcement. Because the project site is in the existing service area, and property taxes would continue to fund the Sheriff's Department, this impact would be **less than significant**.

Questions C, D, and E

The total enrollment of the Loomis Union School District was 4,193 students in the 2016-2017 school year, while Placer Union High School District has a total enrollment of 4,074 students (Ed-Data, 2018). The Proposed Project would result in two new residential parcels in the Town of Loomis, consistent with the Town's zoning of the project site. Because the Proposed Project would not cause an exceedance of allowable residential densities as currently established by the General Plan and zoning, the demand for population-related services, such as schools, libraries, parks, and social services anticipated as a result of buildout of the General Plan would be unaffected as a result of the Proposed Project. In addition, when proposed Parcels 2 and 3 are developed with residences, the owners would pay directly for most of these services through development fees paid via the Building Permit with the Town. Development fees include payments to the Community Facility Fee, Quimby In-Lieu Fee, Park Acquisition, Passive Park/Open Space, and Park Facility Improvements. For these reasons, the impact on public services would be **less than significant**.

3.17 TRANSPORTATION

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

3.17.1 DISCUSSION

Questions A, B, and F

The Proposed Project would subdivide the existing parcels into four residential lots, consistent with the Town's zoning of the project site. The development of two additional residences on proposed Parcels 2 and 3 would not add a substantial amount of traffic to local roadways. Further, acquisition of the building permits for the future residences on Parcels 2 and 3 will require development fee payments, including into the Road Circulation/Major Roads development fee. Therefore, because the Proposed Project would not significantly increase traffic levels, and development fees would be paid for local roadway projects, **no impact** would occur.

Question C

The project site is not located within an airport land use plan area or within two miles of an airport or private airstrip. Residential uses on the project site would not result in a change in air traffic patterns, and **no impact** would occur.

Questions B and D

The existing residences on the project site obtain potable water from two groundwater wells and purchase raw water for irrigation from PCWA through a 6-inch privately owned water line extending from a PCWA canal. Similar to the existing residences, the future residences on proposed Parcels 2 and 3 would be served by private groundwater wells that would be constructed within each of the proposed parcels. The construction of new wells on the project site will require well permits from Placer County and compliance with the County's Water Well Construction Ordinance, which may include water quality testing as required by the County (refer to a memorandum dated March 23, 2018, from Placer County regarding the Proposed Project).

It is anticipated that the residences would purchase raw water per an agreement with PCWA and the adjacent landowners that utilize the 6-inch water line. This would require the construction of new lateral connections to the raw water line. The agreement with PCWA would restrict the amount of water that can be used by the new residential parcels, ensuring that the increase in demand would not exceed PCWA's available supplies.

All water supply infrastructure improvements, including the new wells and raw water lines, would be constructed within the boundaries of Parcels 2 and 3, and thus the impacts of construction have been addressed within other issue area sections of this IS.

Residences on proposed Parcels 2 and 3 would utilize septic tank systems for the disposal of wastewater, which would not require the construction or expansion of municipal wastewater treatment services in the vicinity of the project site. Additionally, Building Permits with the Town of Loomis require Environmental Health approval for the installation of septic tanks and private wells. A **less-than-significant** impact would occur.

Question C

Please refer to **Section 3.10.1**, Questions D and E.

Questions F and G

The future construction on Parcels 2 and 3 would generate solid waste to be disposed at the regional landfill. However, the construction and operation of two residences on the site would not generate substantial additional solid waste or cause a substantial increase in the daily disposal to the regional landfill. Therefore, the Proposed Project would have a **less-than-significant** impact.

Proposed Project is minimal compared to cumulative developments in the Town, the Proposed Project's contribution to cumulative impacts would not be considerable, and the cumulative impacts of the project would be **less than significant**.

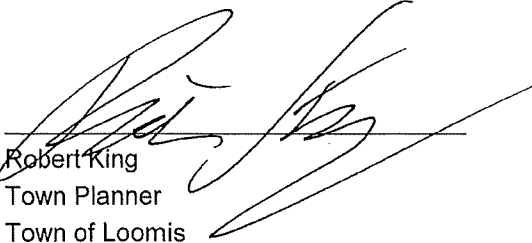
Question C

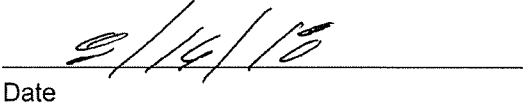
As discussed throughout this Checklist, potential impacts on human beings that could occur as a result of the Proposed Project are less than significant or could be reduced to **less-than-significant** levels with mitigation.

5.0 DETERMINATION

On the basis of this Initial Study:

- I find that the Proposed Project WILL NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that as originally submitted, the proposed project could have a significant effect on the environment; however, revisions in the project have been made by or agreed to by the project proponent which will avoid these effects or mitigate these effects to a point where clearly no significant effect will occur. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable standards and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached Environmental Checklist. An ENVIRONMENTAL IMPACT REPORT is required, to analyze the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measure that are imposed upon the proposed project, nothing is further required.


Robert King
Town Planner
Town of Loomis


Date

- DOC. 2017. *State of California Williamson Act Contract Land*. Available online at: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/2016%20Statewide%20Map/WA_2016_8.5X11.pdf. Accessed June 22, 2018.
- California Department of Forestry and Fire Protection (CAL FIRE). 2007. *Draft Fire Hazard Severity Zones in LRA: Placer County*. Available online at: http://frap.fire.ca.gov/webdata/maps/placer/fhszl06_1_map.31.pdf. Accessed June 22, 2018.
- California Department of Toxic Substances Control (DTSC). 2018a. *DTSC's Hazardous Waste and Substances Site List (Cortese List)*. Available online at: http://www.dtsc.ca.gov/SiteCleanup/cortese_List.cfm. Accessed June 20, 2018.
- DTSC, 2018b. EnviroStor. Available online at: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed July 27, 2018.
- Caltrans. 2017. *California Scenic Highway Mapping System: Placer County*. Available online at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed June 22, 2018.
- Center for Disease Control (CDC). 2017. *Air Contaminants*. Last updated October 26, 2016. Last reviewed January 10, 2017. Available online at: <https://ephtracking.cdc.gov/showAirContaminants.action#pm>. Accessed June 20, 2018.
- Education Data Partnership (Ed-Data). 2018. *District Summary*. Available online at: <https://www.ed-data.org/>. Accessed June 19, 2018.
- Federal Emergency Management Agency (FEMA). 1998. *Flood Insurance Rate Map 06061C0418F*. June 8, 1998. Available online at: <https://msc.fema.gov/portal/>. Accessed June 19, 2018.
- Hoover, M.B., H.E. Rensch, E.G. Rensch, and W.N. Abeloe. 2002. *Historic Spots in California*. Fifth edition, revised by Douglas E. Kyle. Stanford University Press, Stanford, California.
- Moratto, M. J. 1984. *California Archaeology*. Academic Press, New York.
- Natural Resource Conservation Service (NRCS). 2018. *Web Soil Survey Custom Soil Resource Report for Placer County, California, Western Part*. Available online at: <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>. Accessed June 20, 2018.
- Placer and Sacramento Counties. 2003. *Dry Creek Watershed Coordinated Resource Management Plan*. December 2003. Available at: <http://www.placer.ca.gov/departments/communitydevelopment/planning/placerlegacy/watershedplanning/drycreek/resourcemgtplan>. Accessed July 31, 2018.
- Placer County. 2016. *Placer County Local Hazard Mitigation Plan Update*. March 2016. Available online at: https://www.placer.ca.gov/~media/ceo/emergency/documents/2016%20lhmp-%20fema%20approved/placercounty_2016lhmp_femaapproved061316.pdf?la=en. Accessed June 22, 2018.

APPENDICES

6020 & 6090 Nute Road Tentative Map
Private Raw Water Lines

The private water lines lying within the existing parcels (APNs 045-170-071 & 012, being 6020 & 6090 Nute Road respectively) of the Tentative Map supply raw water from PCWA to the existing parcels and a few adjacent parcels. The approximate locations and sizes are as shown on the Tentative Map.

The source of the raw water service originates in a distribution box at the existing PCWA canal in the adjacent Sierra de Monteserrat Subdivision between lots 28 and 29 and is privately owned by the owners of APNs 045-170-012 & 071. From this point of origination, the privately owned 6" raw water service line runs through the Sierra de Monteserrat Subdivision via easements to a point on the easterly property line of APN 045-170-012.

From this point on the above described easterly property, the 6" raw water service runs in a westerly direction through APN 045-170-012 from the point on the easterly property line to a high point on the APN 045-170-071 property near the north property line. From here, two (2) 2-inch raw water service lines run northerly and westerly to provide service to the adjacent properties to the north of the Tentative Map Parcels.

From this location, the on-site 6-inch service line continues a bit southwesterly to a point near the northerly property line where a 4-inch service lines runs off-site through the adjacent northerly property, back on-site into APN 045-170-071, and then back off-site through the adjacent APN 045-071-010 to serve the properties across Barton Road to the west.

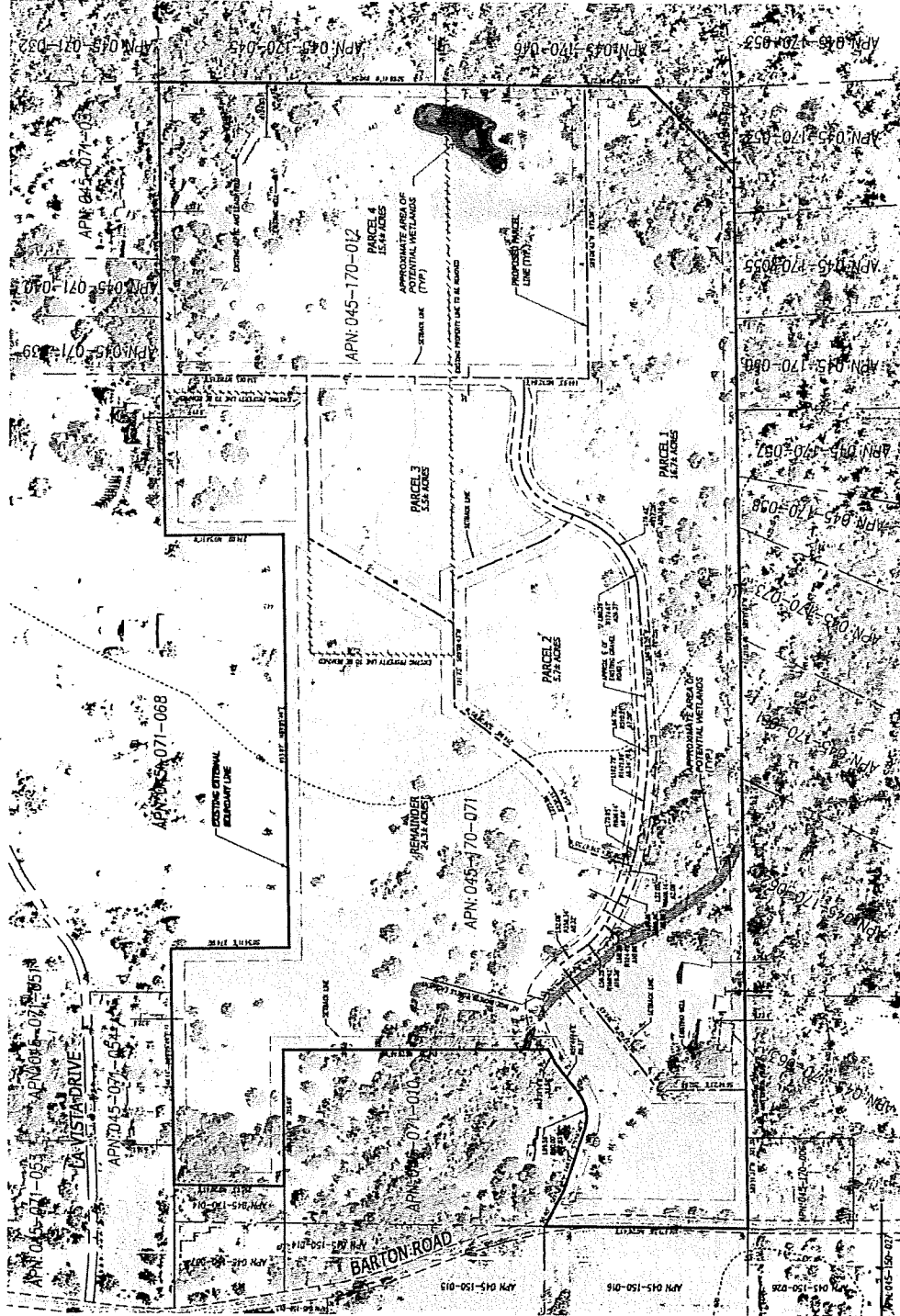
The on-site 6-inch raw water service continues in a southwesterly direction about halfway down the hill where it reduces to a 3-inch lines until it reaches the edge of the old fruit packing shed of the existing residence located near the southwesterly portion of APN 045-170-071. From here it continues as a 6-inch line until the end of the line in the pasture. It also provides a 1 1/2 inch service line to serve the adjacent APN 045-170-010.

Parcels 1 and 4 of the Tentative Map will continue raw water service per the existing system. New raw water service lines will be provided for Parcels 2 and 3 of the Tentative Map from the 6" private. Easements will be established as part of the Tentative Map and Final Parcel Map process to ensure continued service for those currently being served.

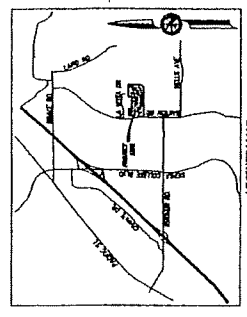
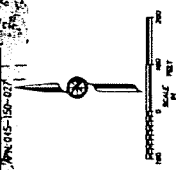
TENTATIVE PARCEL MAP FOR

6020 AND 6090 NUTE ROAD
 APN: 045-170-012 AND 045-170-071
 TOWN OF LOOMIS - CALIFORNIA

APPROXIMATE AREAS OF POTENTIAL WETLANDS



Pre - - - - - 1 1 1



ASSISTING PARCEL MAPPER JENNIFER L. DUNN, INC. (865) 338-1072
 JENNIFER@JLDAUNN.COM
2-DRAWING CONTRACTOR TONY TRIOLO, INC. (916) 246-1515
 TONY@TTRIOLO.COM
CONSULTING ENGINEER DAVID S. GILBERT, CIVIL ENGINEER, (916) 246-1515
 DSG@TTRIOLO.COM
REGISTERED SURVEYOR DAVID S. GILBERT, CIVIL ENGINEER, (916) 246-1515
 DSG@TTRIOLO.COM
REGISTERED CIVIL ENGINEER DAVID S. GILBERT, CIVIL ENGINEER, (916) 246-1515
 DSG@TTRIOLO.COM

APN: 045-170-012
 PARCEL 4
 15.4% ACRES
 APPROXIMATE AREAS OF POTENTIAL WETLANDS (TPM)
APN: 045-170-071
 PARCEL 1
 14.7% ACRES
APN: 045-170-071
 PARCEL 2
 5.7% ACRES
APN: 045-170-071
 PARCEL 3
 5.5% ACRES
APN: 045-170-071
 REMAINDER
 3.1% ACRES

LEGAL DESCRIPTION
 COMMENCE AT THE POINT OF BEGINNING IN THE NORTH 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, CALIFORNIA, ACCORDING TO THE...
PARCEL 1
 THE NORTH 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, CALIFORNIA, ACCORDING TO THE...
PARCEL 2
 THE NORTH 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, CALIFORNIA, ACCORDING TO THE...
PARCEL 3
 THE NORTH 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, CALIFORNIA, ACCORDING TO THE...
PARCEL 4
 THE NORTH 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, CALIFORNIA, ACCORDING TO THE...
REMAINDER
 THE NORTH 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 1 EAST, CALIFORNIA, ACCORDING TO THE...
DEED RECORDS
 THE DEED RECORDS FOR THIS PARCEL ARE AS FOLLOWS:
 1. DEED NUMBER 123456, DATE 1/1/2000, INSTRUMENT NO. 123456, BOOK 10, PAGE 10.
 2. DEED NUMBER 123457, DATE 1/1/2000, INSTRUMENT NO. 123457, BOOK 10, PAGE 11.
 3. DEED NUMBER 123458, DATE 1/1/2000, INSTRUMENT NO. 123458, BOOK 10, PAGE 12.
 4. DEED NUMBER 123459, DATE 1/1/2000, INSTRUMENT NO. 123459, BOOK 10, PAGE 13.
 5. DEED NUMBER 123460, DATE 1/1/2000, INSTRUMENT NO. 123460, BOOK 10, PAGE 14.
 6. DEED NUMBER 123461, DATE 1/1/2000, INSTRUMENT NO. 123461, BOOK 10, PAGE 15.
 7. DEED NUMBER 123462, DATE 1/1/2000, INSTRUMENT NO. 123462, BOOK 10, PAGE 16.
 8. DEED NUMBER 123463, DATE 1/1/2000, INSTRUMENT NO. 123463, BOOK 10, PAGE 17.
 9. DEED NUMBER 123464, DATE 1/1/2000, INSTRUMENT NO. 123464, BOOK 10, PAGE 18.
 10. DEED NUMBER 123465, DATE 1/1/2000, INSTRUMENT NO. 123465, BOOK 10, PAGE 19.

PROPERTY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.
 THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.
 THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.
 THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.

GENERAL NOTES
 1. THIS PARCEL MAP IS A TENTATIVE PARCEL MAP AND IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.
 2. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.

CARTWRIGHT
 1000 J STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95833
 (916) 441-1000
 WWW.CARTWRIGHTSURVEYING.COM

TENTATIVE PARCEL MAP
 6020 AND 6090 NUTE ROAD
 LOOMIS, CA 95650
 APN: 045-170-012 AND 071

PROJECT NUMBER 045-170-012-071
SCALE 1" = 200'
DATE 01/20/2022

PROJECT INFORMATION
 PROJECT NAME: TENTATIVE PARCEL MAP
 PROJECT LOCATION: 6020 AND 6090 NUTE ROAD, LOOMIS, CA 95650
 PROJECT NUMBER: 045-170-012-071
 PROJECT DATE: 01/20/2022

PROJECT PREPARED BY
 PROJECT ENGINEER: JENNIFER L. DUNN, INC.
 PROJECT SURVEYOR: DAVID S. GILBERT, CIVIL ENGINEER
 PROJECT REGISTERED CIVIL ENGINEER: DAVID S. GILBERT, CIVIL ENGINEER

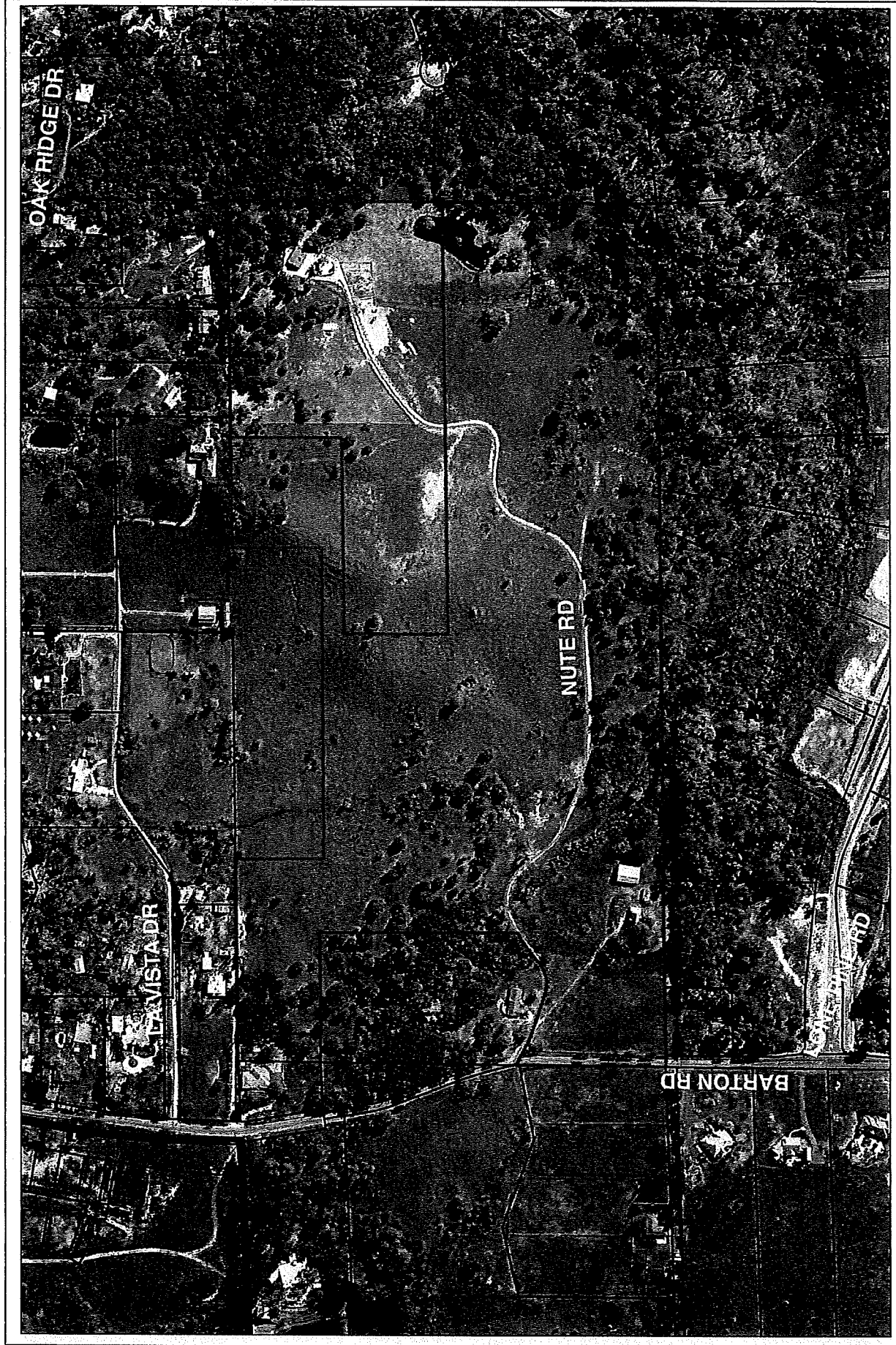
PROJECT FILE
 PROJECT NUMBER: 045-170-012-071
 PROJECT DATE: 01/20/2022

TENTATIVE PARCEL MAP
 PROJECT NUMBER: 045-170-012-071
 PROJECT DATE: 01/20/2022

PROJECT PREPARED BY
 PROJECT ENGINEER: JENNIFER L. DUNN, INC.
 PROJECT SURVEYOR: DAVID S. GILBERT, CIVIL ENGINEER
 PROJECT REGISTERED CIVIL ENGINEER: DAVID S. GILBERT, CIVIL ENGINEER

APN: 045-170-012
 APN: 045-170-071
 APN: 045-170-051
 APN: 045-170-052
 APN: 045-170-053
 APN: 045-170-054
 APN: 045-170-055
 APN: 045-170-056
 APN: 045-170-057
 APN: 045-170-058
 APN: 045-170-059
 APN: 045-170-060
 APN: 045-170-061
 APN: 045-170-062
 APN: 045-170-063
 APN: 045-170-064
 APN: 045-170-065
 APN: 045-170-066
 APN: 045-170-067
 APN: 045-170-068
 APN: 045-170-069
 APN: 045-170-070

Aerial Map



Nute Road Minor Subdivision #18-01

