

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines, Section 15074(d), requires public agencies, as part of the adoption of a mitigated negative declaration, to adopt a reporting and monitoring program to ensure that changes made to the project as conditions of project approval to mitigate or avoid significant environmental effects are implemented. The Mitigation Monitoring and Reporting Program (MMRP) contained herein is intended to satisfy the requirements of CEQA as they relate to the The Grove Subdivision (Project) in the Town of Loomis (Town). The MMRP is intended to be used by Town staff, Project applicant, Project contractors, and mitigation monitoring personnel during implementation of the Project.

The MMRP will provide for monitoring of construction activities as necessary in-the-field identification and resolution of environmental concerns, and reporting to Town staff. The MMRP will consist of the components described below.

COMPLIANCE CHECKLIST

Table 1 contains a compliance-monitoring checklist that identifies all adopted mitigation measures, identification of agencies responsible for enforcement and monitoring, and timing of implementation.

FIELD MONITORING OF MITIGATION MEASURE IMPLEMENTATION

During construction of the Project, the Town of Loomis's designated construction inspector will be responsible for monitoring the implementation of mitigation measures. The inspector will report to the Town of Loomis Department of Public Works, and will be thoroughly familiar with all plans and requirements of the project. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. Aided by Table 1, the inspector will typically be responsible for the following activities:

1. On-site, day to day monitoring of construction activities;
2. Reviewing construction plans to ensure conformance with adopted mitigation measures;
3. Ensuring contractor knowledge of and compliance with all appropriate conditions of project approval;
4. Evaluating the adequacy of construction impact mitigation measures, and proposing improvements to the contractors and Town staff;
5. Requiring correction of activities that violate project mitigation measures, or that represent unsafe or dangerous conditions. The inspector shall have the ability and authority to secure compliance with the conditions or standards through the Town of Loomis Public Works Department, if necessary;
6. Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project mitigation measures, or unsafe or dangerous conditions. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying

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any such observations and for developing any necessary corrective actions in consultation with the construction representative and the Town of Loomis Public Works Department;

7. Maintaining prompt and regular communication with Town staff;
8. Obtaining assistance as necessary from technical experts, such as archaeologists and wildlife biologists, to develop site-specific procedures for implementing the mitigation measures adopted by the City for the project. For example, it may be necessary at times for a wildlife biologist to work in the field with the inspector and construction contractor to explicitly identify and mark areas to be avoided during construction; and
9. Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

GRADING PERMITS

Grading permits include any permits or approvals for site grading or other earthmoving activities.

PLAN CHECK

Many mitigation measures will be monitored via plan check during Project implementation. Town staff will be responsible for monitoring plan check mitigation measures.

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TABLE 1: MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MEASURE	TIMING/IMPLEMENTATION	ENFORCEMENT/ MONITORING	VERIFICATION OF COMPLIANCE
<p>Mitigation Measure AQ-1: The applicant shall submit to the District and receive approval of a Construction Emission/Dust Control Plan prior to approval of grading and improvement plans. The Construction Emission and Dust Control Plan shall include the following measures and these measures shall be included as a standard note on all grading and improvement plans:</p> <ul style="list-style-type: none"> • Construction equipment exhaust emissions shall not exceed PCAPCD Rule 202 Visible Emission limitations. • The prime contractor shall submit to the Air District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall demonstrate that the off-road vehicles to be used during excavation, construction, and grading activities, including owned, leased, and subcontractor vehicles, will achieve a project-wide fleet average 20 percent NOx reduction and 45 percent particulate matter reduction compared to the most recent CARB average and shall include enforcement measures to ensure that the reductions are achieved. The PCAPCD shall be contacted for average fleet emission data. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. • An enforcement plan shall be established to weekly evaluate 	<p>Approval of the Construction Emission and Dust Control Plan and the inventory of equipment prior to issuance of permits for any earthmoving or grading activities; implementation Plan of throughout all grading and construction activities</p>	<p>Town of Loomis Planning Department/ Placer County Air Pollution Control District</p>	

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<p><i>project-related on-and-off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.</i></p> <ul style="list-style-type: none"> • <i>No open burning of removed vegetation shall be conducted during infrastructure improvements. Vegetative material shall be chipped or delivered to waste to energy facilities.</i> • <i>During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.</i> • <i>Diesel-power equipment shall not be allowed to idle within 1,000 feet of any sensitive receptors (adjacent residences and school).</i> • <i>Diesel-power equipment shall not be allowed to idle for more than 5 minutes at any time.</i> • <i>Earth moving construction equipment shall be cleaned with water once per day.</i> • <i>An operational water truck shall be onsite at all times. Water to control dust shall be applied as needed to prevent dust impacts offsite for active and inactive construction areas.</i> • <i>Pursuant to District Rule 228, Section 304, streets shall be wet broomed or washed of any silt carried over to adjacent</i> 			

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<p>public thoroughfares during construction activities.</p> <ul style="list-style-type: none"> • The applicant shall include in contract language that earth-moving contractors shall not operate pre-1996 heavy-duty diesel equipment on forecast Spare the Air Days. • To the extent feasible, construction activities shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. • Traffic speeds on all unpaved surfaces shall be limited to a maximum speed of 15 miles per hour or less. • Construction activity management techniques shall be employed, such as: extending the construction period outside the ozone season of May through October; reducing the number of pieces of equipment used simultaneously; increasing the distance between emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours. • Contractors shall use low VOC architectural coatings per PCAPCD Rule 218. 			
<p>Mitigation Measure AQ-2: Open burning shall be prohibited on all lots through Covenants, Conditions, and Restrictions (CC&Rs) enforced by The Grove Subdivision Homeowners Association (HOA) or Maintenance/Assessment District.</p>	<p>Prior to issuance of building permits</p>	<p>Town of Loomis Planning Department</p>	
<p>Mitigation Measure AQ-3: All future home builders shall install a natural gas outlet for use with outdoor cooking appliances, such as a gas barbecue. Any outdoor firepits constructed shall be supplied with natural gas and utilize ceramic logs. The Town of Loomis shall ensure compliance with this measure through the building permit review process.</p>	<p>Prior to issuance of building permits</p>	<p>Town of Loomis Planning Department</p>	
<p>Mitigation Measure AQ-4: Only U.S. EPA Phase II certified wood-burning devices shall be installed in single-family residences (as</p>	<p>Prior to issuance of building permits</p>	<p>Town of Loomis Planning</p>	

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<p><i>applicable). Masonry fireplaces must have UL listed natural gas fireboxes installed or meet EPA Phase II emission standards. The emission potential from each residence shall not exceed 7.5 grams per hour.</i></p>		Department	
<p><i>Mitigation Measure AQ-5: Electrical outlets shall be installed on the exterior walls of both the front and back of each residence to promote the use of electric landscape maintenance equipment. The Town of Loomis shall ensure compliance with this measure through the building permit review process.</i></p>	Prior to issuance of building permits	Town of Loomis Planning Department	
<p><i>Mitigation Measure AQ-6: All soil remediation activities shall comply with the the Removal Action Work Plan, including provisions for air quality monitoring and requirements for air pollution and dust control measures.</i></p>	Implemented during all soil remediation activities	Town of Loomis Planning Department/ Department of Toxic Substances Control	
<p><i>Mitigation Measure Bio-1: The applicant shall prepare and submit a tree permit to the Town for review and approval during the discretionary approval of the tentative subdivision map for removal or impacts to protected trees that will not be avoided (pursuant to Chapter 13.54 of the Town Municipal Code). The tree permit shall apply to impacts associated with construction of the proposed subdivision roads, infrastructure improvements, and houses shall be submitted and approved prior to issuance of any grading permits. As outlined in Section 13.54.060, Tree Planting and Replacement, the review authority shall condition any tree permit for the removal of a protected tree upon the replacement of trees in kind, relocation of trees, revegetation, and/ or payment of in-lieu mitigation fees. The tree permit shall be reviewed and approved by the Town prior to any development activity onsite or offsite, including preliminary clearing or grading. Tree planting and replacement mitigation shall be fully implemented prior to issuance of any certificates of occupancy.</i></p>	Tree permit submitted during review of tentative subdivision map; tree permit must be approved prior to any earthmoving or other development activity on-site that would remove trees	Town of Loomis Planning Department	

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<p>Mitigation Measure Bio-2: The project applicant shall implement the following guidelines before and during development and construction activities both onsite and offsite:</p> <ol style="list-style-type: none"> 1) The applicant shall hire an International Society of Arboriculture (ISA) certified arborist to be present onsite during all grading, construction, and tree removal activities both onsite and offsite areas. The arborist shall make sure that the appropriate trees are removed or preserved, shall evaluate all proposed improvements that may affect each protected tree to be preserved, shall make appropriate recommendations on these proposed improvements, and shall oversee construction of these improvements during site development. 2) The applicant shall implement the standard policies and procedures for approved tree work as outlined in Section 13.52.050 of the Tree Preservation and Protection Ordinance. The purpose of this Section is to define procedures necessary to protect the health of affected protected trees. These policies and procedures address, but are not limited to, trenching procedures, cutting roots, ground surface fabric, plant materials under oaks, protective fencing, grading, and utility trenching. All tree permits incorporate these policies and procedures except as the tree permit may otherwise specifically provide. 	<p>Implement during all earthmoving, construction, and development activities</p>	<p>Town of Loomis Planning Department</p>	
<p>Mitigation Measure Bio-3: The project applicant shall obtain the appropriate Clean Water Act Section 404 permit(s) from the Army Corps of Engineers for wetland and other waters impacts. Once acquired, the permit(s) shall be submitted to the Town prior to any</p>	<p>Prior to issuance of grading permits or approval of improvement plans, whichever occurs first</p>	<p>Town of Loomis Planning Department</p>	

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clearing, grading, or excavation work.			
<p>Mitigation Measure Bio-4: According to Section 13.58.040 of the Town of Loomis' Wetland Protection and Restoration Ordinance, the applicant shall implement the following as part of the project's wetland mitigation for impacts to wetlands:</p> <p>Prior to approval of any grading or improvement plans, the project applicant shall provide evidence of purchase of replacement wetlands habitat of equal or better quality than the wetlands on the project site. The wetlands replacement habitat shall be purchased from a USACE-approved mitigation bank or other compensatory site that has been approved by the USACE. The mitigation of wetlands shall be provided at a replacement ratio of 2:1 to ensure that there is no net loss of wetland functions and values. However, if the replacement wetlands are located within the Town or within a one-mile radius of the project site, the replacement ratio may be reduced to 1:1.</p>	<p>Prior to approval of grading permits or improvement plans, whichever occurs first</p>	<p>Town of Loomis Planning Department</p>	
<p>Mitigation Measure Bio-5: The project applicant shall obtain the appropriate Clean Water Act Section 401 permit from the Regional Water Quality Control Board for discharge into wetlands. Once acquired, the permit(s) shall be submitted to the Town prior to approval of improvement plans and any clearing, grading, or excavation work on the project site.</p>	<p>Prior to issuance of grading permits or approval of improvement plans, whichever occurs first</p>	<p>Town of Loomis Planning Department</p>	
<p>Mitigation Measure Bio-6: The project applicant shall submit a Notification of Lake or Streambed Alteration to the CDFW. If CDFW determines that a Lake and Streambed Alteration Agreement is required, the project applicant shall obtain the appropriate Lake and Streambed Alteration Agreement from the CDFW. Once acquired, the agreement shall be submitted to the Town prior to approval of improvement plans and any clearing, grading, or excavation work on the project site. If a Lake and Streambed Alteration Agreement is not required by CDFW, the applicant shall</p>	<p>Prior to issuance of grading permits, or approval of improvement plans, whichever occurs first</p>	<p>Town of Loomis Planning Department</p>	

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<p>provide documentation of the decision by CDFW that the Agreement is not required.</p>			
<p>Mitigation Measure Bio-7: If construction is to occur during the nesting raptor/migratory bird and nesting loggerhead shrike period (February 1 through October 31), the applicant shall have a qualified biologist conduct pre-construction nesting raptor/migratory bird and nesting loggerhead shrike surveys within three (3) days prior to the commencement of site preparation activities in the development area to confirm the presence/ absence of nesting raptors/ migratory birds or nesting loggerhead shrikes. If an active nest(s) is located, the biologist in consultation with California Department of Fish and Wildlife (CDFW) shall recommend a buffer area around the nest(s). The buffer area shall be delineated with orange construction fencing and no construction should take place within the buffer zone until the biologist has determined that all young have fledged and are capable of foraging independently. Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer will be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. The Town shall be notified as soon as the surveys have been completed.</p>	<p>Surveys completed and provided to Town within 30 days before any construction activities in the nesting period (February 1 through October 31); if nests are on-site, avoidance measures identified in Bio-7 shall be implemented throughout the nesting period</p>		
<p>Mitigation Measure Bio-8: Within 24 hours prior to construction, the applicant shall have a qualified biologist conduct focused surveys for the northwestern pond turtle in the project site. The presence or absence of the species shall be determined. If individuals are discovered on the project site or in immediately adjacent areas, consultation shall be initiated with California Department of Fish and Wildlife (CDFW) to formulate and implement minimization measures, which would include capture and relocation measures if</p>	<p>Surveys completed and provided to Town within 24 hours prior to each phase of earthmoving or construction activities; northwestern pond turtles are present, avoidance measures identified in Bio-8 shall be implemented</p>	<p>Town of Loomis Planning Department</p>	

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<p>the species is found on site. The Town shall be notified as soon as the surveys have been completed.</p>			
<p>Mitigation Measure Bio-9: Up to thirty days prior to any ground disturbance activities, the Project Applicant shall retain a qualified botanist to conduct confirmation plant survey(s) for Boggs Lake hedge hyssop. These plants have not been observed on the Project site through previous surveys; however, appropriate habitat for these species is present. If the confirmation survey(s) reveal the presence of these plants, then the qualified botanist shall notify the Town and the appropriate regulatory agency and develop appropriate mitigation measures, which may include relocation and transplanting of the plant population and/or off-site replacement planting at a 2:1 or higher ratio. If the confirmation survey(s) do not reveal the presence of these plants, then no further action is required.</p>	<p>Surveys completed and provided to Town within 30 days before any earthmoving or construction activities; if the plants are on-site, avoidance measures identified in Bio-9 shall be implemented</p>	<p>Town of Loomis Planning Department</p>	
<p>Mitigation Measure Cult-1: If any prehistoric or historic artifacts, or other indications of archaeological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.</p> <ul style="list-style-type: none"> - If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with in-place preservation an important goal. - If resources are Native American in origin, the Lone Band of Miwok Indians and United Auburn Indian Community of the Auburn Rancheria shall be contacted and provided an opportunity to document and, if desired, recover the resources. The tribes shall have a 30-day period to review and recover any 	<p>Include as a note on all grading and improvement plans, implement during all ground-disturbing activities</p>	<p>Town of Loomis Planning Department</p>	

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<p>resources.</p> <ul style="list-style-type: none"> - Following this 30-day period, the Town will review any preservation and mitigation measures recommended by the consulting archaeologist and the lone Band of Miwok Indians and United Auburn Indian Community of the Auburn Rancheria and shall provide direction regarding the preservation and/or mitigation that shall occur. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations. This requirement shall be included on any grading or building permits issued for the proposed project. - If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. - If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified. 			
<p>Mitigation Measure Cult-2: The project applicant and developers of individual lots, as monitored by the Town of Loomis, shall provide for the protection of future cultural resource discoveries by incorporating the following requirement into any future grading, improvement and construction plans, and CC&Rs:</p> <p>"All construction plans shall advise contractors and construction personnel involved in any form of ground</p>	<p>Include as a note on all grading and improvement plans prior to plan approval and include in CC&Rs prior to building permit issuance</p>	<p>Town of Loomis Planning Department</p>	

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<p>disturbance, i.e. grading or utility placement or maintenance, of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and a qualified archeologist shall be consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the County Coroner and the Native American Heritage commission be contacted and, if Native American resources are involved, Native American Organizations and locally recognized individuals shall be notified and consulted about any plans for treatment."</p>			
<p>Mitigation Measure Geo-1: The project applicant shall update the previous geotechnical investigation or have a new geotechnical investigation prepared to meet the requirements of Section 12.04.340 of the Town Municipal Code. The geotechnical investigation shall be submitted to the Loomis Public Works and Engineering Department for review and approval prior to approval of any grading permit or improvement plans. The project applicant must comply with all recommendations of that report and shall include all of the report recommendations in the grading and improvement plans for the project. It is the responsibility of the applicant and developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p>	<p>Prior to issuance of grading permits or approval of improvement plans, whichever occurs first</p>	<p>Town of Loomis Public Works Department</p>	
<p>Mitigation Measure Geo-2: Where soil or geologic conditions encountered in grading operations are different from that anticipated in the geotechnical report, or where such conditions warrant changes to the recommendations contained in the geotechnical report, a revised geotechnical report shall be submitted by the applicant or individual lot developer, for approval by the</p>	<p>Implemented during grading activities</p>	<p>Town of Loomis Public Works Department</p>	

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<p><i>Town Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of erosion, settlement, and seismic activity.</i></p>			
<p>Mitigation Measure Haz-1: <i>Prior to issuance of any grading permits for the project (not including any grading permits needed for the DTSC-approved cleanup), the applicant shall, in cooperation with Department of Toxic Substances Control (DTSC), meet the identified project remediation goals established by DTSC, shall fully implement and complete the Removal Action Work Plan, and shall receive a certification from DTSC stating that the cleanup activities have been satisfactorily completed.</i></p>	<p>Prior to issuance of any grading permit</p>	<p>Town of Loomis Planning Department</p>	
<p>Mitigation Measure Haz-2: <i>The following Best Management Practices (BMPs) shall be implemented by the project applicant to control pollutant sources associated with the handling and storage of construction materials/equipment, as well as with waste management and disposal.</i></p> <ul style="list-style-type: none"> a. <i>Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber, etc.) in designated areas that are located away from storm drain inlets, drainageways, and canals and 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.</i> b. <i>When trucks are washed on the site, contain the wash water in a temporary pit where waste concrete can harden for later removal. Waste concrete shall be disposed of using concrete recycle bins. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or</i> 	<p>Include as a note on all grading and improvement plans prior to approval, implement during all grading and construction activities</p>	<p>Town of Loomis Public Works Department</p>	

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<p>level area, away from site waterways and storm drain inlets. When trucks are washed out on the site, the runoff shall be contained as previously described and there shall be no runoff from the project site.</p> <p>c. Collect non-hazardous waste construction materials (i.e., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass, etc.) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling and transport the remaining solid waste to the appropriate landfill and/or waste transfer station.</p> <p>d. Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on the site will reflect the quantities needed for site construction. Avoid over-application of fertilizers through testing soil prior to fertilizer application to identify specific nutrients that should be added. Avoid over-application of fertilizers, herbicides, and pesticides through best management practices (BMPs), including treating specific infested or problem areas rather than broadcasting over large area, spraying only when wind speeds are less than seven miles per hour, and avoiding application of fertilizers, herbicides, or pesticides when rainfall is expected.</p> <p>e. Do not mix hazardous waste with other waste produced on the site. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.</p> <p>f. Dispose of waste oil and other equipment maintenance waste in compliance with federal, State and local laws, regulations and ordinances.</p>			

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<p>Mitigation Measure HWQ-1: The project applicant shall incorporate Best Management Practices (BMPs) to control erosion and sedimentation during grading and installation of infrastructure, during all construction activities, and during project operation. The final drainage report (prepared consistent with Town requirements, including Chapter 12.04 of the Municipal Code, and the Placer County Storm Drainage Manual) shall include descriptions and/or plan drawings demonstrating the use of BMPs. BMPs for this project shall include the following measures, but may also include additional or alternative measures as determined appropriate and as approved by the Town of Loomis:</p> <ul style="list-style-type: none"> a. An Erosion and Sediment Control Plan shall be submitted for review and approval to the Town of Loomis prior to the issuance of any grading permits. The plan shall comply with Town standards and must be implemented for any construction to take place between October 15 and May 15 of any 12-month period. This plan may be included as a subsection of the Construction Emission/Dust Control Plan which is required by PCAPCD. b. Grading activities shall be timed to minimize the amount of exposed areas during the wet season. By mid-October, all areas that have been graded and that will remain undeveloped during the rainy season shall be revegetated with compatible native vegetation and secured from the possibility of erosion. c. Streets adjacent to each construction and demolition site shall be kept clean of project dirt, mud, materials, and debris during the construction and demolition periods. d. The final landscaping and irrigation plans shall include landscaping treatment for any cut and fill banks to minimize soil erosion in these areas. Landscaping materials shall include drought-tolerant ground cover as 	<p>BMPs to be identified prior to issuance of grading permits or approval of improvement plans; implemented during all phases of grading and construction</p>	<p>Town of Loomis Public Works Department</p>	

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<p>well as a variety of trees and shrubs.</p> <p>e. Infrastructure shall be designed to minimize drainage concentration from impervious surfaces.</p> <p>f. Storm drainage from onsite impervious surfaces shall be collected and routed through specifically designed vaults and filters for entrapment of sediment, debris, and oils/greases as approved by the Town of Loomis. Maintenance of these facilities shall be provided by The Grove Subdivision Homeowners Association or Maintenance/Assessment District, unless and until the facilities are accepted by the Town for maintenance. Contractual evidence of a monthly maintenance program shall be provided to the Town upon request.</p>			
<p>Mitigation Measure HWQ-2: Prior to initiating the grading and/or construction of the site improvements, the developer shall initiate the following:</p> <p>a. A minimum of forty-eight (48) hours prior to commencement of grading activities, the developer's contractor shall notify both the Town Public Works/Engineering Department staff of the intent to begin grading operations. Prior to notification, all grade stakes shall be in place identifying limits of all cut and fill activities. After notification, both Town Public Works/Engineering staff shall be provided the opportunity to field review the grading limits to ensure conformity with the Improvement Plans, Tentative Map, and Grading Plan approved by the Town of Loomis. If differences are noted in the field, grading activities shall be delayed until the issues are resolved.</p> <p>b. Placement of construction fencing around all trees designated to be preserved.</p>	<p>Prior to issuance of grading permits or approval of improvement plans, whichever occurs first</p>	<p>Town of Loomis Public Works Department</p>	

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<p>Mitigation Measure HWQ-3: This project is subject to construction-related storm water permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program. The project applicant shall obtain coverage under the NPDES program through the Central Valley Regional Water Quality Control Board. To obtain coverage under the permit, the applicant shall prepare a project-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include the following:</p> <ol style="list-style-type: none"> 1. Identification of pollutant sources, including sources of sediment, that may affect the quality of storm water discharges from the construction site; 2. Identification of any non-storm water discharges; 3. Best Management Practices to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the construction site during construction; 4. Best Management Practices to be employed before each storm event; 5. Post-construction Best Management Practices, which are those measures to be installed during construction that are intended to reduce or eliminate pollutants after construction is completed; 6. A program for inspection and maintenance of the Best Management Practices; and 7. A program for monitoring of runoff water quality. <p>Upon review of the SWPPP, the Regional Water Quality Control Board will issue Waste Discharge Requirements which set forth conditions, discharge limitations, and monitoring and inspection requirements with which the project applicant shall comply.</p>	<p>Prior to issuance of grading permits or approval of improvement plans, whichever occurs first</p>	<p>Town of Loomis Public Works Department</p>	

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<p>The California Stormwater BMP Handbook for Construction (California Stormwater Quality Association 2003a) also provides examples of Best Management Practices that could be used. Additional measures that may be included in the SWPPP are:</p> <ul style="list-style-type: none"> a) Scheduling materials deliveries to provide for minimal onsite storage and/ or providing covered storage for materials wherever practical; b) Designating specific areas for overnight equipment storage and maintenance and providing runoff control around those areas to minimize the potential for runoff to contact spilled materials; c) Establishing procedures for daily work-site cleanup and prepare and implement a Spill Mitigation Plan for construction-related activities; d) Developing a program of site inspections to ensure that BMPs are consistently implemented and effective; e) Conducting visual monitoring of runoff quality at selected monitoring points; f) Placing fiber rolls (wattles) around drain inlets to prevent sediment and construction-related debris from entering the inlets; g) Placing fiber rolls (wattles) along the perimeter of the site to reduce runoff flow velocities and prevent sediment from leaving the site; h) Placing silt fences downgradient of disturbed areas to slow down runoff and retain sediment; i) Placing sandbags around potentially affected off-site inlets to prevent sediments from entering the inlets; and j) Specifying that all disturbed soil will be seeded, mulched, 			

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<p>or otherwise protected by October 15.</p> <p>Mitigation Measure HWQ-4: The project applicant/ developer shall prepare and implement a post-development Stormwater Management Plan (SWMP) in accordance with the NPDES Water Quality Design Manual. The components of the SWMP shall include protection from flooding, protection and enhancement of the stream environment, prevention of erosion and adverse effects on water quality, incorporation of regional stormwater management goals, and minimization of the project's potential adverse impacts. BMPs shall be included in the plan, as well as a mitigation monitoring program to ensure long-term success of the BMPs. The purpose of this mitigation measure is to provide a plan for ensuring that structural BMPs constructed as part of the proposed project are maintained appropriately such that they continue to perform their intended function as long as the project site is occupied.</p> <p>The SWMP shall address site-specific drainage characteristics, stormwater conveyance systems, discharge points, potential sources of runoff quality impacts, specific structural BMPs that have been constructed as part of the project, recommended operational BMPs, a maintenance program for structural BMPs, a monitoring program designed to evaluate the need for BMP modifications or additional BMPs, and identification of specific parties responsible for implementing each part of the plan. Specific BMPs shall be developed in consultation with the Town of Loomis and based upon the State Water Resources Control Board general guidelines for development of BMPs.</p> <p>Best Management Practices that could be incorporated into the SWMP include the following:</p> <ol style="list-style-type: none"> 1. Direct roof runoff to grassy areas and away from paved areas or storm drains to promote overland flow of 	<p>Prior to issuance of grading permits and/or approval of improvement plans, whichever occurs first</p>	<p>Town of Loomis Public Works Department</p>	

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<p>stormwater runoff and reduce velocities and peak flow rates;</p> <ol style="list-style-type: none"> 2. Provide vegetative swale or buffer areas, which could be incorporated into landscaped areas, to slow down runoff velocities and allow sediments and other pollutants to settle; 3. Install hydrodynamic separators or filter-type inserts in storm drain inlets or catchbasins to remove pollutants from stormwater; 4. Provide in-line storage of stormwater to reduce peak discharge, allow settling of pollutants, and reduce potential for downstream erosion; 5. Provide enclosed trash areas; 6. Perform street cleaning to remove potential debris and pollutants that could be picked up and conveyed by stormwater; 7. Incorporate landscaping into the design; 8. Prevent contact of stormwater with potentially contaminated facilities either by redirecting flows or providing other protection; and 9. Develop and implement a maintenance program for the storm drain system and stormwater detention basins. 			
<p>Mitigation Measure HWQ-5: Prior to issuance of building permits, the applicant shall pay all applicable Town of Loomis drainage impact fees.</p>	<p>Prior to issuance of building permits</p>	<p>Town of Loomis Public Works Department</p>	
<p>Mitigation Measure N-1: The following measures shall be included as standard notes on all improvement plans and shall be implemented during all phases of soil remediation, grading and site preparation, and construction of the proposed project:</p>	<p>Prior to issuance of grading permits or approval of improvement plans; implemented during all earthmoving, grading, and</p>	<p>Town of Loomis Planning Department</p>	

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<ul style="list-style-type: none"> • Construction vehicles shall be restricted from using jake brakes along the truck route. • Although the posted speed limit along Humphrey Road is 35 mph, trucks associated with the transport of materials shall be limited to a speed of 25 mph along Humphrey Road, which will reduce overall traffic noise by a minimum of 1 dBA. • Construction activity on the site shall be limited to weekday daytime hours (7:00 a.m. to 7:00 p.m.) and Saturdays between 8:00 a.m. and 5:00 p.m. No construction activity is allowed on Sundays and National Holidays. • 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., 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. • Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located centrally or in the northeastern portion of the site and be as far as practicable from noise-sensitive receptors (adjacent residential uses). 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 	<p>construction phases</p>		

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<p>established and enforced during the construction period. Speed limits shall be noted on project plans prior to issuance of grading and building permits. Although the posted speed limit along Humphrey Road is 35 mph, trucks associated with the transport of materials shall be limited to a speed of 25 mph along Humphrey Road, which will reduce overall traffic noise by a minimum of 1 dBA.</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. • When excavating shall occur near the property lines, the contractor will notify adjacent residents. 			
<p>Mitigation Measure PS-1: Prior to building permit approval, the applicant shall pay the appropriate fees to Loomis Fire Protection District (LFPD) and submit to the Town a will serve letter from the LFPD.</p>	<p>Prior to issuance of building permits</p>	<p>Town of Loomis Public Works Department</p>	
<p>Mitigation Measure PS-2: Prior to Improvement Plan approval, the applicant shall submit to the Town a will serve letter from the Placer County Sheriff's Office.</p>	<p>Prior to approval of improvement plans</p>	<p>Town of Loomis Public Works Department</p>	
<p>Mitigation Measure PS-3: Prior to issuance of building permits, the applicant shall pay all applicable school impact fees to Placer Union School District (PUSD).</p>	<p>Prior to issuance of building permits</p>	<p>Town of Loomis Public Works Department</p>	
<p>Mitigation Measure PS-4: Prior to issuance of buildings permits, the applicant shall pay all applicable Town of Loomis community facility and park-related fees.</p>	<p>Prior to issuance of building permits</p>	<p>Town of Loomis Public Works Department</p>	
<p>Mitigation Measure T-1: Prior to issuance of building permits, the project applicant shall pay all applicable Town of Loomis traffic and circulation fees.</p>	<p>Prior to issuance of building permits</p>	<p>Town of Loomis Public Works Department</p>	

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<p>Mitigation Measure TT-2: The project applicant shall construct and install a stop sign at the intersection of Grove Circle and Humphrey Road, at the Humphrey Road approach. The stop sign shall be shown on all project improvement plans and shall be installed according to Town of Loomis standards and prior to issuance of certificates of occupancy.</p>	<p>Included on all improvement plans, completed prior to issuance of the first certificate of occupancy</p>	<p>Town of Loomis Public Works Department</p>	
<p>Mitigation Measure T-3: The project applicant shall incorporate a Class II bicycle lane or Class III bicycle route along the project's Humphrey Road frontage. These bicycle facilities shall be shown on all project improvement plans and shall be constructed prior to issuance of certificates of occupancy.</p>	<p>Included on all improvement plans, completed prior to issuance of the first certificate of occupancy</p>	<p>Town of Loomis Public Works Department</p>	
<p>Mitigation Measure T-4: During all site preparation and project construction activities, including implementation of the Removal Action Work Plan, the project applicant shall either:</p>			
<p>1) Schedule construction activity to ensure that no construction traffic occurs one-half hour (30 minutes) before or after the start and end of the school day, or</p>			
<p>2) Assign personnel at the construction access location(s) to the project site from one-half hour (30 minutes) before and after the start and end of the school day to coordinate construction traffic and ensure that there are no conflicts between construction traffic and pedestrians and bicyclists in the vicinity of the construction access location.</p>			
<p>Mitigation Measure Util-1: Prior to the approval of improvement plans, the applicant shall submit to the Town of Loomis a will serve letter from Placer County Water Agency (PCWA) indicating that the agency can and will provide water service to the project and a letter, invoice, or other evidence indicating that the applicant has paid the appropriate fees to PCWA for water service.</p>	<p>Prior to approval of improvement plans</p>	<p>Town of Loomis Public Works Department</p>	

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<p>Mitigation Measure UTIL-2: Prior to the approval of improvement plans, the applicant shall submit to the Town of Loomis a will serve letter from South Placer Municipal Utility District (SPMUD) identifying any specific requirements for the project site and that the district can and would provide sewerage service to the project. At this time, the applicant shall also submit a letter, invoice, or other evidence indicating that the applicant has paid the appropriate fees to SPMUD for wastewater service.</p>	<p>Prior to approval of improvement plans</p>	<p>Town of Loomis Public Works Department</p>	
<p>Mitigation Measure Util-3: Prior to the approval of Improvement Plans, the applicant shall submit to the Town of Loomis a will serve letter from Auburn Placer Disposal Service for weekly or more frequent refuse collection service.</p>	<p>Prior to approval of improvement plans</p>	<p>Town of Loomis Public Works Department</p>	