



**ADDENDUM TO THE ADOPTED  
MITIGATED NEGATIVE DECLARATION  
MAJOR SUBDIVISION SIERRA COLLEGE ESTATES (APPLICATION #14-09)  
APPLICATION #16-08 –MINOR MODIFICATION OF  
MAJOR SUBDIVISION SIERRA COLLEGE ESTATES**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Pursuant to CEQA Guidelines Section 15164 Addendum to an EIR or Negative Declaration, a previously adopted negative declaration may be used if only minor technical changes or additions are necessary, and there are no substantial changes to the project as per Section 15162 Subsequent EIRs and Negative Declarations. An addendum need not be circulated for public review, but must be considered by the decision-making body prior to making a decision on the project.

The Town of Loomis has prepared this addendum for **Minor Modification #16-08** to allow the use of private wells rather than public water for a previously approved seven lot subdivision subject to the findings and the revised conditions of approval, previously approved by the Planning Commission on January 27, 2015 subject to 49 conditions of approval.

**ANALYSIS**

**Fire Protection**

The proposed modification would affect fire protection. Water for hydrants, and home fire sprinklers would now need to be supplied other than through public water mains. In memos dated April 26, 2016, and June 30, 2016 the Loomis Fire Protection District provided the Preliminary Requirements should the subdivision use private wells rather than public water (attached). Based on these comments, two new conditions of approval have been added to the previous conditions of approval.

47.\_\_\_\_\_ *The property owner\applicant shall provide fire protection water supply as per the requirements of the Loomis Fire District, in their memo dated April 26, 2016, and June 30, 2016 or as otherwise modified by them.*

48.\_\_\_\_\_ *A note shall be made on the final map that each homeowner shall be required to have a water storage tank to service fire sprinklers, as may be required by the Loomis Fire District, and for*

*other domestic uses.*

The proposed changes to fire protections services are not substantial as conditioned by the proposed conditions of approval and are not substantial as per Section 15162 of the CEQA Guidelines.

#### **Utilities – Water Quality**

Well permits will need to be obtained from the Placer County Division of Health who in their response to comments dated June 30, 2016 (attached) provided their requirements for approval of domestic wells. In response the following has been added to the previous conditions of approval.

49.\_\_\_\_\_ *The following shall be submitted for review and approval by the Placer County Division of Environmental Health as per their Memo dated June 30, 2016:*

- a. A yield report as per Placer County Code Section 19.334.*
- b. Water Quality Analysis Report prepared by a State Certified laboratory and include a minimum Bacteriology, total coliform, fecal coliform, and chlorine residual, as well as Primary and Secondary Drinking Water Standards as defined in Title 22 of the California Code of Regulations.*
- c. Proposed sewer line layouts be submitted prior to well permit approval to determine setback requirements.*

The proposed changes to water quality are not substantial as the standard requirements for obtaining a well permit as reiterated in the conditions of approval and are not substantial and subject to Section 15162 of the CEQA Guidelines.

#### **Hydrology\Wetlands**

A possible but not substantial concern was the possibility of a well to perforate the impermeable soil layer beneath a wetland, allowing it to drain. Proposed measures to prevent the problem and have been added to the previous conditions of approval.

53.\_\_\_\_\_ *To avoid potential impacts to wetlands wells shall be located and constructed as follows:*

- a. Be drilled on established pads outside of the restricted area as shown on the revised Sierra College Estates Tentative Map.*
- b. If perched water is present during well boring, top soil shall be mixed with 20% bentonite in the immediate vicinity of the well and compacted to prevent water flow.*
- c. Wells should be located on the higher ground away from possible perched water tables.*

The proposed wells impacts are addressed in the conditions of approval and are not substantial and subject to Section 15162 of the CEQA Guidelines.

## **Hazardous Materials**

As the site may have been previously an orchard, there was concern in the previous approval as to possible contamination due to the use of pesticides. To address this issue additional wording has been added to Condition #43 to provide clarification should residual pesticides be found on site.

**43.\_\_\_\_\_ The applicant shall conduct a Phase 2 Site Assessment in order to determine if there is any residual contamination from the use of pesticides, unless the applicant provides substantial evidence that the property was not historically maintained as an orchard. Should a Phase 2 Site Assessment indicate the presence of residual pesticides the applicant\owner shall clean-up the site as per the requirement of the California EPA Department of Toxic Substance Control prior to the recordation of the final map.**

The previous condition of approval already required a Phase 2 Environmental Assessment, unless the applicant could prove there had been no orchards on the site, the proposed change clarifies the need to remedy the problem prior as per DTSC requirements prior to recordation of a final map and not substantial as per Section 15162 of the CEQA Guidelines.

## **CONCLUSION**

A Notice of Determination including this Addendum will be filed with the Placer County Clerk upon approval of the project.

**TOWN OF LOOMIS  
ENVIRONMENTAL CHECKLIST FORM**

1. Project Title: Sierra College Estates Subdivision
2. Lead Agency Name and Address: Town of Loomis  
3665 Taylor Road  
Loomis, CA 95650
3. Contact Person and Phone Number: Amanda Rose, Planner  
amanda@loomis.ca.gov; (916) 652-1840
4. Project Location: Northwest corner of Bankhead Road and Sierra College  
Boulevard Loomis, CA 95650  
APN 030-100-017
5. Project Sponsor's Name and Address: Placer Partners LLC, Attn: Ron Smith  
564 Sunrise Boulevard  
Roseville, CA 95661  
ronsmithllc@gmail.com; (916) 257-0802
6. General Plan Designation: Residential Estate-2.3 acres/du
7. Zoning: RE – Residential Estate
8. Description of the Project: Placer Partners LLC is proposing a 7-lot subdivision of the 19.45-acre property (APN 030-100-017) located on the northwest corner of Bankhead Road and Sierra College Boulevard. The property is zoned Residential Estate (RE) with a minimum parcel size of 2.3 acres. In addition to the seven residential lots, the project includes Lot A (0.2 acre located along the west side of Bankhead Road) as a 30-foot-wide fee title dedication to the Town of Loomis.  
  
The property contains a large area of wetlands and waters of the Unit States, as delineated and verified by the U.S. Army Corps of Engineers (Corps). To allow protection and avoidance of these wetland areas, the applicant is requesting that the average parcel size (2.61 acres) be allowed to substitute for minimum parcel size (2.3 acres in RE zoning). All but one of the seven parcels (Lot 7 at 1.5 acres) meet or exceed the minimum parcel size; however, the clustering approach described below will accommodate resource preservation while allowing all seven building pads to be relatively equivalent in size, regardless of the size of the individual parcels.  
  
Site plans and elevation drawings have been included with this Environmental Initial Study to assist in understanding the physical layout of the proposal.
9. Surrounding Land uses and Setting: (Briefly describe the project's surroundings)  
North: Residential Estate/ single-family residences  
South: Sierra College Boulevard beyond which is land zoned Residential Estate  
East: Residential Estate/ single-family residences  
West: Antelope Creek and land zoned Residential Agricultural
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

**ENVIRONMENTAL CHECKLIST:**

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials        | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature \_\_\_\_\_

Date 12/4/14

Printed Name Amanda Rose for Town of Loomis

**EVALUATION OF ENVIRONMENTAL FACTORS:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b><u>I. AESTHETICS</u> – Would the project:</b>				
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, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

(a & b) The project site is not part of a designated scenic view shed, and is not visible from a designated scenic highway. (California Department of Transportation, California Scenic Highway Mapping System, Placer County, last updated 9/7/11, [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm), Accessed 10/21/14) Therefore, the proposed project would result in no impact to a scenic vista or along a state scenic highway.

(c) The project site is vacant with the exception of two abandoned barns and one abandoned shed located in the northeast portion of the project site. The proposed project would change the visual character of the project site from Bankhead Road and Sierra College Boulevard; however, the residential density associated with the proposed project was considered during the general plan update DEIR preparation. Homes would be visible along Bankhead Road and Sierra College Boulevard.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b><u>II. AGRICULTURE AND FORESTRY RESOURCES</u> – Would the project:</b>				
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 checked="" type="checkbox"/>	<input 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 by 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?

Discussion:

- (a) The project site is designated Farmland of Local Importance on the Placer County Important Farmland Map 2010 by the State Department of Conservation. Farmland of Local Importance is considered "Farmlands not covered by the categories of Prime, Statewide, or Unique. They include lands zoned for agriculture by County Ordinance and the California Land Conservation Act as well as dry farmed lands, irrigated pasture lands, and other agricultural lands of significant economic importance to the County and include lands that have a potential for irrigation from Placer County water supplies." (California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Placer County Important Farmland 2010 Map, Map published May 2013. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/pla10.pdf>, Accessed 10/21/14.) No land currently used for any agricultural purposes will be developed or taken out of production to accommodate this project. Based upon the California Department of Conservation's Agricultural Land Evaluation and Site Assessment Model (1997), the proposed project's potential impact to agricultural lands would be less than significant. The proposed project would not convert any prime farmland, unique farmland, or farmland of statewide importance pursuant to the Farmland Mapping and Monitoring program. This impact is considered less than significant.
- (b) The project site is not under Williamson Act contract. Therefore, there would be no impact.
- (c & d) The project site is not forest land or timberland. Therefore, there would be no impact.
- (e) The proposed project would not convert any prime farmland, unique farmland, or farmland of statewide importance pursuant to the Farmland Mapping and Monitoring program. Therefore, there would be no impact.

Mitigation: None Required

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Discussion:

(a - e) Air quality is regulated by federal, state, regional, and local agencies. The project site is located within the Sacramento Valley Air Basin (SVAB) area of Placer County and is under the jurisdiction of Placer County Air Pollution Control District (PCAPCD). Placer County is in non-attainment for ozone and particulate matter with a diameter of 10

microns (PM<sub>10</sub>). All projects with potential to cause air emissions are subject to adopted PCAPCD rules and regulations in effect at the time of construction.

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

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL – Would the project:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<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 (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

(a - f) The existing parcel is predominantly unoccupied with a few abandoned agricultural structures. The predominant vegetation on the project site is grass with some trees, primarily concentrated along the western boundary on Bankhead Road. The project would require the removal of one tree (labeled as tree 109 on the tentative parcel map). Tree 109 is a 14-inch-diameter live oak (*Quercus wislizenii*) and is a Protected Tree pursuant to the Town's Tree Ordinance. Removal of tree 109 would not require mitigation in accordance with Section 13.54.060 of the Town Zoning Ordinance; however, removal of tree 109 would require a Tree Permit as described below.

A wetland delineation was conducted by Barnett and Associates. The Corps verified a total of 1.57 acres of seasonal and seepage wetlands and streams within the portion of the site that is not designated as a restricted build area (see Site Plan). The total area of wetlands on the site, including the unverified northwest portion is approximately 2.41 acres. The project has been designed so as to not impact the wetlands and/or stream within the project site. The cul-de-sac would be developed so as not to fill the delineated/verified wetland area, as shown on the site plan. The cul-de-sac would be developed within 50 feet of the wetland, but the wetland would not be impacted.

No construction would occur within the dripline of any trees except where needed for road access. Trimming of trees for road access would be performed by a licensed arborist and conducted with the construction of the improvement plans. Proposed roads constructed under the trees would be built with a porous surface, either porous pavers or permeable concrete so as to have minimal effect on tree roots. Therefore there would be no impacts.

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

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

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VI. GEOLOGY AND SOILS -- Would the project:**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to California Geological Survey Special Publication 42.	<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 type="checkbox"/>	<input checked="" 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 soil, as defined in Table 18-1-B of the Uniform Building Code (1997), 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"/>

**Discussion:**

(a - e) Loomis is located on a granitic pluton and is in an area that is not subject to severe seismic events. (State of California Department of Conservation, 2010 Geologic Map of California, California Geological Survey, Geologic Data Map No. 2, <http://www.quake.ca.gov/gmaps/GMC/stategeologicmap.html>, Accessed 10/28/14) The project site is not within an Alquist Priolo Earthquake Fault zone, and there are no known faults on or adjacent to the site. (State of California Department of Conservation, Alquist Priolo Earthquake Fault Zones, 2007, <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>, Accessed 10/28/14) The California Geologic Survey identifies inactive faults to the east and west of the Loomis Basin. (State of California Department of Conservation, 2010 Fault Activity Map of California, California Geological Survey, Geologic Data Map No. 6, <http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html>, Accessed 10/28/14) There is no evidence to indicate any likelihood for shallow ground rupture due to faulting in the area. However historical earthquake records indicate a potential for strong earthquake shaking throughout the entire area, and future earthquake shaking should be anticipated at the site. Accordingly, the site is situated in an area that is considered to have relatively low seismic activity; Uniform Building Code (1997) Seismic Zone 3. Current Building Code requirements will reduce potential effects of fault rupture to a less-than-significant level. Like most of central California, the site can be expected to be subjected to seismic ground shaking at some future time. However, according to the California Division of Mines and Geology bulletin, South Placer County is classified as a low severity earthquake zone. The maximum probable ground shaking is expected to be no greater than VI on the Modified Mercalli Scale. Structural damage from ground shaking of this magnitude would be minimal if structures are constructed in accordance with applicable Uniform Building Code; 2013 California Building Code; California Code of Regulations, Title 24; 2013 ASCE 7; Minimum Design Loads for Buildings and Other Structures requirements. The potential for liquefaction at the project site is considered small. The potential for landslides and mudflows is negligible at the project site because of the absence of steep slopes. There are no recorded episodes of

subsidence in the area. The site is comprised of Andregg coarse sandy loam, 2 to 9 percent slopes soils which typically do not exhibit expansive characteristics. There are no unique physical features. The grading plan is to specify erosion control measures, which will reduce potential erosion. With these previously imposed conditions, geology and soils impacts would be less than significant.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions (GHG), 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 greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a & b) Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

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

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
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/or 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 in 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 wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

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

(c) The nearest school (Loomis Elementary School) is located approximately 1.25 miles northeast of the project site. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. There would be no impact.

(d) The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (CA Dept. of Toxic Substances Control Environstor, Hazardous Waste and Substances Site List, <http://www.envirostor.dtsc.ca.gov/public>, Accessed 10/28/14) Therefore, development of the project would not create a significant hazard to the public or the environment. There would be no impact.

(e - h) The project is not located within an airport use plan area or, within two miles of a public, private, or public use airport. The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The project would not result in exposure of people or structures to a significant risk of loss, injury or death involving wild land fires. (Placer County Very High Fire Hazard Severity in LRA, November 24, 2008, [http://frap.fire.ca.gov/webdata/maps/placer/fhszl\\_map.31.pdf](http://frap.fire.ca.gov/webdata/maps/placer/fhszl_map.31.pdf), Accessed 10/28/14) Therefore, there would be no impact.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**IX. HYDROLOGY AND WATER QUALITY – Would the project:**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/>            | <input checked="" 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, which 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 on- or off-site flooding? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 food 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, which 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) Result in inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

The project would not substantially alter the existing drainage pattern of the site or the area. The natural drainage pattern would be retained. Construction would be confined to areas outside of existing waters and would not occur within the 100-year floodplain as depicted on FEMA flood insurance rate map 06061C0418F (6/8/98). The project would result in the increase in impervious surfaces associated within construction of structures. A one-foot high earthen infiltration berm would be placed between building pads and the wetland boundaries to prevent runoff from reaching the wetland where the building pad is less than 50 feet from wetlands. The project would not alter the course of a stream or river, nor result in substantial erosion, siltation, or flooding either on- or off-site. The project would not alter a stream bed, cause erosion, or expose residents to flood hazards. The project would not result in the violation of any water quality standards or discharge any waste. Nor would the project have any impacts that could result in a net deficit in aquifer volume or a lowering of the local groundwater table. The project would not create, or contribute, runoff water in quantities significant enough to exceed the capacity of existing storm water drainage systems or provide a substantial additional source of runoff, polluted or otherwise. The project's design and construction, as noted above, would not result in a substantial degradation of water quality. The proposed project would not result in a significant impact or effect to any 100-year flood hazard areas, nor expose people or structures to a significant risk of loss, injury or death involving flooding, including inundation by seiche, tsunami, or mudflow.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING - Would the project:</b>				
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 checked="" type="checkbox"/>	<input 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"/>

**Discussion:**

(a - c) The project site has a General Plan designation of Residential Estate 2.3 acres/du and a zoning designation of Residential Estate (RE). The project would not divide an established community. One proposed lot is below the minimum lot size (2.3 acres/du); however, the average acreage of the parcels within the subdivision would exceed 2.3 acres/du (2.61 acres/du average). This impact would be less than significant.

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

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. MINERAL RESOURCES -- Would the project:</b>				
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"/>

**Discussion:**

(a & b) There are no known sources of valuable minerals located upon the project site. The site is not designated for mineral resource recovery on the Town of Loomis General Plan or any other land use plans. (California Department of Conservation, SMARA Mineral Land Classification Map Placer County, Plate 5, Accessed 10/30/14, <http://www.quake.ca.gov/gmaps/WH/smaramaps.htm>). Therefore there would be no impact.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE – Would the project result in:</b>				
a) Exposure of persons of or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 level existing without the project?	<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 expose people residing or working in the project 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"/>

**Discussion:**

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

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING -- Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<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"/> |

**Discussion:**

(a - c) The project would result in an estimated 2.7 residents per house for an increase of 19 in the Town's population. This represents an increase of 0.3% and is not substantial. The site is zoned Residential Estate and the density associated with development of the site was considered during the preparation of the general plan update DEIR. The site is currently undeveloped and therefore, will not result in the displacement of any persons or existing housing.

Mitigation: None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIV. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |                          |                          |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Fire protection?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Police protection?       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Schools?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:**

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XV. RECREATION**

a) Would the project 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"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:**

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVI. TRANSPORTATION/TRAFFIC -- Would the project:**

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>
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**Discussion:**

(a - g) The project anticipates seven single-family residences with approximately 70 vehicles trips daily. While the increase in traffic caused by this project would not result in an established level of service standard being exceeded for any roads or intersections, the project would impact road circulation. Fees have been adopted to pay for road improvements. The project would not impact emergency access to any area, or air traffic. The project would not conflict with any adopted policies, plans, or programs supporting alternative transportation.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b><u>XVII. UTILITIES AND SERVICE SYSTEMS</u> –Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

(a - g) Public sewer and water would be stubbed to all parcels. Dry utilities (gas, electric, and cable lines) would be underground.

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

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --**

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

**Discussion:**

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

# TENTATIVE SUBDIVISION MAP

SIERRA COLLEGE BLVD  
A.P.N. 030-100-017

Date: SEPTEMBER 20th 2014  
Scale: 1" = 100'

Developer: PLACER PARTNERS LLC  
564 SUDBURY BLVD  
ROSEVILLE 95741

Site Address: CORNER OF SIERRA COLLEGE BLVD &  
SIERRA COLLEGE BLVD  
PLACER PARTNERS LLC  
8777 BAKER ROAD  
EVA GROVE, CA 95824  
(916) 837-8224

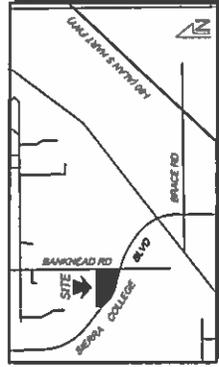
Submitted by: 18.45 Dunes Acres at the NW corner of Sierra  
College Blvd and Bankhead Road.

Parcel Description:

- Source of Title: Plat Survey
- County Assessor's Parcel Number: 1-004
- Existing Zoning: 2.1 Mid-Acre A/E
- Zone: Zone A/E
- F.E.M.A. Flood Hazard: None
- Water: None
- Sewerage: Public
- Drainage: Town of Loomis
- Gas: None
- Electric: PG&E
- Telephone: None
- Fire: None
- School: Loomis Union Elementary School District

### LEGAL DESCRIPTION:

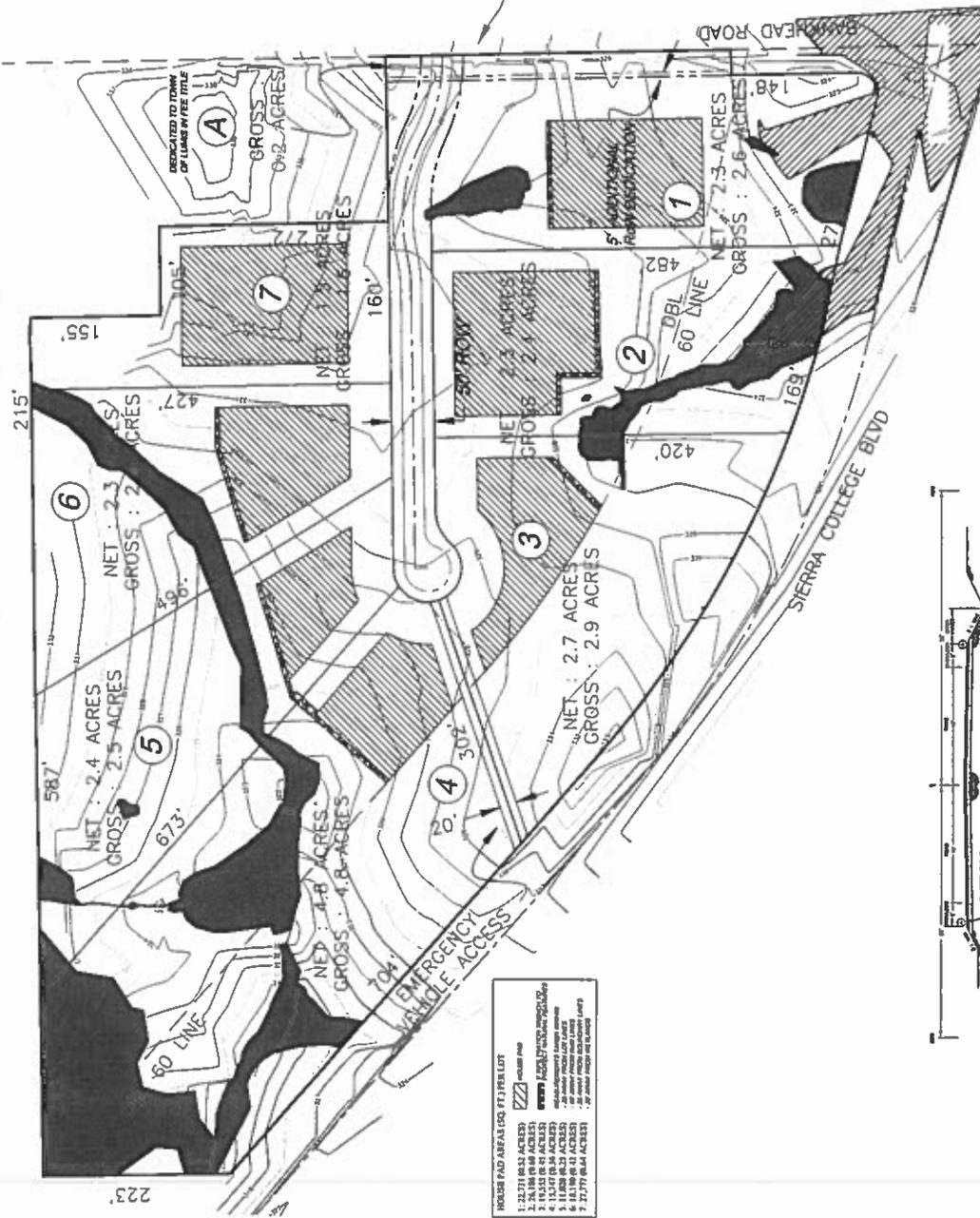
All lot contain and property shown in the Town of Loomis, County of Placer, State of California, and property more particularly described as follows:  
18.45 Dunes Acres at the NW corner of Sierra College Blvd and Bankhead Road.  
Page 88, Placer County Records.



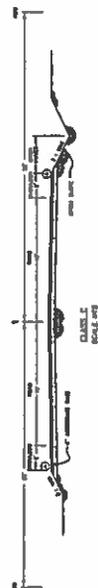
OCT 07 2014

TOWN OF LOOMIS

PROPOSED  
ACCESS  
TO 1-7



FLOODPLAIN ELEVATION: 322



HOUSE PAD AREA (SQ. FT.) PER LOT	AREA (ACRES)
1. 2311 (0.63 ACRES)	0.63
2. 2418 (0.68 ACRES)	0.68
3. 1545 (0.45 ACRES)	0.45
4. 1480 (0.43 ACRES)	0.43
5. 1480 (0.43 ACRES)	0.43
6. 1410 (0.41 ACRES)	0.41
7. 2277 (0.66 ACRES)	0.66

