

MITIGATION MONITORING PLAN FOR DEL ORO VISTAS SUBDIVISION

Background

Section 21081.6 of the California Public Resources Code requires public agencies to "...adopt a reporting or monitoring program for the changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." This monitoring program is required for The Del Oro Vistas project because the Mitigated Negative Declaration for the project has identified impacts, and mitigation measures have been identified to mitigate those impacts. All mitigation measures and the plan requirements will be included as conditions of project approval. The applicant will be responsible for all mitigation cost and implementation of mitigation measures unless otherwise stated.

Purpose of the Mitigation Monitoring Plan

The purpose of this plan is:

- To ensure that mitigation measures are implemented.
- To provide feedback to agency staff and decision makers about the effectiveness of the measures.
- To provide learning opportunities for improving mitigation measures on future projects.
- To identify the need for enforcement action before irreversible environmental damage occurs.

Monitoring Process

Existing monitoring mechanisms are in place to assist the Town of Loomis in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop separate monitoring processes for each mitigation measure.

The Loomis Planning Department [Planning Director] will be responsible for overseeing tree preservation and project design mitigation measures. The Town Engineer will be responsible for monitoring construction-related mitigation measures, such as erosion control. The Building Official will monitor residential construction.

The Project Developer will be responsible for preparing monitoring letters to provide project updates. The frequency of these letters will vary during the course of the project and will be determined by the Town. The purpose of these letters is to assist Town staff in keeping abreast of the complicated construction process and any problems that have arisen in the previous week. Appropriate Town staff in the respective departments will review the letters, verify the conditions, and take action, as necessary.

The Planning Department may chose to prepare a final summary of project monitoring upon completion of all mitigation measures. This report would be used to refine mitigation measures in the future.

Unless identified otherwise, the Project Owner is responsible for implementation of mitigation measures and monitoring actions.

**MITIGATION MONITORING PLAN
#08-12 Del Oro Vistas Subdivision & Lot Line Adjustment**

MITIGATION MEASURE	RESPONSIBLE AGENCY	WHEN/HOW IMPLEMENTED
The conditions of approval shall incorporate by reference all of the mitigations listed in the Mitigated Negative Declaration adopted March 17, 2009. The developer shall comply with all mitigations identified in the attached Mitigated Negative Declaration.	Owner	The timing is indicated on the specific measures in the table below. Owner to provide written letters as determined by the Planning Director.
The project shall conform to requirements of the Placer County Air Pollution Control District (PCAPCD). Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the Town Engineer and PCAPCD.	Owner Town Engineer PCAPCD	Prior to commencement of grading Field check during facility operation.
The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein and the Town of Loomis Municipal Code. Approval of this project shall not waive compliance with all sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.) and the Loomis General Plan. In cases of conflict between the Municipal Code and the General Plan, the most restrictive practice applies as determined by the Planning Director.	Owner Planning Director	Field check during facility operation.
If archaeological, historical, or paleontological features are discovered during construction, work within 50 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 developer's expense to conduct an on-site evaluation and provide recommendations for removal and/or preservation.	Owner Planning Director	If discovered during construction. Field check during facility operation.
Exceptions to the maximum slope may be granted to protect trees or environmental features. All construction shall comply with the earthquake standards contained in the California Building Standard Codes.	Owner Town Engineer Building Official	Field check during facility operation.
The project Owner shall construct the project in accordance with the Placer County Storm Water Management Manual prepared by the Placer County Flood Control and Water Conservation District as recognized by the Town.	Owner Town Engineer Building Official	Field check during facility operation.
The project Owner shall construct the project in a manner so that post-construction runoff flows do not exceed predevelopment flows through the use of a drainage plan that includes provisions for on-site detention of runoff flows, subject to review and approval of the Town Engineer.	Owner Town Engineer Planning Director	Field check during facility operation.
The Owner shall be required to construct any improvements to the parcel and facility as deemed necessary by the Town Engineer.	Owner Town Engineer	Plan check of improvement plans.
The Owner shall be required to submit flood displacement calculations and	Owner	Plan check of building permit.

any additional information to the Town Engineer for review and approval prior to the issuance of any building permit within a designated floodplain	Town Engineer	
The Owner shall submit a Tree Permit application and apply for Design Review prior to any building permit. The Tree Permit shall include an arborist report identifying species, size and location of all protected trees onsite. The Owner shall be responsible for all mitigation measures required by the Town Tree Ordinance at the time of permit application.	Town Planning Department Town Engineer	Plan check prior to Design Review.
The Owner shall comply with all necessary findings contained in the submitted Noise Assessment Report by Luke Saxelby of J. C. Brennan & Associates, dated October 2008	Town Planning Department Building Department	Plan check at Building Permit plan check