



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



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Appendix A Cartwright Water Supply Memorandum

1.0 BACKGROUND AND INTRODUCTION

Project Title:	Town of Loomis Nute Road Subdivision Project
Lead Agency Name and Address:	Town of Loomis Planning Department 3665 Taylor Road Loomis, CA 95650
Contact Person and Phone Number:	Robert King, Town Planner (916) 652-1840
Project Location:	6090 Nute Road and 6020 Nute Road Loomis, CA 95650
Project Sponsor's Name:	Mike Kaluza & Rod Enright
General Plan Designation:	Residential Agricultural (4.6-acre minimum)
Zoning:	RA—Residential Agricultural
Description of the Project:	Refer to Section 2.0
Other Public Agencies Whose Approval may be Required:	Placer County Air Pollution Control District State Water Quality Control Board Placer County Environmental Health Division Placer County Water Agency

1.1 INTRODUCTION

This Initial Study (IS) has been prepared consistent with California Environmental Quality Act (CEQA) Guidelines Section 15063, to determine if the Nute Road Subdivision Project (Proposed Project) may have a significant effect on the environment. The Proposed Project would divide two existing parcels located in the Town of Loomis into four new parcels, foreseeably resulting in the construction of two new residential homes within the property.

An IS is a preliminary analysis which is prepared to determine the relative environmental impacts associated with a proposed project. It is designed as a measuring mechanism to determine if a project will have a significant adverse effect on the environment, thereby triggering the need to prepare an Environmental Impact Report (EIR). It also functions as an evidentiary document containing information which supports conclusions that the project will not have a significant environmental impact or that the impacts can be mitigated to a "Less Than Significant" or "No Impact" level. If there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the lead agency shall prepare a Negative Declaration (ND). If the IS identifies potentially significant effects, but: (1) revisions in the project plans or proposals would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and (2) there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment, then a Mitigated Negative Declaration (MND) shall be prepared.

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**).

2.0 PROJECT DESCRIPTION

2.1 PROJECT SUMMARY

The Nute Road Minor Land Division Project (Proposed Project) proposes to subdivide two existing parcels within the Town of Loomis (Town; Assessor's Parcel Numbers [APNs] 045-170-012 and 045-170-071, totaling 67.6 acres) into four new parcels and a Remainder Area. The four new parcels are to be approximately 16.7 acres, 5.7 acres, 5.5 acres, and 15.4 acres in size, with a Remainder Area of 24.3 acres. The current owners will continue to reside on the 16.7 and 15.4 acre parcels. Although not a part of the project application, it is reasonably foreseeable that the 5.7- and 5.5-acre parcels would ultimately be developed with two new rural residential homes consistent with the Town's zoning code. Thus the construction of two single-family homes, one on each of the new parcels, is considered part of the Proposed Project evaluated in this IS.

2.2 PROJECT LOCATION

The project site consists of 67.6 acres within the Town of Loomis in Placer County (see **Figure 1**). Barton Road, just south of its intersection with Nute Road, forms the southwestern boundary of the project site, with neighboring rural residential and rural estate parcels located on all other sides (see **Figure 2**). The surrounding area is all within the Town of Loomis. The project site is accessed by a private roadway (Nute Road) off of Barton Road. This road would provide access to all four residential parcels within the project site as well as to the Remainder Area.

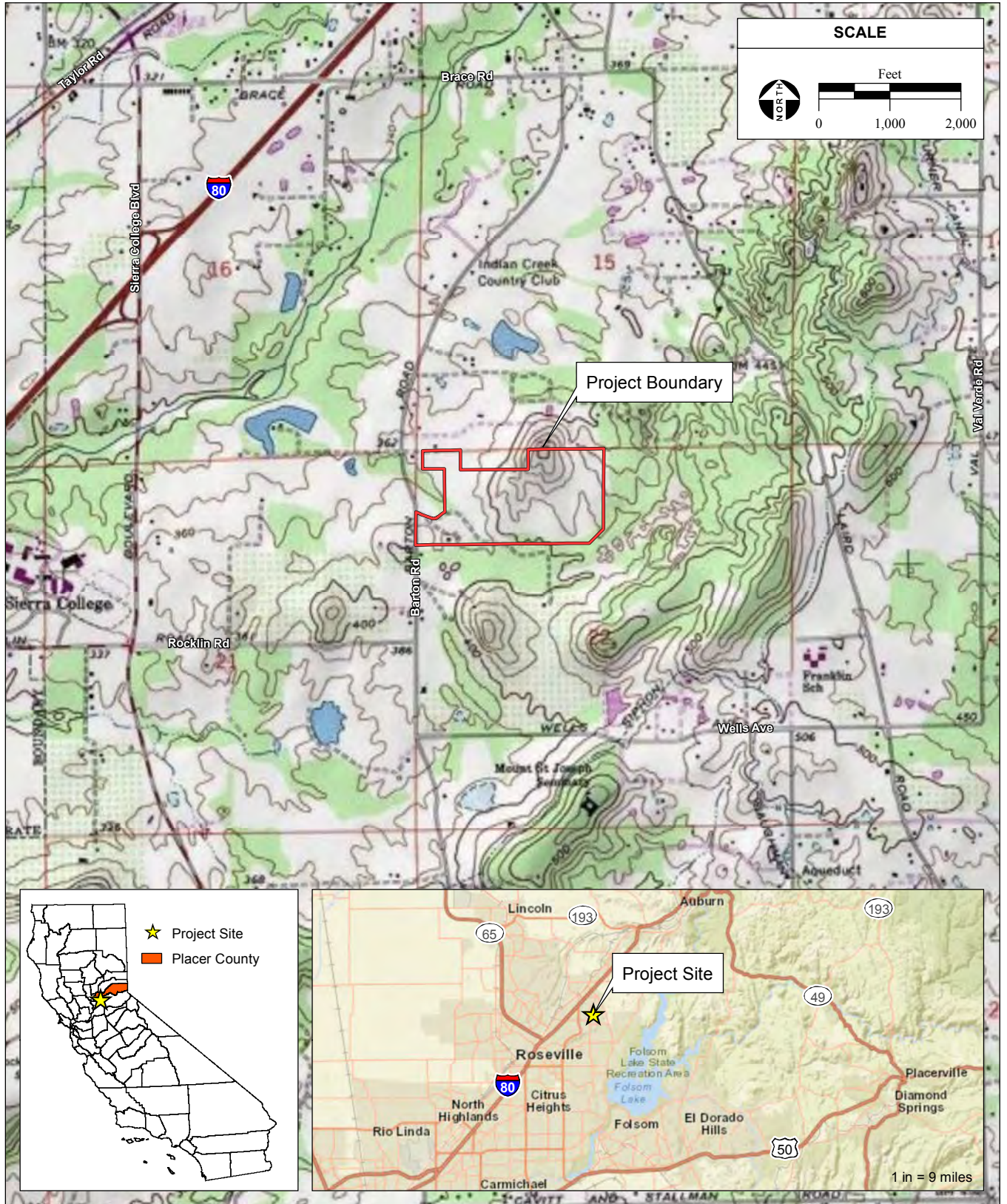
The project site is both zoned and has a designated land use in the Town's General Plan of Residential Agricultural (RA; 4.6-acre minimum per dwelling unit), as are the surrounding parcels to the north, east, south, and northwest. Land to the west and southwest is zoned by the Town of Loomis as Residential Estate (RE; 2.3-acre minimum per dwelling unit).

2.3 EXISTING ENVIRONMENT

The project site currently contains a single family home and associated out buildings on each parcel (two homes total), Nute Road, and private driveways from Nute Road to the two residences. The majority of the project site is undeveloped pasture land. Trees surround the perimeter of the project site, with a number of oaks and cottonwoods in the central portion of the site.

While most of the project site is fairly level, a butte rises sharply in the northeastern corner of the site. Elevations range from 380 to 480 feet, peaking at the northeast corner. A man-made pond is located along the central part of the eastern border of the project site. In addition to the pond, there is an intermittent stream located in the southwestern portion of the project site, which flows through a culvert below Nute Road. Natural swales collect and convey runoff toward the on-site intermittent stream.

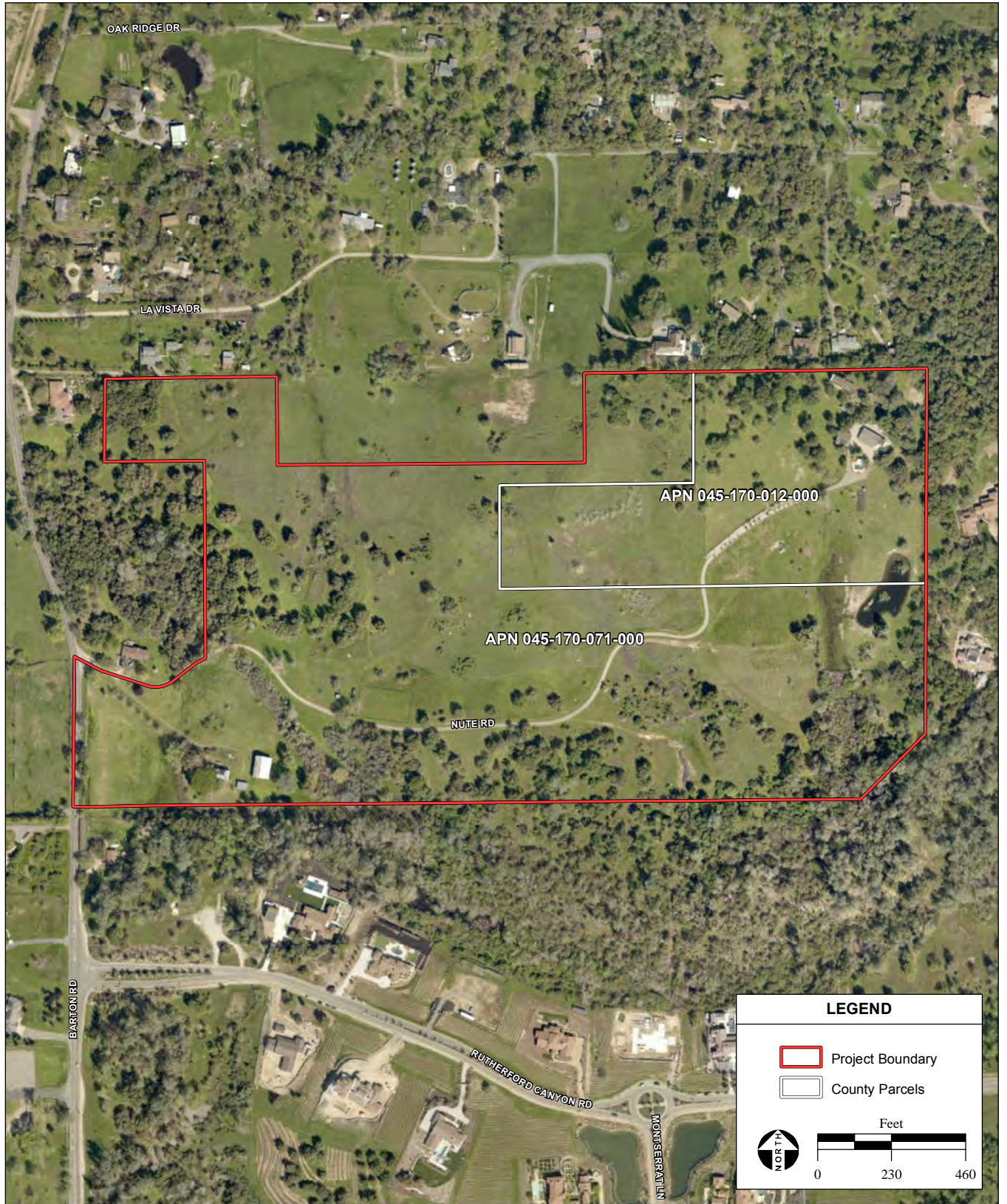
At present, the project site is adjacent to the Sierra de MontSerrat residential estate subdivision to the east and south, rural residential homes to the north, and undeveloped land located to the west across Barton Road. The undeveloped land is zoned for Residential Estate (RE) development by the Town of Loomis, with the capacity to result in the development of one dwelling unit per 2.3 acres. The nearest



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



SOURCE: Placer County GIS, 2017; AccuPlus aerial photograph, 6/30/2016
 ESRI, 2018; AES, 6/21/2018

Town of Loomis Initial Study / 218532 ■

Figure 2
 Aerial Photograph

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 Monteserrat 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.

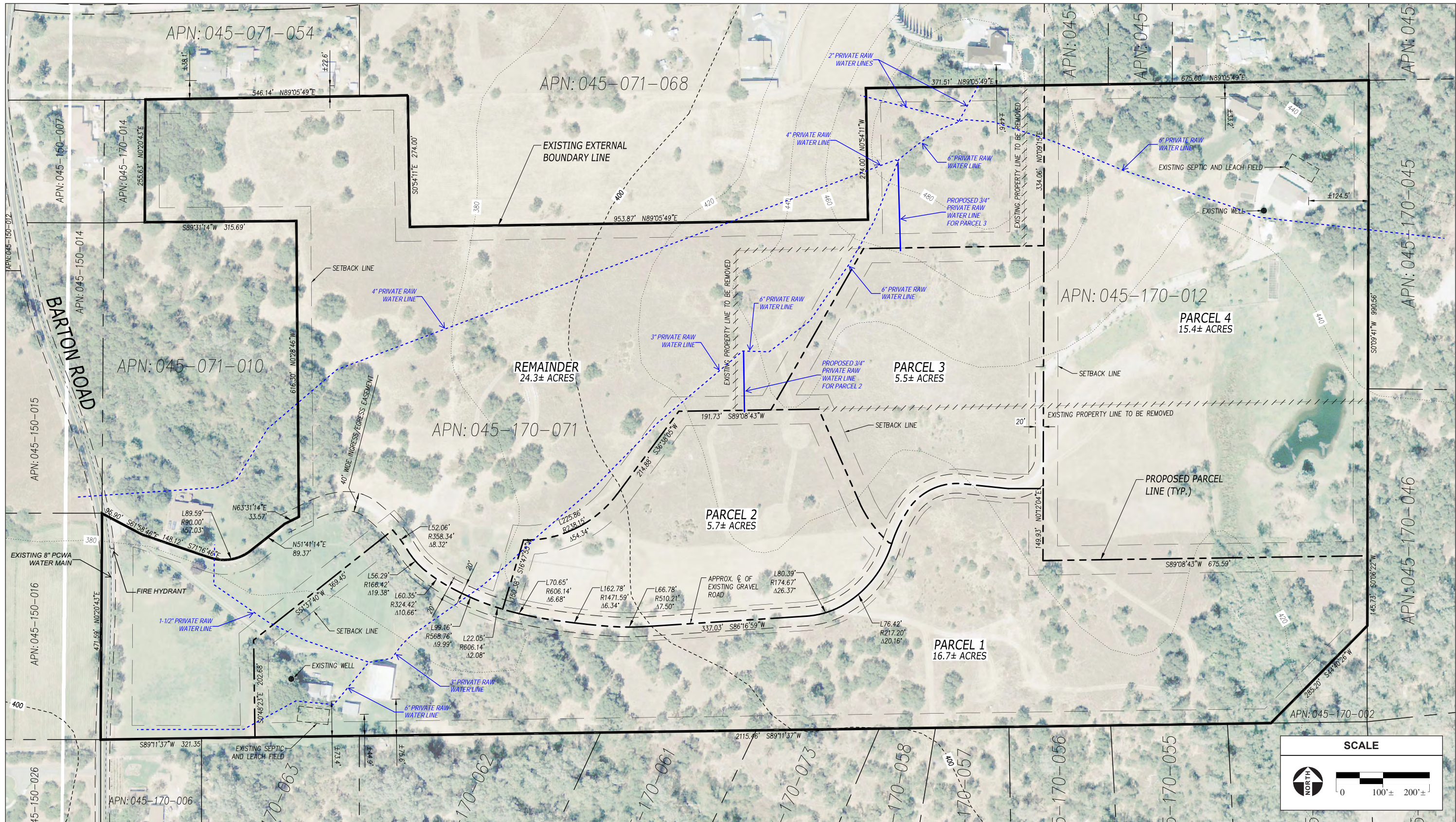


Figure 3
Site Plan

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 is 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 Sherriff'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

- Mitigation Monitoring – Adoption of a Mitigation Monitoring and Reporting Program to reflect the measures required to mitigate significant impacts, if any, of the project.

The Mitigated Negative Declaration and Initial Study are intended to provide the CEQA documentation for approval of the Proposed Project.

2.5.3 OTHER AGENCY ACTIONS

The IS/MND prepared for the Proposed Project would be used by Responsible Agencies and Trustee Agencies that may have some approval authority of the Proposed Project. The project applicant would obtain all permits, as required by law. The following agencies, which may be considered Responsible Agencies, have discretionary authority over approval of certain project elements, or alternatively, may serve in a ministerial capacity:

- State Water Quality Control Board: State General Construction Activity Storm Water Permit if grading would exceed one acre.
- Placer County Air Pollution Control District: verification of compliance with various rules.
- Placer County Environmental Health Division: permits for new wells and septic systems for each new residence.
- Placer County Water Agency: agreements with property owners of the new parcels for the purchase of raw irrigation water.

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.

Question C

The visual character of the 67.6-acre project site is rural, with existing uses consisting mostly of undeveloped pasture with stands of trees, a man-made pond, and two single family homes and associated outbuildings (i.e., sheds and pump houses). The Proposed Project would divide the two existing two parcels into four parcels and a Remainder Area, ultimately leading to the construction of two new rural residential homes in the central portion of the project site.

Portions of the project site can be viewed from vehicles or pedestrians traveling along Barton Road, as well as from rural residential homes that surround the property on the south, east and north, however these views are partially obscured by bands of trees and other vegetation, especially along the southern, eastern and northwest project site boundaries (see **Figure 4**). The new residential parcels would be set back approximately 850 feet from Barton Road, and trees and vegetation along Barton Road would fully obscure views of the new residential structures from this vantage point. Residential receptors located approximate 500 feet to the south, 750 feet to the east, and 350 feet to the north may have limited views of the new homes in the background, but these views would be partially blocked by trees and would be consistent with the rural residential visual character of the project site and surrounding area. The overall visual setting of a rural, mostly undeveloped property would not change as a result of the Proposed Project. For these reasons, the impact on visual character would be **less than significant**.

Question D

Glare is caused by light reflections from pavement, vehicles, and building materials, such as reflective glass, polished surfaces, or metallic architectural features. During daylight hours, the amount of glare depends on the intensity and direction of sunlight. The Proposed Project would not have any large, reflective surfaces, so it would not generate substantial glare.

The Proposed Project may introduce new sources of artificial lighting into the project site with the future development of two new residential homes. Light output from future residences on the project site would comply with the Town's Municipal Code Section 13.30.080, which limits the height of outdoor light fixtures, visibility of lights off site, glare and reflections off site, and brightness of lights off site. This would ensure that lighting would not be obtrusive to nearby properties. Therefore, this impact would be **less than significant**.



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.

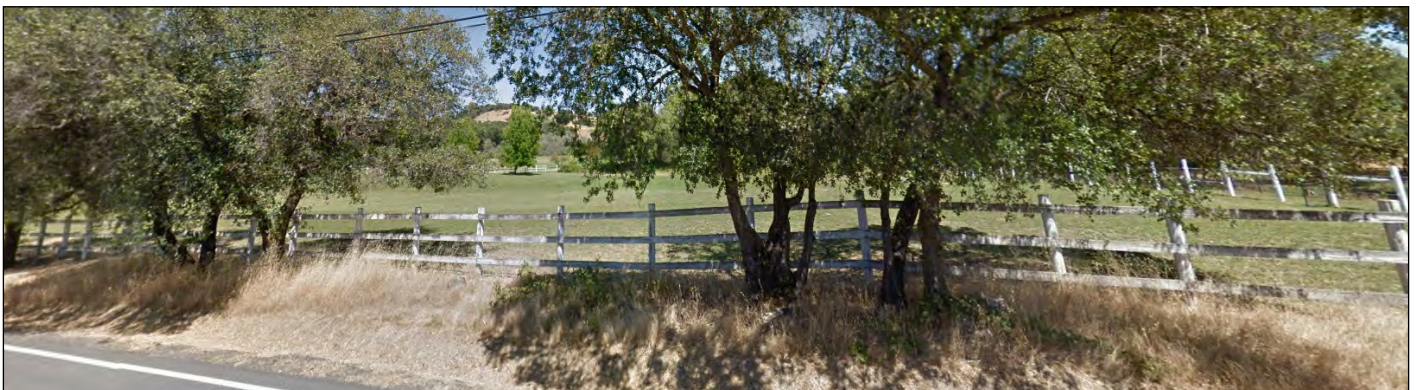


PHOTO 4: Partially obscured view from Barton Road south of Nute Road looking northeast towards the project site.

3.3 AGRICULTURE AND FORESTRY RESOURCES

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.3.1 DISCUSSION

Question A

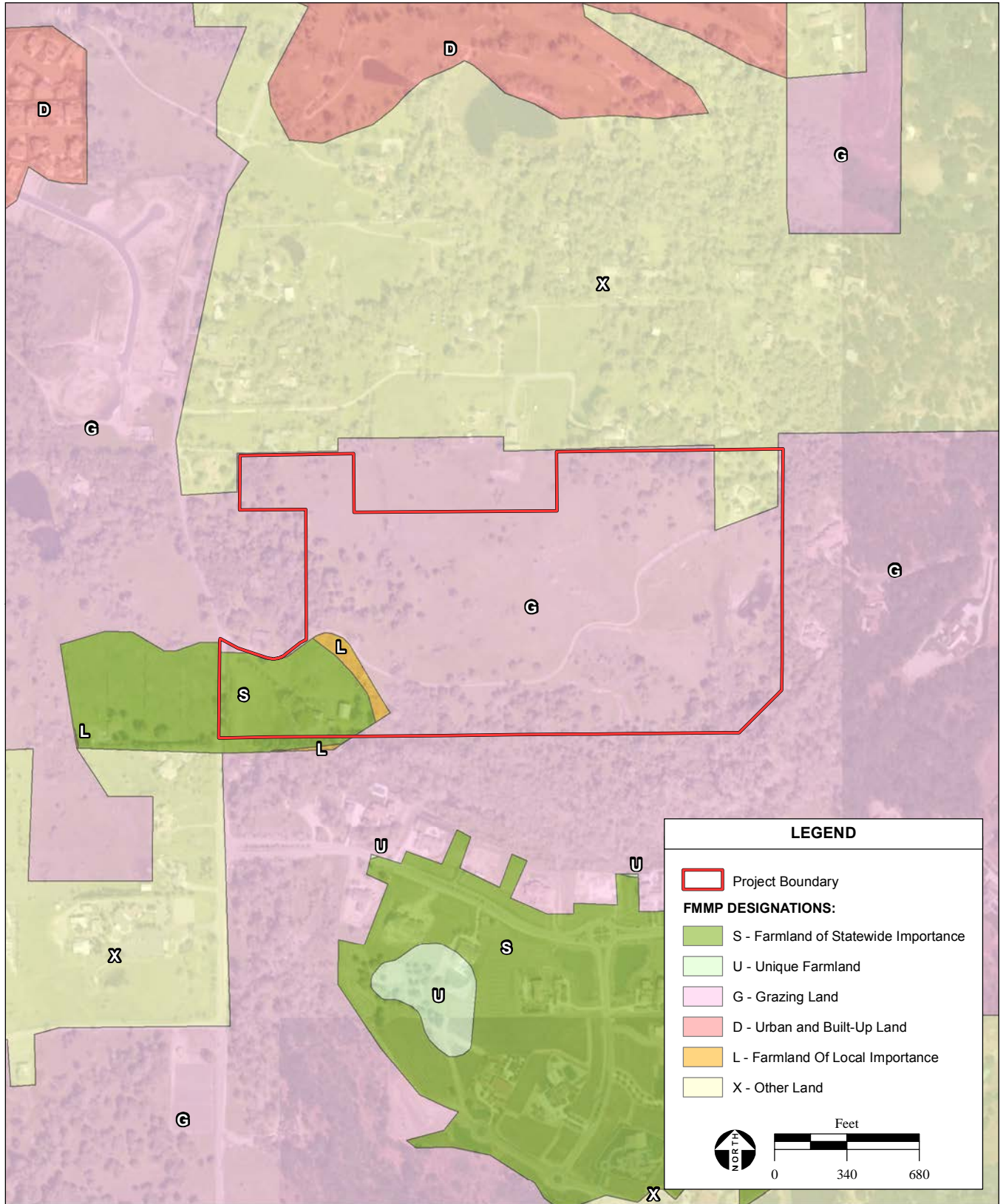
The majority of the project site is designated Grazing Land on the Placer County Important Farmland Map, with a portion of the proposed Parcel 1 designated as Farmland of Statewide Importance and Farmland of Local Importance (**Figure 5**; DOC, 2016). The land use of the portion of the project site designated as Farmland of Statewide Importance and Farmland of Local Importance will not change with the Proposed Project as no additional development on this parcel is proposed; therefore, there would be no loss of Important Farmland (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) as a result of the Proposed Project, and **no impact** would occur.

Question B

The project site is not under a Williamson Act contract (DOC, 2017). There are no Williamson Act contracts adjacent to or near the project site and the Proposed Project would remain consistent with the Residential Agricultural zoning of the project site. Therefore, **no impact** would occur.

Questions C and D

The project site is not zoned as forest land. While some individual trees may be removed as a result of the Proposed Project, the oak woodland areas within the project site occur outside of the potential development areas (Parcels 2 and 3) and thus would be preserved. Trees on site are protected by the Town of Loomis Tree Ordinance (Chapter 13.54 of the Town's Municipal Code). Therefore, **no impact** to forest land would occur.



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

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Figure 5
FMMP Designations

Question E

The Proposed Project is consistent with the zoning of the project site and would maintain the current residential use on site, with the potential addition of two new residences within Parcels 2 and 3. The project site is primarily surrounded by other residential developments and undeveloped open spaces. As stated above, the Proposed Project would not convert agricultural land and there are no ongoing agricultural operations directly on or surrounding the project site at present. Therefore, the Proposed Project would not contribute to the conversion of agricultural land to nonagricultural uses. For these reasons, **no impact** would occur.

3.4 AIR QUALITY

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

3.4.1 SETTING

Air quality is monitored, evaluated and regulated by federal, State, regional, and local regulatory agencies and jurisdictions, including the United States Environmental Protection Agency (USEPA), the California Air Resources Board (CARB), and the Placer County Air Pollution Control District (PCAPCD). The EPA, CARB and the PCAPCD develop rules and/or regulations to attain the goals or directives imposed by legislation. Both State and regional regulations may be more, but not less, stringent than federal regulations.

Air Pollutants of Concern

Air quality in the project vicinity is influenced by vehicle emissions on regional roadways, agricultural activities, landscaping and building maintenance equipment, and stationary sources, such as residential woodstoves. Air pollutants from south Placer County, Sacramento, and the Bay Area are also transported to west Placer County, influencing the air quality.

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

ground, reducing the dispersion of vehicle emissions. Moreover, motor vehicles exhibit increased CO emission rates at low air temperatures. The primary adverse health effect associated with CO is interference with normal oxygen transfer to the blood, which can result in tissue oxygen deprivation (USEPA, 2016).

Particulate Matter

Particulate matter consists of finely divided solids or liquids such as soot, dust, aerosols, fumes, and mists. Two forms of fine particulates now are recognized: inhalable coarse particles of 10 microns or smaller (PM₁₀), and inhalable fine particles of 2.5 microns or less (PM_{2.5}). Particulate discharge into the atmosphere results primarily from industrial, agricultural, construction, and transportation activities. However, wind on arid landscapes also contributes substantially to local particulate loading. Both PM₁₀ and PM_{2.5} can adversely affect the human respiratory system, especially in people who are naturally sensitive or susceptible to breathing problems (CDC, 2017).

Toxic Air Contaminants

In addition to the criteria air pollutants, another group of airborne substances, called toxic air contaminants (TACs), are known to be highly hazardous to health, even in small quantities. TACs are airborne substances capable of causing short-term (acute) and/or long-term (chronic or carcinogenic) adverse human health effects (i.e., injury or illness). TACs can be emitted from a variety of common sources, including gasoline stations, automobiles, dry cleaners, industrial operations, and painting operations. There are almost 200 compounds that have been designated as TACs in California. The 10 TACs posing the greatest known health risk in California, based primarily on ambient air quality data, are acetaldehyde, benzene, 1,3-butadiene, carbon tetrachloride, hexavalent chromium, para-dichlorobenzene, formaldehyde, methylene chloride, perchloroethylene, and diesel particulate matter (CARB, 2018b).

Regional Air Quality Conditions

Air pollutant concentrations are monitored at sites throughout the state. The closest station to the project site is in Roseville. If a pollutant concentration is lower than the State or federal standard, the area is classified as being in attainment for that pollutant. If a pollutant violates the standard, the area is considered a nonattainment area. If data are insufficient to determine whether a pollutant is violating the standard, the area is designated unclassified. As shown in **Table 3-1**, Placer County is designated as a nonattainment area for State ozone and PM₁₀ standards. The United States Environmental Protection Agency (USEPA) has designated Placer County as being a nonattainment area for ozone and for PM_{2.5}. The area is in attainment for the state and federal CO standards (CARB, 2017a).

Local Air Quality Conditions

Local emission sources in the project site vicinity include area sources, such as space and water heating, landscape maintenance equipment from lawn mowers and leaf blowers, consumer products, and mobile sources, primarily automobile traffic. Motor vehicles are the dominant source of pollutants in the project vicinity.

Traffic-congested roadways and intersections have the potential to generate localized levels of CO. Areas where ambient concentrations exceed the federal or state CO standards are called CO hotspots. The PCAPCD considers CO a localized problem requiring additional analysis when a project is likely to

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**.

TABLE 3-2
PCAPCD SIGNIFICANCE THRESHOLDS FOR CRITERIA POLLUTANTS (LBS/DAY)

Construction Phase Project-Level			Operational Phase Project-Level			Operational Phase Cumulative-Level		
ROG	NO _x	PM ₁₀	ROG	NO _x	PM ₁₀	ROG	NO _x	PM ₁₀
82	82	82	55	55	82	55	55	82

Source: PCAPCD, 2017.

In addition, the PCAPCD has identified the size of a project that would be expected to generate 55 lbs/day of NO_x emissions. Projects that are smaller than those in **Table 3-3** would not be expected to exceed the NO_x standard.

TABLE 3-3
CORRESPONDING SIZE OF A PROJECT FOR 55 LBS/DAY OF OPERATIONAL NO_x EMISSIONS

Residential (# of units)			Commercial/Industrial (sf)		
Single Family	Condo	Apartment	General Commercial	General Office	General Industrial
617	868	911	249,099	648,661	894,262

Source: PCAPCD, 2017.

3.4.2 DISCUSSION

Questions A-C – Criteria Air Pollutants

Construction

The Proposed Project would likely lead to the development of two residences on proposed Parcels 2 and 3. Construction activities associated with the development of these residences would generate dust and particulate matter from grading and earthmoving activities. NO_x and ROGs would be generated from diesel fumes associated with the operation of construction equipment. Because of the project's small size, these emissions levels would not be expected to exceed PCAPCD standards. For example, the Proposed Project would disturb less than one acre of land. An air quality study for a recent project in the Town of Loomis on a 10-acre parcel to be developed with 22 homes was estimated to generate construction emissions of 54.71 lbs/day of ROG, 52.35 lbs/day of NO_x, and 21.09 lbs/day of PM₁₀ during construction (Town of Loomis, 2016). All of these levels would be below the PCAPCD thresholds. The Proposed Project would generate substantially less ROG, NO_x, and PM₁₀ emissions due to the smaller area to be graded and because the only structures to be built would be two residential homes.

Although project construction emissions would not exceed PCAPCD thresholds, construction dust and diesel emissions could annoy neighbors for short periods of time which could be a significant impact. The Proposed Project would be required to implement the following mitigation measure, which would protect neighbors by minimizing dust generation and reduce construction emissions. With this mitigation, construction activities would have a **less-than-significant** impact on air quality.

Mitigation Measure

AQ-1 Prior to issuance of a grading permit, the contractor shall submit a dust control plan to the Town and PCAPCD for review and approval. The plan shall insure that adequate dust controls are implemented during all phases of construction through the use of the following or equally effective

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.

- Construction activity management techniques shall be employed, such as extending the construction period outside the ozone season of May through October; reducing the number of pieces of equipment used simultaneously; increasing the distance between emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.
- Contractors shall use low VOC architectural coatings per PCAPCD Rule 218.

Operation

The primary operational emissions associated with new development projects include CO, PM₁₀, and ozone precursors (ROG, NO_x) emitted as vehicle exhaust. Most development projects also generate “area source” emissions. Area sources individually emit small quantities of air pollutants that cumulatively can represent significant quantities of emissions. Natural gas combustion resulting from water and space heating and gasoline combustion from landscape maintenance equipment are examples of area source emissions.

The Proposed project would foreseeably result in the construction of two new homes within the project site, which would result in a minor increase in criteria air pollutant emissions associated with vehicle trips, and area sources (for example, landscaping equipment, hot water heaters, gas stoves and fireplaces).

Table 3-3 describes the level of development that would typically lead to emission levels that would exceed the County’s thresholds for criteria air pollutants. As shown in **Table 3-3**, 617 single family dwelling units is the typical size of a project that would exceed the PCAPCD’s thresholds. The Proposed Project would construction two single-family homes, well below the 617-home threshold identified in **Table 3-3**. For these reasons, project-specific and cumulative impacts resulting from ROG, NO_x, and PM₁₀ emissions would be **less than significant**.

Question D – CO Hot Spots

Localized areas where ambient concentrations of CO exceed State and/or federal standards are termed CO hotspots. Emissions of CO are produced in greatest quantities from motor vehicle combustion and are usually concentrated at or near ground level, because they do not readily disperse into the atmosphere, particularly under cool, stable (i.e., low or no wind) atmospheric conditions. Carbon monoxide decreased dramatically in California with the introduction of the catalytic converter in 1975. 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).

CO emissions are concentrated at congested intersections. Intersections that operate at level of service (LOS) D or better would not be expected to experience high concentrations of CO. As discussed in **Section 3.17, Transportation**, the Proposed Project would not add a substantial amount of traffic to local roadways. Any trips generated would be dispersed throughout the Town and Placer County. No intersections would fall below applicable LOS standards. For these reasons, this impact would be **less than significant**.

Question E – Odor

Perception of odors varies from person to person. The impact of an odor is also dependent upon wind direction and the intensity of the odor. The Proposed Project does not entail the construction of odor-producing land uses, such as landfills, wastewater treatment plants, or composting facilities. The closest

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.

Federal

Federal Endangered Species Act (FESA)

The U.S. Fish and Wildlife Service (USFWS) administers the Federal Endangered Species Act (FESA) for terrestrial species. Projects that would result in “take” (to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) of any federally listed threatened or endangered species are required to obtain authorization from the USFWS. The authorization process is used to determine whether a project would jeopardize the continued existence or critical habitat of a listed species and what mitigation measures would be required to avoid this.

Migratory Bird Treaty Act (MBTA)

The Migratory Bird Treaty Act (MBTA) protects migratory birds and requires project-related disturbances to be reduced or eliminated during the nesting season.

Clean Water Act (CWA)

The Clean Water Act (CWA) establishes national water quality goals. It regulates both point and non-point sources of pollution through the National Pollution Discharge Elimination System (NPDES) and requires a NPDES permit, a CWA Section 401 Water Quality Certification Permit, and a CWA Section 404 permit to be obtained to discharge pollutants into “Waters of the U.S.”

State

California Endangered Species Act (CESA) and Species of Special Concern

Provisions within the CESA protect species of wildlife designated by the California Fish and Game Commission as endangered, threatened, or candidate species and their habitat from take. CESA prohibits “take” or possession at any time of fully protected species. In addition, the California Department of Fish and Wildlife (CDFW) also identifies species of special concern (SSC) that may be added to official lists in the future and typically requests that CEQA lead agencies give consideration to minimization of impacts to SSC species when approving projects.

Natural Communities Conservation Planning Act

The Natural Communities Conservation Planning Act provides for conservation planning as an officially recognized policy that promotes conservation planning as a means of coordination and cooperation among private interests, agencies, and landowners, and as a mechanism for multi-species and multi-habitat management and conservation.

Protection of Bird Nests and Raptors

Section 3503 and 3503.5 of the California Fish and Game Code state that it is unlawful to take, possess, or destroy the nest or eggs of any bird, including raptors (e.g., hawks, owls, eagles, and falcons).

Sections 1600-1607 of the Fish and Game Code

Under Section 1600-1607 of the California Fish and Game Code, CDFW regulates activities that would substantially alter the flow, bed, channel, or bank of streams and lakes in which there is at any time an existing fish or wildlife resource or from which these resources derive benefit.

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

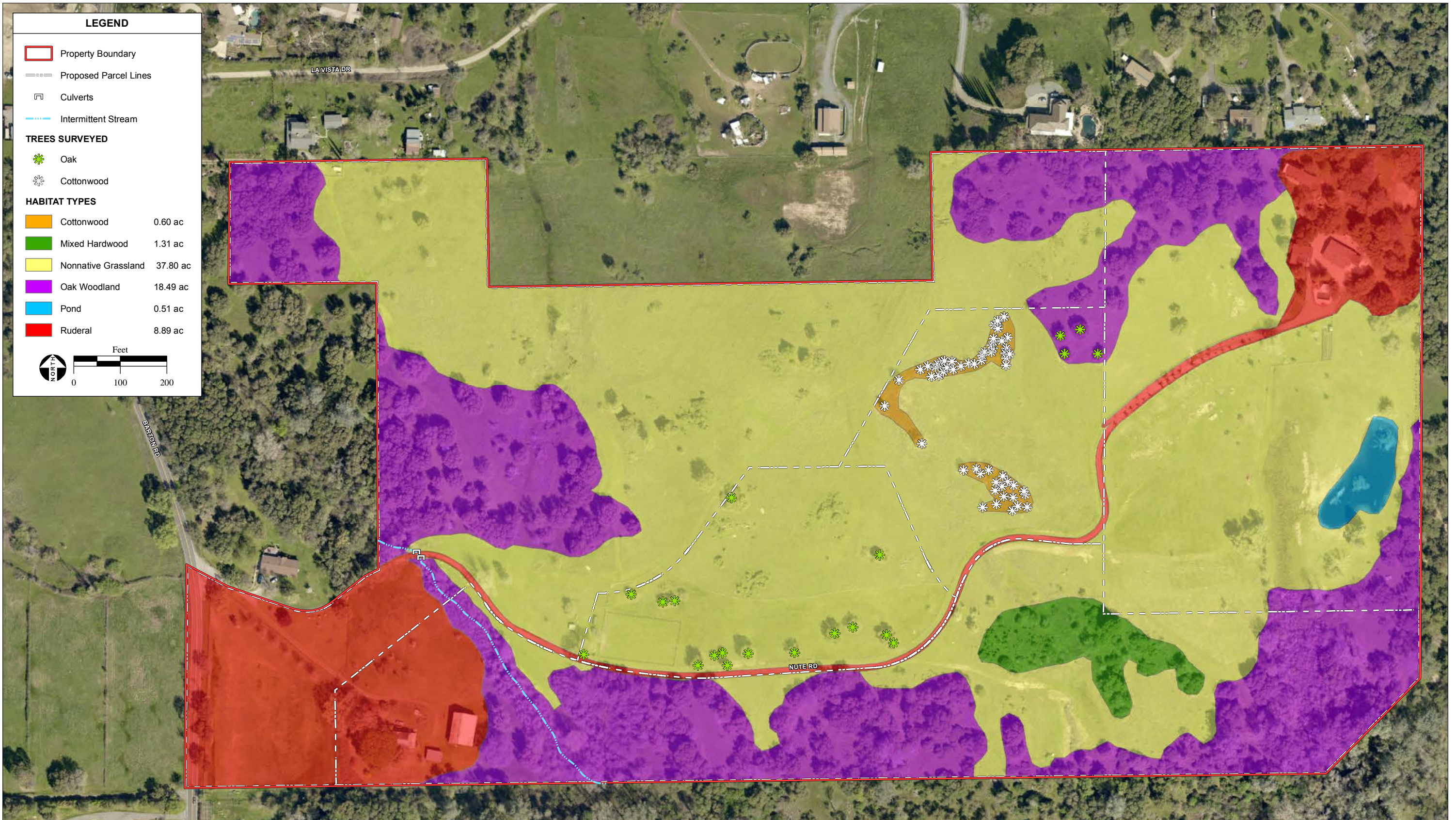


TABLE 3-4
FEDERAL, STATE, AND CNPS POTENTIALLY OCCURRING SPECIAL-STATUS SPECIES

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	/--/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 serpentinite. 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	/--/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> <i>ssp. hispidus</i> hispid bird's-beak	/--/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 leiospermus</i> <i>var. leiospermus</i> Red Bluff dwarf rush	--/--/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/--	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/--	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
western spadefoot toad		of California's great central valley near Redding, south, east of the Sierras and the deserts, into northwest Baja California.	aquatic habitat is vernal pools, temporary wetlands, rivers creeks, or temporary rain pools. Their terrestrial habitat is typically lowland habitats such as washes, river floodplains, alluvial fans, playas, alkali flats, foothills, or mountains. They prefer sandy or gravelly soil with open vegetation and short grasses (often in valley and foothill grasslands, open chaparral, and pine-oak woodland) (Butte HCP, 2011).	March	exist within the property in the stream, but no individuals were observed during the site visit.
<i>Emys marmorata</i> Western pond turtle	--/CSC/--	Distribution ranges from Washington to northern Baja California.	Inhabit rivers, streams, lakes, ponds, reservoirs, stock ponds, and permanent wetland habitats with basking sites.	Year-round	Possible. Required habitats exist within the property in the nearby stream. However, no individuals were observed during the site visit.
Birds					
<i>Athene cunicularia</i> Burrowing owl	--/CSC/--	Formerly common within the described habitats throughout the state except the northwest coastal forests and high mountains.	Yearlong resident of open, dry grassland and desert habitats, as well as in grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats.	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 9.6 miles to the west.
<i>Progne subis</i> Purple martin	--/CSC/LC	Local summer resident in wooded low-elevation habitats throughout California; rare migrant in spring and fall, absent in winter. In the south, now only a rare and local breeder on the coast and in interior mountain ranges.	Inhabits open forests, woodlands, and riparian areas in breeding season. Found in a variety of open habitats during migration, including grassland, wet meadow, and fresh emergent wetland, usually near water. Nests in conifer stands, often in woodpecker holes. Uses valley foothill and montane hardwood and conifer, and riparian habitats.	March-August	Possible. Required habitats exist within the project site, but no individuals were observed during the site visit.
<i>Buteo swainsoni</i> Swainson's hawk	--/CT/--	In California, breeds in the Central Valley, Klamath Basin, Northeastern Plateau, Lassen County, and Mojave Desert. Very limited breeding reported from Lanfair Valley, Owens Valley, Fish Lake Valley, Antelope Valley, and in	Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah. Requires adjacent suitable foraging areas such as grasslands, alfalfa, or grain fields supporting rodent populations.	March – October	Possible. Required habitats exist within the project site for foraging and nesting, but no individuals were observed during the site visit.

Scientific Name Common Name	Federal/State/ CNPS List	Distribution	Habitat Requirements	Period of Identification	Potential for Occurrence with the Project Site
		eastern San Luis Obispo County.			
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.

STATUS CODES

FEDERAL: United States Fish and Wildlife Service

- FE Federally Endangered
- FT Federally Threatened
- FC Candidate for Federal Listing
- FR Federal Listing is Under Review
- FD Federally Delisted

STATE: California Department of Fish and Game

- CE California Listed Endangered
- CT California Listed Threatened
- CR California Rare
- CSC California Species of Special Concern
- CFP California Fully Protected Species

CNPS: California Native Plant Society (California Rare Plant Rank (CRPR))

- 1A Plants Presumed Extinct in California
- 1B Plants Rare, Threatened, or Endangered in California and Elsewhere
- 2B Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
- 3 Plants About Which We Need More Information – A Review List (not included in this table)
- 4 Plants of Limited Distribution – A Watch List (not included in this table)

CNPS Threat Ranks:

- 0.1 – Seriously Threatened in California (Over 80% of occurrences threatened / high degree and immediacy of threat)
- 0.2 – Fairly Threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
- 0.3 – Not Very Threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Source: USFWS 2015a; CDFW 2015; CNPS 2015.

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.

The project site could provide foraging opportunities for raptors or migratory birds. Migratory birds, including non-listed raptors, are protected from killing, possession and/or harm by the MBTA (16 USC Section 703, Supplement I, 1989) and California Fish and Game Code Section 3503. The loss of foraging habitat for these raptors would not be a significant impact, because of the relatively small size of the potential impacts. However, construction activities near nesting trees could disrupt raptor and/or migratory bird nesting behavior. Disturbance to raptors or migratory birds during the nesting season could result in the abandonment of a nest, with the consequence that young would be lost. This would be a significant impact.

Implementation of the following mitigation measure would reduce impacts on raptors and migratory birds by requiring surveys for nesting birds if construction starts during the nesting season, and buffering disturbances around the nests if nesting birds are located will reduce the impacts to a **less-than-significant** level.

Mitigation Measures

Prior to the issuance of grading permits for improvements within project site, the following mitigation measures shall be implemented:

- BIO-1** The project applicant shall retain a qualified biologist to conduct a preconstruction survey for the presence of American Badger within the areas to be disturbed within 14 days prior to the onset of construction activities. The results of the survey shall be summarized in a letter report and submitted to the Town. If burrows or other direct evidence of American Badger are found, then consultation with CDFW shall be initiated to determine appropriate setbacks from badger habitat.
- BIO-2** Should construction activities occur during the breeding season (February 15 through August 31), a pre-construction survey for raptor and/or nesting birds protected under the Migratory Bird Treaty Act shall be conducted by a qualified biologist. The preconstruction survey shall take place no more than 14 days prior to initiation of construction. All trees and shrubs within 500 feet of the area of disturbance shall be surveyed, with particular attention to any trees or shrubs that would be removed or directly disturbed. If an active nest of a protected bird is found on site or in the vicinity of off-site improvements at any time, the biologist shall, in consultation with the California Department of Fish and Wildlife (CDFW), determine whether construction work would affect the active nest or disrupt reproductive behavior. Criteria used for this evaluation shall include presence of visual screening between the nest and construction activities, and behavior of adult raptors in response to the surveyors or other ambient human activity. If construction could affect the nest or disrupt reproductive behavior, the biologist shall, in consultation with CDFW, determine an appropriate construction-free buffer zone around the nest to remain in place until the young have fledged or other appropriate protective measures to ensure no take of protected species occurs. The buffer shall be sufficient to ensure that the nesting birds are not disturbed by construction activities to the extent that they might abandon the nest prematurely.

Questions B and C

Parcels 2 and 3 are the only areas within the project site that would undergo construction as a part of the Proposed Project. These parcels do not contain creeks or riparian habitat. Therefore, as a result of the Proposed Project, there will be **no impact** to riparian habitat or wetlands. However, should any new

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.

Or

- (ii) Prepare a Tree Planting and Maintenance Plan that provides for the planting of trees on site or at another location within the town where maintenance to ensure survival of the trees will be guaranteed. If trees are to be planted on site, they shall be located in easements that can be protected and reviewed annually for a period of five years.

Trees planted to meet the provisions of this measure shall be the same species as the tree(s) that are removed. The selected method shall be adequate to ensure the long-term viability of new plantings at a level that meets or exceeds the level of tree removal, as measured at diameter at breast height.

- (c) All construction shall be conducted in accordance with Section 13.54.070 of the Municipal Code with respect to protected trees within 50 feet of any area to be disturbed by the Proposed Project.

Question F

No adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state Habitat Conservation Plans have been adopted that cover the project site or immediate vicinity. The Placer County Conservation Plan does not apply to land within the Town of Loomis. Therefore, the Proposed Project would not conflict with such plans and there would be **no impact**.

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,

the significance of cultural resources must be determined. The 2000 CEQA *Guidelines* (Section 15064.5) define four cases in which a property may qualify as a significant historical resource for the purposes of CEQA review:

- A. The resource is listed in or determined eligible for listing in the California Register of Historical Resources (CRHR). Section 5024.1 defines eligibility requirements and states that a resource may be eligible for inclusion in the CRHR if it:
 - 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - 2. Is associated with the lives of persons important in our past;
 - 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
 - 4. Has yielded, or may be likely to yield, information important in prehistory or history.
- B. In addition to meeting one or more of the above criteria, a significant property must also retain integrity. Properties eligible for listing in the CRHR must retain enough of their historic character to convey the reason(s) for their significance. Integrity is judged in relation to location, design, setting, materials, workmanship, feeling, and association. Properties that are listed in or eligible for listing in the National Register of Historic Places (NRHP) are considered eligible for listing in the CRHR, and thus are significant historical resources for the purpose of CEQA (PRC section 5024.1[d][1]).
- C. The resource is included in a local register of historic resources, as defined in section 5020.1(k) of the PRC, or is identified as significant in a historical resources survey that meets the requirements of section 5024.1(g) of the PRC (unless the preponderance of evidence demonstrates that the resource is not historically or culturally significant).
- D. The lead agency determines the resource to be significant as supported by substantial evidence in light of the whole record.
- E. The lead agency determines that the resource may be a historical resource as defined in PRC section 5020.1(j) or 5024.1.

CEQA also provides for the protection of *unique archaeological resources*. PRC Section 21083.2 defines unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one or more of the following criteria: (1) that it contains information needed to answer important scientific research questions and that there is demonstrable public interest in that information; (2) that it has a special and particular quality, such as being the oldest of its type or the best available example of its type; or (3) that it is directly associated with a scientifically recognized important prehistoric or historic event or person.

CEQA provides protection for unique paleontological resources and unique geologic features, and requires that planners consider impacts to such resources in the project review process. CEQA

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

years BP. Obsidian imported from non-Sierran locations became an increasing source of tool stone during this same period, emphasizing the degree to which the inhabitants of the region maintained ongoing contacts with other groups throughout California and Nevada (Moratto, 1984).

The ethnographic inhabitants of the project area were the Northern Hill Nisenan, one of three groups distinguished by dialect (Wilson and Towne, 1978). Nisenan territory was extensive, with a wide biotic range, and included the drainages of the Yuba, Bear, and American Rivers, and the lower drainages of the Feather River. East to west, the territory was bounded by the banks of the Sacramento River and the crest of the Sierra Nevada, where their traditional territory overlapped with that of the Washoe.

Permanent settlements ranged from a handful of people to several hundred, and tended to be situated near perennial sources of water, preferably on slightly raised ground with a southern exposure. Houses were conical in shape and covered with bark, skins, or brush. Most villages included bedrock milling sites. A major village might include dwellings, granaries, sweathouses, a headman's house and dance house, or other ceremonial structures. The people of the villages would gather a wide variety of fruits, nuts, greens, bulbs, roots, and seeds, processing and storing many of them for winter. Fish, birds, deer, small game, and many other animals were hunted (Wilson and Towne, 1978).

Significant Native American contact with Europeans came late in the project area. Limited encounters with explorers and trappers during the early 19th century left the Nisenan and Washoe relatively unaffected (Wilson and Towne, 1978). The Valley Nisenan were decimated by a malaria epidemic in 1833, which did not spread to the Hill tribes. However, Capt. John Sutter settled in Southern Hill Nisenan territory in 1839 and the subsequent discovery of gold resulted in the widespread killing and persecution of the Nisenan. By 1860, disease, violence, forced relocation, and environmental destruction had greatly affected Nisenan populations and traditional systems (Moratto, 1984).

Paleontological Setting

The eastern margin of the Central Valley is a nearly continuous series of coalescing alluvial fans, which form a continuous belt between the uplands of the Sierra Nevada and the nearly flat surface of the Central Valley floor. These deposits formed primarily during the Plio-Pleistocene by the streams that drained the adjacent uplands of the Sierra Nevada. The alluvial deposits accumulated on Central Valley alluvial fans consist of medium- to fine-grained sediment eroded from Tertiary and older volcanic, plutonic, and metamorphic rocks in the mountains to the east. The gravel, sand, and silt that compose these alluvial fans have in the past produced significant fossils, primarily large land mammals, such as mammoths, mastodons, camels, bison, and horses.

Historical Setting

Much of the earliest European exploration of the Sierra Nevada and foothills focused on the region close to Lake Tahoe, where several emigrant trails were established in the 1830s and 1840s. These rough trails were later used as paths for early railroad and wagon road development that hastened further economic development of California. Such development boomed following the gold discovery at Sutter's Mill in 1848 and rapid European settlement began to take place. The history of the Sierra Foothills in California is largely associated with the aforementioned 1848 discovery of gold and the subsequent rush to settle. However, not everyone who came to California did so during the Gold Rush, and not everyone who came to California during the Gold Rush made his or her living mining for gold. Many individuals

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 3-5
CULTURAL RESOURCES FOUND WITHIN 1/2-MILE OF THE PROJECT SITE

P- No.	Trinomial	Site Type	Date First Recorded
P-31-001005	CA-PLA-000879	Mortar cup	1989
P-31-001006	CA-PLA-000880H	Secret Ravine Mine complex	1989
P-31-001007	CA-PLA-000881	BRMs	1989
P-31-001008	CA-PLA-000882	Mortar cup	1989
P-31-001009	CA-PLA-000883/H	Mine ditches	1998
P-31-001010	CA-PLA-000884H	Mine ditch	1998
P-31-001524	CA-PLA-001182H	Laird hydraulic mine	1994
P-31-001525	CA-PLA-001183H	Laird house	1994
P-31-001531	CA-PLA-001189H	Ranch complex	1989
P-31-001532	CA-PLA-001190	Concrete pads	1990
P-31-001533	CA-PLA-001191	BRMs	1990
P-31-001557	CA-PLA-001215	BRMs	1988
P-31-001562	CA-PLA-001220	BRMs, lithics	1988
P-31-001563	CA-PLA-001221	BRMs	1988
P-31-003514		Antique car hood	2008
P-31-003515		Isolated quartzite core	2008
P-31-003516		Fence line	2008
P-31-006109		Mine ditch	2004
P-31-006110		Mine ditch	2004
P-31-006111		Smokehouse	2004
P-31-006112		Tank house foundation	2004
P-31-006113		Farm complex	2004
Source: NCIC			

Native American Consultation

A record search request, specifically asking for a list of contacts suitable for AB 52, was sent to the Native American Heritage Commission and a reply was received on May 22, 2018. The Town sent out an AB 52 consultation letter to the UAIC on March 5, 2018, who replied in a letter dated March 16, 2018. AB 52 consultation is ongoing.

Field Survey

On May 15, 2018, AES completed an archaeological survey of proposed Parcels 2 and 3. Most of the site is composed of grasslands and oak woodland, with smaller areas of mixed hardwood and cottonwood in addition to ruderal/developed areas. 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. Therefore, the survey consisted of roughly parallel pedestrian transects spaced approximately 30 meters apart. 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.

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.

Questions B, C, and D

Although the Proposed Project would not affect any known archaeological or paleontological resources or human remains, the potential exists for such finds to be located below the surface, where they would not be discovered until project construction. If such resources are present, they could be damaged during grading and/or excavation. This would be a potentially significant impact.

With implementation of **Mitigation Measures CR-1** through **CR-3**, potential impacts to archeological resources, paleontological resources, or human remains in the case of an inadvertent discovery, would be reduced to **less than significant** by ensuring that buried resources, if present, would be identified, evaluated, and treated appropriately.

Mitigation Measures

- CR-1** If any cultural resources, such as structural features, unusual amounts of bone or shell artifacts, or architectural remains, are encountered during any construction activities, the project applicant shall implement measures deemed necessary and feasible to avoid or minimize significant effects on the cultural resources including the following:
- All work within 50 feet of the find shall be halted until a professional archaeologist can evaluate the significance of the find in accordance with CEQA.
 - If any find is determined to be significant by the archaeologist, then representatives of the Town and project applicant shall meet with the archaeologist to determine the appropriate course of action. If necessary, a Treatment Plan shall be prepared, outlining recovery of the resource, analysis, and reporting of the find. The Treatment Plan shall be submitted to the Town for review and approval prior to resuming construction.
 - All significant cultural materials recovered shall be subject to scientific analysis, professional curation, and a report prepared by the professional archaeologist in accordance with current professional standards.
 - All mitigation shall be completed prior to the resumption of construction.
- CR-2** If vertebrate fossils are discovered during project activities, all work shall cease within 100 feet of the find until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. The Town and project applicant would also be notified of the discovery and the qualified professional paleontologist's opinion within 48 hours of the initial finding. Treatment may include preparation and recovery of fossil materials, so that they can be housed in an appropriate museum or university collection, and also may include preparation of a report for publication describing the finds. Project activities shall not resume until after the qualified professional paleontologist has given clearance and evidence of such clearance has been submitted to the Town.
- CR-3** If human remains are encountered during construction activities, work within 100 feet of the find shall halt immediately and the County Coroner should be notified in accordance with California Health and Safety Code Section 7050.5. If the remains are of Native American origin, the Coroner must, in accordance with PRC Section 5097, notify the NAHC within 24 hours of this identification. In turn, the NAHC shall identify a Most Likely Descendent, who shall work with the Town and project applicant to develop a plan for avoidance or removal and disposition of the

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.

3.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risks, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion, or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soils, as defined in Table 18-1-13 of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.7.1 SETTING

Regional Geology

The Town of Loomis is located near the boundary between the Great Valley geomorphic province and the Sierra Nevada geomorphic province on the eastern edge of California's Great Central Valley. The Great Valley Province is a trough in which sediments from erosion of the surrounding mountain ranges have been deposited almost continuously since the Jurassic period, leaving a flat valley floor composed of alluvial material. The Sierra Nevada geomorphic province is composed mainly of metamorphic and igneous rocks, with extreme folding and faulting on the western edge, characterized by deep river canyons that have been modified by glacial sculpting (DOC, 2002). The bedrock in the project site vicinity is mapped as Mesozoic dioritic rocks (DOC, 2007).

Regional Faults

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 establishes regulatory Earthquake Fault Zones around the surface traces of active faults and prohibits construction of buildings used for human occupancy on the surface of active faults. An active fault shows displacement within the last 11,000 years (the Holocene epoch), and therefore, is considered more likely to generate a future earthquake than a fault that has not shown signs of recent activity. No active faults are known to exist in Placer

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.

Expansive soils are largely comprised of clays, which greatly increase in volume when water is absorbed and shrink when dried; this action is called “shrink-swell potential.” Expansive soils are of concern because building foundations may rise during the rainy season and fall during the dry season in response to the clay’s action; this can cause structural distortion.

Erosion hazards are generally a concern for soils with low permeability and steep slopes. The soils identified on the project site are generally rated as moderate to high regarding erosion potential; however, the hazard decreases on the less steeply sloped soils (NRCS, 2018). Liquefaction changes water-saturated soil to a semi-liquid state, removing support from foundations and possibly causing buildings to sink. The project site does not appear on any California Geological Survey (CGS) regulatory maps for seismic hazards (DOC, 2015).

Topography and Landslides

The project site ranges in elevation from approximately 370 feet above mean sea level (amsl) to 500 feet amsl at a high point on the northeast corner of the project site. **Figure 2** provides an aerial map of the project site. Slopes on the majority of the project site range from 2 to 9 percent grades, while slopes on the northeast portion of the site range from 15 to 30 percent grades. Landslides may be triggered by oversaturated soils or by earthquakes and have the highest potential in steeply sloped areas. Most areas within the Town of Loomis are relatively level or gently sloping and the underlying geology is generally volcanics and granite, which are not highly susceptible to landslides (Town of Loomis, 2001).

3.7.2 DISCUSSION

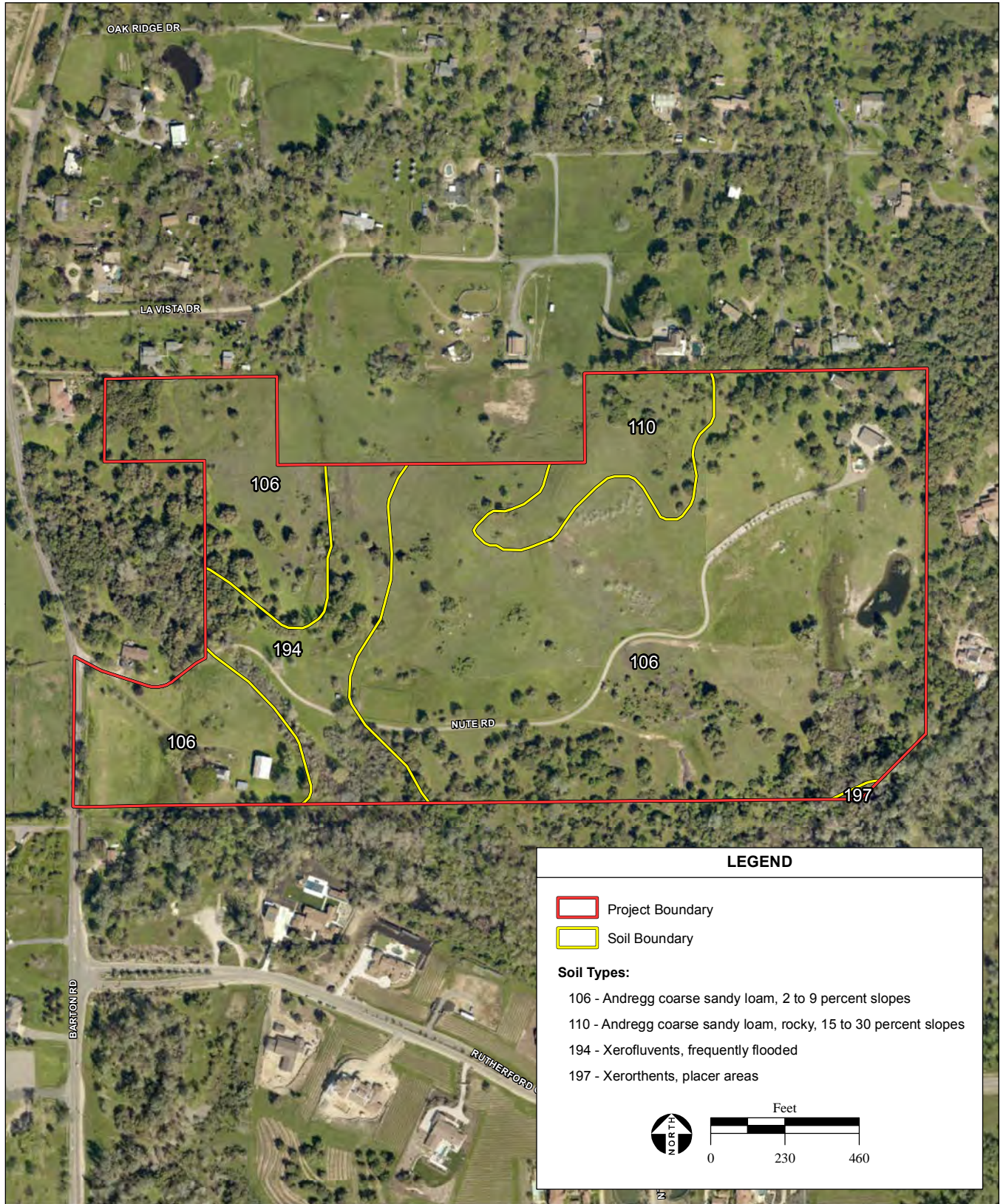
Question A(i)

The Proposed Project is not located in an Alquist-Priolo Earthquake Fault Zone (DOC, 2015). There are no known active faults in south Placer County, so there would be no impact from exposure of people or structures to ground rupture or seismic ground shaking.

Question A(ii-iv) and C

The Town of Loomis is not in an area subject to severe seismic events. The maximum anticipated probable groundshaking in Loomis would be VI on the Modified Mercalli Scale (Town of Loomis, 2001). Typical effects from this level of groundshaking would be cracked chimneys, moved furniture, and broken glassware inside structures. Other potential hazards associated with seismic events include liquefaction, subsidence, lurch cracking, and lateral spreading. Due to the presence of active and potentially active faults within the state of California, all areas are exposed to some degree of seismic ground-shaking and associated seismic hazards, such as liquefaction. Although the Central Valley is generally considered less seismically active than other areas of California, the project site is nevertheless susceptible to seismic groundshaking due to earthquakes on faults associated with the Foothills/Bear Mountains System, Coast Range-Sierran block boundary, San Andreas, and others.

Soil boundary 194 (see **Figure 7**) is composed of Xerofluvents and is present in the western portion of the project site, stretching from north to south, and cuts across portions of Parcel 1 and 2 as well as the Remainder Area. This region is somewhat poorly drained and likely to flood under normal weather conditions. The chance of flooding is more than 50 percent in any year but less than 50 percent in all months in any year (NRCS, 2018). Over 90 percent of the project site soils are well drained and the



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

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Figure 7
 Project Site Soils

majority of the project site is not on a steep slope, reducing the potential for liquefaction and landslides. Additionally, the project site does not appear on any CGS regulatory maps for seismic hazards, including liquefaction and landslides (DOC, 2015).

The design and construction of the Proposed Project would comply with the Town's Construction Codes (Chapter 11.04 of the Loomis Municipal Code), which incorporate the International Building Code (IBC), as amended. The IBC, which is used widely throughout the U.S., has been modified for California conditions with numerous more detailed and/or stringent regulations. Specific minimum seismic safety requirements are set forth in Chapter 16 of the IBC. Prior to construction of structures, the IBC requires that geotechnical investigations be conducted to determine the site-specific soil conditions that could possibly constrain building designs, such as soils susceptible to liquefaction or landslides. In addition, the State earthquake protection law (California Health and Safety Code 191000 et seq.) requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. Earthquake-resistant design and materials are required to meet or exceed the current seismic engineering standards of the California Building Code Seismic Zone 3 improvements. Because future development would need to comply with IBC and the project site's location is outside of a seismic hazard zone, the Proposed Project would not expose people or structures to substantial adverse effects from surface fault rupture, ground shaking, liquefaction, landslides, or unstable geologic units or soils and this would be a **less-than-significant** impact.

Question B

Project site soils have a moderate to high susceptibility of erosion, with higher erosion concern for soils with low permeability and steep slopes. Grading and construction activities would occur on the project site as part of the development of residential homes. This would have the potential to cause erosion of project site soils. The Town's grading ordinance, codified in Chapter 12.04 of the Municipal Code, establishes requirements for grading, erosion and sediment control, and stormwater management. Development projects must comply with these requirements during grading and construction (Town of Loomis, 2017). Compliance with Chapter 12.04 of the Municipal Code would ensure that substantial erosion and/or loss of topsoil would not occur during project construction or operation. Therefore, this impact would be **less than significant**.

Question D

Soils on the project site are predominately Andregg coarse sandy loam with 2 to 9 percent slopes (see **Figure 7**). A portion of the proposed Parcel 3 is also Andregg coarse sandy loam, but rockier with 15 to 30 percent slopes. The soils on the project site range from 5 percent to 12.5 percent clay, which do not exhibit expansive characteristics. If proper site preparation construction techniques are not used, buildings, the driveway, parking area, and pipelines could be subject to settling and other damage, which would be a potentially significant impact. This would be reduced to a **less-than-significant** impact with incorporation of the following mitigation measure, which would ensure that appropriate measures to address site constraints are incorporated into project design and construction.

GS-1 Prior to development, a geotechnical report shall be prepared to characterize the soils and geologic constraints of the project site. The recommendations of the geotechnical report shall be incorporated into the design and construction of buildings.

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

SF₆ could be reported as an emission of 22,800 metric tons (MT) of CO₂e. Large emission sources are reported in million metric tons (MMT) of CO₂e.

Global warming can affect California by reducing snow pack, and increasing sea level rise, the number of extreme heat days per year, high ozone days, wildfires, and drought years. Globally, climate change has the potential to affect numerous environmental resources through changes related to future air and ocean temperatures and precipitation patterns. The anticipated effects of global warming on weather and climate are likely to vary regionally, but are expected to include the following direct effects:

- Higher maximum temperatures and more hot days over nearly all land areas;
- Higher minimum temperatures, fewer cold days and frost days over nearly all land areas;
- Reduced diurnal temperature range over most land areas;
- Increase of heat index over land areas; and
- More intense precipitation events.

Also, there are many secondary effects that are projected to result from global warming, including global rise in sea level, ocean acidification, impacts on agriculture, changes in disease vectors, and changes in habitat and biodiversity. While the possible outcomes and the feedback mechanisms involved are not fully understood and much research remains to be done, the potential for substantial environmental, social, and economic consequences over the long term could be great.

California produced 440.4 gross MMT CO₂e in 2015 (CARB, 2017b). This is a decrease from levels between 2000 and 2014, the lowest level of which occurred in 2014 at 441.54 MT CO₂e (CARB, 2016). Combustion of fossil fuel in the transportation sector was the single largest source of California's GHG emissions in 2015, accounting for approximately 39 percent of total GHG emissions in the state. This sector was followed by the industrial sector at approximately 23 percent (CARB, 2017b).

3.8.2 DISCUSSION

Questions A and B

The Proposed Project would generate GHG emissions from the construction and operation of two single-family residential homes. Construction sources of GHGs associated with the Proposed Project would consist of mobile sources from on-site construction equipment, haul trucks, and delivery and worker vehicle trips. Once the residences are built, GHGs would be generated by trips to and from the residences, landscaping equipment, hot water heaters, gas stoves, fireplaces, and electricity use.

PCAPCD has adopted a threshold of 1,100 MT CO₂e/year as a *de minimis* level of GHG emissions. Projects that generate less than 1,100 MT CO₂e/year are excluded from GHG impact analysis, because GHG emissions below this level would not contribute considerably to GHG levels. PCAPCD also identifies projects that would be expected to fall below the *de minimis* level, including single-family rural residential projects of fewer than 69 dwelling units (PCAPCD, 2017). The Proposed Project would add two new residences to the project site, which is well below the benchmark threshold of 69 dwelling units; therefore, GHG emissions from the residential homes would not exceed the 1,100 MT CO₂e/year *de minimis* level, and this impact would be **less than significant**.

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.

The design and construction of the residences would comply with the Town's Construction Codes (Chapter 11.04 of the Loomis Municipal Code), which incorporates the IBC, as amended, and the 2016 California Fire Code (CFC), as amended. Other laws and regulations that govern the use and storage of hazardous materials include, but are not limited to, Chapter 6.95 of the California Health and Safety Code (inventory and emergency response), Title 8 of the Code of California Regulations (CCR) (workplace safety), and Titles 22 and 26 of the CCR (hazardous waste). Delivery of hazardous materials to the site and along public roadways would be required to comply with Title 49 of the Code of Federal Regulations (CFR), as monitored and enforced by the California Highway Patrol (CHP) and California Department of Transportation (Caltrans). Storage of all flammable materials at construction sites would be subject to the regulations of Title 19 of the CCR and the Uniform Fire Code. With compliance with these regulations, potential exposure of people or the environment to hazardous materials associated with the Proposed Project would be a **less-than-significant impact**.

Question C

No schools are located within one-quarter mile of the project site. The nearest school is Franklin Elementary School, approximately 1.2 miles southeast. Therefore, there would be **no impact**.

Question D

No properties in the vicinity of the project site are on the Cortese List. Federal, State, and regional databases were searched for records of hazards on or within a mile of the project site. Searched sites include: the SWRCB's GeoTracker, the California Department of Toxic Substances Control's (DTSC) Cortese List and EnviroStor, and the USEPA's FRS Query Page. The only site record within a mile radius was for a property located approximately 600 feet west of the project site, with remedial action completed as of June 15, 2005 (DTSC, 2018a; DTSC, 2018b, SWRCB, 2015, USEPA, 2015). Two residences exist on the project site; however, proposed Parcels 2 and 3 have never been developed. Historic uses of the project site may have included grazing or agricultural uses, which could have utilized pesticides or other hazardous materials that may still be present in project site soils.

Although no contaminated sites are listed in State or federal databases in the vicinity of the project site, previously unidentified hazardous materials contamination may be discovered during future construction on the project site. Further, the project site was historically used as an orchard and may contain residual contamination of site soils due to the use of pesticides on site. If present, such contamination could appear as darkened soil or abandoned containers. Exposure to contaminated soils, if present, could harm construction workers, which would be a significant impact. Implementation of the following mitigation measure would reduce the potential risk of exposure to a **less-than significant** level by ensuring that contaminated groundwater or soils, if present, are identified and remediated promptly.

Mitigation Measure

HM-1 In the event previously unidentified hazardous materials contamination is discovered or believed to be present, work shall stop immediately and the site shall be investigated by a qualified professional. If contaminated, the area shall be remediated by a qualified professional, in consultation with Placer County Environmental Health Division, the Regional Water Quality Control Board and/or the California Department of Toxics Substances Control, as appropriate. Work shall not resume until potential hazards have been identified and managed.

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.

As discussed in **Section 3.15**, the South Placer Fire District (SPFD), which maintains two stations within 2.5 miles of the project site, will continue to provide service to the project site.

The Proposed Project would not substantially increase the risk of fire on the project site and portions of grassland would potentially be replaced by residential homes and paved areas, reducing the fuel load for wildfire. Nonetheless, the potential development of residential homes on the project site and associated increase in activity on the project site could increase the potential for wildland fires, which is considered a significant impact. Implementation of the following mitigation measure during the design phase of the two residential homes would ensure that appropriate steps are taken to minimize the risk of fire, reducing the impact to a **less-than-significant** level.

Mitigation Measure

HM-2 In order to minimize the potential for wildland or structure fires, and to ensure that the fire department can respond quickly and effectively to any on-site fires, the building plan for the two residential homes shall be reviewed by SPFD, and all measures recommended by the SPFD shall be implemented.

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

Grading Ordinance would reduce potential impacts on water quality due to construction activities to a **less-than-significant** level by ensuring that all appropriate and necessary BMPs are implemented to avoid or minimize the discharge of pollutants and sediment to surface water.

Operation

The Proposed Project would result in new impervious surfaces from the construction of residences on proposed Parcels 2 and 3. This will result in an increase in stormwater runoff, which could alter downstream flood conditions and/or release urban contaminants into surface waters. Part of the Building Permit application with the Town of Loomis includes a Drainage Development Fee and a Dry Creek Watershed Drainage Improvement Fee, which ensure impacts from new developments do not cause impacts to local drainages or to the Dry Creek Watershed. These fees provide funding for improvement projects and maintenance of local water quality and runoff. Further, the new residences would comply with the Town's Municipal Code for residential developments, which ensure proper drainage design through approval requirements from the Town's Public Works Department. This impact would be **less than significant**.

Question B

The Proposed Project would rely on groundwater for domestic use at the new residences. Therefore, the groundwater use by the new residences would not directly affect PCWA's ability to serve its customers. Groundwater usage at two residences would be approximately 536 gallons per day (GPD) total,¹ or 0.60 acre feet per year, which represents less than 0.002 percent of the groundwater demand for Placer County in 1990 (Placer and Sacramento Counties, 2003). The nearest existing well to Parcel 2 is located on Parcel 1, approximately 475 feet from the proposed boundary line of Parcel 2. The nearest existing well to Parcel 3 is located on Parcel 4, approximately 450 feet from the proposed boundary line of Parcel 3. In addition to the two existing wells on the project site, surrounding rural residences are largely served by private groundwater wells (Town of Loomis, 1998). Placer County's available records of nearby wells indicate the average depth of wells within ½ mile of the project site is 250 feet, with an average static water level of 27 feet. One well within ½ mile of the project site was deepened from 150 to 850 feet in 2007; however, no other wells were indicated to require deepening and the purpose for deepening this well is unknown, as the static water level was at 30 feet (Placer County, 2018c). Although the construction of two new residences would increase impervious surface slightly, which could reduce recharge, majority of the project site would remain undeveloped and continue to contribute to groundwater recharge. The two new residential homes that may be constructed as a result of the Proposed Project would not 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). Therefore, the Proposed Project would not adversely affect groundwater supplies or aquifer characteristics, and the impact would be **less than significant**.

¹ Assuming a per person water use of 100 GPD and an average household size of 2.68 persons per household (USGS, 2018b; US Census, 2018).

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.

Question C

There are no habitat conservation plans or natural community conservation plans within or adjacent to the project site, and the project site is not subject to the Placer County Conservation Plan. Therefore, **no impact** would occur.

3.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3.12.1 DISCUSSION

Questions A and B

Tailings from mines and quarries are located in some areas of Loomis, particularly along Secret Ravine and Antelope Creek (Town of Loomis, 1998). However, these tailings are not suitable for construction use, due to their age.

The project site is not known to contain mineral or other natural resources. No tailings have been reported on the project site. The project site is not located within a Mineral Resource Zone, as defined by the California Geological Survey (DOC, 1995). Therefore, the Proposed Project would not result in the loss of availability of a known mineral resource. Further, the Town and County General Plans do not identify locally-important mineral resource recovery sites. Therefore, **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.

Because the Proposed Project would not subject existing or future sensitive receptors to unacceptable noise levels, or noticeably increase noise on local roadways, this would be a **less-than-significant** impact.

Question B

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and in the U.S. is referenced as vibration decibels (VdB).

Construction of two new residences on proposed Parcels 2 and 3 has the potential to generate low levels of groundborne vibration. However, given the distance to existing residences and buildings of at least 250 feet, existing sensitive receptors would not experience severe vibration. In addition, construction would occur only from 7 a.m. to 7 p.m, Monday through Friday, and 8 a.m. to 7 p.m. Saturday and Sunday, per the Town's Municipal Code §13.30.070, when vibration would be less disruptive. Therefore, this impact is considered **less than significant**.

Question D

Activities associated with construction of residences on proposed Parcels 2 and 3 would elevate noise levels in the area surrounding the project site. Construction activities would be temporary in nature and typically occur during normal daytime working hours, per the Town's Municipal Code §13.30.070, which limits construction noise from 7 a.m. to 7 p.m, Monday through Friday, and 8 a.m. to 7 p.m. Saturday and Sunday. However, when construction occurs in areas proximate to sensitive uses, such as residences, the noise can be disruptive to daily activities. The nearest residence is an on-site residence located approximately 250 feet from the proposed parcel boundary of proposed Parcel 2. Noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 to 9 dBA per doubling of distance. For example, a noise level of 84 dBA measured at 50 feet from the noise source to a receptor would drop to 78 dBA at 100 feet from the source to the receptor, and drop by another 6 dBA to 72 dBA at 200 feet from the source to the receptor. Construction activities would be of short duration. Adherence to the Town's Municipal Code regarding construction hours would ensure impacts would be **less than significant**.

Questions E and F

The project site is not located within an airport land use plan area or within two miles of an airport or private airstrip. Therefore, the project would not be exposed to, or affected by, excessive aircraft noise levels. **No impact** would occur.

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.

3.15 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.15.1 DISCUSSION

Question A

The South Placer Fire District (SPFD) serves the project site. The SPFD was formed in 1952 and consolidated with the Loomis Fire Protection District merged in July 2017. The SPFD serves several communities in unincorporated Placer County, including Granite Bay, Loomis, Penryn, and Newcastle (SFPD, 2018). In addition to fire suppression and emergency medical services (including ambulance), services include code enforcement, plan checks, business inspections, and public education (SPFD, 2017). The SPFD staffs five full-time fire stations, one of which is currently under construction; one volunteer station; and one storage facility/station. The SPFD has 54 full-time employees, one part-time employee, five volunteers, and six intern firefighters (SPFD, 2017).

The closest fire stations 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.

The project site is already in the SPFD service area, so the Proposed Project would not extend the area requiring fire protection or emergency medical services. The project site would not be altered by the Proposed Project, so the risk of fire would remain the same as existing conditions. While the Proposed Project would not increase the residential population initially, it is reasonably assumed that two residences will be constructed on proposed Parcels 2 and 3. Therefore, there is the possibility that additional fire suppression and/or emergency medical services could be required when these residences are constructed.

Regarding proposed residences on proposed Parcels 2 and 3, building design and construction must comply with the California Fire Code, which includes construction techniques that minimize fire risk. The SPFD would also conduct a plan check prior to approval of the building permit, which would ensure that appropriate steps are taken to minimize the risk of fire, by requiring that recommendations of the SPFD are implemented, reducing the potential for a fire on the project site.

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**.

3.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3.16.1 DISCUSSION

Questions A and B

The Proposed Project would result in the construction of two residences on proposed Parcels 2 and 3, which would marginally increase the use of local recreational facilities. However, this impact is anticipated to be **less than significant**, as the Proposed Project is consistent with the project site’s land use designation of Residential Agriculture and the increase in use as a result of two residences would be minimal.

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.

Question D

The Proposed Project would not require changes or alterations to local roadways, nor would it add a substantial amount of traffic to the area. Therefore, the Proposed Project would not create roadway design features that are hazardous, or increase the hazards of existing design features. **No impact** would occur.

Question E

The project site is accessed by Nute Road, which also serves as an emergency vehicle access road to the existing residences on site. Further, the Proposed Project would not include any uses that could result in a substantial hazard, resulting in increased emergency vehicle trips to the project site. Therefore, **no impact** would occur.

3.18 UTILITIES AND SERVICE SYSTEMS

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

3.18.1 DISCUSSION

Questions A and E

Residences on proposed Parcels 2 and 3 would be served by a septic system, so there would not be any project wastewater conveyed to a wastewater treatment facility. Therefore, **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.

3.19 MANDATORY FINDING OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environment effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.19.1 DISCUSSION

Question A

As discussed in **Section 3.5**, the project site provides potential habitat for 13 special-status species, however most of these species do not have the potential to occur within the biological APE (Parcels 2 and 3). The potential jurisdictional wetlands within the project site would be avoided. Special status species and nesting habitat for Swainson’s hawk or other MBTA species on Parcels 2 and 3 would be protected from disturbance by **Mitigation Measures BIO-1** through **BIO-2**. Impacts to protected oaks on site would be mitigated by **Mitigation Measure BIO-3**. For these reasons, the Proposed Project would not reduce any species below self-sustaining levels or eliminate a plant or animal community. No historic buildings or known cultural resources would be removed or otherwise altered, but unknown subsurface historic or prehistoric resources, if any are present, could be disturbed by project construction. However, with implementation of mitigation measures identified in **Section 3.6**, impacts on cultural resources would be **less than significant**.

Questions B

The Proposed Project would contribute to cumulative traffic congestion, air quality degradation, noise and demand for fire protection services and water supply although on a relatively minor level because the Proposed Project would result in a maximum of two new residences within the project site on Parcels 2 and 3. The increases in traffic, noise, fire protection, and water supply as a result of the Proposed Project would be identical in the cumulative year as during operation, and are discussed in **Sections 3.17, 3.13, 3.15, and 3.10**, respectively. The impacts of the Project would be reduced to less than significant by the mitigation measures identified in this IS, compliance with relevant regulations and local requirements, and relevant development fees (which fund improvements and maintenance of infrastructure and services) that will be paid during acquisition of a Building Permit from the Town. Because the scale of the

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.

4.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Those factors checked below involve impacts that are “Potentially Significant”:

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology/Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology/Water Quality
	Land Use/Planning		Mineral Resources		Noise
	Population/Housing		Public Services		Recreation
	Transportation/Traffic		Tribal Cultural Resources		Utility/Service Systems
	Mandatory Findings of Sig.	X	None After 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

6.0 REFERENCES

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7.0 REPORT PREPARATION

TOWN OF LOOMIS – LEAD AGENCY

Robert King, Town Planner

ANALYTICAL ENVIRONMENTAL SERVICES – ENVIRONMENTAL CONSULTANT

Project Director: Ryan Sawyer, AICP

Technical Staff:

- Aileen Mahoney – Environmental Analyst
- Kelly Boyle – Environmental Analyst
- Nicholas Bonzey – Biologist
- Charlane Gross – Senior Archaeologist
- Dana Hirschberg – Graphics
- Glenn Mayfield – Graphics

APPENDICES

APPENDIX A

CARTWRIGHT WATER SUPPLY MEMORANDUM

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.

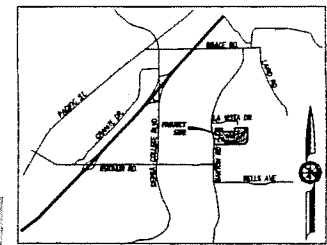
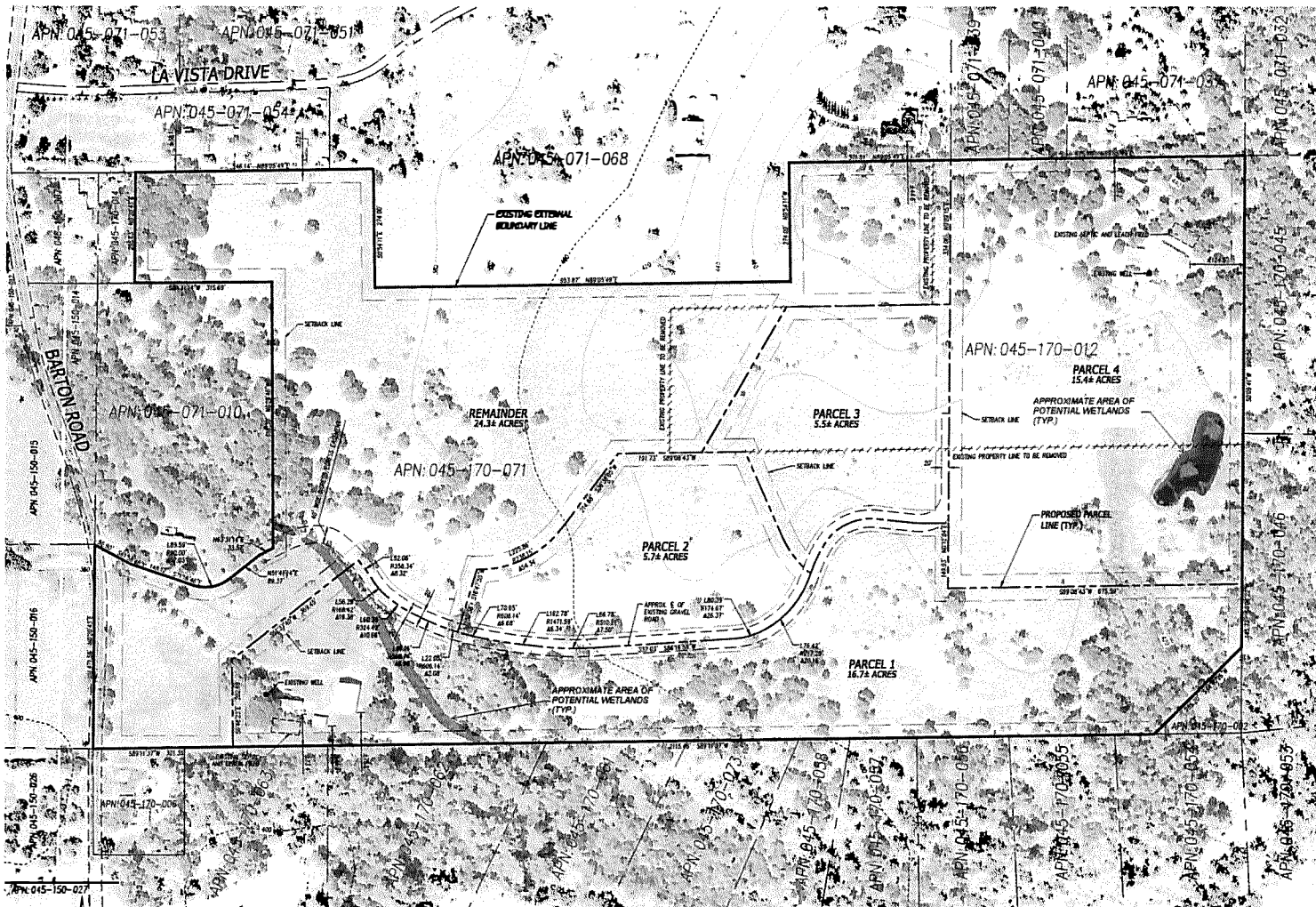
The on-site 6-inch raw water service continues in a southwesterly direction about halfway down the hill where it reduces to a 3-inch lines until it reaches the edge of the old fruit packing shed of the existing residence located near the southwesterly portion of APN 045-170-071. From here it continues 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



ASSESSOR'S PARCEL NUMBER (APN): 045-170-012 AND 045-170-071

SETBACK REQUIREMENT:
 FRONT = 50', SIDE = 30', BACK = 30'

PROPERTY OWNERS / DEVELOPER:
 ELIZABETH AND ROD ENRIGHT
 6090 NUTE ROAD
 LOOMIS, CA 95690
 PHONE: 916-452-5255
 CONTACT: ELIZABETH ENRIGHT
 BEVENRIGHT@GMAIL.COM

APPLICANT:
 CARTRIGHT ENGINEERS
 4180 DOUGLAS BLVD, SUITE 300
 CHICAGO, IL 60630
 PHONE: 773-521-5002
 CONTACT: CARTR CASTRO
 CARTR@CARTRIGHTENGINEERS.COM

SIZE SUBMITTED:
 LOTS OF SURVEYING
 2909 SUNDOWN CT
 SACRAMENTO, CA 95821
 PHONE: 916-451-5002
 CONTACT: CARTR CASTRO
 CARTR@CARTRIGHTENGINEERS.COM

EXISTING & PROPOSED ZONING & USE:
 R-1.5 SINGLE-FAMILY RESIDENTIAL

EXISTING PROPERTY:
 APN 045-170-012 15.44 AC
 APN 045-170-071 32.02 AC
 TOTAL 47.46 AC

PROPOSED PROPERTY:
 PROPOSED PARCEL 1 16.74 AC
 PROPOSED PARCEL 2 5.74 AC
 PROPOSED PARCEL 3 5.54 AC
 PROPOSED PARCEL 4 15.44 AC
 PROPOSED REMAINDER 24.34 AC
 TOTAL 67.80 AC

UTILITY SERVICE:
 WATER: WELL
 SEWER: SEPTIC

LEGAL DESCRIPTION (APN 045-170-012)
 REAL PROPERTY IN THE TOWN OF LOOMIS, COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 1:
 THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 7 EAST, M.D.R. & M.
 EXCEPTING THEREFROM THE NORTH 334 FEET OF THE WEST 800 FEET THEREOF

PARCEL 2:
 A NEW-CULMINATE EASEMENT FOR WATER PIPELINES AS DESCRIBED IN GRANT OF WATER PIPELINE EASEMENT RECORDED JUNE 7, 2007 AS INSTRUMENT NO. 200797174 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION (APN 045-170-071)
 Real property in the Town of Loomis, County of Placer, State of California, described as follows:
 The North half of the northeast quarter of Section 22, Township 11 North, Range 7 East, M.D.R. & M.
 EXCEPTING THEREFROM all that parcels described as follows:
 Beginning at the Southeast corner of the North half of the Northeast quarter of said Section 22; thence North along the center line of said Section 200 feet; thence Southwesterly to a point on the South line of the North half of the Northeast quarter of said Section 22, which point is 200 feet West along the South line of the North half of the Northeast quarter of Section 22 from the point of beginning; thence Easterly along said South line a distance of 200 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Rodney E. Enright, et al., by Deed recorded April 24, 1985 in Book 2798, Page 258, Official Records.

ALSO EXCEPTING THEREFROM that portion conveyed to Frise A. Heik, Jr. by Deed recorded November 27, 1963, Instrument No. 95-075782, and re-conveyed January 31, 1991, Instrument No. 0488334, Official Records.

ALSO EXCEPTING THEREFROM that portion conveyed to Ronald E. Miller, et al., by Deed recorded June 11, 2002, Instrument No. 2002-081729, Official Records.

Said land is also shown as the "New Nute Parcel" on the Proposition to Approve Silver Boundary Line Adjustment recorded April 18, 2002, Instrument No. 2002-082327, Official Records.

Said land is also shown as the "Parker Loomis and Margie Loomis, husband and wife as joint tenants, by Deed recorded Feb 16, 2004, as Instrument no. 02760296, 2004000733 of official records.

Said land is also shown as the "Resident's Hole Family Trust Parcel" on the Declaration to Approve a Silver Boundary Line Adjustment recorded Feb 16, 2004, as Instrument no. 02760294, 2004000732

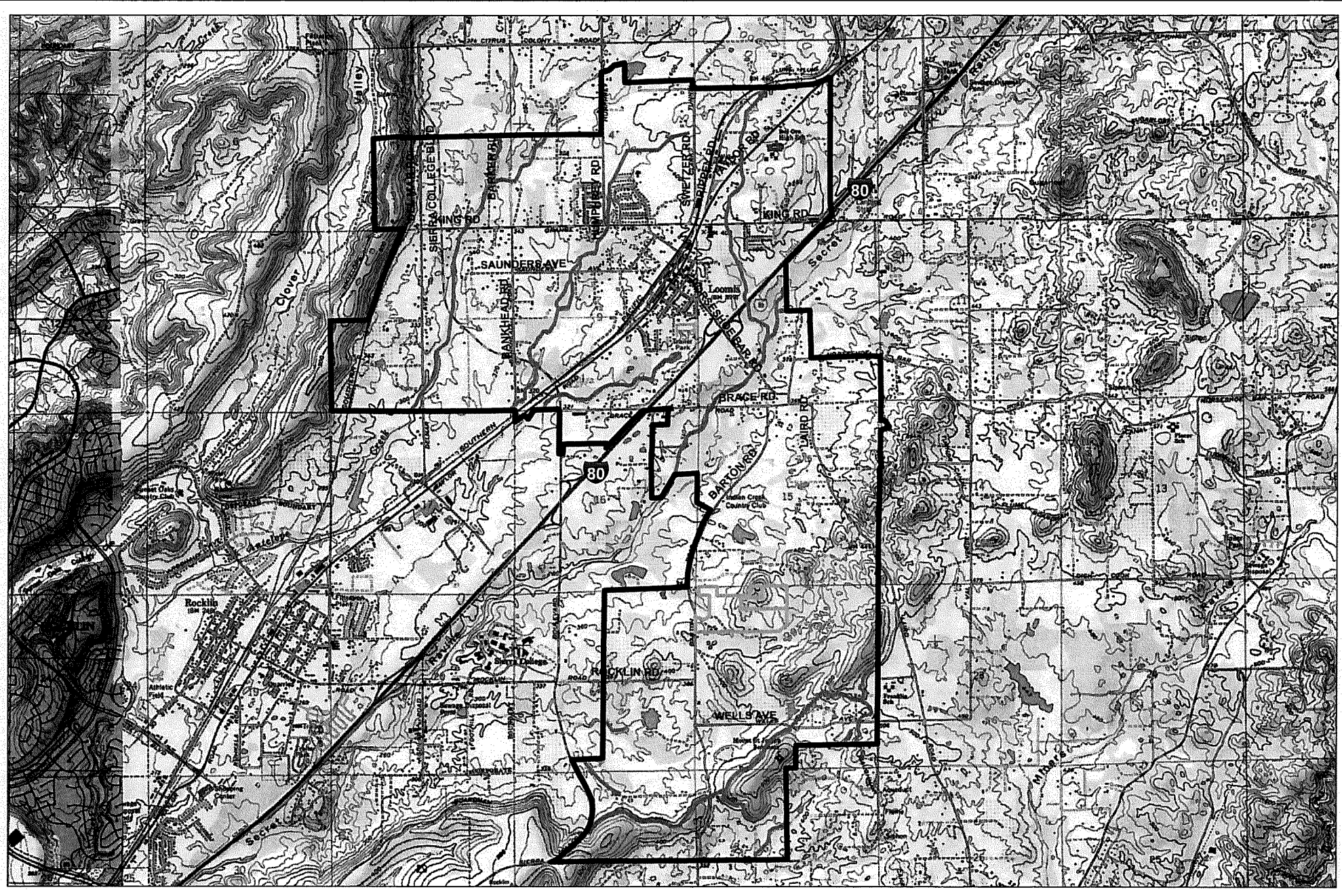
NOTES:
 1. NO DEEDS TO BE RECORDED AS PART OF THIS PARCEL MAP
 2. NO DEEDS ANTICIPATED TO BE RECORDED AS PART OF FUTURE BUILDING PERMITS.

CARTRIGHT
 ENGINEERS
 4180 DOUGLAS BLVD, SUITE 300
 CHICAGO, IL 60630
 PHONE: 773-521-5002
 CONTACT: CARTR CASTRO
 CARTR@CARTRIGHTENGINEERS.COM

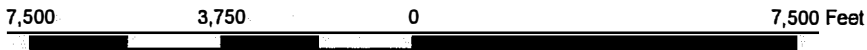
PROJECT # : 21788
 SCALE : 1"=100'
 DATE : 1/20/11
 DRAWN BY : JMM
 CHECKED BY : JMM
 APPROVED BY : JMM
 SHEET TITLE :
 TENTATIVE PARCEL MAP
 SHEET NUMBER :
TM1

Pre 11 1/2 ST

Vicinity Map



Nute Road Minor Subdivision #18-01



Aerial Map



Nute Road Minor Subdivision #18-01

