

From: Calderaro, Angela@Wildlife <Angela.Calderaro@wildlife.ca.gov>
Sent: Thursday, August 30, 2018 9:55 AM
To: Robert King <RKing@loomis.ca.gov>
Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>
Subject: Comment: Town of Loomis Nute Road Subdivision Project (SCH 2018082037)

Good morning Mr. King,

The California Department of Fish and Wildlife (Department) is providing comments on the Initial Study/Mitigated Negative Declaration (IS/MND) for the Nute Road Subdivision Project (project) as both a trustee agency and responsible agency under the California Environmental Quality Act (CEQA). As trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of such species (Guidelines § 15386). The Department may also be a responsible agency for a project affecting biological resources where we will exercise our discretion after the lead agency to approve or carry out a proposed project or some facet thereof (CEQA Guidelines § 15096).

The project include dividing 2 adjacent parcels into 4 parcels. Typically once subdivided there is no subsequent CEQA document, so it is reasonable to assume that the parcels will be developed without an additional opportunity for the Department to provide input under the CEQA process.

Streambed Alteration Agreement

The aerial photograph in Figure 2 seems to indicate that there are wetlands on the eastern portion of the Project boundary. These are not identified on Figure 6. This area is clearly connected to the pond and connects to the stream in the southern portion of the Project site. In addition, cottonwoods are a typical riparian species. If present, there is indication that these are in connection with a stream. The aerial photography and presence of riparian trees suggest that there are several ephemeral drainages on the site that may be subject to Fish and Game Code 1600. The CEQA analysis should state what, if any, jurisdictional features will be removed, disturbed, or otherwise altered by the project. An entity (any person, State, local government agency, or public utility) should consider and analyze whether implementation of the proposed project will result in reasonably foreseeable potentially significant impacts subject to regulation by the Department under Section 1600 et seq. of the FGC. In general, such impacts result whenever a proposed project involves work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel, including ephemeral streams and watercourses. As a responsible agency under CEQA, the Department must rely on the CEQA analysis for the project when exercising our discretion after the lead agency to approve or carry out some facet of a proposed project, such as the issuance of a Lake and Streambed Alteration Agreement (LSAA). Therefore, the CEQA document should include specific, enforceable measures to be carried out onsite or within the same stream system that will avoid, minimize and/or mitigate for project impacts to the natural resources. If CDFW-jurisdictional features will be removed as a result of the project, the Department recommends that the CEQA document identify mitigation that would sufficiently minimize and mitigate the loss of these features.

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Special-status Plants

Survey methodology was not described and therefore it is unknown whether the project biologists conducted rare plant surveys according to established protocol before determining that they were not

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present. The Department recommends using established rare plant survey protocol, such as the *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html), to identify rare plants that may occur on the project site or otherwise be impacted by project activities. In addition, drought and other adverse conditions may mean that some plant taxa will not be evident or identifiable this year. This may be particularly true for annual and short-lived perennial plant taxa and plants with persistent long-lived seed banks that are known not to germinate every year. Because of these conditions, the failure to locate a plant during the floristic surveys of one field season does not constitute evidence that the plant is absent from the surveyed location. The timing and number of visits necessary to conduct a floristic survey should be determined by geographic location, the natural communities present and the weather patterns of the year, with the understanding that more than one field visit or field season may be necessary to accurately survey the floristic diversity of a site and detect the presence of special status plant taxa.

To make the most out of this field season the Department recommends that:

- Botanical surveys be floristic in nature (every plant taxon that occurs on a site is identified to the taxonomic level necessary to determine rarity and listing status);
- Surveys be conducted in the field at the time of year when target plant taxa are both evident and identifiable (usually during flowering or fruiting), and multiple visits to a site be made (e.g. in early, mid, and late-season) to accurately survey the floristic diversity of the site and detect the presence of all special status plant taxa that are evident and identifiable;
- Nearby reference populations be visited whenever possible to determine if known special status plant populations are evident and identifiable this year, and to obtain a visual image of the target species, associated habitat, and associated natural community. Reference populations may be particularly important this year to ensure that the timing of surveys is appropriate and to help substantiate negative findings in adverse conditions caused by drought.

Again, additional field seasons of surveys may be necessary to accurately survey the floristic diversity of a site and substantiate negative findings. This may be particularly true when surveying for annual or short-lived perennial plant taxa during drought conditions, and in years where an evident and identifiable reference population could not be referenced.

Reports for surveys that are conducted this year should include a discussion of how the drought affects the comprehensiveness of the surveys, and the potential for false negative surveys. The size, condition, and phenological development of any special-status plant reference populations that were visited should also be described.

If suitable habitat is present, the Department recommends that surveys are conducted in accordance with the protocol identified above to determine whether any rare plants which are either State or federally listed, or meet the criteria pursuant to Guidelines Section 15380(b) are present. A full discussion of the determination and timing of species-specific mitigation to avoid impacts to sensitive plant species present within the vicinity of project site should be included in the CEQA analysis. CEQA guidelines Section 15021 establishes a duty for public agencies to avoid or minimize environmental damage where feasible. CEQA also requires that lead agencies give major consideration to preventing environmental damage, and should not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that the project

would have on the environment. The Department recommends that the lead agency evaluate and demonstrate the project's ability to avoid and minimize both direct and indirect impacts to rare plants and their habitat, and require project modifications as necessary to accomplish these tasks. For those locations of the project site where impacts to sensitive plants are unavoidable, mitigation for this project should be established off-site in accordance with the off-site mitigation program elements. The mitigation plan should be developed that demonstrates specific details designed to accomplish these off-site mitigation program elements. The Department recommends that the lead agency condition the project to require Department's review and approval of a mitigation plan, as necessary.

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Nesting Birds and Raptors

The project has the potential to disturb bird species or nests protected under the Migratory Bird Treaty Act (MBTA), FGC §3503 and 3503.5. Since project activities may occur during the nesting season (determined by region, species, and climate), construction activities could result in disturbance to nesting raptors and other migratory birds. Raptors and other migratory birds are protected under the MBTA and FGC §3503.5; therefore, potential impacts may be considered potentially significant unless adequate avoidance, minimization and/or mitigation is incorporated. If nests are identified on or adjacent to the project site, implementation of the project may adversely impact the success of the nest site and/or take a bird, their eggs and/or nest.

Mitigation Measure BIO-1 states that preconstruction surveys will be conducted no more than 14 days prior to the start of construction. The Department recommends that this is changed to three (3) days prior to the start of construction. In addition, if there is a break in construction activity of more than 2 weeks then subsequent surveys should be conducted. All measures to protect birds should be performance-based. While some birds may tolerate disturbance within 500 feet of construction activities, other birds may have a different disturbance threshold and "take" (FGC §86) could occur if the no-work buffers are not designed to reduce stress to that individual pair. The Department recommends including performance-based protection measures for avoiding all nests protected under the Migratory Bird Treaty Act and FGC §3503.5. A 500-foot no-work buffer may be sufficient; however, that buffer may need to be increased based on the birds' tolerance level to the disturbance. Below is an example of a performance-based protection measure:

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Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer will be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

Thank you for considering our comments. If you could please reply and let me know you received this email, it would be greatly appreciated. Department personnel are available for consultation regarding biological resources and strategies to minimize impacts. If you have questions, please do not hesitate to contact me.

Regards,

Please note my phone number has been updated. My office line will be replaced next month. The new number is (916) 767-3993.

Angela Calderaro

Senior Environmental Scientist (Specialist)

Habitat Conservation Branch

California Department of Fish and Wildlife, North Central Region

1701 Nimbus Road, Rancho Cordova CA 95670

Office: 916-767-3993

Fax: 916-358-2912

Angela.Calderaro@wildlife.ca.gov

www.wildlife.ca.gov

To report a violation please notify the Californians Turn in Poachers and Polluters (CalTIP) program by calling 1-888-DFG-CalTip (1-888-334-2258) or texting "tip411" (numerically, 847411 – Start message with "CalTip") You can even send photos via text. Also, the CalTIP App can be downloaded for free via the Google Play Store and iTunes App Store.

Comment Letter 2



MIWOK United Auburn Indian Community
MAIDU of the Auburn Rancheria

Gene Whitehouse
Chairman

John L. Williams
Vice Chairman

Calvin Moman
Secretary

Jason Camp
Treasurer

Gabe Cayton
Council Member

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TOWN OF LOOMIS

August 28, 2018

Robert King
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Subject: Nute Road Minor Subdivision (#18-01)

Dear Robert King,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. Finally, we request and recommend that UAIC tribal representatives observe and participate in all cultural resource surveys. To assist in locating and identifying cultural resources, UAIC's Preservation Department offers a mapping, records and literature search services program. This program has been shown to assist project proponents in complying with applicable environmental protection laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process. If you are interested in the program, please let us know.

The UAIC's Preservation Committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the Preservation Committee's identification of cultural resources in and around your project area, the UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
Chairman

CC: Marcos Guerrero, CRM

Robert King

From: Mike Ritter <mritter@southplacerfire.org>
Sent: Monday, September 17, 2018 4:05 PM
To: Robert King
Cc: Katrina Hoop
Subject: #18-09 Minor Land Division - 4823 Saunders Ave
Attachments: C Residential Site Plan Notes 2016.doc; Application Process and Submittal Requirements Residential July 2017 Letterhead.doc; FEES SCHEDULE.pdf; Plan Submittal Application.doc

Robert,

Thank you.

South Placer Fire District has the following comments for the Minor Land Division:

Attached are multiple information packets that will apply to this project, including the future residential homes.

1. Unimproved parcels must maintain a 100' defensible space to the adjacent residential homes.
2. All new homes must have an approved residential fire sprinkler system installed in accordance with NFPA 13D.
3. Residential Fire Sprinkler plans are deferred submittals.
4. A water flow analysis from PCWA must be included with the Residential Fire Sprinkler plans.
5. Plan submittals for the minor land division must be submitted to South Placer Fire District for review. A \$500 fee will apply.
6. Residential driveways must meet all of Appendix "C" requirements that apply. The driveways must be a minimum of 12 feet in width.
7. Residential site plan submittal for each new residence will be required.
8. The address of any future residences must be posted on the buildings and Visible from the roadway fronting the property.

Attachments include: Residential application process, plan submittal application, fee schedule, and appendix "C".

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Respectfully,

Michael Ritter
Division Chief
South Placer Fire District
6900 Eureka Road
Granite Bay, CA 95746
916-791-7059 (Office)
916-791-2199 (Fax)
mritter@southplacerfire.org



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SEP 12 2018

TOWN OF LOOMIS



Central Valley Regional Water Quality Control Board

10 September 2018

Robert King
Town of Loomis
PO Box 1330s
Loomis, CA 95650

CERTIFIED MAIL
7014 3490 0001 3008 3876

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, NUTE ROAD MINOR SUBDIVISION #18-01 PROJECT, SCH# 2018082037, PLACER COUNTY

Pursuant to the State Clearinghouse's 17 August 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Nute Road Minor Subdivision #18-01 Project, located in Placer County.

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

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, Esq., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley



the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

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

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

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

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

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

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

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

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

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

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

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver)

R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

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

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

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Low or Limited Threat General NPDES Permit

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

10 September 2018

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

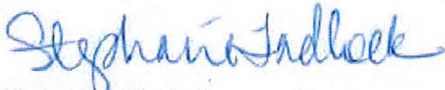
For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Senior Environmental Scientist

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

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(Cont.)



Placer County Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES DIVISION OF ENVIRONMENTAL HEALTH

To: Robert King, Town Planner

From: Laura Rath, REHS
Land Use and Water Resources Section

Date: September 20, 2018

Subject: #18-01, Nute Rd Minor Land Division, APN's 045-170-012 & -071

Placer County Environmental Health (PCEH) has reviewed the mitigated negative declaration for the abovementioned minor land division. PCEH has the **following comments on the mitigated negative declaration:**

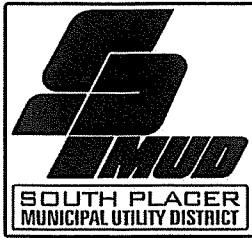
- 1) Mitigation Measure HM-2 should be updated to read, "Prior to recordation of the final map, soil sampling for potential contamination from historic past land uses on the subject site should be conducted in accordance with the California EPA, Department of Toxic Substances Control (DTSC) August 2008 "Interim Guidance for Sampling Agricultural Properties." A workplan to conduct a Phase II site assessment shall be submitted to Placer County Environmental Health (PCEH) for review and approval prior to field activities. The workplan shall also include an evaluation of lead and soil sampling around historic structures.
The analytical results from the soil samples obtained during the Phase II screening level investigation shall be submitted to PCEH for review and determination of any additional requirements. A no further action or equivalent letter will be required prior to PCEH final approval for recordation of the final map.

PCEH has the **following conditions of approval for the proposed minor land division.** These conditions should be satisfied prior to Environmental Health Services approval for recordation of the final map:

1. Prior to recordation of the final map, soil sampling for potential contamination from historic past land uses on the subject site should be conducted in accordance with the California EPA, Department of Toxic Substances Control (DTSC) August 2008 "Interim Guidance for Sampling Agricultural Properties." A workplan to conduct a Phase II site assessment shall be submitted to Placer County Environmental Health (PCEH) for review and approval prior to field activities. The workplan shall also include an evaluation of lead and soil sampling around historic structures.
The analytical results from the soil samples obtained during the Phase II screening level investigation shall be submitted to PCEH for review and determination of any additional requirements. A no further action or equivalent letter will be required prior to PCEH final approval for recordation of the final map. (**Mitigation Measure HM-2**)

2. A water well shall be drilled on proposed Parcels 1, 2, 3 and the Remainder under permit with PCEH, which meets the minimum water quality standards and for which a well final certificate has been issued.
3. Submit to PCEH, for review and approval, a water quality analysis report on water from the wells on Parcel 1, 2, 3, 4 and the Remainder parcel. The report must be prepared by a State Certified laboratory and include at minimum Bacteriology: Total coliform, fecal coliform and chlorine residual, as well as Primary and Secondary Drinking Water Standards as defined in Title 22 of the California Code of Regulations.
4. Submit to Environmental Health Services, for review and approval, a DWR/4-hour yield report for the well Parcel 4. Additional domestic water storage or construction of a new well with adequate yield may be required, depending upon the results of the report.
5. There is no record of a permit for the well on Parcel 1. Since there is no permit for the construction of the well the well must be properly destroyed under permit with PCEH.
6. Perform soil mantle and percolation testing on Parcel 1, 2, 3, 4 and the Remainder parcel to define a Minimum Usable Sewage Disposal Area (MUSDA). The testing shall be conducted by a qualified sewage disposal consultant and a PCEH representative after submitting the required fees.
7. The septic tanks serving the residences on Parcel 1 and 4 shall be evaluated by a licensed septic tank pumper, who shall submit to the Environmental Health Services for review and approval, a report of its capacity, structural condition, materials (e.g., concrete, redwood, metal, fiberglass, etc.) and the necessity for pumping.

In lieu of having the tank evaluated at this time, the applicant may submit proof that the septic tank has been pumped within the last three (3) years. Other report information listed above is still required.



South Placer Municipal Utility District

5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

September 20, 2018

Town of Loomis
Planning Department
P.O. Box 1330
Loomis, CA 95650

Attention: Robert King, Town Planner
Subject: #18-01 Minor Subdivision
6090 Nute Road
APN: 045-170-012 and 045-170-071

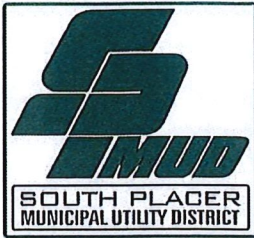
Dear Mr. King,

Thank you for the opportunity to comment on the Mitigated Negative Declaration (MND) for a minor subdivision at 6090 Nute Road in Loomis. SPMUD understands that the application is to divide two adjacent parcels being 15.6-acres and 52.0-acres into four lots and a remainder. The site is designated Residential Agriculture in the General Plan and zoned Residential Agriculture (RA) that requires the lots be a least 4.3-acres. The project proposes to continue to be served by septic systems.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. A copy of the District's facility map has been provided for your use. Please refer to SPMUD Sewer Code for information regarding participation fees.

The District has reviewed the preliminary tentative parcel map submitted with the application and the following comments apply:

1. Easements shall be provided in order to facilitate connection to public sewer in the future.
2. Each parcel/building shall have its own independent sewer lateral.
3. A two-way cleanout shall be located within two feet of the building.
4. A property line cleanout for each parcel shall be located at the edge of the right-of-way or easement.
5. Minimum separation between utility laterals is required. Sewer and storm drain shall be 5-feet from outside of pipe/structure to outside of pipe/structure. The minimum separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure.



South Placer Municipal Utility District

5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

6. The property is located within the boundary area of two current refund agreements for sewer improvements. The refund agreement fees may be due at the time of plan approval and are as follows:
 - a. Croftwood - \$95/EDU
 - b. Sierra College Lift Station - \$1,788/EDU
7. Trees, including the drip line, shall not be located within the easement area.
8. Please contact the District for information regarding relevant fees.

Additional requirements may be required as design information is provided.

If the property proposes to connect to sewer and intends to pursue a will-serve letter from the District, the owner and/or owner's representative will need to schedule a meeting with District staff in order to discuss the project and to determine specific requirements.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

Please do not hesitate to contact me at (916) 786-8555 extension 311 or chuff@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Carie Huff'.

Carie Huff, P.E.

Cc: File





EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

RECEIVED

SEP 27 2018

September 18, 2018

TOWN OF LOOMIS

Robert King
City of Loomis
PO Box 1330
Loomis, CA 95650

Subject: Nute Road Minor Subdivision #18-01
SCH#: 2018082037

Dear Robert King:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on September 17, 2018, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018082037
Project Title Nute Road Minor Subdivision #18-01
Lead Agency Loomis, City of

Type MND Mitigated Negative Declaration
Description To divide two adjacent parcels of 15.6 and 52.0 acres respectively into four parcels and a remainder.

Lead Agency Contact

Name Robert King
Agency City of Loomis
Phone (916) 652-1840 **Fax**
email
Address PO Box 1330
City Loomis **State** CA **Zip** 95650

Project Location

County Placer
City Loomis
Region
Lat / Long
Cross Streets Nute Rd and Barton Rd
Parcel No. 045-170-012, -071
Township **Range** **Section** **Base**

Proximity to:

Highways I-80
Airports
Railways UPRR
Waterways Secret Ravine, Boardman Canal
Schools Sierra College
Land Use residential ag

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

Reviewing Agencies Resources Agency; Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 2; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 3 N; State Water Resources Control Board, Division of Water Quality; Regional Water Quality Control Bd., Region 5 (Sacramento); Delta Protection Commission; Delta Stewardship Council; Native American Heritage Commission; Public Utilities Commission

Date Received 08/17/2018 **Start of Review** 08/17/2018 **End of Review** 09/17/2018