

**FLYING CHANGE FARMS
MITIGATION MONITORING AND REPORTING PROGRAM**

INTRODUCTION

This section provides the Mitigation Monitoring and Reporting Program (MMRP) for the Flying Change Farms project, pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, which require that public agencies adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. A MMRP is required for the Proposed Project because the Initial Study/Mitigated Negative Declaration identified significant adverse impacts, and mitigation measures have been identified to reduce those impacts to less-than-significant levels.

The Proposed Project would construct and operate a commercial equestrian center catering to dressage and hunter/jumper riders. Facilities would be concentrated in the northwestern portion of the project site, and would include a 40-stall barn, covered riding arena, outdoor jumping arena, outdoor arena (dressage court), a building for storage of hay, bedding and a fodder system, a manure storage building, 2 round pens, 3 paddocks, and associated facilities (e.g., parking, trash enclosures). A maximum of 55 horses would be boarded at any one time. Up to two clients are expected to trailer in on 3 to 4 days a week. The facility will not host horse shows or similar events. The site has a single residence, which would be the on-site manager's quarters. Two additional employees would live off site.

The numbering of the individual mitigation measures follows the numbering sequence found in the Initial Study. All revisions to mitigation measures that were identified in responses to comments have been incorporated into this MMRP.

Adoption of the MMRP must occur prior to, or concurrently with, adoption of the Proposed Project for which the program has been developed.

PURPOSE OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The purpose of the MMRP is to:

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

The components of the MMRP are addressed briefly below.

Mitigation Measures: The mitigation measures are taken verbatim from the Initial Study, in the same order that they appear in the Initial Study.

Entity Responsible for Implementation: Individual or organization who will implement the mitigation measure, usually the Applicant and/or the construction contractor.

Timing/Milestone: Each measure must take place during or prior to some part of project approval or construction. The timing/milestones generally fall into one of the categories shown in the table below.

Monitoring and Enforcement Responsibility: The Town of Loomis will have ultimate and legal responsibility for implementation of all mitigation measures. This column indicates which office within the Town, usually the Planning Department or Town Engineer, will conduct the actual monitoring and reporting, as well as take corrective actions when a measure has not been properly implemented. Other agencies that could have a role are also identified.

Abbreviations are shown below.

ABBREVIATIONS	
Monitoring Responsibility	Timing of Action
PD=Planning Department	FM = Prior to Final Map Approval
TE = Town Engineer	IP = Prior to Approval of Improvement Plans
EHS=Placer County Environmental Health & Safety Department	G = Prior to Grading Permit
PCAPCD = Placer County Air Pollution Control District	B = Prior to Issuance of a Building Permit
CDFW = California Department of Fish and Wildlife	C = During Construction
USCOE = US Army Corps of Engineers	DG = During Grading

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<p>3. Air Quality</p> <p>1. Prior to issuance of a grading permit, the contractor shall submit a dust control plan to the Town and the PCAPCD for review and approval. The plan shall insure that adequate dust controls are implemented during all phases of construction through the use of the following or equally effective measures. 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 foreperson. An enforcement plan shall be established to weekly evaluate 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. No open burning of removed vegetation shall be conducted during infrastructure improvements. Vegetative material shall be chipped or delivered to waste to energy facilities. 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 to the extent feasible. Diesel-power equipment shall not be allowed to idle within 1,000 feet of any sensitive receptors. 	Contractor	G	TE, PCAPCD

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<ul style="list-style-type: none"> • Diesel-power equipment shall not be allowed to idle for more than 5 minutes at any time. • Earth moving construction equipment shall be cleaned with water once per day. • 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. Pursuant to District Rule 228, Section 304, streets shall be wet broomed or washed of any silt carried over to adjacent public thoroughfares during construction activities. • 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 use 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. 			
2. (a) The project applicant shall maintain adequate facilities (e.g., covered bins within an enclosure, such as a shed or barn with roof and doors) to contain all manure and associated waste removed from stalls and paddocks. (b) Manure disposal bins shall be located a minimum of 120 feet from the northern property line and 300 feet from the western property line. (c) Manure and waste pick up shall be scheduled often enough to empty bins before they reach full capacity, and a minimum of once per week. (d) The automated fly spray system shall be maintained, and if it fails during fly season (generally May through October), the system shall be repaired or replaced within one week.	Applicant	Ongoing	PD
4. Biological Resources			
3. Preconstruction surveys shall be conducted in the same year as the onset of grading, as specified below: (a) Prior to approval of Improvement Plans, the Project Applicant shall retain a qualified botanist to conduct confirmation plant survey(s) for Boggs Lake hedge hyssop within the areas to be disturbed, including the area where intersection improvements would occur. The survey(s) shall be	Contractor, Applicant's Biologist	Prior to beginning of grading in every construction year	PD

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<p>conducted during the appropriate blooming period. These plants have not been observed on the project site through previous surveys; however, appropriate habitat for these species is present. If plants are present, but are in areas where soil disturbance is not necessary, the plants shall be flagged and avoided during grading and construction. If avoidance of the plants is not feasible, then the botanist shall notify the Town and the appropriate regulatory agency and identify measures to fully offset the loss of the plant, including relocation and transplanting of the plant population and/or off-site replacement planting at a 2:1 or higher ratio and/or equally effective measures. If the confirmation survey(s) do not reveal the presence of these plants, then no further action is required.</p> <p>(b) i. The site to be disturbed shall be surveyed for the presence of the valley elderberry longhorn beetle and its elderberry host plant by a qualified biologist in accordance with current USFWS protocols. If elderberry plants with one or more stems measuring 1.0 inch or greater in diameter at ground level occur on or adjacent to the disturbance site, or are otherwise located where they could be directly or indirectly disturbed, minimization and compensation measures shall be implemented so that there is no net loss of VELB habitat. These measures shall include transplanting existing shrubs and planting replacement habitat (conservation plantings) and/or equally effective measures at the ratios identified in the protocols. Surveys are valid for a period of two years. Elderberry plants with no stems measuring 1.0 inch or greater in diameter at ground level are unlikely to be habitat for the beetle because of their small size and/or immaturity. Therefore, no minimization measures are required for removal of elderberry plants with all stems measuring 1.0 inch or less in diameter at ground level.</p> <p>ii. For elderberry plants with stems measuring 1.0 inch or greater, any elderberry plant within 100 feet of the area to be disturbed shall be protected and/or compensated for in accordance with the USFWS Conservation Guidelines for the Valley Elderberry Longhorn Beetle and the Programmatic Formal Consultation Permitting Projects with Relatively Small Effects on the Valley Elderberry Longhorn Beetle Within the Jurisdiction of the Sacramento Field Office.”</p>	<p>Contractor, Applicant's Biologist</p>	<p>Prior to beginning of grading in every construction year</p>	<p>PD USFWS if stems >1" would be affected</p>
			<p>(c) Should construction activities occur during the breeding season (February 15 through August 31), a pre-construction survey for raptor and/or 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 the area of disturbance shall be surveyed, with particular attention to any trees or shrubs that would be removed or directly disturbed. 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</p>

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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. The buffer shall be sufficient to ensure that the nesting birds are not disturbed by construction activities to the extent that they might abandon the nest prematurely.	Contractor, Applicant's Biologist	I or B	PD USCOE if wetlands to be filled
(4(a) Prior to issuance of Improvement Plans or building permits, the project applicant shall provide to the Town confirmation from a qualified biologist that the 2004 wetland delineation within the areas to be disturbed and adjacent areas is accurate, and that no wetlands are present in the area where intersection improvements would occur. The wetland delineation for the area to be affected by the Proposed Project shall be updated if needed. (This provision may be met through the 404 permit process.) If an updated wetland delineation indicates that the Proposed Project would result in fill of jurisdictional wetlands, the project applicant shall carry out on-site replacement or off-site banking to mitigate for impacts to wetlands to ensure no net loss of wetlands, consistent with Loomis Municipal Code Section 13.58. 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.			
(b) No grading or other disturbance shall occur and no structures shall be constructed, within 25 feet from the edge of jurisdictional wetlands, or a lesser amount determined to be adequately protective by a qualified biologist. During construction, temporary fencing shall be placed around the wetlands that are in proximity to construction areas.	Contractor, Applicant's Biologist	DG, DC	PD
5(a) If the removal of one or more protected trees is required for project implementation, the project applicant shall implement one or a combination of the following measures:	Applicant	B	PD
(i) pay an in lieu fee for removal of trees, as calculated according to the Town Tree Ordinance (Section 13.54 of the Municipal Code). The fee shall be paid at the time that Improvement Plans are approved.			
<u>Or</u>			
(ii) Prepare a Tree Planting and Maintenance Plan that provides for the planting of trees on site or at another location within the town where maintenance to ensure survival of the trees will be			

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<p>guaranteed. If trees are to be planted on site, they shall be located in easements that can be protected and reviewed annually for a period of five years.</p> <p>Trees planted to meet the provisions of this measure shall be the same species as the tree(s) that are removed. The selected method shall be adequate to ensure the long-term viability of new plantings at a level that meets or exceeds the level of tree removal, as measured at diameter at breast height.</p>			
(b) All construction shall be conducted in accordance with Section 13.54.070 of the Municipal Code and the April 2017 Sierra Nevada Arborist report with respect to protected trees within 50 feet of any area to be disturbed by the Proposed Project.	Contractor	DG, DC	PD
<p>5. Cultural Resources</p> <p>6(a) If any cultural resources, such as structural features, 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 on 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 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 the finding be historically significant or a unique archaeological resource. 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. 			

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(b) 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 to request the names of the most likely descendent(s), and Public Resources Code, Section 5097.98 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 Department, before resuming ground-disturbing activities within 100 feet of where the remains were discovered.	Contractor	DG	PD
7. The project applicant shall inform heavy equipment operators and workers involved with initial site development of the potential for paleontological resources to be present. Workers shall be instructed as to the indicators of paleontological remains.	Contractor	G, DG	PD
If any evidence of fossils is discovered during excavation or grading, all work within 50 feet of the find shall be suspended, and the Town of Loomis shall be notified. The Town shall coordinate investigation of the site with a qualified paleontologist as needed to assess the resource and provide proper management recommendations, such as avoiding the resource and/or excavating and recording data on the resources. The contractor shall implement any measures deemed necessary for the protection of paleontological resources. All significant paleontological resources recovered shall be subject to scientific analysis and professional curation. A report of these activities shall be prepared for the Town by the paleontologist according to current professional standards.			
6. GEOLOGY AND SOILS			
8. Prior to approval of Improvement Plans, a geotechnical report shall be prepared to characterize the soils and geologic constraints of the project site. The recommendations of the geotechnical report shall be incorporated into the design and construction of buildings, roads, parking areas and pipelines.	Applicant	IP	TE
9(a) Prior to approval of Improvement Plans, the project applicant shall provide documentation demonstrating that the project septic system and leach field have capacity to accept the flows from the new restroom, and will comply with Placer County Sewage Ordinance, Article 8.24.	Applicant	IP	TE, EHS
(b) The leach field shall be protected so that no activities, including horses grazing or being ridden, occur over the leach field.	Contractor, Applicant	DG, Ongoing after occupancy	PD

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8. HAZARDS AND HAZARDOUS MATERIALS			
10. In the event previously unidentified hazardous materials contamination is discovered or believed to be present, work shall stop immediately and the site shall be investigated by a qualified professional. If contaminated, the area shall be remediated by a qualified professional, in consultation with Placer County Environmental Health Division, the Regional Water Quality Control Board and/or the California Department of Toxics Substances Control, as appropriate. Work shall not resume until potential hazards have been identified and managed.	Contractor	DG	PD, EHS
11. In order to minimize the potential for wildland or structure fires, and to ensure that the fire department can respond quickly and effectively to any onsite fires, the site plan shall be reviewed by the South Placer Fire Department, and all measures recommended by the SPFD shall be implemented.	Applicant	IP	PD
9. HYDROLOGY AND WATER QUALITY			
12. (a) Prior to approval of Improvement Plans, the Town Engineer shall confirm that proposed on-site features will provide enough detention to reduce project-generated peak flows to pre-development levels for the 2-year 10-year and 100-year storm event. The selected features and the final Drainage and Stormwater Quality Report and SWQP shall be consistent with the West Placer Stormwater Quality Design Manual.	Applicant	IP	TE
(b) 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, and/or equally effective measures as determined appropriate and as approved by the Town of Loomis: <ul style="list-style-type: none"> i. 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 required by PCAPCD. ii. 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. iii. 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. 	Contractor	IP, G	TE

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<p>iv. 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 well as a variety of trees and shrubs.</p> <p>v. Infrastructure shall be designed to minimize drainage concentration from impervious surfaces.</p>				
<p>vi. 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 enforced during the construction period. Speed limits shall be noted on project plans prior to issuance of grading and building permits. • 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. 	<p>12. Noise</p>	<p>Contractor</p>	<p>DG</p>	<p>PD</p>

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<ul style="list-style-type: none"> • 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>14. PUBLIC SERVICES</p>			
<p>14. Implement Mitigation Measure 11.</p>		<p>See Mitigation Measure 11.</p>	
<p>15 Construction and maintenance of drainage facilities shall implement BMPs to minimize the potential for mosquito breeding within those facilities in accordance with the recommendations of the Best Management Practices for Mosquito Control in California: Recommendations of the California Department of Public Health and Mosquito and Vector Control Association of California (Mosquito BMPs Handbook; CDPH and MVCAC 2010). The BMPs shall be identified in a Mosquito Control Plan subject to approval of the Town. The following measures, or others that are equally effective, shall be included at a minimum:</p> <ul style="list-style-type: none"> • Construct or improve large ditches to a slope of at least 2:1 (vertical: horizontal) and a minimum 4-foot wide bottom. Consider a 3:1 slope or greater to discourage burrowing animal damage, potential seepage problems, and prevent unwanted vegetation growth. • Keep ditches clean and well-maintained. Periodically remove accumulated sediment and vegetation. Maintain ditch grade and prevent areas of standing water. • Routinely inspect, maintain, and repair irrigation system components; check and repair leaky outdoor faucets. • Manage sprinkler and irrigation systems to minimize pooling. • Design and operate wash racks to minimize water from pooling for extended periods of time. • Remove emergent vegetation and debris from gutters and channels that accumulate water. • During summer months, maintain water levels in troughs and buckets that minimize the likelihood of mosquito breeding. <ul style="list-style-type: none"> • Regularly inspect areas and items that could retain water (e.g., buckets, troughs, barrels). • Irrigate only as frequently as is needed to maintain proper soil moisture. Check soil moisture regularly. • Do not over fertilize. Over-fertilization can leach into irrigation run-off making mosquito 	<p>Contractor, Applicant</p>	<p>DG, Ongoing after occupancy</p>	<p>PD</p>

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production more likely in ditches or further downstream. <ul style="list-style-type: none"> • When possible, use sprinklers or drip systems rather than flood irrigation. • Keep animals off the pasture while the soil is soft. Mosquito habitat is created in irrigated pastures when water collects in hoof prints. 			
16. TRANSPORTATION/TRAFFIC			
16. Prior to issuance of a grading permit, the applicant shall prepare a Construction Traffic Management Plan that includes methods for street closure (e.g., timing, signage, location and duration restrictions), criteria for flaggers and/or other traffic controls, and maintenance of access for residents of James Drive and Monte Claire Drive, and that emergency vehicles will be able to travel on Rocklin Road.	Contractor	G	TE