MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Carmenere Estates Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Initial Study/Mitigated Negative Declaration (IS/MND) for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the IS/MND for the proposed project, prepared by the Town of Loomis. This MMRP is intended to be used by Town staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the IS/MND that was prepared for the proposed project. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

The proposed project IS/MND presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the proposed project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the Town of Loomis. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The Town will be responsible for monitoring compliance.

MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the item number, the checklist questions the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

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Impact Number	**Impact**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
Biological Resources					
IV(a).	Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	*Special-Status Plant Species* *IV-1. During the spring and summer prior to ground-disturbing activities associated with construction within the eastern site, an additional protocol special-status plant survey shall be conducted for the eastern site. If any subsequent residences or associated improvements are proposed for construction more than three years after the initial protocol special-status plant survey is conducted, subsequent special-status plant surveys shall also be conducted in areas proposed for impact. The surveys shall be conducted in accordance with the USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants, the CNPS Botanical Survey Guidelines of the California Native Plant Society, and Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. If special-status plant species are not observed during the survey, additional mitigation shall not be required. If special-status perennial plants are observed, mitigation shall consist of digging up the plants and transplanting them into a suitably avoided area on-site prior to construction. If special-status plants are impacted, qualified botanists shall coordinate with the Town of Loomis to develop an approved mitigation plan. The plan shall describe the proposed mitigation for impacts to the plant species, and include (at minimum)*	Town of Loomis	Prior to approval of project improvement plans During the spring and summer prior to any ground-disturbing activities associated with construction within the eastern site, and if subsequent residences or improvements are proposed more than three years after the initial protocol survey	

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		details regarding success criteria, monitoring, reporting, and contingency in case of failure. Mitigation for the transplantation/establishment of rare plants shall not result in the net loss of individual plants after a five-year monitoring period. This mitigation measure shall be added to the Notes page of project improvement plans.			
		IV-2. If ground disturbing activities within the western site do not commence by the winter of 2028, an additional protocol special-status plant survey shall be conducted for the western site. If any subsequent residences or associated improvements are proposed for construction more than three years after the initial protocol special-status plant survey is conducted, subsequent special-status plant surveys shall also be conducted in areas proposed for impact. The surveys shall be conducted in accordance with the USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants, the CNPS Botanical Survey Guidelines of the California Native Plant Society, and Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. If special-status plants are not observed during the survey, additional mitigation shall not be required. If special-status perennial plants are observed, mitigation shall consist of digging up the plants and transplanting them into a suitably avoided area on-site prior to construction. If special-	Town of Loomis	Prior to approval of project improvement plans If ground-disturbing activities within the western site do not commence by winter 2028, and if subsequent residences or improvements are proposed more than three years after the initial protocol survey	

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		status plants are impacted, qualified botanists shall coordinate with the Town of Loomis to develop an approved mitigation plan. The plan shall describe the proposed mitigation for impacts to the plant species, and include (at minimum) details regarding success criteria, monitoring, reporting, and contingency in case of failure. Mitigation for the transplantation/establishment of rare plants shall not result in the net loss of individual plants after a five-year monitoring period. This mitigation measure shall be added to the Notes page of project improvement plans. *Monarch Butterfly* *IV-3. If, at the time of project grading activities, monarch butterflies are not a FESA candidate or FESA listed and the species does not fall into any of the other special-status categories, then mitigation measures shall not be necessary. Furthermore, if a different mitigation measure is determined to be more appropriate at the time of listing, the measure can be submitted to the Town and USFWS for review and approval.* *If construction occurs within annual brome grassland between mid-March through late September, when milkweed plants may host monarch eggs or caterpillars, a pre-construction survey shall be conducted by a qualified biologist within 15 days prior to construction. The survey shall cover the proposed impact area and a 50-foot buffer in*	Town of Loomis Planning Department California Department of Fish and Wildlife (CDFW) U.S. Fish and Wildlife Service (USFWS)	Within 15 days prior to construction	

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		accessible areas. The qualified biologist shall comprehensively search the survey area for milkweed plants, and all identified milkweed plants shall be surveyed for monarch eggs, larvae (i.e., caterpillars), and chrysalises. Additionally, other plants immediately adjacent to milkweed plants shall be searched for chrysalises. If eggs, caterpillars, or chrysalises are not detected, additional mitigation measures shall not be necessary. Survey results shall be submitted to the Town of Loomis Planning Department. *If eggs, caterpillars or chrysalises are found, the plants shall be avoided with a 50-foot buffer until metamorphosis is completed and adult butterflies emerge and voluntarily leave the host plant. If the eggs, larvae, or chrysalises cannot be avoided, all eggs, larvae, and chrysalises, including the portion of the plant to which they are attached, shall be translocated to an alternative location subject to review and approval by CDFW and USFWS. That location must be a minimum of 50 feet outside of the proposed impact area and contain a similarly sized or larger population of larval host plants. The portions of the plants supporting eggs or chrysalises shall be tied to the live stem of the avoided larval host plant, while caterpillars shall be placed directly on a stem or leaf of a larval host plant.*			

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		Western Spadefoot *IV-4. During the March or early April prior to on-site grading activities, when spadefoot tadpoles would be present, a survey of all suitable aquatic habitat within the project site (including features proposed for avoidance) shall be conducted by sampling the aquatic resources thoroughly with dipnets. In addition, one nocturnal acoustic survey of all areas within 300 feet of vernal pools and seasonal wetlands shall be conducted. Acoustic surveys shall consist of walking through the area and listening for the distinctive snore-like call of the species. Timing and methodology for the aquatic and acoustic surveys shall be based on those described in Distribution of the Western Spadefoot (Spea hammondii) in the Northern Sacramento Valley of California, with Comments on Status and Survey Methodology (2017). Survey results shall be submitted to the Town of Loomis Planning Department.* *If both the aquatic survey and the nocturnal acoustic survey are negative, further mitigation shall not be necessary. If western spadefoot are observed within aquatic habitat proposed for impact, the following measures shall apply:* • *Ground-disturbing activities within 1,500 feet of the pond shall occur outside the breeding and dispersal season (after May 15 and before October 15), to the maximum extent practicable;*	Town of Loomis Planning Department	Prior to on-site grading activities during March or early April, when spadefoot tadpoles would be present	

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		• *If ground-disturbing activities must be implemented between October 15 and May 15 (dispersal season), exclusion fencing consisting of trenched in silt fencing shall be installed prior to October 15 around the project disturbance area within 1,500 feet of the pond or as directed by the qualified biologist. Fencing shall remain in place until all construction activities within the construction area are completed. Project activities shall not occur outside the delineated project footprint. The fence shall be maintained in working order through the duration of the project construction;* • *A qualified biologist experienced with western spadefoot identification and behavior shall monitor the project site, including the integrity of any exclusion fencing;* • *The qualified biologist shall also train construction personnel on the required avoidance procedures, exclusion fencing, and protocols in the event that a western spadefoot enters an active construction zone;* • *Within 1,500 feet of the pond, all excavated steep-walled holes and trenches more than six inches deep shall be covered with plywood (or similar material) or provided with one or more escape ramps constructed of earth fill or wooden planks at the end*			

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		of each work day or 30 minutes prior to sunset, whichever occurs first; • *Only non-entangling erosion control material shall be used to reduce the potential for entrapment. Tightly woven fiber netting (mesh size less than 0.25 inch) or similar material shall be used to ensure that western spadefoot are not trapped (no monofilament). Coconut coir matting and fiber rolls containing burlap are examples of acceptable erosion control materials; and* • *If a western spadefoot is encountered during construction activities, construction activities shall be suspended in a 100-foot radius of the animal until the animal leaves the project site on its own volition. If the animal does not leave the project area, the qualified biologist shall notify the Town of Loomis to determine the appropriate procedures related to relocation. If the animal is handled, a report shall be submitted, including date(s), location(s), habitat description, and any corrective measures taken to protect the western spadefoot within a business day to the Town of Loomis Planning Department. Any worker who inadvertently injures or kills a western spadefoot or who finds dead, injured, or entrapped western spadefoot(s) shall*			

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		immediately report the incident to the qualified biologist. *Northwestern Pond Turtle* *IV-5. Prior to any ground disturbance or vegetation removal within 150 feet of Antelope Creek and within five business days prior to construction, a northwestern pond turtle survey shall be conducted by a qualified biologist. During the preconstruction survey, the biologist shall identify suitable aquatic and upland habitat within the eastern site (Antelope Creek and uplands within 300 feet of Antelope Creek). If northwestern pond turtles or nests are not found, further mitigation shall not be required. If a northwestern pond turtle is observed within the proposed impact areas associated with the eastern site, project construction shall cease and the turtles shall be allowed to leave of their own volition. If passive avoidance of the species is not possible, the qualified biologist shall relocate the individual(s) to suitable habitat located outside of the eastern site prior to construction activities, subject to review and approval by CDFW and USFWS. Survey results shall be submitted to the Town of Loomis Planning Department.* *Nesting Songbird and Raptors and Other Bird Species* *IV-6(a). If construction activities, including on-site grading, commence between February 15 and September 1, a pre-construction survey for nesting birds shall be conducted within three*	Town of Loomis Planning Department (in coordination CDFW and USFWS if relocation is required) Town of Loomis Planning Department	Prior to any ground disturbance or vegetation removal within 150 feet of Antelope Creek, and within five business days prior to construction activities within the eastern site Within three days prior to construction, if construction activities begin	

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		days of construction by a qualified biologist on the project site, as well as within 300 feet of the eastern site and 500 feet of the western site. If a break in construction activity of more than two weeks occurs, subsequent surveys shall be conducted. If active songbird or raptor nests are not found, further mitigation shall not be required. *If active raptor nests or a tricolored blackbird nesting colony are found, construction activities shall not take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot non-disturbance buffer shall be established. The buffers may be reduced if a smaller buffer is proposed by a qualified biologist and approved by the Town of Loomis (and CDFW if it is a tricolored blackbird nesting colony) after taking into consideration the natural history of the species, the proposed activity level adjacent to the nest, habituation to existing or ongoing activity, and nest concealment (i.e., if visual or acoustic barriers occur between the proposed activity and the nest). A qualified biologist shall visit the nest as needed to determine when the young have fledged and are independent of the site, or the nest shall be left undisturbed until the end of the nesting season.* *Within 30 days of the completed survey, a report summarizing the survey(s) shall be submitted to the Town of Loomis and CDFW. The surveys shall be valid for one construction season.*	CDFW	between February 15 and September 1	

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		IV-6(b). Should construction activities cause a nesting bird to exhibit any signs of distress (e.g., vocalize, make defensive flights at intruders, get up from a brooding position, fly off the nest) during project construction, then an exclusionary buffer shall be increased such that project construction activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist in consultation with the Town of Loomis. *Construction activities may only resume within the buffer zone after a follow-up survey by the project biologist has been conducted and a report has been prepared indicating that the nest (or nests) are no longer active, and that new nests have not been identified.* *Burrowing Owl* *IV-7. Within 14 days of project construction, including on-site grading activities, a targeted burrowing owl nest survey shall be conducted in all accessible areas within 500 feet of the project site. The surveying biologist shall use survey methods consistent with the CDFW's Staff Report on Burrowing Owl Mitigation (2012). Inaccessible areas, such as adjacent private properties, shall not be surveyed directly, but the qualified biologist may use binoculars or a spotting scope to survey inaccessible areas. A written summary of the*	Town of Loomis Planning Department Town of Loomis Planning Department CDFW	During construction Within 14 days prior to the start of project construction, including on-site grading Prior to issuance of construction permits	

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		survey results shall be submitted to the Town of Loomis Planning Department before any construction permits are issued. *If nesting burrowing owls are not found, the qualified biologist shall submit a report documenting the survey methods and results to the project applicant and to the Town of Loomis, and further mitigation measures are not necessary.* *If an active burrowing owl nest burrow (i.e., occupied by more than one adult owl and/or juvenile owls are observed) is found within 500 feet of a construction area, the project applicant shall establish and maintain a minimum buffer of 164 feet around the occupied burrow. The actual buffer size shall be determined by the qualified biologist based on the time of year and level of disturbance in accordance with guidance provided in the CDFW Staff Report on Burrowing Owl Mitigation, and may be as large as 1,640 feet. The protection buffer may be adjusted if, in coordination with CDFW, a qualified biologist determines that an alternative buffer would not disturb a burrowing owl from use of the burrow because of particular site features or other buffering measures. If occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, and the burrowing owl does not depart independently within a few days, the burrow(s) shall be buffered and avoided for the duration of occupancy, through the end of nesting (as*			

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		determined by a qualified biologist) or an Incidental Take Permit (ITP) shall be obtained in order to exclude owls from the burrow(s). Burrowing owls shall not be excluded from occupied burrows until the ITP is approved by CDFW. *If burrowing owls are evicted from burrows and the burrows are destroyed by project activities, the project proponent shall mitigate the loss of occupied habitat in accordance with the ITP, which is anticipated to state that permanent impacts on nesting, occupied and satellite burrow, and burrowing owl habitat (i.e., grassland habitat with suitable burrows) shall be mitigated such that habitat acreage and the number of burrows are replaced through permanent conservation of comparable or better habitat with similar vegetation communities and burrowing mammals (e.g., ground squirrels) present to provide nesting, foraging, wintering, and dispersal. The ITP is expected to require that the applicant retain a qualified biologist to develop a burrowing owl mitigation and management plan that incorporates the following goals and standards:* • *Mitigation lands shall be selected based on comparison of the habitat lost to the compensatory habitat, including type and structure of habitat; disturbance levels; potential for conflicts with humans, pets, and other wildlife; density of burrowing owls; and*			

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		relative importance of the habitat to the species throughout its range. • *If feasible, mitigation lands shall be provided adjacent or proximate to the site so that displaced owls can relocate with reduced risk of injury or mortality. The feasibility of providing mitigation adjacent or proximate to the site depends on availability of sufficient habitat to support displaced owls that may be preserved in perpetuity.* • *If habitat suitable for burrowing owl is not available for conservation adjacent or proximate to the project site, mitigation lands can be secured off-site and shall aim to consolidate and enlarge conservation areas outside planned development areas and within foraging distance of other conservation lands. Mitigation may also be accomplished through purchase of mitigation credits at a CDFW-approved mitigation bank, if available. Alternative mitigation sites and acreages may also be determined in coordination with CDFW.* *If ITP-required burrowing owl habitat mitigation is completed through permittee-responsible conservation lands, the mitigation plan shall include mitigation objectives, site selection factors, site management roles and responsibilities, vegetation management goals, financial assurances and funding*			

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		mechanisms, performance standards and success criteria, monitoring and reporting protocols, and adaptive management measures. Success shall be based on the number of adult burrowing owls and pairs using the site and whether the numbers are maintained over time. Measures of success, as suggested in the CDFW Staff Report on Burrowing Owl Mitigation, shall include site tenacity, the number of adult owls present and reproducing, colonization by burrowing owls from elsewhere, changes in distribution, and trends in stressors. *Swainson's Hawk* *IV-8. Within 14 days of construction activities, including on-site grading, a targeted Swainson's hawk nest survey shall be conducted throughout all accessible areas within 0.25-mile of the project site. If active Swainson's hawk nests are identified as part of the survey, construction shall cease within 0.25-mile of the nest until a qualified biologist determines that the young have fledged or that the nesting attempt has failed. The project applicant can consult with CDFW and the Town of Loomis to determine if the nest buffer can be reduced. The project applicant, the qualified biologist, the Town of Loomis, and CDFW shall collectively determine the nest avoidance buffer, and what (if any) nest monitoring is necessary. If an active Swainson's hawk nest is found within an on-site tree proposed for removal prior to*	Town of Loomis Planning CDFW	Within 14 days prior to the start of construction activities, including on-site grading	

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		construction, the project applicant shall implement additional mitigation as recommended by a qualified biologist based on CDFW guidelines, as well as obtain any required permits from CDFW. *Within 30 days of the completed survey, a report summarizing the survey(s) shall be submitted to the Town of Loomis and CDFW. The surveys shall be valid for one construction season.* *Roosting Bats* *IV-9. Within a year of project construction, including on-site grading activities, a qualified biologist familiar with bats and bat ecology shall conduct a bat habitat assessment of all potential roosting habitat features within the site, including trees proposed for removal. If the survey indicates that roosts of special-status roosting bat species are not present, or that roosts are inactive or potential habitat is unoccupied, further mitigation shall not be required.* *If potential roosting habitat (e.g., large trees, crevices, cavities, exfoliating bark, foliage, buildings) is identified within areas proposed for project construction, the qualified biologist shall survey the potential roosting habitat within and adjacent to the site within 14 days of tree removal associated with the proposed project to determine the presence of roosting bat species. The surveys shall be conducted*	Town of Loomis Planning Department CDFW	Within one year prior to construction, including on-site grading	

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		using methods considered acceptable by CDFW and bat experts, and may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. Survey results shall be provided to the Town of Loomis Planning Department within 15 days of survey completion. *If evidence of bat maternity roosts or hibernacula is observed, the species and number of bats using the roost shall be determined by a qualified biologist using noninvasive methods. Bat detectors (i.e., acoustic monitoring) or evening emergence surveys shall be used if necessary to supplement survey efforts by the qualified biologist. A no-disturbance buffer of 250 feet shall be established around active bat maternity roosts or hibernacula, and project activities shall not occur within the buffer until after roosts are unoccupied, as determined by the qualified biologist.* *If bat roosts are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. Prior to exclusion activity, the qualified biologist shall quantify the average number of bats present at the roost by species and season, compare the replacement habitat with the habitat to be removed to ensure the replacement habitat is of sufficient or equal size, and monitor the temperature of the existing roost with a temperature datalogger to*			

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		compare to the replacement habitat. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in coordination with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to lack bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) resulting from the project shall be replaced in coordination with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during coordination with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost sites. *Within one year of the installation of replacement habitat, post-construction monitoring of the replacement habitats shall begin. A qualified biologist shall monitor the replacement habitats on years one, three, and five. If the success criteria (defined below) is met, the monitoring may be reduced or discontinued as recommended by the biologist in coordination with CDFW.* *For day roost monitoring, daytime inspections and evening exit counts shall be conducted to assess presence/absence of bats and the*			

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		average number of bats, photo documentation collected to show use or lack of use by bats, the location of bat use in the replacement habitat recorded, as well as the numbers and species of bats in the replacement structure. Mitigation shall be considered successful when the target species has occupied the replacement habitat and when the estimated population of the replacement habitat has reached the goals set forth in the bat mitigation plan. If success criteria have not been met during the monitoring period, the biologist shall provide recommendations for habitat modifications and additional monitoring. *After the replacement roosts are constructed and bats are confirmed absent in the original roost site by a qualified biologist, the roost tree or building may be removed. For roost trees, a two-step tree removal process supervised by a qualified biologist shall be implemented, including removal of all branches that do not provide roosting habitat on the first day, and removal of the remaining portion of the tree on the following day.* *American Badger* *IV-10. Within 14 days of project construction, including on-site grading activities, a qualified biologist(s) shall conduct a pre-construction American badger survey of the entire project site. It should be noted that the surveys could be completed concurrently with the burrowing owl surveys. If American badgers are not*	Town of Loomis Planning Department	Within 14 days prior to the start of construction, including on-site grading.	

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		found, the qualified biologist shall submit a report documenting the survey methods and results to the Town of Loomis Planning Department, and further mitigation measures are not necessary. *If American badgers or burrows with American badger sign are found, the burrow shall be excavated as follows. The qualified biologists shall examine the burrow with a camera probe; if the entire burrow is inspected without identifying badgers, the biologists shall conduct a progress hand excavation to the terminal end of the burrow and backfill. If the burrow is occupied, detection would occur by sound (growling and digging sounds), a recent plug, detection by the camera, or a rushing badger. If the burrow is determined to be occupied, the biologists shall leave the burrow as is and continue monitoring until the burrow is unoccupied. If presence is not detected until excavation has started, the biologists shall abandon the excavation, plug the burrow with crumpled newspaper and return the next day. If the paper is in place, the biologists shall continue monitoring until the paper is moved or gone (suggesting that the badger has left) and resume excavation of the burrow.*			
IV(b,c).	Would the project: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in	*IV-11.* *Prior to commencement of project construction activities, including on-site grading, the applicant shall obtain either a Preliminary or an Approved Jurisdictional Determination from USACE. If USACE determines that the seasonal wetland swale within the site is jurisdictional under Section 404 of the Clean*	U.S. Army Corps of Engineers (USACE) Town of Loomis Planning Department	Prior to commencement of construction activities, including on-site grading	

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	local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	*Water Act, the project applicant shall apply for a Department of the Army permit for impacts to waters of the U.S. (waters). Waters that will be impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE. Proof of compliance shall be submitted to the Town of Loomis Planning Department.* *IV-12. Prior to commencement of project construction activities, including on-site grading, the applicant shall apply for a Section 401 Water Quality Certification from the RWQCB, and adhere to the certification conditions. If the USACE does not assert jurisdiction over the seasonal wetland swale, the applicant shall prepare a Report of Waste Discharge Requirement, as aquatic resources present would be considered Waters of the State, and shall mitigate to ensure there is "no-net-loss" of wetlands as a result of the proposed project. Proof of compliance, either in the form of the Section 401 Water Quality Certification or the Report of Waste Discharge Requirement, shall be submitted to the Town of Loomis Planning Department.* *IV-13. Prior to the commencement of any on-site ground-disturbing activities associated with project construction, such as site grading activities, the applicant shall apply for a Section 1600 Lake and Streambed Alteration Agreement (LSAA) from CDFW. The*	Regional Water Quality Control Board (RWQCB) Town of Loomis Planning Department Town of Loomis Planning Department CDFW	Prior to any ground-disturbing construction activities Prior to the commencement of any on-site ground-disturbing activities associated with project construction,	

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		information provided shall include a description of all activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in the BRA prepared for the Carmenere Estates Project by Madrone Ecological Consulting. Impacts for each activity shall be broken down by temporary and permanent impacts, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity, and then by temporary and permanent impacts. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided, as well as a description of storm water treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific stormwater best management practices (BMPs). Mitigation for impacts to riparian woodland may include restoration or enhancement of resources on- or off-site, purchase habitat credits from an agency-approved mitigation/conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable		such as site grading activities	

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		to CDFW. Mitigation shall not result in a net loss of riparian woodland. Written verification of the Section 1600 LSAA shall be submitted to the Town of Loomis Planning Department.			
IV(e).	Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	*IV-14. Prior to issuance of a grading permit for the eastern site, the project applicant shall prepare an oak woodland mitigation plan for review and approval by the Town of Loomis describing the methods by which a minimum of 1.4 acres of oak woodland shall be conserved and protected as natural open space as mitigation for impacting 0.7-acre of oak woodland. Oak woodland conservation shall occur at a 2:1 ratio consistent with the Placer County Tree Preservation Ordinance, or as otherwise required by the Town of Loomis. The mitigation plan shall be submitted to the Town of Loomis for review and approval. The oak woodland mitigation plan can be implemented by securing a conservation easement to protect, enhance, and manage a minimum of 1.4 acres of oak woodland.*	Town of Loomis	Prior to issuance of a grading permit for the eastern site	
		IV-15. Prior to issuance of a grading permit for the eastern and western site, the project applicant shall obtain a Tree Permit from the Town of Loomis. The Town of Loomis shall review the Tree Permit application and final site improvement plans to determine the precise mitigation requirement at that time. Mitigation for the removal of the 87 protected trees may include payment into the Town of Loomis Tree Preservation Fund or the planting of #5 or #15 container oak trees. Oak trees could be planted on the eastern site within the Antelope	Town of Loomis	Prior to issuance of grading permits for both the eastern and western sites	

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		Creek corridor or as part of the project landscape design. *As such, the project applicant shall prepare an oak woodland tree replacement plan as described in Chapter 13.54 of the Town's Municipal Code. The oak woodland tree replacement plan shall include:* • *Planting of 881 #15 container or 1,934 #5 container trees of appropriate oak species on the project site to attain tree replacement ratios prescribed by the Town of Loomis;* • *Preparation of a planting plan describing species composition and spacing, and an exhibit indicating the specific location of proposed tree plantings; and* • *Schedules and methodologies for maintenance, monitoring, and annual reporting to ensure that the replacement trees survive for at least five years after the initial planting.* *Efforts shall be made to save trees where feasible and incorporate them into the landscaping. Such efforts may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. Project improvement plans shall include a note and show placement of temporary construction fencing around trees to be saved. The applicant shall install a four foot tall, brightly colored (typically orange),*			

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		synthetic mesh material fence (or an equivalent approved by the Town of Loomis) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place: at the limits of construction; outside the protected zone of all single-trunk trees six inches DBH or greater, or 10 inches DBH aggregate for multi-trunk trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity. *Any encroachment within these areas, including protected zones of trees to be saved, shall first be approved by the Town of Loomis. Temporary fencing shall not be altered during construction without written approval of the Town of Loomis. Grading, clearing, storage of equipment or machinery, etc., shall not occur until a representative of the Town of Loomis has inspected and approved all temporary construction fencing.*			
Cultural Resources					
V(b,c).	Would the project: Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5? Disturb any human remains, including those	*V-1.* *If buried archaeological, paleontological, and/or cultural resources are encountered during site grading or other site work, all such work shall be halted immediately within 100 feet of the discovery and the developer shall immediately notify the Town of Loomis Planning Department of the discovery. In such case, the developer shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The qualified archaeologist shall be required to submit to the*	Town of Loomis Planning Department	During any ground-disturbing activities (e.g., grading or excavation)	

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	interred outside of dedicated cemeteries.	*Town of Loomis Planning Department for review and approval a report on the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding work has occurred.* *The foregoing requirements shall be noted on the project improvement plans, subject to review and approval by the Town of Loomis Planning Department.*			
		V-2. Pursuant to State Health and Safety Code Section 7050.5 (c) State Public Resources Code Section 5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop within 100 feet of the discovery and the Placer County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work shall not take place within 100 feet of the discovery until the identified appropriate actions have been implemented. *The foregoing requirements shall be noted on the project improvement plans, subject to review and approval of compliance by the Town of Loomis Planning Department.*	Town of Loomis Planning Department Placer County Coroner Native American Heritage Commission (NAHC)	During any construction activities, if human remains or bones of unknown origin are discovered	

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Hazards and Hazardous Materials					
IX(b).	Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	*IX-1.* *Prior to issuance of a demolition permit for the structures within the western site, the project applicant shall consult with certified Asbestos and/or Lead Risk Assessors to complete an asbestos and lead survey.* *The completed asbestos and lead survey shall be submitted to the Town of Loomis Planning Department for review and approval. If asbestos-containing materials or lead-containing materials are not discovered during the survey, further mitigation related to asbestos-containing materials or lead-containing materials shall not be required. If asbestos-containing materials and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos-containing materials and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety (Cal-OSHA) Administration regulations and disposed of in accordance with all CalEPA regulations, prior to the demolition and/or removal of the on-site structures. The plan shall include the requirement that work shall be conducted by a Cal-OSHA registered asbestos and lead abatement contractor in accordance with Title 8 CCR 1529 and Title 8 CCR 1532.1 regarding asbestos and lead training, engineering controls, and certifications. The applicant shall submit the work plan to the Town for review and approval.*	Town of Loomis Planning Department California Occupational Safety and Health Administration (Cal-OSHA) California Environmental Protection Agency (CalEPA)	Prior to issuance of a demolition permit for structures within the western site	

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		IX-2. Prior to approval of grading permits on the eastern site, a surficial soil sample laboratory analysis shall be conducted. Once the soils are collected, the soils shall be tested for OCPs. If soil contaminates are not found, further action is not required; however, if OCPs are found to be higher than the allowable thresholds, the assessment shall include the appropriate mitigation including, but not limited to, soil remediation to an acceptable total threshold limit concentration (TTLC) level per applicable State and federal regulations by excavation of the contaminated soil, and subsequent transportation and disposal off-site at an appropriate Class I or Class II facility permitted by the Department of Toxic Substances Control (DTSC); or by properly capping the contaminated soil, in compliance with DTSC regulations (e.g., placing soils underneath project roadways, etc.). All recommended mitigation measures shall be implemented by the project applicant, subject to review and approval by the Town of Loomis Planning Department.	Town of Loomis Planning Department California Department of Toxic Substances Control (DTSC)	Prior to approval of grading permits on the eastern site	
		IX-3. Prior to improvement plan approval for the eastern site and the western site, the applicant shall hire a licensed well contractor to obtain a well abandonment permit from the Placer County Environmental Health Department for the on-site well and irrigation infrastructure. The well shall be properly abandoned in accordance with Department of Water Resources Bulletin 74-81 (Water Well	Placer County Environmental Health Department Town of Loomis Planning Department	Prior to improvement plan approval for the eastern site and the western site	

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		Standards, Part III), subject to review and approval by the Placer County Environmental Health Department. Care shall be exercised in determining whether or not the subsurface structures contain asbestos. If asbestos is detected, the subsurface structures shall be removed, handled, transported, and disposed of in accordance with local, State, and federal laws and regulations. Proof of completion of such activities shall be submitted to the Placer County Environmental Health Department and the Town's Planning Department.			
Hydrology and Water Quality					
X-1.	Would the project: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	*X-1.* *Prior to issuance of a grading permit, the contractor shall prepare a SWPPP for review and approval by the Central Valley RWQCB. The contractor shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. Construction (temporary) BMPs for the project may include, but are not limited to: fiber rolls, straw bale barrier, straw wattles, storm drain inlet protection, velocity dissipation devices, silt fences, wind erosion control, stabilized construction entrance, hydroseeding, revegetation techniques, and dust control measures. The SWPPP shall be submitted to the Town of Loomis Planning Department for review and approval and shall remain on the project site during all phases of construction. Following implementation of the SWPPP, the*	Central Valley RWQCB State Water Resources Control Board (SWRCB) Town of Loomis Planning Department	Prior to issuance of a grading permit	

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	i. Result in substantial erosion or siltation on- or off-site; ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;	*contractor shall subsequently demonstrate the SWPPP's effectiveness and provide for necessary and appropriate revisions, modifications, and improvements to reduce pollutants in stormwater discharges to the maximum extent practicable.*			
X-2.	Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: iv. Impede or redirect flood flows?	*X-2. Prior to issuance of grading permits, the project applicant shall prepare a site-specific hydraulic analysis to determine the BFE within Zone AE in the vicinity of the proposed EVA. If the analysis determines that the portion of the proposed EVA within the floodplain would be less than one foot above the BFE, the elevation of the portion of the EVA within the floodplain shall be raised to at least one foot above the BFE or to the satisfaction of the Placer County Flood Control & Water Conservation District Board. The site-specific hydraulic analysis and proof of County satisfaction shall be submitted to the Town of Loomis Planning Department.*	Placer County Flood Control & Water Conservation District Board Town of Loomis Planning Department	Prior to issuance of grading permits	

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Noise					
XIII(a).	Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	*XIII-1. Prior to approval of grading permits, the following criteria shall be established and noted on graded plans, subject to review and approval by the Town of Loomis Planning Department:* • *Construction activities shall be limited to between the daytime hours of 7:00 AM and 7:00 PM, Monday through Friday and between the hours of 8:00 AM to 7:00 PM on Saturdays.* • *Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.* • *When not in use, motorized construction equipment shall not be left idling for more than five minutes.* • *Stationary equipment (power generators, compressors, etc.) shall be located at the furthest practical distance from nearby noise-sensitive land uses or sufficiently shielded to reduce noise-related impacts.* • *Should blasting be required, blasting activities shall be conducted consistent with the Blasting Safety Process Memorandum prepared for the proposed project.*	Town of Loomis Planning Department	Prior to approval of grading permits	

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XIII(b).	Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?	*XIII-2.* *Throughout the duration of construction, any compaction required within 26 feet from the adjacent residential structures to the south shall be accomplished by using static drum rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. Proof of compliance with this measure shall be submitted to the Town of Loomis Planning Department for review and approval.*	Town of Loomis Planning Department	Throughout the duration of construction	
Tribal Cultural Resources					
XVIII(a,b).	Would the project: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:	*XVIII-1.* *Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific tribal cultural resource awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally affiliated Native American Tribes. The training shall include information related to applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations related to cultural and tribal cultural resources. The training shall also describe appropriate avoidance and impact minimization measures, as well as what to do and who to contact if any potential cultural or tribal cultural resources are encountered. The training shall emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of*	Town of Loomis Planning Department	Prior to initiation of construction	

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	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	*significance to culturally affiliated Native Americans Tribes. All personnel required to receive the training shall also be required to sign a form that acknowledges receipt of the training, which shall be submitted to the Town of Loomis Planning Department for review and approval.* *XVIII-2. The following language shall be noted on project improvement plans, subject to review and approval by the Town of Loomis Planning Department. The Town shall also serve to mediate any conflicts between the UAIC and the project proponent related to tribal cultural resources on the project site.* *The developer shall retain one tribal monitor to monitor all ground-disturbing activities. Tribal monitoring shall be limited to times when active soil disturbance is occurring, and the monitoring shall be curtailed once the tribal monitor determines there is a low potential for tribal cultural resources to be discovered.* *The contractor/construction manager shall provide the UAIC at least 24 hours' business day notice prior to initiating ground-disturbing activities. In the event the tribal monitor does not report to the job site at the scheduled time, construction activities may proceed without monitoring, as long as the required notice was provided and documented.* *The tribal monitor shall have the authority to temporarily pause ground disturbance within*	Town of Loomis Planning Department United Auburn Indian Community of the Auburn Rancheria (UAIC)	Prior to approval of project improvement plans Throughout ground-disturbing construction activities	

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		100 feet of a discovery for a duration long enough to examine the resource. If resources are not identified, then construction activities shall proceed, and agency notifications are not required. In the event that a tribal cultural resource is identified, the tribal monitor shall flag off the discovery location and notify the Town immediately to coordinate regarding appropriate and respectful treatment pursuant to State law. Appropriate treatment of any identified tribal cultural resource may include, but is not limited to, recordation of the resource, avoidance and preservation, and/or recovery and reburial of the resource on-site or in a feasible off-site location that would not be subject to future disturbance. The tribal monitor shall document field monitoring activities in a tribal monitor log and shall wear appropriate construction safety equipment including steel-toed boots, construction vest and hard hat.			
		XVIII-3. If potential tribal cultural resources and/or resources of cultural significance to the United Auburn Indian Community of the Auburn Rancheria (UAIC) are discovered during construction activities, all work shall cease within 100 feet of the find. Examples of potential cultural materials include artifacts, shell, bone, shaped stones or bone, or ash/charcoal deposits. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional	Town of Loomis Planning Department California Historical Resources Information System (CHRIS) UAIC	During any construction activities, if tribal cultural resources are discovered	

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		archaeologist. Any on-site discoveries shall be documented on a Department of Parks and Recreation 523 form within two weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner. *A qualified cultural resources specialist and Native American Representative from the traditionally and culturally affiliated Native American Tribe(s) shall assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a tribal cultural resource may be, but is not limited to: processing materials for reburial, construction monitoring of further construction activities by Tribal representatives of the traditionally and culturally affiliated Native American Tribe, and/or returning objects to a location within the project area where they will not be subject to future impacts. Reburial of culturally sensitive soils or objects shall include providing a reburial location consistent with the preferences of the affiliated Native American Tribe(s), excavation of the reburial location, and assisting with the reburial upon request.* *In addition, if tribal cultural resources are identified during construction, a secure on-site storage location for the identified resources shall be provided. Storage size shall be determined by the nature of the tribal cultural resource and can range from a small lock box*			

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		to a shipping container. A securely locked and fenced area can also provide adequate on-site storage if larger amounts of material must be stored. Access to the storage space shall be restricted to the Native American Representative(s). *Work in the area(s) of the tribal cultural resource discovery may only proceed after authorization is granted by the Town of Loomis Planning Department following coordination with cultural resources experts and tribal representatives as appropriate.*			