

APPENDIX J

The Village at Loomis Project

Mitigation Monitoring and Reporting Program

INTRODUCTION

Section 15097 of the Guidelines for the California Environmental Quality Act (CEQA) requires that, whenever a public agency approves a project based on a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR), the public agency shall establish a mitigation monitoring or reporting program to ensure that all adopted mitigation measures are implemented.

This mitigation monitoring and reporting program (MMRP) is intended to satisfy this requirement of the CEQA Guidelines as it relates to the Village at Loomis Project (proposed project). This MMRP will be used by the Town of Loomis staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in the MMRP were developed in the EIR prepared for the proposed project.

As noted above, the intent of the MMRP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMRP will provide for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

MITIGATION MONITORING PROGRAM DESCRIPTION

The Town of Loomis will coordinate monitoring activities and document the implementation of mitigation measures for each project component. Table 1 lists each mitigation measure as identified in the Final EIR and the associated implementation, monitoring/reporting, timing and performance requirements. The table includes:

1. the full text of each applicable mitigation measure;
2. the party or parties responsible for implementation and monitoring of each measure and any reporting requirements;
3. the timing of implementation of each mitigation measure, including any ongoing monitoring and/or reporting requirements; and
4. performance criteria by which to ensure mitigation requirements have been met.

Following completion of the monitoring and reporting process, the final monitoring results will be recorded and incorporated into the project file maintained by the Town of Loomis.

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No mitigation measures are required for the following resources:

- Aesthetics
- Land Use/Planning
- Agriculture and Forestry Resources
- Mineral Resources
- Air Quality
- Population/Housing
- Hydrology/Water Quality
- Recreation

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<i>Biological Resources</i>				
<p>Mitigation Measure 4.3a: The project applicant shall obtain a conservation easement on 2 acres of valley oak woodland habitat within 10 miles of the project site to compensate for the proposed project's direct impacts to 1.5 acres of valley oak woodland habitat and 0.5 acres of indirect impacts. The conservation easement shall prohibit any grading, vegetation removal (other than as required for fuel management under an approved fire safe plan), and/or any construction activities within the easement area. Any portion of the easement area that is within 100 feet of a habitable structure shall not be counted toward the required acreage (as such an area would be subject to vegetation removal for defensible space requirements). The easement shall be recorded in perpetuity in favor of the Town of Loomis (Town) or a land conservation organization approved by the Town. Evidence of the recordation of the conservation easement shall be provided to the Town prior to issuance of any grading permits for the project site.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to the issuance of grading permits for grading that would occur within the valley oak woodland habitat on-site. 	<ul style="list-style-type: none"> • Recordation of a conservation easement on 2 acres of valley oak woodland habitat.
<p>Mitigation Measure 4.3b: Should construction activities occur during the breeding season (February 15 through August 31), a pre-construction survey for nesting birds protected under the Migratory Bird Treaty Act shall be conducted by a qualified biologist to identify the location of nests in active use that were established prior to the start of project implementation activities. The pre-construction survey shall take place no more than 14 days prior to initiation of construction. All trees and shrubs within 500 feet of</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • If construction activities occur between February 15 and August 31, a pre-construction nesting bird survey shall be conducted within 14 days prior to commencement of ground 	<ul style="list-style-type: none"> • Preconstruction surveys are conducted if necessary based on timing. • No-disturbance buffer zones are maintained around active nests until the subject nests are no

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<p>the area of disturbance shall be surveyed, with particular attention to any trees or shrubs that would be removed or directly disturbed. Further, the project applicant shall retain a qualified biologist to perform additional nesting bird surveys within 500 feet of the area of disturbance at least every 2 weeks during all phases of construction that occur during the nesting season. 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.</p>			<p>clearing activities, with additional nesting surveys at least every 2 weeks during construction that occurs during the nesting season.</p> <ul style="list-style-type: none"> • If active nests are found, biologist shall consult with California Department of Fish and Wildlife for recommendations prior to commencement of ground clearing activities. 	longer active.
<p>Mitigation Measure 4.3c: The project applicant shall implement the following measures to provide protection for the drainage complex in the central open space:</p> <ol style="list-style-type: none"> 1. Standard BMPs such as silt fencing, straw wattles, etc. shall be employed during construction to ensure that the water quality of the drainage is protected; 2. Encroachment into, and construction activities within the Town's mandated 100-foot setback zone shall not occur during the months of March, April, and May as biological activity is heightened during this period. 3. All residential properties constructed adjacent to the drainage shall have wrought iron fencing or other barrier to prevent encroachment into the drainage; 4. Building pads adjacent to the drainage shall be designed to divert runoff water away from the drainage and into the stormwater system to prevent unfiltered water from flowing directly into the drainage complex; 5. A designated trail shall be installed along the edge of the 	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • During Construction 	<ul style="list-style-type: none"> • Standard BMPs are indicated on grading and improvement plans. • Construction activities within the 100-foot setback are planned to occur outside of the months of March, April, and May. • Grading and drainage plans demonstrate that unfiltered runoff will not flow into the drainage complex. • Fencing, signage, and obstacles to discourage entry into the open space area are indicated on improvement plans and installed during

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Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>open space to direct pedestrians away from the drainage complex, thereby reducing impacts to the wetland habitat;</p> <p>6. Signs shall be installed along all potential access points that state it is a biologically sensitive area and that no access is allowed.</p> <p>7. Visually-pleasing obstacles shall be installed to discourage people from entering the sensitive area. This may be accomplished by using sharp grade changes, installing boulders or fencing, and/or planting dense, prickly vegetation.</p>				construction.
<p>Mitigation Measure 4.3d: The project applicant shall provide compensation for the loss of wetlands and waters of the United States sufficient to meet the Town of Loomis's requirement that there be no net loss of wetland communities. To achieve this, the project applicant shall obtain a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers (Corps) to authorize impacts to wetlands and define the specific requirements for replacement or compensation for the loss and the project applicant shall carry out on-site replacement or off-site banking to mitigate for impacts to wetlands. Minimum replacement ratios shall be 1:1 for wetland habitat. If off-site mitigation is chosen, the project applicant shall provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at an approved wetlands mitigation bank. The amount of money required to purchase these credits shall be equal to the amount necessary to replace wetland or habitat acreage and value, including compensation for temporal loss. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, shall be provided to the Town prior to the issuance of grading permits.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Obtain a Clean Water Act Section 404 permit prior to grading permit issuance. 	<ul style="list-style-type: none"> • The applicant shall provide evidence of compliance with mitigation requirements specified in the Section 404 permit, as approved by the Corps.
<p>Mitigation Measure 4.3e: If construction begins in 2017 or later, the elderberry shrub survey completed by Salix Consulting Inc. (2014) shall be updated by a qualified biologist experienced with valley elderberry longhorn beetle. The location of the elderberry shrubs on site shall be confirmed and all stems at least 1 inch or greater at ground level shall be recorded for calculating conservation ratios in accordance with Table 1 of the Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USFWS 1999).</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to construction activities, the applicant shall submit an updated elderberry shrub survey by a qualified biologist, if these activities begin in 2017 or later. • During construction, 	<ul style="list-style-type: none"> • Completion of elderberry shrub update if necessary. • Compensation for loss of elderberry shrubs through planting and relocation of shrubs. • Purchase of mitigation credits at an off-site bank,

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Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>Each elderberry stem at least 1 inch in diameter removed during construction shall be compensated for by the planting of elderberry seedlings at a ratio of 2:1 (planted:removed) identified in the Biological Opinion issued by the USFWS (EIR Appendix J). Based on elderberry stem counts performed by Salix Consulting (2014), 90 elderberry seedlings shall be planted at an appropriate off-site conservation area approved by the U.S. Fish and Wildlife Service (USFWS) and the Corps. The applicant shall purchase appropriate credits at an off-site mitigation bank approved by the USFWS and the Corps with a service area that includes the project site.</p> <p>Alternatively, the four elderberry shrubs removed as part of the project activities shall be transplanted to an appropriate off-site conservation area approved by USFWS and the Corps. The applicant shall purchase appropriate credits at an off-site mitigation bank approved by USFWS and the Corps.</p> <p>USFWS has determined that the four elderberry shrubs with 27 ground-level branches 1 inch in diameter or greater shall be transplanted or the applicant shall compensate for the loss of 27 1-inch-diameter branches. It has also determined that during this process it is likely that some of the beetle larvae will die but that such a take will not adversely impact the overall survival of the species.</p>			<p>transplant the elderberry shrubs to be removed and plant new seedlings at a 2:1 ratio for removed elderberry stems at an off-site conservation area.</p> <ul style="list-style-type: none"> • When appropriate mitigation credits have been approved by the USFWS and the Corps, purchase credits at an off-site mitigation bank. 	<p>as approved by the USFWS and the Corps.</p>
<p>Mitigation Measures 4.3f: At least 14 days prior to the start of construction and preferably during the breeding season (generally February through July), surveys for California black rail shall be conducted by a biologist experienced with this species. Surveys shall be conducted during peak calling times (within 2 hours of dawn or dusk) using playback of taped breeding calls. The surveys shall cover all areas of suitable nesting habitat within 500 feet of the project area (shallow water or muddy areas with dense emergent vegetation). Surveys shall be repeated at least three times (including at least one evening and one morning survey) or until black rail is detected.</p>	<p>Project applicant</p>	<p>Town of Loomis</p>	<ul style="list-style-type: none"> • Conduct biological surveys for California black rail within 14 days prior to construction activities preferably during the breeding season (generally February through July). • Construction may begin within 14 days of final survey if no black rails 	<ul style="list-style-type: none"> • Submission of completed biological surveys covering all areas of suitable nesting habitat within 500 feet of project area. • No work shall take place in buffer zones until the biologist has confirmed the species has evacuated the area.

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Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>If California black rail is not detected after three site visits, then no further mitigation is required provided construction begins within 14 days of the final survey. If this species is detected, no work in potential habitat will occur until appropriate avoidance measures and/or buffers are established in cooperation with CDFW. No work shall take place within buffer areas until the qualified biologist has confirmed that the species has evacuated the area. Prior to the start of construction, the applicant shall submit to the Town a report summarizing compliance with this measure.</p>			<p>have been detected.</p> <ul style="list-style-type: none"> • If species is found, biologist shall consult with California Department of Fish and Wildlife prior to commencement of ground clearing activities. 	
<p>Mitigation Measures 4.3g: Prior to issuance of any grading or building permits that would result in tree removal or impacts within the dripline of any tree, the project applicant shall submit to the Town of Loomis a Tree Plan as required under the Town’s Tree Conservation Ordinance. To mitigate for the loss of oak trees from the project site, the applicant shall complete the following actions:</p> <ol style="list-style-type: none"> 1. Upon issuance of the first building permit, the applicant shall conduct one public education program regarding trees annually for four years, which is the expected build-out period for the project. The public education programs must support the purposes of the Town’s Tree Conservation ordinance (e.g., workshops on proper pruning and oak tree care and maintenance that will help residents preserve the existing tree canopy within the Town). All public education programs shall be taught by a certified arborist or other qualified professional as determined by the Town Manager and shall last a minimum of one hour. Each individual that attends a public education program shall reduce the project applicant’s tree mitigation requirement by one fifteen-gallon tree or two five-gallon trees. This is because the education of a member of the public on proper tree maintenance will prevent or reduce tree loss. 2. Conduct two oak tree planting community events annually for four years. The tree planting community events may occur at any public or private property within the Town limits, subject to a recommendation by a certified arborist and approval by the Town Manager. Each tree planted during these events shall 	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Public tree education programs with issuance of first building permit and annually for four years. • Biennial tree planting community events during the four years subsequent to the issuance to the first building permit. • Four years after issuance of the first building permit, obtain an oak tree conservation easement meeting the requirements of the Town’s Tree Conservation ordinance and/or pay the Town’s in-lieu fee. 	<ul style="list-style-type: none"> • Completion of four years of public education programs on trees supporting the Town’s Tree Conservation ordinance. • Completion of four years of biennial community tree planting events. • Dedication to the Town of an oak tree conservation easement and/or payment of the Town’s in-lieu fee.

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Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>count towards the project applicant's tree mitigation requirement. The project applicant shall be responsible for annual monitoring of the health and survival of trees planted at these community events and reporting the monitoring findings to the Town, for a period of five years.</p> <p>3. At the end of the four years of education and tree planting events, the project applicant shall acquire a conservation easement over property or acquire property that shall be dedicated to the Town and/or shall pay the Town's in-lieu fee. Any property acquired or subject to a conservation easement must contain blue oaks, valley oaks, and/or interior live oaks. These trees shall be inventoried to demonstrate the species and size classes of the trees to demonstrate the amount of tree mitigation achieved with the conserved property in accordance with the requirements of the Town's Tree Conservation ordinance. The amount of any in-lieu fee paid shall be sufficient to meet the tree replacement requirements of the Town's Tree Conservation ordinance for any amount of tree removal not mitigated through mitigation options 1 and 2 and any property conservation completed under option 3.</p> <p>4. Implementation of these measures will reduce impacts associated with tree loss to a less-than-significant level because trees will either be replanted at the ratios required by the Tree Conservation ordinance and kept within the Town limits when provided to eligible residents. To be eligible to receive a tree, a person will have to demonstrated proof of residency, read the care instructions and sign an acknowledgment, or attend a tree planting workshop. The care instruction and/or workshop will help ensure the long-term viability and health of the planted tree. Moreover, it is reasonable to assume that a person who is actively seeking a tree to plant will also care for it to ensure that it does not die. In the event the tree fails or dies within one year of planting, the resident will be able to obtain a replacement tree at the project applicant's expense. The replacement tree will not count towards the total mitigation requirement. Additionally, the</p>				

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conservation of two acres of oak woodland habitat as required under Mitigation Measure 4.3a to compensate for the proposed project's effects on one acre of this habitat type would preserve additional off-site trees. To the extent that the off-site conservation area meets the location requirements in the Tree Conservation ordinance, trees within the conservation area may be applied to the project applicant's tree mitigation requirements.				
<i>Cultural Resources</i>				
<p>Mitigation Measure 4.4a: Prior to issuance of a demolition permit, the Town of Loomis shall verify that the project applicant has documented the existing residences at 3616 Laird Street and 5901 Horseshoe Bar Road and their setting and has provided this documentation to applicable repositories as identified herein. Generally, this documentation shall be in accordance with Historic American Building Survey Level II, which includes the following:</p> <ol style="list-style-type: none"> 1. Drawings: Select existing drawings, where available; should be photographed with large-format negatives or photographically reproduced on Mylar. 2. Photographs: Photographs with large-format negatives of exterior and interior views, or historic views, where available. 3. Written data: History and description in narrative or outline format. <p>Historic American Building Survey material standards regarding reproducibility, durability, and size shall be met. Copies of the photographs and report shall be presented to repositories such as the North Central Information Center of the California Historical Resources Information System at California State University, Sacramento, and/or the California State Library. Copies of the photographs and report shall also be made available to the Loomis Basin Historical Society and for photographs to be made available to the Blue Goose Events Center and High Hand Nursery.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of a demolition permit or construction activities the existing residences shall be documented according to the Historic American Building Survey Level II. 	<ul style="list-style-type: none"> • Documentation of the existing residences in accordance with Historic American Building Survey material standards with copies of the photographs and reports presented to the necessary repositories.
<p>Mitigation Measure 4.4b: Prior to issuance of any grading permits, the Town of Loomis shall verify that project construction documents include the following note: "If any cultural resources, such as structural features,</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Provisions dealing with cultural resources will be included in grading permits. 	<ul style="list-style-type: none"> • If resources are discovered, construction activities within 100 feet shall be

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Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>unusual amounts of bone or shell artifacts, or architectural remains are encountered during any construction activities, the contractor shall implement measures deemed necessary and feasible to avoid or minimize significant effects to the cultural resources including the following:</p> <ul style="list-style-type: none"> • Suspend work within 100 feet of the find; • Immediately notify the Town’s Planning Department Director and coordinate any necessary investigation of the site with a qualified archaeologist as needed to assess the resources (i.e., whether it is a “historical resource” or a “unique archaeological resource”); • Provide management recommendations should potential impacts to the resources be found to be significant (possible management recommendations for historical or unique archaeological resources could include resource avoidance or data recovery excavations, where avoidance is infeasible in light of project design or layout, or is unnecessary to avoid significant effects); and • As warranted by any cultural resources found on site, prepare reports for resources identified as potentially eligible for listing in the California Register of Historical Resources in consultation with the State Historic Preservation Officer, and if applicable, tribal representatives. 			<ul style="list-style-type: none"> • Applicable measures will be implemented during construction and ground disturbing activities, if necessary. 	<p>suspended.</p> <ul style="list-style-type: none"> • Notification to the Town’s Planning Department Director, and investigations coordinated as necessary. • If resources are found to be significant a report of management recommendations shall be provided. • A report for resources potentially eligible for listing in the California Register of Historical Resources shall be provided when applicable.
<p>Mitigation Measure 4.4c: Prior to issuance of any grading permits, the Town of Loomis shall verify that project construction documents include the following note: “If human remains are discovered during any phase of construction, all ground-disturbing activity within 100 feet of the remains shall be halted immediately, and the Town’s Planning Department and the county coroner shall be notified immediately. If the remains are determined by the county coroner to be Native American, the Native American Heritage Commission shall be notified within 24 hours of the determination that the remains are Native American, and the guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. The Planning Department staff shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in California Environmental Quality Act Guidelines, Section 15064.5(e), and Public Resources Code, Section 5097.98. The project applicant shall implement approved mitigation, to be verified by the Planning</p>	Project applicant, Contractor	Town of Loomis	<ul style="list-style-type: none"> • Provisions dealing with human remains will be included in grading permits. • Applicable measures will be implemented during construction and ground disturbing activities, if necessary. 	<ul style="list-style-type: none"> • If human remains are discovered, construction activities shall be halted within 100 feet of human remains and the Town’s Planning Department notified. • Approved mitigation measures shall be implemented and verified by the Planning Department prior to resuming construction activities. • Notification of the Native American Heritage Commission within 24 hours following

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Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
Department, before resuming ground-disturbing activities within 100 feet of where the remains were discovered.”				determination of Native American remains on the project site.
<i>Transportation</i>				
<p>Mitigation Measure 4.6a: The project applicant shall install or contribute a fair share amount to the installation of traffic signals at the following locations:</p> <ul style="list-style-type: none"> • At the time that the Webb Street extension is constructed, the project applicant shall install a traffic signal at the Taylor Road/Webb Street intersection (This requirement is applicable only to the Modified Transportation Alternative and is not required under the proposed project); • Prior to issuance of building permits, the project applicant shall pay the Town’s Traffic Impact Fee and an additional contribution to comprise the project’s fair share contribution to installation of a traffic signal at the Horseshoe Bar Road/Laird Road intersection; and • The project applicant’s payment of the Town’s Traffic Impact Fee prior to issuance of building permits will constitute a fair share contribution to installation of a traffic signal at the Horseshoe Bar Road/EB I-80 Ramps intersection. 	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Traffic impact fee and additional fair-share contributions shall be made prior to issuance of building permits • The signal at the Taylor Road/Webb Street intersection shall be installed at the time that the Webb Street extension is constructed (only required under the Modified Transportation Alternative) 	<ul style="list-style-type: none"> • Payment of fair share amount for the installation of traffic signals at the Horseshoe Bar Road/ Eastbound I-80 ramps intersection and at the Horseshoe Bar Road/Laird Road intersection • Installation of the signal at the Taylor Road/Webb Street intersection (only required under the Modified Transportation Alternative)
<p>Mitigation Measure 4.6b: The project applicant shall install the following roadway and intersection improvements at the King Road/Doc Barnes Drive intersection:</p> <ul style="list-style-type: none"> • Widen King Road to provide separate eastbound and westbound left-turn lanes • Install a traffic signal • Install pedestrian landings and school crosswalks <p>The Village at Loomis project applicant shall install this traffic signal at the time that Doc Barnes Drive is constructed.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Improvements to be constructed prior to acceptance of public improvements on Doc Barnes Drive and King Road by Town. 	<ul style="list-style-type: none"> • Completion of roadway and intersection improvements.
<p>Mitigation Measure 4.6c: The project applicant shall install signage prohibiting left turns from Laird Street onto Horseshoe Bar Road during peak periods. The signs shall be installed prior to issuance of occupancy permits for any new building constructed on site.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to the issuance of the first occupancy permit. 	<ul style="list-style-type: none"> • Installation of appropriate signage at location approved by Town.

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Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 4.6d: The project applicant shall install signage prohibiting left turns from Library Drive onto Horseshoe Bar Road during peak periods. The signs shall be installed prior to issuance of occupancy permits for any new building constructed on site. (This measure is applicable to the proposed project and is not applicable to the Modified Transportation Alternative.)</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to the issuance of the first occupancy permit (under proposed project only). 	<ul style="list-style-type: none"> • Installation of appropriate signage at location approved by Town (under proposed project only).
<p>Mitigation Measure 4.6e: The project applicant shall construct intersection bulb-outs at all public street intersections on Doc Barnes Drive. The bulb-outs shall be shown on grading and improvement plans prior to issuance of grading and building permits.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Improvements to be shown on grading and building permits. • Bulb-outs to be constructed prior to acceptance of public improvements on Doc Barnes Drive by Town. 	<ul style="list-style-type: none"> • Construction of bulb-outs at all public intersections on Doc Barnes Drive.
<p>Mitigation Measure 4.6f: The project applicant shall provide funding sufficient to allow Town of Loomis staff to complete updates necessary to modify the Loomis Town Center Implementation Plan to omit the planned elimination of the eastbound right-turn lane from the Horseshoe Bar Road/Taylor Road intersection from the Downtown Implementation Plan prior to issuance of building permits for the project site.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Payment of the estimated costs to complete the updates to the Loomis Town Center Implementation Plan and execution of an agreement to pay all costs to occur prior to issuance of building permits. 	<ul style="list-style-type: none"> • Completion of the necessary updates to the Loomis Town Center Implementation Plan.
<p>Mitigation Measure 4.6g: Prior to issuance of building permits for the project site, the project applicant shall provide funding sufficient to allow Town of Loomis staff to complete updates necessary to modify the Town's traffic impact fee program Items 2-5 and 2-9 to include a separate eastbound right-turn lane at the intersection of Horseshoe Bar Road/Laird Road and ensure that signal timing allows overlapped phasing. The project applicant shall provide a fair-share contribution toward construction of the additional intersection improvements at this location.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • Payment of the costs (estimated by the Town Engineer) to complete the updates to modify the Town's traffic impact fee and execution of an agreement to pay all costs (estimated and additional) to occur prior to issuance of building permits. 	<ul style="list-style-type: none"> • Completion of the necessary updates to the Town's traffic impact fee. • Payment of fair-share contribution for intersection improvements at Horseshoe Bar Road/Laird Road.

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Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
			<ul style="list-style-type: none"> • Payment of the Fair-share contribution through check submittal will occur prior to issuance of building permits. 	
<i>Noise</i>				
<p>Mitigation Measure 4.7a: The project applicant shall ensure that all contractors implement the following measures during construction of the proposed project:</p> <ul style="list-style-type: none"> • Project construction activities shall be limited to daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturdays unless conditions warrant that certain construction activities occur during evening or early morning hours (e.g., extreme heat). • All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed “package” equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment. • All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity. • Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible. • Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors. Material stockpiles and staging areas shall be indicated on project plans prior to issuance of grading and building permits. • Construction site and access road speed limits shall be established and 	Project applicant, contractor	Town of Loomis	<ul style="list-style-type: none"> • Listed measures shall be included in grading and building permits and implemented during construction. 	<ul style="list-style-type: none"> • Construction activities shall be limited to daytime hours. • All noise producing equipment shall be equipped with mufflers and air-inlet silencers where appropriate. • Only electrically powered equipment instead of pneumatic or internal-combustion powered equipment to be used on-site. • Material stockpiles and mobile equipment located as far as practicable from sensitive noise receptors. • Enforce speed limits on construction site and access roads. • No noise producing signals shall be used. • No public address or music system shall be audible at any adjacent receptor.

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Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>enforced during the construction period. Speed limits shall be noted on project plans prior to issuance of grading and building permits.</p> <ul style="list-style-type: none"> The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. This prohibition shall be noted on project plans prior to issuance of grading and building permits. No project-related public address or music system shall be audible at any adjacent receptor. This prohibition shall be noted on project plans prior to issuance of grading and building permits. 				
<p>Mitigation Measure 4.7b: To ensure compliance with the Town of Loomis's (Town) 65 dBA L_{dn} exterior noise level standard, the project applicant shall install 6-foot-high solid noise barriers adjacent to the proposed residential uses along the eastern boundary of the project site, as shown in Figure 4.7-2, Project Site Plan and Recommended Noise Barrier Locations, to reduce traffic noise levels from Interstate 80. The noise barriers shall be constructed of concrete or other solid material that is rigid and sufficiently dense (at least 20 kilograms/square meter) (FHWA 2015). The Town of Loomis shall ensure that the noise barriers are shown on construction plans prior to issuance of grading permits and shall verify the barriers have been constructed as required prior to issuance of certificates of occupancy.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> Prior to the issuance of grading permits and prior to issuance of certificates of occupancy for residences as shown in Figure 4.7-2. 	<ul style="list-style-type: none"> 6 foot-high solid noise barriers, made of concrete or other solid material, along the eastern boundary of the project site included on grading plans and installed.
<p>Mitigation Measure 4.7c: The project applicant shall install air conditioning in all residences constructed within the proposed project to allow occupants to close doors and windows as desired for additional acoustical isolation. The Town of Loomis shall ensure that building plans include the required air conditioning equipment prior to issuance of building permits.</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> Prior to the issuance of building permits 	<ul style="list-style-type: none"> Air conditioning in all residences included on building plans and installed.
<p>Mitigation Measure 4.7d: To ensure compliance with the Town's 45 dBA L_{dn} interior noise level standard, all second-floor bedroom windows of the lots adjacent to Doc Barnes Drive from which Interstate 80 is visible shall have a minimum Sound Transmission Class (STC) rating of 32. The locations requiring window upgrades are shown in Figure 4.7-2. The Town of Loomis shall ensure that building plans include STC 32 windows on second-floor bedroom windows of the lots adjacent to Doc Barnes Drive from which Interstate 80 is visible prior to issuance of</p>	Project applicant	Town of Loomis	<ul style="list-style-type: none"> Prior to issuance of building permits 	<ul style="list-style-type: none"> Window upgrades in second-floor bedroom windows of lots adjacent to Doc Barnes Drive included on building plans and installed.

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
building permits.				
Mitigation Measure 4.7e: At the time specific site development plans are developed for the proposed high-density residential component of the project, those plans shall be reviewed by an acoustical consultant to ensure that adequate shielding of outdoor activity areas and adequate interior sound isolation have been incorporated into the design and construction details to ensure compliance with the Town's 45 dBA L _{dn} interior and 65 dBA L _{dn} exterior noise standards.	Project applicant	Town of Loomis	<ul style="list-style-type: none"> • During review of specific site development plans for the proposed high-density residential component of the project. 	<ul style="list-style-type: none"> • Acoustical report to demonstrate project compliance with the Town's interior and exterior noise standards.
<i>Air Quality</i>				
<p>Mitigation Measure 4.8a: For each construction phase, the project applicant shall implement the following standard construction emissions reduction measures:</p> <ol style="list-style-type: none"> a. Prior to issuance of grading or building permits (as applicable), the applicant shall submit a Construction Emission/Dust Control Plan to the Placer County Air Pollution Control District (PCAPCD). If the PCAPCD does not respond within 20 days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by the PCAPCD, to the Town of Loomis (Town) that the plan has been submitted to the PCAPCD. It is the responsibility of the applicant to deliver the approved plan to the Town. The applicant shall not break ground prior to receiving PCAPCD approval of the Construction Emissions/Dust Control Plan, and delivering that approval to the Town. b. Include the following standard note on the Grading Plan and/or Building Plan, or as an attached form: The prime contractor shall submit to PCAPCD a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact PCAPCD prior to the new equipment being used. At least three business days prior to the use of subject heavy- 	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of grading or building permits, submit a Construction Emission/Dust Control Plan to PCAPCD • Submit with Grading Plan and/or Building Plans an inventory of all heavy duty off-road equipment used in aggregate of 40 or more hours for the construction project, a form stating contractor shall utilize existing power sources or clean fuels and a form stating the contractor shall minimize idling time to a maximum of five minutes for all diesel powered equipment. 	<ul style="list-style-type: none"> • Approval of a Construction Emission/Dust Control Plan to PCAPCD • Compliance with submitted inventory of all heavy duty off-road equipment used in aggregate of 40 or more hours for the construction project. • Use of existing power sources or clean fuels during construction. • Compliance by contractor with five minute idling time limit for all diesel-powered equipment. • Post signs in construction areas as a reminder of the five minute idling limit.

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>duty off-road equipment, the project representative shall provide PCAPCD with the anticipated construction timeline, including start date and the name and phone number of the property owner, project manager, and on-site foreman.</p> <p>c. Include the following standard note on the Grading Plan and/or Building Plan, or as an attached form: 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.</p> <p>d. Include the following standard note on the Grading Plan and/or Building Plan, or as an attached form: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment.</p> <p>e. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes.</p> <p>f. Idling of construction-related equipment and construction-related vehicles is not recommended within 1,000 feet of any sensitive receptor. Material and equipment storage areas shall be located as far from sensitive receptors as feasible.</p>				
<p>Mitigation Measure 4.8b: Prior to issuance of Grading or Building permits, the applicant shall provide a written calculation to PCAPCD for approval demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet-average 20% oxides of nitrogen (NO_x) reduction and 45% diesel particulate matter reduction as compared to the California Air Resources Board statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low-emissions diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The Construction Mitigation Calculator available at the following link shall be used to calculate compliance with this condition: http://www.airquality.org/ceqa/mitigation.shtml. The completed calculator worksheet shall be submitted to PCAPCD prior to</p>	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of Grading or Building permits 	<ul style="list-style-type: none"> • Submission of a completed worksheet showing construction fleet emissions calculations to PCAPCD.

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
the start of construction.				
Mitigation Measure 4.8c: No wood-burning devices shall be installed in residences or non-residential structures within the project site.	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of building permits 	<ul style="list-style-type: none"> • Building plans do not include any wood-burning devices within structures
<p>Mitigation Measure 4.8d: Prior to issuance of building permits, the project applicant shall pay its fair-share of the off-site mitigation fee through the PCAPCD Offsite Mitigation Program. The fee payment shall be sufficient to offset the project's reactive organic gas (ROG) and NO_x operational emissions in excess of 10 pounds per day. Using PCAPCD's fee calculation spreadsheet and the current fee rate of \$18,030 per ton, the fee is estimated to be approximately \$133,422. PCAPCD shall use the fee for projects such as providing incentives to retrofit, repower, or replace heavy-duty diesel vehicles and construction equipment; lawn mower swap-outs; wood stove replacements; re-powering heavy-duty diesel with alternative fueled vehicles; and removing, replacing, retiring, or rebuilding older, heavy-duty diesel engines with newer, lower emitting engines</p> <p style="text-align: center;">Or</p> <p>Prior to issuance of building permits, the project applicant shall develop an off-site mitigation project (equivalent to the emissions reductions required for the proposed project to meet PCAPCD thresholds of significance), subject to review and approval by the Town of Loomis after consultation with PCAPCD. Examples include participation in a "biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy-duty engines from mobile sources (e.g., buses, construction equipment, on-road haulers); and other programs that the project proponent may propose to reduce emissions. The applicant must provide proof that the off-site mitigation project would reduce emissions at an equivalent amount as would be required of the proposed project under the PCAPCD fee program, which is estimated based on the CalEEMod modeling completed for this environmental impact report to be 7.40 tons.</p>	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of Building permits 	<ul style="list-style-type: none"> • Payment of off-site mitigation fee through the PCAPCD Offsite Mitigation Program. <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Provide proof that off-site mitigation project would reduce emissions at an amount equivalent to the requirements of the project under the PCAPCD fee program.
<i>Greenhouse Gas Emissions</i>				
a. Mitigation Measure 4.9: The project shall incorporate the following requirements for all residences within the project site:	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of Building Permits (items a-t). 	<ul style="list-style-type: none"> • Building plans submitted in conjunction with the building permit shall show

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>b. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application for each residence within the approved subdivision shall show that each residence includes a whole house ceiling fan.</p> <p>c. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application for each residence within the approved subdivision shall show that each residence includes energy-efficient lighting (both indoor and outdoor).</p> <p>d. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application for each residence within the approved subdivision shall show that each residence includes Energy Star appliances (e.g., stoves, dishwashers, and any other appliances typically included with the initial installation by the builder).</p> <p>e. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application for each residence within the approved subdivision shall show that each residence includes an energy-efficient air-conditioning unit that exceeds the Seasonal Energy Efficiency Ratio by a minimum of two points at the time of building permit issuance.</p> <p>f. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application for each residence within the approved subdivision shall show that each residence includes heating, ventilation, and air conditioning duct sealing and that the ductwork shall be pressure balanced prior to the issuance of a certificate of occupancy.</p> <p>g. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the</p>			<ul style="list-style-type: none"> • Prior to approval of Improvement plans (items u and v). 	<p>that each residence includes items a-m</p> <ul style="list-style-type: none"> • For nonresidential buildings floor plans submitted in conjunction with the building permit shall show that requirements n-v are met: • Include energy-efficient lighting for all street, parking and area lighting associated with the project, both on-site and off-site lighting.

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>building permit application for each residence within the approved subdivision shall show that each residence shall only use programmable thermostat timers.</p> <p>h. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application for each residence within the approved subdivision shall show that each residence shall only use low-flow water fixtures, such as low-flow toilets, faucets, showers, and others.</p> <p>i. Prior to approval of Improvement Plans, the applicant shall only show energy-efficient lighting for all street, parking, and area lighting associated with the project, including all on-site and off-site lighting.</p> <p>j. Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence within the approved subdivision shall show that each residence includes an instant hot, pilotless hot water heating system.</p> <p>k. Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence within the approved subdivision shall show that each residence includes a rooftop solar array capable of generating at least 1.5 kilowatts of power.</p> <p>l. Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence within the approved subdivision shall show that each residence includes “Energy Star” rated (or greater) roofing materials.</p> <p>m. Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence within the approved subdivision shall show that each residence shall</p>				

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>include an energy efficient heating system. Furnaces are to be low NOX with an AFUE of 94 percent.</p> <p>n. The applicant shall insure all residential development to meet the “Energy Star” standards. All building plans submitted to the Town for plan check shall include evidence of their compliance.</p> <p>Additionally, the project shall incorporate the following requirements for all nonresidential buildings within the project site:</p> <p>o. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application shall show that each structure within the project includes “Energy Star” rated (or greater) roofing materials.</p> <p>p. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application shall show that each structure within the project includes energy-efficient lighting (both indoor and outdoor).</p> <p>q. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application shall show that each structure within the project includes an energy-efficient air-conditioning unit that exceeds the minimum required Seasonal Energy Efficiency Ratio, as determined by the Federal Regional Standards for air conditioners, by at least of two points at the time of building permit issuance.</p> <p>r. Prior to the issuance of a building permit, the plans submitted in conjunction with the building permit application shall show that each structure within the project includes heating, ventilation, and air conditioning duct sealing, and that the ductwork shall be pressure balanced prior to the issuance of a certificate of occupancy.</p>				

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>s. Prior to the issuance of a building permit, the floor plans and/or exterior elevations submitted in conjunction with the building permit application shall show that each structure within the project shall include an energy-efficient heating system.</p> <p>t. Prior to the issuance of a building permit, the plans submitted in conjunction with the building permit application shall show that each structure within the project shall only use programmable thermostat timers.</p> <p>u. Prior to the issuance of a building permit, the plans submitted in conjunction with the building permit application shall show that each structure shall only use low-flow water fixtures, such as low-flow toilets, faucets, showers, and others.</p> <p>v. Prior to approval of Improvement Plans, the applicant shall only show energy-efficient lighting for all street, parking, and area lighting associated with the project, including all on-site and off-site lighting.</p> <p>w. The applicant shall provide bicycle racks within all commercial and retail areas at the ratio of at least one bike rack space per 20 vehicle parking spaces. Each apartment complex shall include one bicycle parking space (i.e., a bicycle rack within the complex) for each unit without a garage.</p> <p>x. The design of commercial parking lots shall include clearly marked and shaded pedestrian pathways between parking areas and building entrances, and between transit facilities and building entrances, if applicable. Shade trees installed within the project shall be selected from those species identified as “water-wise trees” on the Master Tree List in the Town’s Landscape Development Guidelines. Parking lot design shall be in compliance with the Town’s Strategic Energy Resources Report.</p>				

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<i>Geology, Soils, Seismicity, and Paleontology</i>				
<p>Mitigation Measure 4.10a: The applicant shall retain a qualified geotechnical engineer to prepare a geotechnical investigation in compliance with Section 14.20.040 and Section 12.04.310 of the Municipal Code. The geotechnical investigation shall address any area within the existing 100-year floodplain and that is proposed for development. The report shall detail the geologic conditions of the project site, and identify any potential hazards related to geology, seismic conditions, or soil conditions that could lead to structural defects in future buildings or pose a risk to the health or safety of future occupants. A grading permit shall not be issued prior to approval of the final site grading plan by the Town Engineer and the qualified geotechnical engineer. Specifically, the final grading plan shall incorporate all recommendations by the geotechnical engineer necessary to ensure that the proposed project does not locate facilities on areas vulnerable to landslide, lateral spreading, excessive expansion, subsidence, liquefaction, or collapse, as provided in the geotechnical report. Recommendations provided by the geotechnical engineer shall include one or more of the following: best management practices, mitigation, design parameters, performance standards, or siting requirements to ensure that the proposed project does not expose people or property to significant risk related to unstable geologic conditions or soil.</p>	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Geotechnical report shall be prepared prior to issuance of a grading permit. • Final site grading plans shall be approved by the Town Engineer and the geotechnical engineer prior to issuance of a grading permit. 	<ul style="list-style-type: none"> • Completed geotechnical report completed by a qualified geotechnical engineer. • Approval of final grading plans by the Town Engineer and the geotechnical engineer.
<p>Mitigation Measure 4.10b: All proposed grading shall conform to the Town of Loomis (Town) Grading, Erosion, and Sediment Control Ordinance (Municipal Code, Chapter 12.04). No grading, clearing, or tree disturbance shall occur until a Grading Permit has been issued, unless the Town permits otherwise (i.e., clearing and grubbing or tree removal prior to issuance of a grading permit). All cut/fill slopes shall be at a maximum slope of 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Public Works Department concurs with said recommendation. A grading erosion and sediment control plan shall be submitted with each grading permit application. The erosion and sediment control plan shall comply with the Town's Stormwater Management Plan, the California Stormwater Quality</p>	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Grading erosion and sediment control plan submitted concurrently with grading permit application. • Grading plans shall include prescribed revegetation, winterization, erosion control and stockpiling conditions. • Provide a letter of credit 	<ul style="list-style-type: none"> • Creation and submission of a grading erosion and sediment control plan to comply with requirements of applicable responsible agencies. • Revegetation of all disturbed areas in accordance with improvement plans. • Submission of a winterization plan along

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>Association Best Management Practice (BMP) Handbook, and requirements of other responsible agencies. BMPs in the erosion and sediment control plan shall include use of soil stabilizers on exposed soils, covering of soil and gravel stockpiles, revegetation of exposed soil areas, and use of fiber rolls or hay bales to prevent eroded soil from entering waterways or leaving the project site.</p> <p>The applicant shall revegetate all disturbed areas in accordance with the improvement plans. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project grading plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the grading plans.</p> <p>The applicant shall submit to the Town a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to issuance of grading permits to guarantee protection against erosion and improper grading practices. Upon the Town's acceptance of improvements and satisfactory completion of a 1-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>Town personnel shall conduct periodic site visits during construction to review field conditions. Field reviews shall be conducted a minimum of once every 6 weeks. If, at any time during construction, a field review by Town personnel indicates a significant deviation from the proposed grading shown on the grading plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations (a significant deviation would occur if field conditions show greater than 5% difference from grading plans where applicable, or if any components of temporary construction</p>			<p>or cash deposit meeting the outlined requirements prior to issuance of grading permits.</p>	<p>with project grading plans.</p> <ul style="list-style-type: none"> • Submission of a letter of credit or cash deposit to the Town. • Compliance with approved plans during field reviews conducted by the Town staff during construction.

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
BMPs or avoidance measures have not been implemented in accordance with the performance criteria identified in the Mitigation Monitoring and Reporting Program), the plans shall be reviewed by the Town for a determination of substantial conformance to the project approvals (demonstrating that environmental effects are no greater than those evaluated in this environmental impact report) prior to any further work proceeding. If the Town cannot make a determination of substantial conformance, this may serve as grounds for the revocation/modification of project approval by the Town Planning Commission or Town Council.				
<i>Hydrology and Water Quality</i>				
Mitigation Measure 4.11a: Prior to issuance of a grading permit, the project applicant shall submit a final drainage report for approval to the Town of Loomis (Town) that includes the necessary design parameters for each proposed detention basin to ensure that the post-development stormwater runoff rate at each point of discharge from the project site is reduced to 90% or less of the pre-development runoff rate and that relies upon the peak flow factors specified in the 2011 Dry Creek Watershed Flood Control Plan. The project applicant shall also submit the Conditional Letter of Map Revision application.	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of a grading permit 	<ul style="list-style-type: none"> • Submission of a final drainage report for detention basins
Mitigation Measure 4.11b: Prior to issuance of a grading permit, the project applicant shall submit to the Town of Loomis a completed application to the Federal Emergency Management Agency (FEMA) requesting a Conditional Letter of Map Revision. The hydrology and hydraulic modeling included with the Conditional Letter of Map Revision application shall be based on the 2011 Dry Creek Watershed Flood Control Plan peak flow factors. At completion of construction of the components of the project within the existing FEMA-designated 100-year floodplain, the project applicant shall submit to the Town of Loomis as-built engineering plans for the project site. The Letter of Map Revision shall be issued by FEMA prior to issuance of a certificate of occupancy for any lot within the FEMA-designated 100-year floodplain.	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of a grading permit 	<ul style="list-style-type: none"> • Submission of a FEMA Conditional Letter of Map Revision
<i>Public Services and Utilities</i>				
Mitigation Measure 4.12a: Prior to recordation of the final map for the project site, the project applicant shall obtain a will-serve letter from the	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of 	<ul style="list-style-type: none"> • Submission of a will-serve letter from South Placer

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
South Placer Municipal Utility District confirming there is sufficient capacity for wastewater collection and conveyance to serve the project.			building permits	Municipal Utility District to the Town of Loomis.
<p>Mitigation Measure 4.12b: To ensure that the project provides on-site active recreation facilities and meets the Town of Loomis Municipal Code requirements for active parkland, the following performance standards shall be met:</p> <ol style="list-style-type: none"> 1. Prior to issuance of any grading permits for the portions of the site that include or are adjacent to either of the active parks or the fitness trail, the Town shall ensure that the proposed grading includes the grading necessary to prepare these sites for construction. 2. Prior to issuance of any building permits for the portions of the site that include or are adjacent to either of the active parks or the fitness trail, the Town shall ensure that the building plans include the construction and site improvements necessary to provide these facilities as described in this EIR. 3. Prior to issuance of any building permits for the project site, the project applicant shall pay the Town of Loomis parkland in-lieu fees sufficient to comply with Chapter 12.24 of the Loomis Municipal Code. 4. Prior to issuance of occupancy permits for any structures within the same construction phase as one of the active recreation facilities, the Town shall ensure that construction of the recreation facilities has been completed and landscaping is installed. 	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • Prior to issuance of grading permits, grading plans include grading necessary for park and trail construction • Prior to issuance of building permits, building plans include improvements necessary for park and trail construction • Parkland in-lieu fees are paid prior to issuance of building permits • Active recreation facilities are constructed as proposed and landscaped prior to issuance of occupancy permits for dwelling units in the same phase as the recreational facility 	<ul style="list-style-type: none"> • Construction of active and passive parks as proposed • Construction of parcourse trails and multi-use trails as proposed • Payment of parkland in-lieu fees
<i>Hazards And Hazardous Materials</i>				
<p>Mitigation Measure 4.13a: The following best management practices (BMPs) shall be implemented during all site preparation and construction activities within the project site to control pollutant sources associated with the handling and storage of construction materials and equipment, and related to waste management and disposal:</p> <ol style="list-style-type: none"> A. Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber) in designated areas that are located away from storm drain inlets, drainageways, and 	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • During all site preparation and construction activities BMPs A-E shall be implemented. 	<ul style="list-style-type: none"> • Storage of construction materials in designated locked away areas. • Wash out concrete trucks in off-site designated areas whenever possible. • Deposit non-hazardous waste construction

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>canals and are surrounded by earthen berms. Train the construction employees working on the site in proper materials handling practices to ensure that, to the maximum extent practicable, those materials that are spread throughout the site are covered with impervious tarps or stored inside buildings.</p> <p>B. Whenever possible, wash out concrete trucks off site in designated areas. When the trucks are washed on site, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or level area, away from site waterways and storm drain inlets.</p> <p>C. Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling. Transport all solid waste and recyclable material to the Western Regional Sanitary Landfill and Materials Recovery Facility.</p> <p>D. Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on site shall reflect the quantities needed for site construction. Apply all fertilizers, herbicides, and pesticides following the methods and amounts recommended by the manufacturer. Do not mix hazardous waste with other waste produced on site. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.</p> <p>E. Dispose of waste oil and other equipment maintenance waste in compliance with federal, state, and local laws, regulations, and ordinances.</p>				<p>materials in covered dumpsters.</p> <ul style="list-style-type: none"> • Storage of hazardous materials in metal sheds with secondary containment. • Disposal of waste oil and other equipment maintenance waste in compliance with federal, state and local ordinances.

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 4.13b: In constructing the stormwater detention basins and installing stormwater conveyance infrastructure, the project applicant shall implement the following BMPs or other similar and equally effective practices in accordance with the recommendations of the <i>Best Management Practices for Mosquito Control in California: Recommendations of the California Department of Public Health and Mosquito and Vector Control Association of California</i> (Mosquito BMPs Handbook; CDPH and MVCAC 2010).</p> <ol style="list-style-type: none"> A. Consider mosquito production during the design, construction, and maintenance of stormwater infrastructure. B. Ensure that all underground drain pipes are laid to grade to avoid low areas that may hold water for longer than 72 hours. C. Provide proper grades along conveyance structures to ensure that water flows freely. D. Design and maintain systems to fully discharge captured water in 72 hours or less. E. Avoid the use of loose rock riprap that may hold standing water; use concrete or liners in shallow areas to discourage plant growth where vegetation is not necessary. F. Design containment basins with adequate slopes to drain fully. The design slope should take into consideration buildup of sediment between maintenance periods. G. Design accessible shorelines of detention basins to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes. H. Whenever possible, design deep zones in excess of 4 feet to limit the spread of invasive emergent vegetation such as cattails. The edges below the water surface should be as steep as practicable and uniform to discourage dense plant growth that may provide immature mosquitoes with refuge from predators and increased nutrient availability. I. Whenever possible, provide a means for easy dewatering if needed. 	Project Applicant	Town of Loomis	<ul style="list-style-type: none"> • BMPs A-H shall be implemented during construction of the stormwater detention basins and installation of stormwater conveyance infrastructure. 	<ul style="list-style-type: none"> • Mosquito production considered in design construction and maintenance phases. • Underground pipes are laid to avoid low areas. • Proper grades along conveyance structures that ensures water flows freely. • Captured water is discharged in 96 hours or less. • Use of loose rock riprap is avoided. • Containment basins are designed with adequate slopes to drain fully. • Detention basins are designed with accessible shorelines. • Deep zones are designed in excess of 4 feet whenever possible.

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>Mitigation Measure 4.13c: The applicant shall prepare a Mosquito Control Plan for administration by the Homeowner’s Association (HOA). This plan shall describe various methods of managing the stormwater detention basins, stormwater conveyance infrastructure, and any commonly owned landscape irrigation systems to reduce mosquito breeding. The management plan shall be reviewed and approved by the Placer Mosquito and Vector Control District prior to issuance of a grading permit. The Placer County Mosquito Vector Control District shall inspect the project site periodically and notify the HOA of any needed maintenance or repairs to minimize the potential for mosquito breeding on site. Evidence of required maintenance and/or repairs shall be provided to the Placer Mosquito and Vector Control District upon request. The following measures shall be the responsibility of the HOA for all commonly held property within the project site. The HOA shall also distribute the management plan or similar recommendations to all homeowners within the project site at least once every year to ensure that homeowners have appropriate information regarding how to minimize the potential for mosquito breeding within their individual property. The management plan shall include the following BMPs or other similar and equally effective practices in accordance with the recommendations of the Mosquito BMPs Handbook:</p> <ul style="list-style-type: none"> A. Avoid over-irrigating to prevent excess pooling and runoff. B. Routinely inspect, maintain, and repair irrigation system components; check and repair leaky outdoor faucets. C. Manage sprinkler and irrigation systems to minimize runoff entering stormwater infrastructure. D. Avoid intentionally running water into stormwater systems by not washing sidewalks and driveways; prohibit washing cars on streets or driveways. E. Inspect facilities weekly during warm weather for the presence of standing water or immature mosquitoes. F. Remove emergent vegetation and debris from gutters and channels that accumulate water. G. Keep inlets free of accumulations of sediment, trash, and debris to prevent standing water from backing up on roadways and gutters. 	Project Applicant	Homeowners Association	<ul style="list-style-type: none"> • Development of a Mosquito Control Plan prior to issuance of a grading permit. 	<ul style="list-style-type: none"> • Mosquito control plan shall include BMPs A-J or similar equally effective measures and shall be reviewed and approved by the Placer Mosquito and Vector Control District.

APPENDIX J – MMRP (Continued)

Mitigation Measure/Regulatory Requirement	Implementation Responsibility	Monitoring Responsibility	Timing	Performance Evaluation Criteria
<p>H. Maintain accessible shorelines to allow for periodic maintenance and/or control of emergent and shoreline vegetation, and routine monitoring and control of mosquitoes. Emergent plant density should be routinely managed so mosquito predators can move throughout the vegetated areas and are not excluded from pond edges.</p> <p>I. If applicable, maintain deep zones in excess of 4 feet to limit the spread of invasive emergent vegetation such as cattails.</p> <p>J. Manage the spread and density of floating and submerged vegetation that encourages mosquito production (i.e., water hyacinth, water primrose, parrot’s feather, duckweed, and filamentous algal mats.</p>				
<p>Mitigation Measure 4.13d: If siltation devices are installed with catch basins and other road drainage features, the developer and/or HOA shall provide periodic treatment, inspection, and vegetation removal when proscribed by the Placer Mosquito and Vector Control District to prevent development of mosquito habitat. Evidence of treatment shall be provided to the Placer Mosquito and Vector Control District upon request.</p>	Project Applicant	Homeowners Association	<ul style="list-style-type: none"> • Periodic treatment, inspection, and vegetation removal if siltation devices are installed. 	<ul style="list-style-type: none"> • Evidence of treatment provided to Placer Mosquito and Vector Control District upon request.