

EXHIBIT B
DRAFT RECOMMENDED CONDITIONS OF APPROVAL
PLANNING COMMISSION 2/7/12

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This Conditional Use Permit, Design Review, Conceptual Tree Plan, Parking Waiver and Lot Line Adjustment are approved for the construction of the Regina Caeli Priory on a 40.07-acre parcel, current APNs 045-161-018, -020, and -021 (5820 Rocklin Road) per the following conditions. The owner has two (2) years in which to exercise the Conditional Use Permit by the start of construction on-site. The approval expires 2/7/14, unless extended by the Planning Commission.

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GENERAL CONDITIONS

1. _____ Owner shall comply with all applicable provisions of the Town of Loomis Municipal Code. [ADVISORY]
2. _____ The conditions of approval incorporate by this reference and require the owner to implement all of the mitigation measures listed in the Final Mitigated Negative Declaration and Mitigation Monitoring Program, attached, with phasing as approved by the Planning Director. [PL]
3. _____ The project shall proceed in accordance with the preliminary site plan entitled "Dominican Sisters of Mary, Mother of the Eucharist", as prepared by RFE Engineering, INC, dated "January 31, 2012", except as may be modified by the conditions stated herein on file in the Planning Department, and the Town of Loomis Municipal Code. Approval of this project, subject to said plans, conditions and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans. [ADVISORY]
4. _____ **When submitting for Improvement, Final Map or Building Plan Check** the owner must provide to the Planning Department a copy of the final conditions of approval (including any mitigation measures) with a cover letter specifying exactly how and where the revised plans or other document address each of the conditions. Plan Check by the Planning Department and Town Engineer will not be initiated without compliance with this condition. All plans shall be consistent with that approved by the Town. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction. [PL; ENG]

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5. _____ The owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this project. **[PL]**
6. _____ The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans. **[ADVISORY]**

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PUBLIC WORKS IMPROVEMENTS (ROADWAY, DRAINAGE, GRADING AND PARKING DESIGN)

Mitigation Measures 'GEO-1', 'HYDRO-1', 'HYDRO-2' and 'HYDRO-3'

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7. _____ The owner shall dedicate any additional right-of-way and slope/grade easements on Barton Road and/or Rocklin Road to provide the required frontage improvements as shown on the Tentative Map. **[ENG]**
8. _____ The owner shall record an Irrevocable Offer of Dedication (I.O.D.) document for future Rocklin Road expansion and utility easements for that portion of the property within 75 feet of the centerline of the existing Rocklin Road.
9. _____ The owner shall construct a 6-foot decomposed granite equestrian and hiking pathway along Barton Road and Rocklin Road. **[ENG]**
10. _____ The owner shall widen the asphalt edge of Barton Road and Rocklin Road to accommodate a 2-foot wide Class III Bike Route Level A lane as outlined in the Town's Bicycle Transportation Plan dated 2010. **[ENG]**
11. _____ The owner shall construct a Town of Loomis Detail H-15 "Roadway Connection" improvement from the driveway onto Barton Road. The owner shall obtain encroachment permits prior to construction. **[ENG]**
12. _____ The parking areas shall be surfaced with a minimum of 2 inches of asphalt on 4 inches of aggregate base. **[ENG]**
13. _____ Provided the cost is no greater than standard asphalt, the owner shall use porous asphalt for all onsite paving.
14. _____ The owner shall obtain an encroachment permit prior to any work within public rights-of-way. **[ENG; ADVISORY]**

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- 15._____ Existing public facilities, and real and personal property, damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer. **[ENG; ADVISORY]**
- 16._____ The owner shall construct all improvements required as a condition of approval of this project or enter into a contract improvement agreement with the Town to construct all improvements, and shall post bond, cash deposit, or instrument of credit, *in the amount of 150% of the estimated cost*, guaranteeing the construction of all improvements within the time period specified herein or an approved time extension in accordance with the provisions of the Loomis Municipal Code and other applicable laws. Failure to do the work in the time noted, or to start the work, can result in the Town redeeming the bonds or surety provided and having the work done. **[ENG; ATTORNEY]**
- 17._____ The plans for improvements required as a condition of approval of this project showing all proposed grading, road work, frontage improvements, drainage improvements, vegetation and tree removal shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer **prior to issuance of the improvement plans.** **[ENG]**
- 18._____ The owner shall submit certified Mylar as-built plans and computer generated design files on CD (PDF and AutoCAD) detailing the final improvements **prior to final acceptance of improvements.** **[ENG]**
- 19._____ Cost of all inspections related to on-site and off-site improvements shall be borne by the owner and shall be paid in full **prior to acceptance of the improvements.** The owner shall deposit an initial inspection fee of 3 percent of the total grading & construction costs related to civil improvements. **[ENG; ADVISORY]**
- 20._____ The owner shall dedicate all necessary easements for streets, alleys, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the utility agencies and the Town **on the tentative map.** **[ENG; OUTSIDE AGENCIES]**
- 21._____ The owner shall be responsible for all actions of his contractors and subcontractors until such time as the improvements have been accepted as complete by the Town. **[ENG]**

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22._____ Both on-site and off-site drainage facilities shall be designed and constructed as directed and approved by the Town Engineer in compliance with the Placer County Flood control District Storm Water Management Manual and the Loomis Land Development Manual and best engineering practices prior to issuance of building permits. **Prior to onsite grading and/or construction**, the owner shall submit a grading and drainage plan to the Town Engineer for review and approval that addresses the impacts to the drainage patterns and runoff increases. On-site detention shall be provided on each project, for which a building permit is issued, for the increased runoff rate caused by project development in accordance with the Placer County Flood control District Storm Water Management Manual and the Loomis Land Development Manual. [ENG]

23._____ No on-street parking on Rocklin Road or Barton Road is permitted in conjunction with this project approval. [ENG]

24._____ Access to the project site (for emergency and vehicular access) shall be maintained at the proposed project entrance to the satisfaction of the Director of Public Works/Town Engineer and Loomis Fire Protection District at all times during site development and following completion of development. No other access points shall be created off of Barton Road or Rocklin Road. [ENG]

25._____ The owner [applicant] shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this project. [ADVISORY]

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AGENCIES

26._____ The owner shall provide will-serve letters from all applicable utilities, the franchised refuse collector, the post office, and the fire department (including extension of the zone of benefit for the Fire District) for the review and approval of Town staff, to the extent legally required **prior to the issuance of any building/grading permit**. The owner shall complete all legally enforceable requirements or conditions imposed upon the project by these agencies to the satisfaction of the Town and the agencies **prior to any building permits being issued**. [ENG; ADVISORY]

27._____ All utility facilities shall be placed underground in accordance with the Loomis Municipal Code. [ADVISORY]

Sewer and Water (Mitigation Measures 'UTIL-1', 'UTIL-2' and 'UTIL-3')

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- 28._____ The owner shall install sewer service for per South Placer Municipal Utility District requirements. [SPMUD]
- 29._____ **Prior to the issuance of any grading permit**, the applicant shall provide the Town of Loomis with a letter from Placer County Water Agency indicating that the project will not negatively affect the water supply and/or pressure to neighboring properties. The owner shall install water service per Placer County Water Agency requirements. [PCWA]
- 30._____ The owner shall install sewer, water, and utilities to the satisfaction of PCWA, Health Department, Loomis Fire Department, and South Placer Municipal Utility District in compliance with town standards, the Municipal Code, etc. The Town Engineer, in consultation with the applicable agencies, shall determine whether this condition has been met. [ENG; PCWA, ENV. HLTH; FIRE; SPMUD]

Placer County Health

- 31._____ Surface soils shall be screened for pesticides and herbicides **prior to issuance of a grading permit or approval of Improvement Plans**. Any contamination that is found must be remediated to the satisfaction of the Town and County Environmental Health Department prior to commencement of grading. If potential unidentified contamination is discovered during grading or construction, work shall halt until the area is investigated by a qualified professional and remediated if needed. All costs related to testing the site soil and mitigating any findings will be the responsibility of the owner. [ENG; HLTH]
- 32._____ The owner shall submit a completed Hazardous Materials Emissions Questionnaire to the Placer County Division of Environmental Health **prior to Certificate of Occupancy issuance**. [BLDG]
- 33._____ The owner shall not discharge of fuels, oils, other petroleum products, chemicals, detergents, or cleaners to the surface of the ground or to drainage ways on or adjacent to the site. [HLTH]
- 34._____ Portable toilets utilized during site development shall be screened from public view. The portable toilets location shall be subject to the approval of Placer County Environmental Health and the Planning Director. [HLTH; PD]

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- 35._____ The owner shall use low emission construction equipment maintained in optimum operating condition, and, where feasible use low-sulfur fuel or electronic equipment. Best Available Control Technology shall be used where feasible. Existing power poles or clean fuel generators will be used where feasible instead of temporary diesel generators. The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. **[APCD]**
- 36._____ The owner shall insure that the project conforms with all Placer County Air Pollution Control District Rules and Regulations. The owner shall consult with the Placer County Air Pollution Control District regarding the need for a permit for operation of stationary sources of air emissions. If necessary, the owner shall obtain and comply with the applicable permit. **[APCD]**
- 37._____ Low nitrous oxide (NOx) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. **[APCD]**
- 38._____ The owner shall insure that the project conforms with all Placer County Air Pollution Control District Rules and Regulations. **[APCD]**
- 39._____ The owner shall dispose of any hazardous materials in accordance with all applicable hazardous materials laws and regulations. **[ADVISORY]**
- 40._____ Electrical outlets shall be installed on the exterior walls of the building to promote the use of electric landscape maintenance equipment. **[APCD]**
- 41._____ The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. **[APCD]**
- 42._____ All on-site stationary equipment shall be classified as “low emission” equipment. **[APCD]**
- 43._____ Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations and the equipment must be repaired within 72 hours. **[APCD]**

- 44._____ During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. **[ADVISORY]**
- 45._____ The owner shall insure that adequate dust controls are implemented during all phases of project construction and operation. Dust controls must be reviewed and approved by the Placer County Air Pollution Control District prior to groundbreaking. A booklet on Fugitive dust is available from the Placer County Air Pollution Control District. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 (Fugitive Dust) limitations. **[APCD]**
- 46._____ No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste energy facilities. During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be taken to an appropriate disposal site. **[APCD]**
- 47._____ The contractor shall apply water to control dust, as required by Rule 228 (Fugitive Dust), to prevent dust impacts offsite. Operational water truck(s) shall be onsite at all times to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. **[APCD]**
- 48._____ The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” or wash streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited. **[ADVISORY]**
- 49._____ The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties. **[APCD]**
- 50._____ The demolition of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos. This may require that a structure to be demolished be

inspected for the presence of asbestos by a certified asbestos inspector, and that all asbestos material is removed prior to demolition. [APCD]

- 51.____ Install efficient lighting and lighting control systems.
- 52.____ Install energy efficient heating and cooling systems, appliances and equipment, and control systems.
- 53.____ Install light emitting diodes (LEDs) for outdoor lighting.
- 54.____ Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, and concrete, lumber, metal, and cardboard).

California Regional Water Quality Control Board

- 55.____ The owner shall insure that the project conforms with all Regional Water Quality Control Board Rules and Regulations. The owner shall consult with the Regional Water Quality Control Board regarding the need for a permit. If necessary, the owner shall obtain and comply with the applicable permit.

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Recology Auburn Placer [RAP]

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- 56.____ The trash dumpster shall be enclosed and screened from public view. The dumpster location shall be subject to the approval of Recology Auburn Placer and the Planning Director **prior to issuance of the building permit** for location, accessibility and design in accordance with the project and Planning Commission approval and screening from the public. The owner shall subscribe to weekly refuse collection. The owner shall provide adequate, accessible, and convenient areas for collecting and loading commingled solid waste and recyclable materials. [PL; RAP]

Fire District – Loomis

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- 57.____ The owner shall comply with the requirements of the Loomis Fire Protection District **prior to the issuance of improvement plans.** [FIRE]
- 58.____ Per the Loomis Fire Protection District, **prior to building permit issuance**, an all-weather access driveway shall be provided, shall be

properly graded, culverted (if necessary), and surfaced with a 4-6 inch base material to allow emergency vehicle access. [FIRE; ENG]

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59._____ Any security gates and/or fences shall require detailed plans that shall be submitted to the Sheriff's Substation and Fire Department and Planning Department for approval prior to issuance of building permits. [FIRE; POLICE; PL]

60._____ **Improvement plans** shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Loomis Fire District and Placer County Water Agency. [ENG; FIRE; PCWA]

Wetlands – U.S. Army Corps of Engineers, and Town

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61. _____ The owner shall submit to the Planning Director and the Town Engineer verification from the U.S. Army Corps of Engineers and the California Department of Fish and Game that the project meets all regulations and that the owner has obtained all required permits (if necessary) relating to wetlands and waterways **prior to issuance of any grading permit.** [ENG; PL]

62._____ **Prior to approval of Improvement/Grading Plans**, the applicant shall furnish to the Town, evidence that the California Department of Fish & Game and the U.S. Army Corps of Engineers have been notified regarding the existence of wetlands, streams on the property. **If permits are required, they shall be obtained and copies submitted to the Town prior to any clearing, grading, or excavation work.** [ENG; PL]

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63._____ The owner shall comply with U.S. Army Corps of Engineers requirements regarding the potential barricading of all onsite wetlands.

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GENERAL PLANNING

64._____ The property owner shall be responsible to ensure all conditions to this permit are binding on all successors-in-interest (e.g. by incorporating into the standard provisions of any sale, lease and/or rental agreements, etc.). [ADVISORY]

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65._____ The owner will be responsible for taking reasonable actions to abate nuisances caused by this project in the project area which are under the

owner's control.

66. _____ No certificate of occupancy shall be issued until all conditions incorporated into this Conditional Use Permit are completed and accepted or approved by the Town. [ADVISORY]

67. _____ The owners are limited to four (4) special events per year. Notice must be given to the Town two (2) weeks prior. Notice shall include the day, length and description.

68. _____ This project approval does not permit the Priory to be utilized as a public school. A public school would require additional review and approval by the Town.

69. _____ The owners shall submit to the Town a staging plan for construction vehicles prior to the issuance of a grading permit. This is to ensure that construction vehicles remain on-site and off of surrounding residential streets for the duration of the construction period.

70. _____ The owner shall submit a preliminary construction schedule to the Town prior to the issuance of a grading permit.

Noise (Mitigation Measures 'NOISE-1' and 'NOISE-2')

71. _____ The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the Ldn to exceed 60 dBA at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 75 dBA at any time during or after construction. [ADVISORY]

72. _____ The project shall conform to the Zoning Ordinance land use noise compatibility standards. [ADVISORY]

73. _____ The project shall conform to the requirements of the Updated Noise Study titled, "Regina Caeli Priory Project Noise Assessment", dated December 5, 2011, by Bollard Acoustical Consultants and Mitigation Measures 'NOISE-1' and 'NOISE-2'. [ADVISORY]

74. _____ The project shall not disturb the peace, at any time during or after construction. Out-of-door loudspeakers and/or amplified sound systems shall be limited as approved by the Planning Director and subject to

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such conditions as may be reasonably imposed by the Planning Director to assure preservation of the public health, safety and welfare. [PL]

- 75._____ The hours for on-site construction, shall be limited to Monday through Friday, 7 AM to 7 PM to assure public health, safety and welfare. No construction work shall occur on Saturdays or Sundays or federal holidays. Work inside the building which cannot be heard at the property lines is specifically excluded from these restrictions. Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible. All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer-installed mufflers. [ADVISORY]

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Fencing and Walls

- 76._____ Fencing shall be installed in conformance with the site approved plan. [ADVISORY]
- 77._____ Temporary fencing shall be placed around wetlands to be avoided during project construction. [BLDG; ENG]
- 78._____ Permanent barriers shall be placed around avoided wetlands prior to certificate of occupancy. [PL; ENG]
- 79._____ Fencing used to enclose the outdoor storage area shall be approved by the Planning Director **prior to installation of fencing.** [PL]

Trees (Mitigation Measure 'BIO-4')

- 80._____ Owner shall submit a tree mitigation/tree protection plan in accordance with the Town's current Tree Preservation and Protection Ordinance (adopted 2003 and in-effect at the time of this approval) **prior to issuance of a grading permit.** Based upon the owner's submitted proposal of planting 400 mitigation trees onsite, the owner shall be required to pay the remaining tree mitigation in-lieu fee amount of \$662,000.00 for the remaining tree mitigation value of 1,324 trees **prior to the issuance of a grading permit.** [PL]

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- 81._____ Owner shall submit an arborist report which requires approval of the Planning Director **prior to any improvement plan approval.** The arborist report shall contain requirements to avoid the root zone of existing trees, or, if it is necessary to trench within the root zone, how to

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adequately mitigate the impacts on the trees (and their canopy) during trenching for and installation of utilities. [PL, ENG]

82._____ The improvement plan/grading plan shall show appropriate fencing and protection measures for the trees (which are shown to be retained in accordance with this approval) to the satisfaction of the Planning Department and Town Engineer in accordance with best practices and the following bullets. A grading permit shall be obtained prior to any onsite construction. Every attempt shall be made to retain as many existing trees on-site as possible. The owners shall limit tree removal to those trees approved to be removed by this approval. [PL; ENG]

- Owner shall protect the trees and area within each trees critical root zone (CRZ) from damage during grading and construction. The CRZ's shall be fenced with orange protective fencing prior to any work on site.
- **Prior to on-site construction**, the owner shall deposit funds with the Town to pay for a certified arborist to provide periodic inspection of the site during grading and construction, and verification to the Planning Director that the approved protection measures are properly implemented.
- **Prior to issuance of any grading permit** the owner shall have the town arborist meet with the grading contractor to discuss the various arborist requirements during construction.
- **Prior to any on-site construction/issuance of any permit**, owner shall submit a tree protection/restoration plan (including a list of removed trees, replacement trees, their irrigation and maintenance), for approval by the Planning Director prior to any construction or permit.
- Specific recommendations as stated in the arborist report and tree protection/restoration plan shall become requirements of the project and be completed **prior to final occupancy or bonded** for to the satisfaction of the Town Attorney.
- **Prior to final occupancy**, a certified arborist shall submit a written statement confirming compliance with the approved tree mitigation protection plan to the Planning Department.
- Monitoring shall be conducted pursuant to the tree ordinance, except that the monitoring period may be extended up to 5 years.

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83._____ A minimum cash deposit of \$10,000 for the improvement plan issuance (or an amount deemed adequate by the Planning Director to insure that the heritage trees on site are protected/preserved and replaced, if

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required). ~~The bond shall be posted in a form approved by the Town Attorney prior to issuance of any permits or any grading or movement of heavy equipment onto the site, whichever occurs first.~~
[PL; ATTORNEY]

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Grading ~~(Mitigation Measures 'GEO-1', 'HYDRO-1', 'HYDRO-2' and 'HYDRO-3')~~

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84. _____ All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12.04), with prior review and approval by the Town Engineer. A Grading Permit shall be obtained **prior to Improvement Plan approval/issuance.** [ENG]

Environmental Review Conditions

85. _____ If archaeological, historical, or paleontological features are discovered during construction, work within 50/100 feet of the find shall be halted, and the Town of Loomis Planning Department shall be notified. A qualified archaeologist, historian, or paleontologist shall be retained at the owner's expense to conduct an on-site evaluation and provide recommendations for removal and/or preservation.
[ADVISORY] ~~Mitigation Measure 'CUL-1' and 'CUL-2'~~

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86. _____ The owner shall ensure that the heavy equipment operators and workers involved with initial site development are informed of the potential archaeological and paleontological sensitivity of the site. Workers will be instructed as to the types of materials (unusual amounts of stone, bone, or shell) that could indicate an archaeological site.[ADVISORY]

87. _____ The owner shall notify Placer County Coroner if human remains are discovered, and that if such remains are of Native American origin, then the Native American Heritage Commission will be notified, and the Most Likely Descendant will be consulted regarding the appropriate disposition of the remains of any grave artifacts that are discovered.
[ADVISORY]

Lighting

88. _____ All lighting shall be shielded, directed on-site and night-sky compliant.
All lights shall be on sensors so that they are on during the night and off during the day. A detailed on-site exterior lighting plan, proposed by the owner or their lighting consultant, shall be reviewed and approved by the Planning Department and Town Engineer (for shielding, level of illumination for safety and coverage, design of fixtures in accordance

with project and area of Town) **prior to improvement plan or building permit issuance.** Said plan shall indicate fixture design, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties. The lighting shall be installed prior to building final or any certificates of occupancy being issued. **[BLDG; ENG; PL]**

- 89._____ Parking lot lighting fixtures shall have no more than a 150 watt lamp and shall provide cut-off shields on the side adjacent to the residential properties. **[ENG; PL]**

Agricultural Preservation

- 90._____ The owner shall comply with 13.50 – Agricultural Preservation – Right-to-Farm of the Zoning Ordinance. **[ADVISORY]**

Parking Waiver

- 91._____ The owner shall be allowed to provide only 53 parking spaces as long as the facility is used as a Priory and there are no increases in the number of occupants. Plans of the parking spaces shall be reviewed and approved in accordance with Town of Loomis Zoning Ordinance standards prior to issuance of a building permit by the Town Engineer and Planning Director. The spaces shall be paved and striped and improved in accordance with the approved plans prior to issuance of the Certificate of Occupancy. **[PL]**

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- 92._____ The number of parking spaces (130) calculated by Town code requirements shall be reduced to 53 in recognition of the type of facility that the Priory is, that occupants will not have access to their own individual vehicles, and that reducing parking in this case will lessen the impact of paved areas on the site thereby aiding in aesthetics, water infiltration and providing additional habitat for flora and fauna in the area. **[PL]**

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- 93._____ No inoperable vehicles shall be stored out-of-doors at the site for more than 24 hours, except as may be approved by the Planning Director. **[ADVISORY]**

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LANDSCAPING AND DESIGN

- 94._____ The owner shall develop the site as shown in the site plans (titled “Dominican Sisters of Mary, Mother of the Eucharist” by RFE

Engineering, Inc., dated received 1/31/12) presented to, reviewed by, and approved by the Planning Commission on February 7, 2012 and marked "APPROVED" in the project file. Minor Modifications which do not have a material affect of the design of the project may be approved by the Planning Director so long as the Planning Director determines that they are in keeping with the Planning Commission's approval. [PL]

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95. _____ The owner shall construct the buildings as shown in the design plans (titled "Overall Elevations," by PK Architects, dated December 2011) presented to, reviewed by, and approved by the Planning Commission on February 7, 2012, and marked "APPROVED" in the project file. Minor Modifications which do not have a material affect of the design of the project may be approved by the Planning Director so long as the Planning Director determines that they are in keeping with the Planning Commission's approval. [PL]

96. _____ The landscaping shall be installed per the approved plans (titled "Conceptual Landscape Plan," by PK Architects, dated December 2011) **prior to the building receiving final building approval or any certificates of occupancy** being issued. **Prior to issuance of final building approval**, the landscape professional shall submit a written statement confirming compliance with approved plans and approval of materials and installation to the Planning Department. Compliance with the Water Efficient Landscape Ordinance (WELo) is required. [PL]

97. _____ Minor Modifications which do not have a material affect of the design of the project landscaping may be approved by the Planning Director so long as the Planning Director determines that they are in keeping with the Planning Commission's approval. [PL]

98. _____ All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash and debris. [ADVISORY]

99. _____ No pesticides or herbicides shall be used within 100-feet of any onsite wetlands. [ADVISORY]

Signage

100. _____ The owner shall submit a sign plan for the project for the review and obtain approval of the Planning Director per the Sign Ordinance prior to issuance of the building permit/issuance of an occupancy

permit. One free-standing monument-type sign shall be permitted for this project.

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Lot Line Adjustment

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101. The applicant shall submit appropriate deed information to the Town engineer for his review and approval prior to submittal for the building permit and the documents shall be recorded prior to final building approval of the building.

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Mitigation Monitoring

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102. The owner shall submit **prior to issuance of final building approval, and keep on deposit** with the Town a \$500 mitigation monitoring fee for payment of an hourly fee to the town for responding to any complaints.

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103. The owner shall comply with the approved Mitigation Monitoring Reporting Plan, dated January 2012 and prepared by AECOM.

104. Pursuant to Government Code Chapter 5 – Planning and Land Use 66000, the owner shall be responsible for reimbursement of all monitoring costs to insure compliance with conditions imposed upon the project incurred by the Town. **[ADVISORY]**

105. An annual monitoring report for a minimum period of 3 years from the date of installation of the landscaping, prepared by a landscape professional, shall be submitted to the Planning Department for review and approval. Any corrective action shall be the responsibility of the owner (homeowner's association). **[PL]**

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106. **Prior to any grading on the property**, the owner shall deposit with the Town the current fee to pay for the Town's time and material cost to administer the Mitigation Monitoring Program. The Planning Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. **[PL]**

FEES

107. The owner shall pay the development fees (e.g. road circulation fees, drainage fees, community facilities fee, master plan, Placer County,

open space and parks, and fire fees, etc.) in effect at the time of building permit issuance. [ADVISORY]

108. _____ Pursuant to Government Code Chapter 5 - Planning and Land Use 66000, the owner shall be responsible for reimbursement of all monitoring costs to insure compliance with conditions imposed upon the project incurred by the Town. [ADVISORY]

109. _____ The Town shall retain the services of an onsite building and civil inspector to assist the Town in inspecting the project during development of the site. The owner shall pay the cost of any onsite inspector(s).

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Applicant

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Town of Loomis,

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