



## WORKSHOP MEMO/STAFF REPORT

### PLANNING COMMISSION WORKSHOP OF JANUARY 18, 2012

To: Planning Commission

From: Rick Angelocci, Town Manager  
Matt Lopez, Assistant Planner

Subject: Planning Commission Workshop – #10-11 Regina Caeli Priory project

Date: January 13, 2012

#### **PURPOSE:**

This workshop has been scheduled for the Planning Commission for the purpose of discussing the proposed Regina Caeli Priory project and the re-circulated environmental document (Initial Study/Mitigated Negative Declaration). This workshop will provide an open, public forum for the applicants, Planning Commissioners, staff, consultants and the public to engage in an open discussion regarding any issues, concerns and comments on the proposed project. The subject project is tentatively scheduled for action at the February 7, 2012 Planning Commission meeting.

It is hopeful this forum will resolve some issues through simple explanation or through suggested conditions of approval or minor modifications to the proposed project. In anticipation of the workshop, staff has been compiling a list of potential conditions that could be included in any project approval. Staff has attached the proposed conditions of approval. **PLEASE NOTE, these are draft only and subject to modification.** Staff has also attached the comments received on the re-circulated Initial Study/Mitigated Negative Declaration.

Further information on the proposed project will be available at the Workshop and is also available on the Town's website at [www.loomis.ca.gov](http://www.loomis.ca.gov).

#### **RECOMMENDED ACTION:**

This is a workshop, and no action by the Planning Commission is proposed. The Planning Commission is requested to give direction to staff for the February 7, 2012 meeting.

EXHIBIT B  
**DRAFT RECOMMENDED CONDITIONS OF APPROVAL**  
PLANNING COMMISSION / /12

GENERAL CONDITIONS

1. \_\_\_\_\_ Owner shall comply with all applicable provisions of the Town of Loomis Municipal Code. [ADVISORY]
2. \_\_\_\_\_ The conditions of approval incorporate by this reference and require the owner to implement all of the mitigation measures listed in the Final Mitigated Negative Declaration and Mitigation Monitoring Program, attached, with phasing as approved by the Planning Director. [PL]
3. \_\_\_\_\_ The project shall proceed in accordance with the plans entitled "\_\_\_\_", as prepared by \_\_\_\_\_ consisting of \_\_\_\_\_ sheet(s), dated "\_\_\_\_", except as may be modified by the conditions stated herein on file in the Planning Department, and the Town of Loomis Municipal Code. Approval of this project, subject to said plans, conditions and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans. [ADVISORY]
4. \_\_\_\_\_ **When submitting for Improvement, Final Map or Building Plan Check** the owner must provide to the Planning Department a copy of the final conditions of approval (including any mitigation measures) with a cover letter specifying exactly how and where the revised plans or other document address each of the conditions. Plan Check by the Planning Department and Town Engineer will not be initiated without compliance with this condition. All plans shall be consistent with that approved by the Town. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.  
[PL; ENG]
5. \_\_\_\_\_ The owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this project. [PL]
6. \_\_\_\_\_ The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans. [ADVISORY]

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

7. \_\_\_\_\_ The owner shall dedicate any additional right-of-way and slope/grade easements on Barton Road and/or Rocklin Road to provide the required frontage improvements as shown on the Tentative Map. [ENG]
8. \_\_\_\_\_ The owner shall record an Irrevocable Offer of Dedication (I.O.D.) document for

future Rocklin Road expansion and utility easements for that portion of the property within 75 feet of the centerline of the existing Rocklin Road.

9. \_\_\_\_\_ The owner shall construct a 6-foot decomposed granite equestrian and hiking pathway along Barton Road and Rocklin Road.[ENG]
10. \_\_\_\_\_ The owner shall widen the asphalt edge of Barton Road and Rocklin Road to accommodate a 2-foot wide Class III Bike Route Level A lane as outlined in the Town's Bicycle Transportation Plan dated 2010. [ENG]
11. \_\_\_\_\_ The owner shall construct a Town of Loomis Detail H-15 "Roadway Connection" improvement from the driveway onto Barton Road. The owner shall obtain encroachment permits prior to construction. [ENG]
12. \_\_\_\_\_ The parking areas shall be surfaced with a minimum of 2 inches of asphalt on 4 inches of aggregate base. [ENG]
13. \_\_\_\_\_ The owner shall obtain an encroachment permit prior to any work within public rights-of-way. [ENG; ADVISORY]
14. \_\_\_\_\_ The hours for construction and/or site preparation activity on the subject site shall be limited to Monday through Friday, 7 AM to 7 PM, and Saturday, 8 AM to 5 PM.
15. \_\_\_\_\_ Existing public facilities, and real and personal property, damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer. [ENG; ADVISORY]
16. \_\_\_\_\_ The owner shall construct all improvements required as a condition of approval of this project or enter into a contract improvement agreement with the Town to construct all improvements, and shall post bond, cash deposit, or instrument of credit, *in the amount of 150% of the estimated cost*, guaranteeing the construction of all improvements within the time period specified herein or an approved time extension in accordance with the provisions of the Loomis Municipal Code and other applicable laws. Failure to do the work in the time noted, or to start the work, can result in the Town redeeming the bonds or surety provided and having the work done. [ENG; ATTORNEY]
17. \_\_\_\_\_ The plans for improvements required as a condition of approval of this project showing all proposed grading, road work, frontage improvements, drainage improvements, vegetation and tree removal shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer **prior to issuance of the improvement plans**. [ENG]
18. \_\_\_\_\_ The owner shall submit certified Mylar as-built plans and computer generated design files on CD (PDF and AutoCAD) detailing the final improvements **prior to final acceptance of improvements**. [ENG]
19. \_\_\_\_\_ Cost of all inspections related to on-site and off-site improvements shall be borne by

the owner and shall be paid in full **prior to acceptance of the improvements**. The owner shall deposit an initial inspection fee of 3 percent of the total grading & construction costs related to civil improvements. [ENG; ADVISORY]

20. \_\_\_\_\_ The owner shall dedicate all necessary easements for streets, alleys, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the utility agencies and the Town **on the tentative map**. [ENG; OUTSIDE AGENCIES]

21. \_\_\_\_\_ The owner shall be responsible for all actions of his contractors and subcontractors until such time as the improvements have been accepted as complete by the Town. [ENG]

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

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

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

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

AGENCIES

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

27. \_\_\_\_\_ All utility facilities shall be placed underground in accordance with the Loomis

Municipal Code. [ADVISORY]

Sewer and Water

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

Placer County Health

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

Placer County Air Pollution Control District

35. \_\_\_\_\_ The owner shall use low emission construction equipment maintained in optimum operating condition, and, where feasible use low-sulfur fuel or electronic equipment. Best Available Control Technology shall be used where feasible. Existing power poles or clean fuel generators will be used where feasible instead of temporary diesel

generators. The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment. **[APCD]**

36. \_\_\_\_\_ The owner shall insure that the project conforms with all Placer County Air Pollution Control District Rules and Regulations. The owner shall consult with the Placer County Air Pollution Control District regarding the need for a permit for operation of stationary sources of air emissions. If necessary, the owner shall obtain and comply with the applicable permit. **[APCD]**
37. \_\_\_\_\_ Low nitrous oxide (NOx) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. **[APCD]**
38. \_\_\_\_\_ The owner shall insure that the project conforms with all Placer County Air Pollution Control District Rules and Regulations. **[APCD]**
39. \_\_\_\_\_ The owner shall dispose of any hazardous materials in accordance with all applicable hazardous materials laws and regulations. **[ADVISORY]**
40. \_\_\_\_\_ Electrical outlets shall be installed on the exterior walls of the building to promote the use of electric landscape maintenance equipment. **[APCD]**
41. \_\_\_\_\_ The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary power generators. **[APCD]**
42. \_\_\_\_\_ All on-site stationary equipment shall be classified as “low emission” equipment. **[APCD]**
43. \_\_\_\_\_ Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified to cease operations and the equipment must be repaired within 72 hours. **[APCD]**
44. \_\_\_\_\_ During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment. **[ADVISORY]**
45. \_\_\_\_\_ The owner shall insure that adequate dust controls are implemented during all phases of project construction and operation. Dust controls must be reviewed and approved by the Placer County Air Pollution Control District prior to groundbreaking. A booklet on Fugitive dust is available from the Placer County Air Pollution Control District. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 (Fugitive Dust) limitations. **[APCD]**
46. \_\_\_\_\_ No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste energy facilities.

During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be taken to an appropriate disposal site. [APCD]

47. \_\_\_\_\_ The contractor shall apply water to control dust, as required by Rule 228 (Fugitive Dust), to prevent dust impacts offsite. Operational water truck(s) shall be onsite at all times to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site. [APCD]
48. \_\_\_\_\_ The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” or wash streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited. [ADVISORY]
49. \_\_\_\_\_ The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties. [APCD]
50. \_\_\_\_\_ The demolition of any structure may be subject to the National Emission Standard for Hazardous Air Pollutants (NESHAPS) for Asbestos. This may require that a structure to be demolished be inspected for the presence of asbestos by a certified asbestos inspector, and that all asbestos material is removed prior to demolition. [APCD]
51. \_\_\_\_\_ Install efficient lighting and lighting control systems.
52. \_\_\_\_\_ Install energy efficient heating and cooling systems, appliances and equipment, and control systems.
53. \_\_\_\_\_ Install light emitting diodes (LEDs) for outdoor lighting.
54. \_\_\_\_\_ Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, and concrete, lumber, metal, and cardboard).

Recology Auburn Placer [RAP]

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

Fire District – Loomis

56. \_\_\_\_\_ The owner shall comply with the requirements of the Loomis Fire Protection District **prior to the issuance of improvement plans.** [FIRE]

57. \_\_\_\_\_ Per the Loomis Fire Protection District, **prior to building permit issuance**, an all-weather access driveway shall be provided, shall be properly graded, and surfaced with a **\_\_\_\_\_ inch base material** to allow emergency vehicle access. **[FIRE; ENG]**
58. \_\_\_\_\_ Any security gates and/or fences shall require detailed plans that shall be submitted to the Sheriff's Substation and Fire Department and Planning Department for approval prior to issuance of building permits. **[FIRE; POLICE; PL]**
59. \_\_\_\_\_ **Improvement plans** shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Loomis Fire District and Placer County Water Agency. **[ENG; FIRE; PCWA]**

#### Wetlands – Army Corps and Town

60. \_\_\_\_\_ The owner shall submit to the Planning Director and the Town Engineer verification from the U.S. Army Corps of Engineers and the California Department of Fish and Game that the project meets all regulations and that the owner has obtained all required permits (if necessary) relating to wetlands and waterways **prior to issuance of any grading permit. [ENG; PL]**
61. \_\_\_\_\_ **Prior to approval of Improvement/Grading Plans**, the applicant shall furnish to the Town, evidence that the California Department of Fish & Game and the U.S. Army Corps of Engineers have been notified regarding the existence of wetlands, streams on the property. If permits are required, they shall be obtained and copies submitted to the Town prior to any clearing, grading, or excavation work. **[ENG; PL]**

#### GENERAL PLANNING

62. \_\_\_\_\_ The property owner shall be responsible to ensure all conditions to this permit are binding on all successors-in-interest (e.g. by incorporating into the standard provisions of any sale, lease and/or rental agreements, etc.). **[ADVISORY]**
63. \_\_\_\_\_ The owner will be responsible for taking reasonable actions to abate nuisances caused by this project in the project area which are under the owner's control.
64. \_\_\_\_\_ No certificate of occupancy shall be issued until all conditions incorporated into this Conditional Use Permit are completed and accepted or approved by the Town. **[ADVISORY]**

#### Noise

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

66. \_\_\_\_\_ The project shall conform to the Zoning Ordinance land use noise compatibility standards. [ADVISORY]
67. \_\_\_\_\_ The project shall conform to the requirements of the Noise Study titled, “ “, dated \_\_\_\_\_, by \_\_\_\_\_ and Mitigation Measures \_\_\_\_\_. [ADVISORY]
68. \_\_\_\_\_ The project shall not disturb the peace, at any time during or after construction. Out-of-door loudspeakers and/or amplified sound systems shall be limited as approved by the Planning Director and subject to such conditions as may be reasonably imposed by the Planning Director to assure preservation of the public health, safety and welfare. [PL]
69. \_\_\_\_\_ The hours for on-site construction, shall be limited to Monday through Friday, 7 AM to 7 PM to assure public health, safety and welfare. No construction work shall occur on Saturdays or Sundays or federal holidays. Work inside the building which cannot be heard at the property lines is specifically excluded from these restrictions. Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible. All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer-installed mufflers. [ADVISORY]

#### Fencing and Walls

70. \_\_\_\_\_ Fencing shall be installed in conformance with the site approved plan. [ADVISORY]
71. \_\_\_\_\_ Temporary fencing shall be placed around wetlands to be avoided during project construction. [BLDG; ENG]
72. \_\_\_\_\_ Permanent barriers shall be placed around avoided wetlands prior to certificate of occupancy. [PL; ENG]
73. \_\_\_\_\_ Fencing used to enclose the outdoor storage area shall be approved by the Planning Director **prior to installation of fencing.** [PL]

#### Trees

74. \_\_\_\_\_ Owner shall submit a tree mitigation/tree protection plan in accordance with the Town’s tree ordinance **prior to issuance of a grading permit.** Based upon the owner’s submitted proposal of planting 400 mitigation trees onsite, the owner shall be required to pay the remaining tree mitigation in-lieu fee amount of \$662,000.00 for the remaining tree mitigation value of 1,324 **prior to the issuance of a grading permit.** Mitigation Measures \_\_\_\_\_ [PL]
75. \_\_\_\_\_ Owner shall submit an arborist report which requires approval of the Planning Director **prior to any improvement plan approval.** The arborist report shall contain requirements to avoid the root zone of existing trees, or, if it is necessary to trench within the root zone, how to adequately mitigate the impacts on the trees (and their canopy) during trenching for and installation of utilities. [PL, ENG]

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

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

77. \_\_\_\_\_ A minimum \$10,000 cash performance bond for the improvement plan issuance (or an amount deemed adequate by the Planning Director to insure that the heritage trees on site are protected and can be replaced, if required) and a cash performance bond deemed adequate by the Planning Director shall be posted to insure the preservation of trees during construction. The bond shall be posted in a form approved by the Town Attorney **prior to issuance of any permits or any grading or movement of heavy equipment onto the site, whichever occurs first.**  
**[PL; ATTORNEY]**

#### Grading

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

## Environmental Review Conditions

79. \_\_\_\_\_ If archaeological, historical, or paleontological features are discovered during construction, work within 50/100 feet of the find shall be halted, and the Town of Loomis Planning Department shall be notified. A qualified archaeologist, historian, or paleontologist shall be retained at the owner's expense to conduct an on-site evaluation and provide recommendations for removal and/or preservation. **[ADVISORY]**
80. \_\_\_\_\_ The owner shall ensure that the heavy equipment operators and workers involved with initial site development are informed of the potential archaeological and paleontological sensitivity of the site. Workers will be instructed as to the types of materials (unusual amounts of stone, bone, or shell) that could indicate an archaeological site. **[ADVISORY]**
81. \_\_\_\_\_ The owner shall notify Placer County Coroner if human remains are discovered, and that if such remains are of Native American origin, then the Native American Heritage Commission will be notified, and the Most Likely Descendant will be consulted regarding the appropriate disposition of the remains of any grave artifacts that are discovered. **[ADVISORY]**

### Lighting

82. \_\_\_\_\_ All lighting shall be shielded, directed on-site and night-sky compliant. A detailed on-site exterior lighting plan, proposed by the owner or their lighting consultant, shall be reviewed and approved by the Planning Department and Town Engineer (for shielding, level of illumination for safety and coverage, design of fixtures in accordance with project and area of Town) **prior to improvement plan or building permit issuance**. Said plan shall indicate fixture design, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties. The lighting shall be installed prior to building final or any certificates of occupancy being issued. **[BLDG; ENG; PL]**
83. \_\_\_\_\_ Parking lot lighting fixtures shall have no more than a 150 watt lamp and shall provide cut-off shields on the side adjacent to the residential properties. **[ENG; PL]**

### Agricultural Preservation

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

### Parking Waiver

85. \_\_\_\_\_ The owner shall be allowed to provide only   parking spaces as long as the facility is used as a Priory and there are no increases in the number of occupants. Plans of the parking spaces shall be reviewed and approved in accordance with Town of Loomis Zoning Ordinance standards prior to issuance of a building permit by the Town Engineer and Planning Director. The spaces shall be paved and striped and improved in accordance with the approved plans prior to issuance

of the Certificate of Occupancy. [PL]

86. \_\_\_\_\_ The number of parking spaces (130) calculated by Town code requirements shall be reduced to [REDACTED] in recognition of the type of facility that the Priory is, that occupants will not have access to their own individual vehicles, and that reducing parking in this case will lessen the impact of paved areas on the site thereby aiding in aesthetics, water infiltration and providing additional habitat for flora and fauna in the area. [PL]
87. \_\_\_\_\_ No inoperable vehicles shall be stored out-of-doors at the site for more than 24 hours, except as may be approved by the Planning Director. [ADVISORY]

#### LANDSCAPING AND DESIGN

88. \_\_\_\_\_ The owner shall develop the site as shown in the site plans (titled " \_\_\_\_\_ " by \_\_\_\_\_, dated received / /12) presented to, reviewed by, and approved by the Planning Commission on \_\_\_\_\_, 2012 and marked "APPROVED" in the project file. Minor Modifications which do not have a material affect of the design of the project may be approved by the Planning Director so long as the Planning Director determines that they are in keeping with the Planning Commission's approval. [PL]
89. \_\_\_\_\_ The owner shall construct the buildings as shown in the design plans (titled " \_\_\_\_\_ " by \_\_\_\_\_, dated \_\_\_\_\_ ) presented to, reviewed by, and approved by the Planning Commission on \_\_\_\_\_, 2012, and marked "APPROVED" in the project file. Minor Modifications which do not have a material affect of the design of the project may be approved by the Planning Director so long as the Planning Director determines that they are in keeping with the Planning Commission's approval. [PL]
90. \_\_\_\_\_ The landscaping shall be installed per the approved plans (titled " \_\_\_\_\_ " by \_\_\_\_\_, dated \_\_\_\_\_ ) **prior to the building receiving final building approval or any certificates of occupancy being issued. Prior to issuance of final building approval**, the landscape professional shall submit a written statement confirming compliance with approved plans and approval of materials and installation to the Planning Department. [PL]
91. \_\_\_\_\_ Minor Modifications which do not have a material affect of the design of the project landscaping may be approved by the Planning Director so long as the Planning Director determines that they are in keeping with the Planning Commission's approval. [PL]
92. \_\_\_\_\_ All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash and debris. [ADVISORY]
93. \_\_\_\_\_ No pesticides shall be used within 100-feet of any onsite wetlands. [ADVISORY]

Mitigation Monitoring- **Currently does not include all Mitigation Measures as included in the IS/MND...to be updated.**

94. \_\_\_\_\_ Pursuant to Government Code Chapter 5 – Planning and Land Use 66000, the owner shall be responsible for reimbursement of all monitoring costs to insure compliance with conditions imposed upon the project incurred by the Town. **[ADVISORY]**
95. \_\_\_\_\_ An annual monitoring report for a minimum period of **5** years from the date of installation of the landscaping, prepared by a landscape professional, shall be submitted to the Planning Department for review and approval. Any corrective action shall be the responsibility of the owner (homeowner’s association). **[PL]**
96. \_\_\_\_\_ **Prior to any grading on the property**, the owner shall deposit with the Town the current fee to pay for the Town’s time and material cost to administer the Mitigation Monitoring Program. The Planning Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. **[PL]**

FEES

97. \_\_\_\_\_ The owner shall pay the development fees (e.g. road circulation fees, drainage fees, community facilities fee, master plan, Placer County, open space and parks, and fire fees, etc.) in effect at the time of building permit issuance. **[ADVISORY]**
98. \_\_\_\_\_ Pursuant to Government Code Chapter 5 - Planning and Land Use 66000, the owner shall be responsible for reimbursement of all monitoring costs to insure compliance with conditions imposed upon the project incurred by the Town. **[ADVISORY]**
99. \_\_\_\_\_ **USE???** Applicant shall retain the services of an onsite inspector, approved by the Town of Loomis, to assist the Town in inspecting the project during development of the site.

Other ideas for conditions, per comments received on the recirculated IS/MND:

- Limit the number of guests and special events per year.
- Use “local” labor for construction and handyman services.

1/10/12

REGINA  
CAELI  
Priory

ATTACHMENT 2

---

RE CIRCULATED

IS/MND

---

AGENCY COMMENTS



**California Regional Water Quality Control Board  
Central Valley Region  
Katherine Hart, Chair**



**Matthew Rodriguez**  
*Secretary for  
Environmental Protection*

11020 Sun Center Drive, #200, Rancho Cordova, California 95670-6114  
(916) 464-3291 • FAX (916) 464-4645  
<http://www.waterboards.ca.gov/centralvalley>

**Edmund G. Brown Jr.**  
*Governor*

16 December 2011

Matt Lopez  
Town of Loomis  
3665 Taylor Road  
Loomis, CA 95650

CERTIFIED MAIL  
7010 3090 0000 5045 1661

**COMMENTS TO DRAFT REVISED AND RECIRCULATED MITIGATED NEGATIVE  
DECLARATION, REGINA CAELI PRIORITY PROJECT, SCH NO. 2011092052,  
PLACER COUNTY**

Pursuant to the State Clearinghouse's 9 December 2011 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Draft Revised and Recirculated Mitigated Negative Declaration* for the Regina Caeli Priority Project (Proposed Project), located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

**Definition of "Waters of the State"**

The Final Mitigated Negative Declaration should clarify the definition of "waters of the State", as related to "waters of the United States" on page 3-44, under 3.4(c) and page 3-68, under 3.9(a).

"Waters of the State" are defined more broadly than "waters of the United States." According to California Water Code Section 13050(e), means "any surface water or groundwater, including saline waters, within the boundaries of the state", and includes all waters within the state's boundaries, whether public or private, including waters in both natural and artificial channels.

"Waters of the State" includes all "waters of the United States", including all federally jurisdictional and non-federally jurisdictional waters, whether hydrologically isolated or not, including wetlands.

This definition is relevant and central to any action taken by the Central Valley Regional Water Quality Control Board on the Proposed Project and should be incorporated within the Final Mitigated Negative Declaration accordingly.

**California Environmental Protection Agency**



### **Construction Storm Water General Permit**

Please clarify on page 3-68 of the Draft Mitigated Negative Declaration that this permit applies to the Proposed Project, whether it disturbs one or more acres of soil or disturbs less than one acre but are part of a larger common plan of development that in total disturbs one or more acres.

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

In the Final Mitigated Negative Declaration, please clarify how the Proposed Project will comply with the requirements of the Phase II Municipal Separate Storm Sewer System Permit for the Town of Loomis, in terms of implementing low impact development features and controlling post construction storm water runoff.

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase II MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

### **Waste Discharge Requirements**

As discussed on page 3-44, while the Proposed Project may avoid all federally jurisdictional waters, waters of the State may still be impacted by the Proposed Project, and a Report of Waste Discharge will be required for potential or actual impacts to the waters of the State.

---

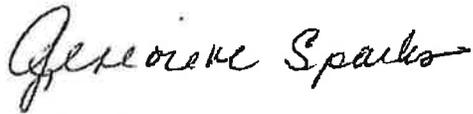
<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the WDR processes, visit the Central Valley Water Board website at: [http://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality\\_certification/](http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/)

In closing, the Project Proponent should be aware of the requirement that the Draft and Final versions of this document and Notice of Determination needs to be filed with the State Clearinghouse for any project requiring an action by a State agency (*Public Resources Code Section 21082.1; California Code of Regulations Sections 15205 and 15206*).

The Project Proponent should make an appointment to review the Proposed Project with the 401 Water Quality Certification and Municipal Storm Water Program staff prior to finalizing plan designs. Please contact me at (916) 464-4745 or [gsparks@waterboards.ca.gov](mailto:gsparks@waterboards.ca.gov) to schedule this appointment.



Genevieve (Gen) Sparks  
Environmental Scientist  
401 Water Quality Certification Program

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento

1/10/12

REGINA  
CAELI  
PRIORY

---

RECIRCULATED

IS/MND

---

COMMISSIONER THEW  
\* COMMISSIONER MILLER  
COMMENTS

Questions posed to staff two weeks ago were just answered this afternoon. We also received two copies of the applicant's attorney's responses, along with the tree plan and other documents listed in question 1, just a few days ago. While I appreciate the time spent by Ms. Barnes to compile the information, it is the lead agency's job to ensure that questions are answered and concerns addressed and that the Planning Commission is fully informed, not the consultant or the applicant. The lead agency sets the scope of CEQA documents. Any questions below are for staff to answer.

- 1) **Why were the tree plan, initial arborist report, tree survey, and mitigation offer not included in the MND? I would like to see a condition that our town arborist be on site for all tree work, including mitigation planting, to ensure maximum survival. Ed Stirtz also states clearly that his initial report will require yearly updates as plans and trees change. Has an updated report been prepared?**
  
- 2) **The proposed building is 148,000 sq. ft., a building size more suited to industrial or commercial uses, yet it is being placed on a rural residential site. It would alter the site from natural to institutional. Scale is a very important concern. A logical alternative discussion to include would be a smaller project more in keeping with the rural setting. Staff could have asked for a smaller project alternative in the MND, but chose not to, presumably because the applicant was not amenable. Having read Ms. Barnes' response, I still contend that a somewhat smaller project would have been feasible while still maintaining their purpose. Perhaps the applicants were unwilling to explore a smaller building because they'd spent a considerable amount of time and money on elaborate plans upfront instead of waiting until approvals were at hand. The project is one of the biggest and most unusual Loomis will ever see. We need to look at the long term impacts. What happens if the order needs to scale back and no longer needs this priory? What possible use would this building have other than a dormitory or school? Will we have a very large white elephant in a rural residential area? No mention was made of possible impacts on property values either.**
  
- 3) **Land Use - Pg. 3-1: I question the conclusion that there would be no significant impact on land use/planning and population/housing. This site was designated in the GP as res/ag, large lot, with up to 8 homes, consistent with the rest of rural southeast Loomis. Presumably these would be families who would be involved in the community, unlike the cloistered sisters. Even with a generous estimate of 5 people/household in those 8 homes, that's less than half the number of sisters predicted. This is a large and immediate increase in population for a small town that sees maybe 10 homes a year built, and a significant change in use. In light of Ms. Barnes' explanation, I understand that CEQA requirements on this score have been met. My concern is with the impacts on Loomis. The square footage of this building will roughly equal the footprint of thirty-seven 2000 sq. foot single story houses, and the overall size will equal seventy-four 2000 sq. ft. houses. Even with presumed guest houses and pool houses, that is substantially greater than a normal residential use. The MND meets the letter of the law but doesn't fully address long-term impacts on our town.**

**The report states that all excess excavated material will be placed on site, but location is unclear.** The lot is heavily treed and includes wetlands and a pond. No fill can be placed within 100 of wetlands or the 100 year floodplain, nor can it be placed within the CRZ of remaining trees. **Ms. Barnes states that fill will remain mostly outside the CRZ. That's inadequate, and a condition should be included to ensure full CRZ protection.**

4) Aesthetics-

**Why was the issue of lighting checked as having less than significant impact?** The proposed bldg. is massive, with many windows, pathways, driveways, and parking areas. Security lighting is also mentioned on pg. 3-75. Unless the windows are covered at night, that alone will substantially alter our rural, dark atmosphere. The sheer size and location of this project indicate that our standard lighting policies may not be adequate, and therefore mitigation is indicated. **In response to Ms. Barnes' reassurance that this will not be an issue – this needs a strong condition to ensure that no problems occur.**

**Visual impacts - It appears that the photo-simulations were updated to reflect short- term visual impacts, but do they reflect the building being moved north?**

5) No alternatives to iron fencing are given. The GP and zoning ordinance stress the importance of wildlife to Loomis. Hedgerows would be more wildlife-friendly, better protect water quality, and be more aesthetically pleasing. **I understand that the applicants don't want to look at fence alternatives, but I believe it's a worthy discussion for a MND.**

6) Environment-

**If the protected wetland pond is the only proposed detention basin, water quality impacts must be carefully minimized in all plans and conditions. Rainwater cisterns could help with that, as well as minimize water bills and comply with WELO. Monasteries and priories have used them for hundreds of years. A condition that no pesticides and herbicides be used within 100 feet of the wetlands should be included. This issue could have been more thoroughly addressed in the MND.**

7) Utilities Mitigation –

St. Francis Woods had serious problems with water pressure for years, requiring a lawsuit for the problem to be fixed. **Ms. Barnes' explanation provides no documentation of this not being a problem. Please provide a statement from PCWA stating that our water pressure will not be affected, and include a condition that the project's water use not impact neighboring properties.**

8) Project Purpose –

**How can impacts be calculated when the actual number of residents is not clear? What constitutes a “visitor”? Someone who stays up to a week? A month? When does a visitor become a resident? Without clarification and definition, we are effectively being asked to approve a priory for over 100 residents. A condition could be added that limits numbers of guests, and limits special events to four per year, which I believe is what Ms. Barnes mentions as a likely number in her response. This would reduce traffic, noise, water, and other impacts to neighbors.**

9) Traffic

Page 3-3 states that “All answers must take account of the whole action involved”, including off-site, cumulative, and indirect impacts. No mention was made of the impacts on the Rocklin Road/Sierra College intersection, presumably because it's not in Loomis, but those of us who live in the area use the intersection every day. The sisters will probably access the highway there just like the rest of us. Because Rocklin Rd. narrows to one through lane, with no right turn lane and a short left turn lane, the line can get quite backed up. As Poppy Ridge, Montserrat, and Monte Claire build out this will only get worse. **Why was this cumulative and long-term impact not addressed in the MND?**

**Why are there gates on the fire access road? There's already a gate at the entrance.**

10) Page 3-72 has the claim that the project will likely use local labor for construction and eventual handyman services, and Ms. Barnes mentions it in her response.. **Unless a preference for local labor is made a condition of approval, this claim is not substantiated.**

## Matt Lopez

---

**From:** Pat Miller [pamiller2@sbcglobal.net]  
**Sent:** Monday, January 09, 2012 4:37 PM  
**To:** Rick Angelocci; Lopez, 'Matt'  
**Subject:** Fw: Priory R&R MND comments

To: Town of Loomis Planning Department  
Rick Angelocci, Town Manager  
Matt Lopez, Assistant

From: Pat Miller [REDACTED]

Re: Regina Caeli Priory Revised and Recirculated Mitigated Negative Declaration dated Dec. 2011, and response to comments from Brigit Barnes received Jan 7, 2012

Date: January 9, 2012

Following are my revised comments after review of the revised MND as well as Ms Barnes responses.

I must say I am sorry to be submitting my comments at such a late hour, but I received Ms Barnes large packet on Saturday morning and had to re-order my plans, read it, and adjust my new comments for the deadline on Monday. Ms Barnes states that she submitted much of the material to the Town in November. If so, I am disappointed that 1) it was not transmitted to the Planning Commission in a timely manner, and 2) she forwarded it all so late.

That being said, the additional material did, in fact, clear up many of my questions and did a great deal to help me understand this project. I do appreciate getting the material.

In Ms Barnes response, she mentions several things told to her by former Loomis Planning Director Kathy Kerdus. Is there any documentation of these statements?

To Rick and Matt: The Town should require all such submittals to be double-sided. Projects generate lots of paper and we could reduce that by half by asking for double-sided copy.

Page:

2-5 Clarifies the 5am bell is to be interior only. Thanks for clarification.

We may need a condition that if bells bother neighbors, the sound must be reduced.

2-6 147,730 sf is a new figure for square feet, larger than the formerly stated 134,000 sf, an increase of over 13,000 sf. Please explain.

2-6 Thanks for adding the two openings for wildlife to pass through and for capping the iron fence with a bar instead of spikes. According to the Loomis Fawn Rescue, fawns commonly get their bodies trapped between the iron bars as they try to pass through to follow their mom. This can be prevented by adding 2-1/2 to 3 feet tall wire mesh along the fence. Trapped fawns usually panic and then injure themselves badly with broken bones and internal organ damage.

2-7 Exhibit 2-3: Grotto not shown on plan.

2-7 The fire access road travels pretty far away from the actual building on the south side. Fire officials prefer nearby access to the building for "laddering". Why has the road been proposed so far from the building on that side?

2-9 Exhibit 2-4: Dome appears taller than the cross.

2-11 Second paragraph seems to imply that landscaping and gardens will mitigate for lost trees.

2-11 Sec 2.6: Says the excess 2000 cy of soil would be placed outside of tree drip lines. Ms Barnes packet says "mostly outside drip lines. Inconsistent.

To Rick and Matt: pg 3-16, item a): This IS a scenic vista-"remarkable natural scenery". Please tell me what a "designated scenic vista" is, and how it is determined. These trees and pond are very pastoral and indigenous to the area, on an increasingly rare larger parcel. "Because there are no designated scenic vistas in the project area, the proposed project would have no impact". I'm pretty disappointed at this statement.

3-17 Says there will be lighting along Barton Rd. How much lighting? I do not see it in the site plan.

3-22 d) Shouldn't it say "less than significant with mitigation incorporated", because of the required replanting of trees on site?

3-26 typo

3-29 I'm not ok with "no mitigation" for 2 years of increased air pollutants from construction.

3-30 Will various trucks be off-site for staging, loading/unloading, waiting, cueing, temporary parking, or other? I don't want 2 years of diesel idling.

3-31 #2. Says the plan will address the minimum requirements for dust control. The minimum? Really?

3-32 Regarding the 97 average daily car trips, given the explanation of this within Ms Barnes response, it is clear that the traffic may be greater than we thought.

3-32 Seems to me that #8 is much the same as #3 and #10, and #9 is much the same as #3, and #11 is much the same as #4.

3-34 Even though NOA is not anticipated, NOA could show up. Is there a standard back-up plan?

3-35 e) The odor of diesel fumes makes some people nauseous or outright sick. Is there a back-up plan?

3-36-37 Description of herbaceous understory should include milkweed, found and readily seen on site by several people at the site visit.

3-37 Fix sentence regarding backwater flooding.

3-40 An active white-tailed kite's nest was observed and confirmed in Montserrat during construction there. This is virtually across the street. Documentation should be at Town Hall.

3-44 Still asking PC to approve without a tree mitigation plan?

3-53 Please change kilometers to miles for consistency.

3-50 Item d) missing, but is listed in Cultural Resources on pg 3-46. Even though some of this is discussed in the previous pages, the document should logically match its own outline.

3-58 Why is there an asterisk marking AB 32, SB 97, and EO S-13-08? Is a footnote missing?

3-61 With the erroneous references to a wastewater treatment plant, as well as a co-generation plant, could the consultants please recheck for errors in the tables referring to GHGs and air pollutants TPY and PPM?

3-61 typo, change a) to b).

3-65 h) I must point out that this paragraph really says the priority does not increase the risk of causing a fire. And I appreciate that the building itself will be fully sprinklered. However, I must also strongly disagree that the site is "not located in an area that is at a particularly high risk for wildfire". It is, just as the surrounding neighborhood is. Even though the project itself does not increase the risk of a fire occurring, wildfire is a recognized, albeit accepted, hazard of living on such a site and in such an area. And it is incumbent upon the Planning Commission to anticipate the effect upon this community. We must "consider the community we are creating", to quote from my PC training. And I wouldn't want to create a situation where fire resources are below what they should be.

In addition, about 80% of 911 calls are for medical response. In the proposed priority community of 100 persons, there are bound to be at least some such emergencies, not just fire calls. This must be considered a "high risk occupancy". These also use the local fire resources. In my research, even though the building will include fire suppression measures when completed, the biggest concern is during the construction period when framing is exposed and fire suppression is not yet installed. Therefore, for the next 2 years.

3-67 Change box to "with mitigation incorporated" as mitigation is in fact required.

3-68 Clean up second sentence and typo mid-page.

3-69 Says "Where applicable," BMPs shall be in place. Please tell me where or when BMPs would not be applicable? We would like to know these exceptions.

3-69 Refers to impervious surfaces. Could some of this area be reduced by using pervious materials? For instance, I thought the pathways were to be DG. Couldn't pathways, as well as roads and parking be DG or other pervious materials as pg 3-72 indicates?

3-71 Hydro-2 In second sentence, don't you mean..."so as not to expose adjacent ".....

3-71 d) last sentence should be...."less than significant with mitigation measure Hydro-2"... as the mitigation in item c) is needed to accomplish this.

3-71 e) What retention basin? And what treatment?

3-79 Fix second sentence.

3-82 What boardwalk? I don't see this on any site plan.

3-85 Conflicts with pg 2-1 where it says mobile home is currently housing a caretaker, but will be removed.

3-87 Re: Fire protection. This will be the biggest facility in the area, including buildings at Sierra College, and it is clear now, housing 100 people. While I appreciate the fire suppression measures incorporated into the building itself for any on-site or structure fire, we must also think of the demand on fire-fighters and resources in the event of a wildfire. The fire district resources will be stretched. As the Planning Commission considers the community's needs, at what point do we need another fire fighter or two, or another truck? This is determined by the National Board of Fire Underwriters, and we absolutely need know the answer before we can say the impact is "less than significant". Will this building's sprinklers and hydrants have enough water flow and pressure in a wildfire, without depleting flow and pressure from neighbors who will likely be fighting the same wildfire?

3-89 I would think that a) and b) would be considered "no impact".

3-93 last paragraph: What "school traffic"?

3-94 The construction period may be considered temporary, but 2 years is a long time for local residents to put up with the increase in fumes, mud, dust, rumbling trucks, noise, etc.

3-97 Fix second sentence.

3-97 Change b) and d) to "potentially significant" to match discussion.

3-98 and 3-99 Clearly no commitments from SPMUD or PCWA. Very concerning to me, especially going into a potentially very dry year.

3-100 typo. And I believe we should delete "or reasonably foreseeable" as the fact is that currently it really is a potentially significant impact.

3-101 Glad to see they plan to use the Town's recycling program.

3-103 a) and b): Viewed in connection with St. Francis Woods, and Montserrat, the cumulative effects of past projects, as well as future construction at Croftwood and Montserrat, and not even to mention the massive future plans in Rocklin, the cumulative impact is more considerable. At a minimum, this reinforces our positions expressed in comments, requests, and conditions to preserve the natural community, ruralness and character of Looms. The cumulative effect is very significant, and requires significant mitigation.

3-103 c): We will continue to try to protect Loomis' natural atmosphere and environment.