ATTACHMENT 9: MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Final Mitigation Monitoring and Reporting Program

Introduction

Section 21081.6 of the California Environmental Quality Act (CEQA) and Section 15097 of the State CEQA Guidelines require a lead agency that adopts an environmental impact report (EIR) to establish a program to monitor and report on the adopted mitigation measures in order to ensure that approved mitigation measures are implemented subsequent to project approval. Specifically, the lead agency must adopt a reporting or monitoring program for mitigation measures incorporated into a project or imposed as conditions of approval. The program must be designed to ensure compliance during project implementation. As stated in California Public Resources Code Section 21081.6(a)(1):

> The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

This mitigation monitoring and reporting program (MMRP) is designed to meet that requirement. As lead agency for this project, El Dorado County will use this MMRP to ensure compliance with mitigation measures associated with implementation of the proposed project. Mitigation measures identified in this MMRP were developed in the EIR 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 following table indicates the mitigation measure number, the mitigation measure text, implementation timing, the monitoring agency, and an area to record monitoring compliance.

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Aesthetics						
Mitigation Measure AES-2: Apply aesthetic design treatments to buildings within oak woodland and grassland areas Appendix B, Site Design Standards, of the Central El Dorado Hills Specific Plan shall include Section B.6, Building Design Standards, as follows. These requirements will be adopted as Conditions, Covenants and Restrictions with approval of individual subdivision maps and planned development permits. B.6 BUILDING STANDARDS Buildings associated with the proposed project that are to be located in oak woodland and grassland areas will be designed to blend with the surrounding built and natural environments so that these structures complement the visual landscape. The following measures will be applied subject to County review and approval upon issuance of building permits. • Roofing materials within oak woodlands will be colored using a shade that is two to three shades darker than the general surrounding area. • Building facades within oak woodlands shall be painted in mid-range to darker earth tones to help buildings blend better within the oak canopy. Lighter beiges and tans, which would make buildings stand out and contrast against the oak canopy, will be avoided. • Roofing materials within grasslands will use colors that are similar to the mid-range earth toned colors used on existing residences because these colors blend well within grassland areas and provide visual continuity with surrounding development. • Building facades within grasslands shall be painted in mid-range earth tones to help buildings blend better within grassland areas. Very light off-whites, beiges, and tans that make buildings stand out and contrast against grassland areas, will be avoided.	Inclusion in the Design Standards Appendix B	Prior to issuance of building permits	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** Review CC&Rs with subdivision maps for aesthetic design treatments		
Mitigation Measure AES-4: Design proposed noise barriers to be visually consistent with existing noise barriers in the project vicinity Existing noise barriers in the project vicinity utilize a combination of solid barriers, earthen berms, and landscaping to mitigate the effects of noise and improve site aesthetics. The earthen berms and landscaping not only improve the quality of views along roadways, but also act to screen and reduce the visibility and apparent scale of the solid barrier. Any noise barriers constructed along Serrano Parkway and El Dorado Hills Boulevard, and Park Drive Extension (see Figure 3.10-2 in the Draft EIR) within the Central El Dorado Hills Specific Plan shall be designed and constructed in a manner as to complement and blend with nearby existing noise barriers. New noise barriers shall be visually consistent with the design of existing noise barriers in the project vicinity, such as the noise wall at the southeast corner of El Dorado Hills Boulevard and Harvard Way and the shallow berm along Serrano Parkway. The design will include similar dimensions, barrier materials, berm dimensions, and plant species as the existing barriers along El Dorado Hills Boulevard and Serrano Parkway and the barriers proposed to be installed east of the project area.	Inclusion in the Design Standards Appendix B	During project design and construction	Project Applicant/ Contractor	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County to review design prior to issuance of building permits Periodically check construction site to verify noise barriers being constructed are aesthetically similar to existing		
Air Quality						
Mitigation Measure AQ-2a: Use low-VOC coatings during construction The project applicant will require all construction contractors to use low-VOC coatings that have a VOC content of 10 g/L or less during construction. The project applicant shall submit evidence of the use of low-VOC coatings to EDCAQMD prior to the start of construction.	Inclusion in Appendix D	Prior to and during construction	Project Applicant/ Contractor	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County to verify incorporation of measure in permit documentation and plans prior to issuance of building permits Check to ensure low-VOC coatings are being used during construction		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Mitigation Measure AQ-2b: Utilize clean diesel-powered equipment during construction to control construction-related NO_X and DPM emissions The project applicant will ensure that the heavy-duty off-road equipment used during construction achieves a project-wide fleet-average reduction of 30% for NO_X, and 45% for DPM, compared with the most recent CARB fleet average at the time of construction. This can be achieved by using equipment with EPA Tier 3 or Tier 4 engines, as necessary, or through other means, as described below. The applicant shall provide documentation of compliance with this measure to EDCAQMD and El Dorado County Community Development prior to initiation of any ground disturbing activities. The project applicant will ensure that the heavy-duty off-road equipment used during construction until 2022 will be equipped with an EPA Tier 3 or cleaner engines, except for specialized construction equipment in which an EPA Tier 3 engine is not available. Consistent with advancements of the statewide fleet average, the project applicant will ensure that all off-road diesel-powered equipment used during construction from 2023 to 2030 will be equipped with an EPA Tier 4. This requirement will ensure construction equipment remains cleaner than the fleet-wide average. The project applicant may pursue an alternative compliance program to achieve a minimum project-wide fleet-average reduction of 30% for NO_X, and 45% for DPM, compared with the most recent ARB fleet average at time of construction. Use of Tier 3 and Tier 4 engines and the performance standards are not mutually exclusive, and reductions needed to meet the performance standards may be achieved through use of higher tier engines. Other ARB-approved best available control technologies, including lean NO_X catalysts, exhaust gas recirculation, selective catalytic reduction, alternative fuels, and diesel particulate filters, may also be pursued. If the project applicant elects to pursue the performance standards, they shall submit evidence to EDCAQMD and El Dorado County prior to the start of construction that the 30% NOx and 45% DPM performance standards will be met with the selected equipment. The mitigated analysis is currently based on compliance with the latter program (30% NO_X performance standard), because exclusive use of Tier 3 and Tier 4 engines would be sufficient to meet the performance standard. (Tier 3 engines are estimated to achieve a 38% to 39% NO_X reduction relative to Tier 2 engines [current fleet-wide average], and Tier 4 engines are estimated to achieve a 89% to 91% reduction relative to Tier 3 engines [project fleet-wide average in 2023]). Note that the mitigated analysis does not currently account for DPM reductions. Accordingly, actual DPM emissions generated during construction of the plan will be lower than what is presented in the Table 3.2-7 with implementation of this mitigation.	Inclusion in Appendix D	Prior to and during project construction	Project Applicant/ Contractor	**Reviewing Party** County of El Dorado Air Quality Management District **Monitoring Action** County to verify incorporation of measure in permit documentation and plans and review and verify record that off-road equipment has achieved 30% reduction emission standards, documentation to be provided by Project Applicant		
Mitigation Measure AQ-2c: Implement EDCAQMD fugitive dust control measures and submit a Fugitive Dust Control Plan The project applicant shall comply with EDCAQMD Rule 223-1 and incorporate all feasible and practicable fugitive dust control measures. Emission reduction measures will include, at a minimum (as applicable), the measures identified in Draft EIR Appendix D. Additional measures may be identified by the EDCAQMD or contractor as appropriate. All measures shall be incorporated into a Fugitive Dust Control Plan, which will be submitted to and approved by EDCAQMD prior to the start of any construction activity.	Inclusion in Appendix D	During project construction	Project Applicant/ Contractor	**Reviewing Party** County of El Dorado Air Quality Management District **Monitoring Action** County to verify incorporation of measure in permit documentation and plans prior approval of construction plans.		
Mitigation Measure AQ-4: Submit and implement an Asbestos Dust Mitigation Plan in accordance with EDCAQMD Rule 223-2 If in a NOA area and required by EDCAQMD, the project applicant shall prepare and submit an Asbestos Dust Mitigation Plan to EDCAQMD prior to the start of any construction activity, consistent EDCAQMD Rule 223-2. All earthwork activities will be periodically observed by a geologist experienced in the visual assessment for NOA or for conditions likely to contain NOA. Additional NOA evaluation will be performed by a certified engineering geologist during grading to allow for the determination of possible capping requirements.	Inclusion in Appendix D	Prior to and during construction	Project Applicant/ Contractor/ Geologist	**Reviewing Party** County of El Dorado Air Quality Management District **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans, review and approve Asbestos Mitigation Plan provided by Applicant prior to issuance of grading permits County shall review and approve monitoring logs and evaluation report provided by Applicant		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
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Biological Resources						
Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided The project construction contractor will install orange construction barriers or other similar methods as discussed in the Biological Resources Study and IHMP to protect environmentally sensitive areas as one of the first orders of work. These sensitive areas will be protected by a barrier to avoid disturbance during construction. The protected areas will be designated as environmentally sensitive areas and clearly identified on the construction plans. The barrier will be installed before construction activities are initiated, maintained throughout the construction period, and removed when construction is completed. Sensitive biological resources that occur adjacent to the construction area include special-status wildlife habitats, oak woodland and riparian woodland to be retained as open space, and wetlands and other waters of the United States to be retained. The barrier will be removed within 72 hours of completion of work.	Inclusion in Appendix D.	Prior to and during project construction-related activities	Project Applicant/ Contractor	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and verify periodically during and after construction activities that barriers are properly installed and maintained		
Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees Prior to beginning construction activities, the project applicant will employ a qualified biologist to develop and conduct environmental awareness training for construction employees on the importance of onsite biological resources, including oak woodland, riparian woodland, and mature trees to be retained; special-status wildlife habitats; potential nests of special-status birds; and roosting habitat for special-status bats. In addition, construction employees will be educated about invasive plant identification and the importance of controlling and preventing the spread of invasive plant infestations. The biologist will also explain the importance of other responsibilities related to the protection of wildlife during construction such as inspecting open trenches and looking under vehicles and machinery prior to moving them to ensure there are no lizards, snakes, small mammals, or other wildlife that could become trapped, injured, or killed in construction areas or under equipment. The environmental awareness program will be provided to all construction personnel to brief them on the life history of special-status species in or adjacent to the project area, the need to avoid impacts on sensitive biological resources, any terms and conditions required by state and federal agencies, and the penalties for not complying with biological mitigation requirements. If new construction personnel are added to the project, the contractor's superintendent will ensure that the personnel receive the mandatory training before starting work. An environmental awareness handout that describes and illustrates sensitive resources to be avoided during project construction and identifies all relevant permit conditions will be provided to each person.	Inclusion in Appendix D.	Prior to and during project construction-related activities	Project Applicant/ Contractor/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans. Sign-in sheets to be provided by Applicant shall be approved, filed and maintained by the County.		
Mitigation Measure BIO-1c: Conduct periodic site visits during construction The project applicant will employ a qualified biologist to conduct periodic site visits during construction as necessary in and adjacent to all sensitive biological resources in the construction area. The frequency of site visits will range from weekly to monthly, depending on the biological resource, and may be done concurrently with other monitoring that may be occurring onsite (e.g., California red-legged frog, SWPPP compliance). The biological monitor will assist the construction crew as needed to comply with all project implementation restrictions and guidelines. The biological monitor also will be responsible for ensuring that the contractor maintains the staked and flagged perimeters of the construction area and staging areas adjacent to sensitive biological resources and will inspect the barriers to ensure that the barriers are intact. The monitor will assess any adverse effects on sensitive biological resources resulting from violations of the barrier mitigation requirements and, if adversely affected, will notify the County and the regulatory agency with jurisdiction over the affected sensitive resource. Work will stop until the barriers are reestablished. The monitor will provide the County with a monitoring log for each site visit, which will be provided to interested agencies upon request.	Inclusion in Appendix D.	During project construction-related activities	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife, US Fish and Wildlife Service **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans. County shall review and approve monitoring logs provided by biologist/Applicant		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
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Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat If the ORMP is not in effect at the time the development entitlement applications are submitted, the project applicant will implement the following measures and the tree preservation measures in the IHMP, and will adhere to CEDHSP Policy 5.16, during construction of each project phase to protect and minimize effects on preserved trees that are adjacent to construction activities. • The potential for long-term loss of woody vegetation will be minimized by trimming vegetation rather than removing entire trees or shrubs in areas where complete removal is not required. Any trees or shrubs that need to be trimmed will be cut at least 1 foot above ground level to leave the root systems intact and allow for more rapid regeneration. Cutting will be limited to the minimum area necessary within the construction zone. To protect nesting birds, no pruning or removal of woody vegetation will be performed between February 1 and August 31 without preconstruction bird surveys consistent with Mitigation Measure 9b. • Operation or parking of vehicles, digging, trenching, slope cuts, soil compaction, grading, paving, or placement of fill will be prohibited within at least 1 foot outside the driplines of preserved trees. • Runoff from the Pedregal planning area will be directed off site to prevent drainage into the open space area. Retaining walls will be installed at the edge of development areas where fill is placed to avoid ponding of water around adjacent retained oak trees. If the ORMP is in effect at the time the development entitlement applications are submitted, in-lieu fees will be paid at the time of approval of the CEDHSP and any deed restrictions or conservation easements will occur at the time applications for permits that would result in tree removal are submitted. The project applicant will implement the following measures, and will adhere to CEDHSP Policy 5.16, during construction of each project phase to protect and minimize effects on preserved trees that are adjacent to construction activities. Mitigation for oak woodlands can be accomplished using one or more of the following options: 1. Off-site deed restriction or conservation easement acquisition and/or acquisition in fee title by a land conservation organization for purposes of off-site oak woodland conservation; 2. In-lieu fee payment; 3. Replacement planting on-site within an area subject to deed restriction or conservation easement; 4. Replacement planting off-site within an area subject to a conservation easement; or 5. A combination of the options 1 through 4, above. In accordance with requirements of the California PRC 21083.4, replacement planting shall not account for more than 50% of the oak woodland mitigation requirement. Therefore, half of the project's oak woodland impact mitigation requirement would consist of replacement planting on-site. The replacement planting area must be suitable for tree planting, will not conflict with current or planned land uses, and will be large enough to accommodate replacement plantings at a density equal to the density of oak woodlands impacted, up to a maximum density of 200 trees per acre. The remaining half of the project's oak woodland impact mitigation requirement would be implemented in the form of an in-lieu fee payment to the County. Since the project will mitigate 50% of the impacted 28.8 acres with replanting, under the in-lieu fee for the remaining mitigation requirement would equate to $119,304 for 14.4 acres of woodland impact (50% of 28.8 acres) at $8,285 per acre. Mitigation for removal of individual native oak trees is based on an inch-for-inch replacement standard. Mitigation for Heritage Trees is based on a replacement standard of 3:1 (inches) ratio. This equates to the requirement of replanting 1,355 inches of oak trees. Replacement trees are required to be monitored and maintained for a period of seven years, calculated from the day of planting. Impact mitigation requirements for individual native oak trees and Heritage Tree include the following options: 1. Replacement planting on-site within an area subject to a deed restriction or conservation easement; 2. Replacement planting off-site within an area subject to a conservation easement or acquisition in fee title by a land conservation organization; 3. In-lieu fee payment; or 4. A combination of the options 1 through 3 above.	Inclusion in Appendix D	During project construction-related activities	Project Applicant/ Contractor/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans. Verify that trimming, operations and run off comply with requirements		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
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The total replacement trees must have a combined diameter equal to that of the removed non-Heritage Trees, and a combined diameter equal to 3:1 of the removed Heritage Trees. Replacement tree species must be in the same proportion as those removed. Replacement plantings must be inspected, maintained and documented consistent with requirements for Mitigation Maintenance, Monitoring, and Reporting per the ORMP. Currently, the in-lieu fee program requires a payment of $153 per inch of impact for individual oak trees and $459 per inch for Heritage Trees. Using the per-inch mitigation fee option would result in a fee of $126,531 for individual oaks and $80,784 for Heritage Trees. The total fee would be $207,315. Since adoption of the ORMP was pending when the analysis was conducted, impacts were calculated using the 20 inch DBH standard. Because the DBH standard of Heritage Tree was changed to 36 inches, impacts and costs would be less. Regardless of which standard is adopted, all oak resource impacts associated with the CEDHSP project will be quantified and mitigated consistent with the requirements of the ORMP.						
Mitigation Measure BIO-2: Compensate for permanent loss of riparian woodland The project applicant will compensate for the loss of up to 2.40 acres of riparian woodland that cannot be avoided to ensure no net loss of habitat functions and values. Compensation will be at a minimum of 1:1 (i.e., 1 acre restored/created/enhanced or credits purchased for every 1 acre removed). Final compensation ratios will be based on site-specific information and determined through coordination with the appropriate state and federal agencies during the permitting process. Compensation may be a combination of mitigation bank credits and/or onsite habitat restoration and will be implemented as determined by the appropriate state and federal agencies during the permitting process. Permanent loss of riparian woodland will be compensated for by implementing one or a combination of the following options. • The project applicant will purchase offsite mitigation bank credits for riparian woodland to allow for economy of scale and higher quality habitat due to large patch size and will provide written evidence to the resource agencies that compensation has been established through the purchase of mitigation credits. • The project applicant will employ a qualified restoration biologist to prepare a riparian restoration and monitoring plan that involves restoring or enhancing onsite riparian woodland, potentially along the perennial creek adjacent to the proposed bike trail. The project applicant and the County will ensure implementation of the riparian restoration and monitoring plan. Similar to the oak woodland mitigation plan in the CEDHSP, the restoration plan will include a species list and number of each species, planting locations, and maintenance requirements. Plantings will consist of cuttings taken from local plants, or plants grown from local seed. Planted species will be based on those removed from the project area and will include Fremont's cottonwood, red willow, sandbar willow, live oak, and/or valley oak. Native understory species, such as sedge species, mugwort, California wild rose, California wild grape, or other suitable species, will be planted. Plantings will be monitored annually for 10 years or as required in the project permits. For each monitoring period, the riparian restoration and monitoring plan will include a minimum percentage of planting survival to be considered successful. This percentage will be established in conjunction with the regulatory agencies, but will be in the range of 75–90%. If the survival criterion is not met in any monitoring year or at the end of the monitoring period, planting will be repeated after mortality causes have been identified and remedial measures have been implemented, and the monitoring period will be extended. The project applicant will implement the restoration plan, maintain plantings for 5 years (including weed removal, irrigation, and herbivory protection) during which annual success criteria monitoring will occur. As feasible, existing native vegetation from the affected sites should be harvested and maintained for replanting after construction.	Inclusion in Appendix D	Purchase prior to project construction affecting riparian woodland; restoration after project construction is complete	Project Applicant/ Qualified Restoration Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife, US Army Corp of Engineers **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review and approve proof of purchase or Riparian Restoration and Monitoring Plan and Monitoring report, as appropriate		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
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Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands To the extent feasible, the project applicant will avoid and minimize impacts on waters of the United States, including wetlands, by implementing the following measures. These measures will be incorporated into contract specifications and implemented by the construction contractor. • The project will be designed, to the extent feasible, to avoid direct and indirect impacts on waters of the United States, including wetlands. • A SWPPP will be prepared and implemented during construction to identify appropriate BMPs for reducing construction impacts on waters of the United States. • Within waters of the United States, including wetlands, that will be preserved as part of the proposed project, construction activities will be avoided in saturated or ponded natural wetlands and drainages during the wet season (spring and winter) to the maximum extent feasible. Where such activities are unavoidable, protective practices such as use of padding or vehicles with balloon tires will be employed. • Exposed drainage banks and levees above drainages will be stabilized immediately following completion of construction activities. Other waters of the United States will be restored in a manner that encourages vegetation to reestablish to its preproject condition and reduces the effects of erosion on the drainage system. • Any trees, shrubs, debris, or soils that are inadvertently deposited below the ordinary high water mark (OHWM) of streams will be removed in a manner that minimizes disturbance of the drainage bed and bank. • To the extent feasible, in-stream construction within the OHWM of natural drainages will be restricted to the low-flow period (generally April through October). • All activities will be completed promptly to minimize their duration and resultant impacts.	Inclusion in Appendix D	Prior to, during, and following project construction-related activities	Project Applicant/ Contractor/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife, US Army Corp of Engineers **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review and approve contract specifications provided by applicant prior to project construction County shall verify periodically during and after project activities that avoidance and minimization measures are properly implemented		
Mitigation Measure BIO-3b: Compensate for loss of jurisdictional wetlands The project applicant will compensate for the loss of up to 0.072 acre of seasonal wetland, 0.130 acre of seasonal swale, and 0.126 acre of seep habitat to ensure no net loss of habitat functions and values. The compensation will be provided at a minimum ratio of 1:1, or as permitted by the USACE (1 acre restored or created for every 1 acre filled), but final compensation ratios will be based on site-specific information and determined through coordination with state and federal agencies as part of the permitting process for the project. Compensation may be a combination of mitigation bank credits and restoration/creation of habitat and will be implemented before or immediately after completion of each phase of project construction. Permanent loss of wetland habitat will be compensated for by implementing one or a combination of the following options. • The project applicant will purchase offsite mitigation bank credits for the affected wetland type (seasonal wetland, seasonal swale, and seep) at a locally approved mitigation bank to allow for economy of scale and higher quality habitat due to large patch size. The project applicant will provide written evidence to the resource agencies that compensation has been established through the purchase of mitigation credits. • The project applicant will employ a qualified restoration biologist to develop a wetland restoration plan that involves creating or enhancing the affected wetland type (seasonal wetland, seasonal swale, and seep) on the project site. The project applicant and the County will coordinate with the USACE and Regional Water Board for plan approval and will ensure implementation of the wetland restoration plan. Potential restoration sites will be evaluated to determine whether this is a feasible option. If it is determined that onsite restoration is feasible, a restoration plan will be developed that describes where and when restoration will occur and who will be responsible for developing, implementing, and monitoring the restoration plan. The wetland restoration plan will also include a species list and number of each species, planting locations, and maintenance requirements. Plantings will be similar to those removed from the project area and will consist of inoculum taken from the affected wetlands, or plants grown from local material obtained within the project watershed. The vegetative cover of wetland plantings will be monitored annually for 3 years or as required in the project permits, and compared to nearby undisturbed reference wetlands. If vegetative cover of wetland plants is equivalent to reference sites at the end of the monitoring period, the revegetation will be considered successful. If the survival criterion is not met in any monitoring year or at the end of the monitoring period, planting and monitoring will be repeated after mortality causes have been identified and remedial measures have been implemented, and the monitoring period will be extended to account for the required number of monitoring years for all plantings. Mitigation sites will be protected in perpetuity in a conservation easement.	Inclusion in Appendix D	Prior to and during project activities	Project Applicant/ Qualified Restoration Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife, US Army Corp of Engineers, US Fish and Wildlife Service **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review and approve compensation plan and/or proof of purchase, as applicable prior to issuance of a grading/building permit County shall review and approve annual monitoring reports provided by Applicant		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
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Mitigation Measure BIO-4: Compensate for loss of other waters of the United States The project applicant will compensate for the loss of up to 0.039 acre of perennial creek, 0.236 acre of intermittent drainage, 0.077 acre of drainage ditch/roadside ditch, and 2.261 acres of pond to ensure no net loss of habitat functions and values. The compensation will be provided at a minimum ratio of 1:1 (1 acre restored or created for every 1 acre permanently affected), but final compensation ratios will be based on site-specific information and determined through coordination with state and federal agencies as part of the permitting process for the project. Compensation may be a combination of mitigation bank credits and restoration/creation of habitat and will be implemented before or immediately after completion of each phase of project construction. In most, if not all, cases, other waters of the United States will be compensated out-of-kind by restoring riparian habitat adjacent to open water habitat. Restoration of riparian habitat will improve open water habitat quality by increasing the amount of cover adjacent to the aquatic habitat for birds and terrestrial species, and the amount of shaded riverine area in the aquatic habitat for fish and other aquatic species. Permanent loss of other waters of the United States will be compensated for by implementing one or a combination of the following options. • Purchase credits for created riparian stream channel at a locally approved mitigation bank. Out-of-kind compensation could also be used based on the vegetation type in the creek, i.e., seasonal wetland. Written evidence will be provided to the resource agencies that compensation has been established through the purchase of mitigation credits. • Compensate out-of-kind for loss of drainages, ditches, and ponds by implementing other on-site wetland mitigation or compensatory mitigation for riparian woodland impacts described in Mitigation Measure BIO-2. The acreage required for compensation for loss of other waters of the United States will be added to the acreage for loss of riparian habitat.	Inclusion in Appendix D	Prior to and during project activities	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife, US Army Corp of Engineers **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall verify compensation plan has been approved by the Corps and all other responsible agencies prior to issuance of a grading/building permit County shall review and approve annual monitoring reports provided by Applicant		
Mitigation Measure BIO-5a: Conduct floristic surveys for special-status plants during appropriate identification periods If required, the project applicant will employ a qualified botanist to conduct floristic surveys of the 85-acre addendum area and resurvey parts of the project area that will not be constructed for several years after project approval. These surveys will be conducted after final design of the area is complete and prior to all construction activities in order to document the presence of any special-status plants before project implementation. The botanist will consult with the appropriate resource agency regarding special-status species survey methods during drought periods, if needed, but will primarily follow the CDFW botanical survey guidelines (California Department of Fish and Game 2009). All plant species observed will be identified to the level necessary to determine whether they qualify as special-status plants or are plant species with unusual or significant range extensions. The guidelines also require that field surveys be conducted when special-status plants that could occur in the area are evident and identifiable, generally during the reported blooming period. The guidelines additionally recommend visiting reference populations of special-status species that may occur in the study area. Therefore, as feasible, the surveys will include site visits of reference populations of special-status plant species with potential to occur in the project area in order to ensure that they are identifiable during the survey period. This is particularly important for any annual plant species that has a long-lived seedbank and is known to not germinate when conditions are not conducive, e.g., during a drought. To account for different special status–plant identification periods, one or more series of field surveys may be required in spring and summer. If any special-status plants are identified during the surveys, the botanist will photograph and map locations of the plants, document the location and extent of the special-status plant population. Requirements for compensatory mitigation will be based on the results of these surveys and are discussed in Mitigation Measure BIO-5b.	Inclusion in Appendix D	After final design and prior to construction	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife, US Fish and Wildlife Service **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review and approve technical studies prior to issuance of grading or building permits		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Mitigation Measure BIO-5b: Avoid or compensate for substantial effects on special- status plants If one or more special-status plants are identified in the project area during preconstruction surveys conducted as part of Mitigation Measure BIO-5a, the project applicant will redesign or modify proposed project components of the project to avoid direct and indirect effects on special-status plants wherever feasible. If special-status plants can be avoided by redesigning projects, implementation of Mitigation Measures BIO-1a (barriers), BIO-1b (awareness training), and BIO-1c (biological monitor) would avoid significant impacts on special-status plants. If complete avoidance of special-status plants is not feasible, then, if required by the concerned public resource agency (as determined by the legal status of the plant in question), the project applicant will prepare a mitigation plan in consultation with the resource agency. The project applicant will compensate for the effects of the project on special-status plants by transplanting or seeding replacements within appropriate habitats remaining in onsite Open Space areas. The conservation area will be preserved and managed by the County or by a conservation organization for the life of the project. Detailed information will be provided to the agencies on the location and quality of the preservation area, the feasibility of protecting and managing the area in perpetuity, and the responsible parties. Other pertinent information also will be provided, to be determined through future coordination with the resource agencies.	Inclusion in Appendix D	Prior to and during project construction-related activities if required pursuant to MM BIO-5a	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife, US Fish and Wildlife Service **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review and approve avoidance plan or mitigation plan, as appropriate annual monitoring reports prior to issuance of grading permits		
Mitigation Measure BIO-6a: Assume presence of California red-legged frog or conduct protocol-level surveys and implement avoidance and minimization measures, as applicable Based on the presence of suitable California red-legged frog aquatic and upland habitat within CEDHSP project area, and because protocol-level surveys have not been previously conducted onsite, the project applicant will either assume presence of California red-legged frog in the project area or employ a qualified biologist to conduct protocol-level surveys for the species, unless USFWS determines a finding of no effect. If conducting surveys is the preferred approach, the surveys will follow protocols identified in the USFWS 2005 *Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog*, which includes a survey area encompassing the entire project area and all suitable habitat within up to 1 mile from the project area (limits of survey area determined during coordination with USFWS). If protocol surveys determine absence of California red-legged frog adults, tadpoles, or egg masses from the project area and from aquatic habitats up to 1 mile from project area, and if USFWS confirms the results, then the proposed project would have no impacts on California red-legged frog and no further mitigation is required. If presence of California red-legged frog is inferred by the project applicant or confirmed during surveys, the project applicant will implement Mitigation Measure BIO-6b to avoid and minimize impacts on California red-legged frog. If presence of California red-legged frog is either inferred or confirmed, ESA consultation with USFWS will be required to address effects on this species before any ground-disturbing activities can occur.	Inclusion in Appendix D	Prior to project construction-related activities	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, US Fish and Wildlife Service **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review and approve study prior to issuance of grading permits		
Mitigation Measure BIO-6b: Avoid and minimize impacts on California red-legged frog If California red-legged frogs are found during protocol-level surveys or are assumed to be present onsite, the project applicant will implement the following measures prior to and during ground-disturbing activities associated with construction to avoid and minimize potential effects on California red-legged frog. • Before construction begins, a qualified biologist will locate appropriate relocation areas and prepare a relocation plan for California red-legged frogs that may need to be moved prior to or during construction. The project applicant will submit this plan to USFWS for approval a minimum of 30 days prior to the start of construction. • Prior to disturbance or filling of suitable aquatic breeding habitat for California red-legged frog, visual and dip-net surveys (non-protocol) will be conducted, under the discretion of USFWS, to determine if California red-legged frog adults, tadpoles, or egg masses are present. If any of these life stages are identified, they will be relocated to a USFWS-approved offsite location according to the relocation plan (described above). Relocation activities would constitute take under the ESA and must be authorized by USFWS under a Biological Opinion. • Immediately prior to construction, a USFWS-approved biologist will conduct a preconstruction survey for California red-legged frog within areas proposed for ground disturbance. The biologist will carefully search all obvious potential hiding spots for California red-legged frogs, such as large downed woody debris, the perimeter of pond or wetland habitat, and the riparian corridor associated with streams and drainages.	Inclusion in Appendix D	Prior to and during project construction-related activities	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, US Fish and Wildlife Service **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review and ensure compensation plan has been approved by the public resource agency and all other responsible agencies prior to issuance of a grading/building permit		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Preliminary results of the preconstruction survey will be provided to the County and USFWS within 48 hours of completion. • A USFWS-approved biologist will train all project staff regarding habitat sensitivity, identification of special-status species, and required practices before the start of ground-disturbing activities. The training will include the general measures that are being implemented to conserve this species as they relate to the project, the penalties for noncompliance, and the boundaries of the approved work area. Upon completion of training, employees will sign a form stating that they attended the training and understand all the conservation and protection measures. • A USFWS-approved biologist will monitor initial ground-disturbing activities (i.e., grading, vegetation removal). The USFWS-approved biologist will complete a daily log summarizing activities and environmental compliance. Resumes of all biologists that will survey or monitor for California red-legged frog will be submitted to USFWS for approval prior to the start of construction. • If a California red-legged frog is encountered during preconstruction surveys or during construction, activities will cease and USFWS will be contacted immediately for direction on how to proceed. If the individual(s) cannot or do not move offsite on their own, USFWS or a USFWS-permitted biologist will trap and move the individuals in accordance with the relocation plan (described above). • The USFWS-approved biologist will have the authority to halt construction activities if any of the project requirements or agency conditions are not being fulfilled. If the biologist has requested a stop work due to take of California red-legged frog, USFWS will be notified within 1 working day via email or telephone. • Construction disturbances and other types of project-related disturbance to California red-legged frog will be minimized to the maximum extent practicable and confined to the designated project site. • Potential habitat outside the construction area but within the project area (i.e., open space) will be delineated with high visibility flagging or fencing to prevent encroachment of construction personnel and equipment into these areas during project work activities. At no time will equipment or personnel be allowed to adversely affect areas outside the project site without authorization from USFWS. • Because dusk and dawn are often the times when California red-legged frogs are most actively foraging and dispersing, all construction activities adjacent to potentially occupied habitat should cease 0.5 hour before sunset and should not begin prior to 0.5 hour before sunrise. • To prevent inadvertent entrapment of California red-legged frogs during construction, all excavated, steep-walled holes or trenches more than 6 inches deep will be provided with one or more escape ramps constructed of earth fill or wooden planks and will be inspected by a qualified biologist prior to being filled. • Work crews or an onsite biological monitor will inspect open trenches, pits, and under construction equipment and material left onsite in the morning and evening to look for amphibians that may have become trapped or are seeking refuge. • No canine or feline pets or firearms (except for federal, state, or local law enforcement officers and security personnel) will be permitted at the project site to avoid harassment or killing or injuring of California red-legged frog. • No monofilament plastic mesh or line will be used for erosion control. • All vehicle parking will be restricted to previously determined areas or existing roads within the designated work area. • All workers will ensure their food scraps, paper wrappers, food containers, cans, bottles, and other trash from the project area are deposited in covered or closed trash containers to avoid attracting predators. The trash containers will be secured and covered in the project area at the end of each working day.						

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Mitigation Measure BIO-7: Conduct preconstruction surveys for Pacific pond turtle and exclude turtles from the work area The project applicant will implement the following measures to avoid and minimize impacts on Pacific pond turtles. • The project applicant will retain a qualified wildlife biologist to conduct a preconstruction survey 2 weeks before and within 48 hours of disturbance in aquatic and riparian habitats. The survey objectives are to determine presence or absence of pond turtles in the construction work area and if necessary to allow time for successful trapping and relocation. • If feasible, the surveys will be timed to coincide with the time of day and year when turtles are most likely to be active and visible (during the cooler part of the day 8:00 a.m.–12:00 p.m. during spring, summer, and late summer). Prior to conducting presence/absence surveys, the biologist will locate the microhabitats for turtle basking (logs, rocks, brush thickets) and determine a location to quietly observe turtles. • Each survey will include a 30-minute wait time after arriving onsite to allow startled turtles to return to open basking areas. The survey will consist of a minimum 15-minute observation time per area where turtles could be observed. • If turtles are observed during a survey and they cannot be avoided (i.e., pond will be filled), they will be either hand-captured or trapped and relocated outside the construction area to a CDFW-approved site. The relocation site will support suitable aquatic habitat and the biologist(s) performing the relocation will have a valid memorandum of understanding or scientific collecting permit from CDFW. Possible relocation sites include perennial ponds within the open space portion of the project area or Carson Creek downstream of the project area where pond turtles have been previously documented. • Following relocation of pond turtles from the project area, the occupied habitat will be dewatered within 48 hours of relocation to minimize the potential for pond turtles to re-inhabit the site. A CDFW-approved biologist will monitor dewatering activities and will hand capture any turtles that remain and relocate them to the CDFW-approved relocation site.	Inclusion in Appendix D	Prior to and during construction	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review and approve survey report provided by applicant prior to construction. The County shall ensure compliance with treatment of turtles through coordination with CDFW.		
Mitigation Measure BIO-8: Include measures in the open space management plan identifying homeowner responsibilities to help reduce potential for domestic animal predation on wildlife The County shall ensure the OSMP includes requirements to help reduce the potential for domestic pet predation on wildlife species. Specific actions should be developed by a qualified wildlife biologist. Such requirements could include, but would not be limited to, keeping pets on leash in open space and woodland areas, ensuring human and pet food and trash sources are not accessible to wildlife, and others as recommended by the wildlife biologist.	Inclusion in Specific Plan Policy 5.31 and Section 9 (Implementation and Administration)	Prior to First Final Map	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County to verify incorporation of measure in draft OSMP		
Mitigation Measure BIO-9a: Conduct vegetation removal activities outside the breeding season for birds and raptors To the maximum extent feasible, the project applicant will conduct all necessary vegetation (trees, shrubs, grasses) removal/trimming during the nonbreeding season for most birds and raptors (generally September 1–January 31). If vegetation removal cannot be removed in accordance with this timeframe, there is a high potential that birds and/or raptors will nest in the project area and require no-disturbance buffers. If vegetation removal or trimming will be conducted during the nesting season (February 1–August 31), preconstruction nesting bird surveys will be required and additional protective measures will be implemented (see Mitigation Measure BIO-9b).	Inclusion in Appendix D	Prior to and during construction	Project Applicant/ Contractor	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall verify periodically during and after project activities that avoidance and minimization measures are properly implemented		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Mitigation Measure BIO-9b: Conduct nesting surveys for special-status and non–special-status birds and implement protective measures during construction The project applicant will retain a qualified wildlife biologist(s) to conduct preconstruction nesting bird surveys prior to the start of construction occurring between February 1 and August 31. The biologist(s) conducting the surveys will have knowledge of the relevant species to be surveyed. A minimum of three separate surveys will be conducted between February 1 and June 1 to account for different species that have different survey times. In addition, one survey will be conducted no more than 48 hours prior to initiating ground-disturbing activities. Surveys will include a search of all suitable nesting habitat (e.g., trees, shrubs, annual grassland, and emergent wetland vegetation) in the construction area. In addition, a 500-foot area around the project area will be surveyed for nesting raptors, and a 50-foot buffer area will be surveyed for other nesting birds. If no active nests are detected during these surveys, no additional measures are required. Surveys should be repeated if there is a lapse in construction of more than 10 days or if construction begins in a new area where suitable nesting habitat is present and has not been surveyed within the previous 10 days. If active nests are found in the survey area, a minimum no-disturbance buffer for song birds and raptors will be established around the nest sites to avoid disturbance or destruction of the active nest until the end of the breeding season (approximately September 1) or until a qualified wildlife biologist determines that the young have fledged and moved out of the project area (date of fledging varies by species). The extent of the buffers will be determined by the biologists in coordination with USFWS and/or CDFW and will depend on the level of noise or construction disturbance, line-of-sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. Suitable buffer distances may vary between species. If construction activities must encroach upon established buffers, additional protection measures (developed in coordination with USFWS and/or CDFW) may be necessary to avoid take and could include periodic nest monitoring, installation of visual screens, and restrictions on construction timing to allow birds to resume normal activities during certain portions of the day.	Inclusion in Appendix D	Prior to and during construction	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall Ensure studies are contracted prior to issuance of grading permits. Review and approve technical study provided by Applicant		
Mitigation Measure BIO-10: Identify suitable roosting sites for bats and implement avoidance and minimization measures Prior to tree removal or trimming activities associated with construction, the project applicant will retain a qualified biologist to examine trees to be removed or trimmed for suitable bat roosting sites. High-quality habitat features (large tree cavities, basal hollows, loose or peeling bark, larger snags, palm trees with intact thatch, etc.) will be identified, and the area around these features will be searched for bats and bat sign (guano, culled insect parts, staining, etc.). Riparian and oak woodlands should be considered potential habitat for solitary foliage-roosting bat species. Specific survey methods for the site will be developed in coordination with CDFW. If potential bat roosting sites are identified within or adjacent to construction areas, including tree removal/trimming, the project applicant will coordinate with CDFW to identify protective measures to avoid and minimize impacts on roosting bats based on the type of roost and timing of activities. These measures would include but are not limited to the following. • If feasible, all tree removal will be conducted between September 15 and October 30, which corresponds to a time period when bats have not yet entered torpor or would be caring for nonvolant young. Potential roost trees will be removed in pieces rather than felled all at once. • Active maternity roosts, whether solitary or colonial, will remain undisturbed until September 15 or only after a qualified biologist has determined the roost is no longer active. • If a non-maternity roost tree is located within the construction area and tree removal or trimming must occur between October 30 and September 15, a qualified biologist (familiar with bats) will be present during tree trimming/removal activities. To minimize impacts on the bats, tree trimming/removal should occur in the late afternoon or evening when it is closer to the time that bats would normally arouse. Tree removal should begin with removal of limbs to create enough noise and vibration to allow bats time to arouse and leave the tree or as prescribed by CDFW biologists. The biologists should search downed vegetation for dead and injured bats. The presence of dead or injured bats that are species of special concern will be reported to CDFW. The biologist will prepare biological monitoring report that will be provided to the County and CDFW.	Inclusion in Appendix D	Prior to and during construction	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall require studies are contracted prior to issuance of grading permits. The County shall review and approve technical study provided by Applicant		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Mitigation Measure BIO-13: Avoid the introduction and minimize spread of noxious plants Noxious weed species are those listed on the California Noxious Weed List by the California Department of Agriculture Section 4500 of the California Code of Regulations. To avoid the introduction of new noxious plants and minimize the spread of invasive plants previously documented in the study area, the project applicant will implement the following measures during construction. • Educate construction supervisors and managers on weed identification and the importance of controlling and preventing the spread of noxious weed infestations. • Small, isolated infestations will be treated with approved eradication methods at an appropriate time to prevent and/or destroy viable plant parts or seed. • Mulch with certified weed-free mulch. Rice straw may be used to mulch upland areas. • Any aggregate or gravel brought to the site must be certified as weed-free. • Use native, non-noxious species or nonpersistent hybrids in erosion control plantings to stabilize site conditions and prevent invasive species from colonizing. • Minimize surface disturbance to the greatest extent feasible. • Equipment that is regularly kept on-site be initially cleaned of soil and plant debris. • Perform monitoring of noxious weed infestations for one year post-construction in order to eradicate any new infestations (e.g., from rotating temporary equipment).	Inclusion in Appendix D	During construction	Project Applicant/ Contractor	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall verify periodically during and after project activities that avoidance and minimization measures are properly implemented		
Mitigation Measure BIO-14: Compensate for loss of oak woodland in offsite infrastructure improvement areas Per the requirements of County General Plan Policy 7.4.4.4 (Option A), and its Interim Interpretive Guideline, replacement of removed oak tree canopy will be mitigated at a density of 200 trees per acre lost. Based on the maximum potential oak impact area of up to 1.275 acres, up to 258 oak trees will be planted as mitigation within the designated oak planting areas for the CEDHSP project. Prior to construction, the actual oak canopy impacts will be quantified, based on the design details and proposed limits of construction, and a final number of oak trees for mitigation will be determined. The planting, maintenance, and monitoring details of this mitigation will follow those set forth in the IHMP for the oak woodland impacts within the project area. Should the Oak Resources Management Plan be in effect at the time development entitlement applications are submitted, the applicant would be required to implement at least one of the following options for oak woodlands: Off-site deed restriction or conservation easement acquisition and/or acquisition in fee title by a land conservation organization for purposes of off-site oak woodland conservation; In-lieu fee payment; Replacement planting on-site within an area subject to deed restriction or conservation easement; or Replacement planting off-site within an area subject to a conservation easement.	Inclusion in Appendix D	During project construction-related activities	Project Applicant/ Contractor/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans		
Mitigation Measure BIO-16a: Conduct floristic surveys in the offsite infrastructure improvement areas for special-status plants during appropriate identification periods The project applicant will employ a qualified botanist to survey the offsite infrastructure improvement areas, after final design of the areas is complete and prior to all construction activities, to document the presence of special-status plants before project implementation. The botanists will consult with the appropriate resource agency regarding special-status species survey methods during drought periods, if needed, but will primarily follow the CDFW botanical survey guidelines (California Department of Fish and Game 2009). All plant species observed will be identified to the level necessary to determine whether they qualify as special-status plants or are plant species with unusual or significant range extensions. The guidelines also require that field surveys be conducted when special-status plants that could occur in the area are evident and identifiable, generally during the reported blooming period. The guidelines additionally recommend visiting reference populations of special-status species that may occur in the study area. Therefore, as feasible, the surveys will include site visits of reference populations of special-status plant species with potential to occur in the project area in order to ensure that they are identifiable during the survey period. This is particularly important for any annual plant species that has a long-lived seedbank and is known to not germinate when conditions are not conducive (e.g., during a drought). To account for different special status–plant identification periods, one or more series of field surveys may be required in spring and summer.	Inclusion in Appendix D	After final design and prior to construction	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and review and approve technical studies prior to issuance of grading or building permits		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
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If any special-status plants are identified during the surveys, the botanist will photograph and map locations of the plants, document the location and extent of the special-status plant population. Requirements for compensatory mitigation will be based on the results of these surveys and are discussed in Mitigation Measure BIO-16b.						
Mitigation Measure BIO-16b: Avoid or compensate for substantial effects on special- status plants If one or more special-status plants are identified in the offsite infrastructure improvement areas during preconstruction surveys conducted as part of Mitigation Measure BIO-15a, the project applicant will redesign or modify proposed project components of the project to avoid direct and indirect effects on special-status plants wherever feasible. If special-status plants can be avoided by redesigning projects, implementation of Mitigation Measures BIO-1a (barriers), BIO-1b (awareness training), and BIO-1c (biological monitor) would avoid significant impacts on special-status plants. If complete avoidance of special-status plants is not feasible, then, if required by the concerned public resource agency (as determined by the legal status of the plant in question), the project applicant will prepare a mitigation plan in consultation with the resource agency. The project applicant will compensate for the effects of the project on special-status plants by transplanting or seeding replacements within appropriate habitats remaining in onsite Open Space areas. The conservation area will be preserved and managed by the County or by a conservation organization for the life of the project. Detailed information will be provided to the agencies on the location and quality of the preservation area, the feasibility of protecting and managing the area in perpetuity, and the responsible parties. Other pertinent information also will be provided, to be determined through future coordination with the resource agencies.	Inclusion in Appendix D	Prior to and during project construction-related activities if required pursuant to MM BIO-16a	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, California Department of Fish and Wildlife, US Fish and Wildlife Service **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and review and approve avoidance plan or mitigation plan, as appropriate annual monitoring reports prior to issuance of grading permits		
Mitigation Measure BIO-17a: Conduct a habitat assessment in the offsite infrastructure improvement areas for federally listed branchiopods The project applicant will employ a qualified biologist to conduct a habitat assessment for federally listed branchiopods within the offsite infrastructure improvement areas after the limits of proposed disturbance have been identified. All seasonal pools, wetlands, and swales will be mapped within 250 feet of proposed construction areas identified for infrastructure improvements, including staging areas and access routes. Suitable habitat will be mapped and described sufficient to determine if these habitats could support vernal pool fairy shrimp and vernal pool tadpole shrimp. If suitable habitat for vernal pool fairy shrimp and/or vernal pool tadpole shrimp is identified within 250 feet of proposed infrastructure improvements, the project applicant will implement Mitigation Measure Bio-17b.	Inclusion in Appendix D	Prior to and during project construction-related activities	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, US Fish and Wildlife Service **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and require studies are contracted prior to issuance of grading permits. Review and approve technical study provided by Applicant		
Mitigation Measure BIO-17b: Avoid or compensate for effects on vernal pool fairy shrimp and vernal pool tadpole shrimp and their habitat If suitable habitat for vernal pool fairy shrimp and/or vernal pool tadpole shrimp is identified within proposed construction areas for infrastructure improvements or within 250 feet of proposed construction, the project applicant will redesign or modify proposed project components to avoid this habitat to the maximum extent feasible. If avoidance of direct and indirect impacts on this habitat is not feasible, the project applicant will either retain a USFWS-permitted biologist to conduct protocol-level branchiopod surveys to determine presence/absence of vernal pool fairy shrimp and vernal pool tadpole shrimp or they will assume presence of these species. If the presence of vernal pool fairy shrimp and/or vernal pool tadpole shrimp is confirmed or inferred for the proposed project, the project applicant will compensate for direct and indirect effects on occupied or presumed occupied habitat for federally listed branchiopods by purchasing the appropriate mitigation credits from a USFWS-approved conservation area/mitigation bank. Minimum mitigation ratios will be 2:1 preservation and 1:1 creation for direct effects and 1:1 preservation for indirect effects (within 250-foot of ground disturbance), or as determined by USFWS during ESA Section 7 consultation. If presence of vernal pool fairy shrimp or vernal pool tadpole shrimp is either inferred or confirmed, ESA consultation with USFWS will be required to address impacts on this species before any ground-disturbing activities can occur.	Inclusion in Appendix D	Prior to and during project construction-related activities if required pursuant to MM BIO-17a	Project Applicant/ Qualified Biologist	**Reviewing Party** County of El Dorado-Community Development Agency, US Fish and Wildlife Service **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and review and approve avoidance plan or mitigation plan, as appropriate annual monitoring reports prior to issuance of grading permits		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Cultural Resources						
Mitigation Measure CUL-1a: Develop and implement a site-specific Historic Properties Treatment Plan for the Pedregal Archaeological District In order to mitigate for potential impacts on the PAD, the project applicant will retain a qualified archaeologist to develop a site-specific HPTP that meets the requirements of Section 106 of the NHPA. The HPTP will stipulate specifications for treatment of adversely affected resources, and at a minimum will include the following. • An oral history regarding the resource will be conducted. • Specific protocols will be developed for the management of unanticipated discoveries of Native American human remains, funerary objects, sacred objects, and objects of cultural patrimony. • Protocols for fencing, signage, and other avoidance measures, both during construction and after project completion. • Protocols for the reburial of any artifacts gathered during excavation onsite in accordance with the requests of the Native American community. This HPTP will be reviewed by the County to ensure the standards above are included, and approved, prior to issuance of the first grading permit for development in the PAD. The County shall ensure all construction and landscape plans include a requirement to comply with the HPTP. Implementation will vary by task.	Inclusion in Policy 5.31	Prior to construction	Project Applicant/ Qualified Archaeologist	**Reviewing Party** County of El Dorado-Community Development Agency /SHPO/ US Army Corp of Engineer **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and review and approved treatment plan prior to issuance of grading permit		
Mitigation Measure CUL-1b: Perform archaeological construction monitoring during ground-disturbing activities within 100 feet of known cultural resource sites The project applicant will retain a qualified archaeologist to conduct construction monitoring during ground-disturbing construction activities within 100 feet of a significant cultural resource sites intended for preservation within the plan area or a known cultural resource site within the offsite improvement areas. The archaeologist will observe the ground-disturbing activities to ensure that no cultural material is present or disturbed during those activities. If potential cultural material is observed, all work within 100 feet of the find will cease and the archaeologist, and if the site is prehistoric or ethnographic in origin, a Native American representative, will assess the significance of the find. If the find is determined to be associated with the PAD, it will be treated in accordance with the HPTP. If the find is not associated with the PAD, Mitigation Measure CUL-1d will be implemented to address potential effects. Upon completion of the monitoring in sensitive areas, the archaeologist shall prepare a report that describes the results of the monitoring and/or testing, including any measures that may have been implemented for mitigation of impacts on significant archaeological deposits identified during monitoring. The report shall be submitted to the El Dorado County Planning Division and the NCIC.	Inclusion in Appendix D	During construction	Project Applicant/ Qualified Archaeologist	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and review and approve mitigation monitoring report, prior to Final Map recordation		
Mitigation Measure CUL-1c: Protect P-09-1667 from future impacts The project applicant will place a conservation easement over P-09-1667 to preserve the site from further development. Portions of this area are already in a biological conservation area. The operations and management plan for the conservation easement will allow for capping, fencing, and other avoidance measures, should they be necessary. Proof of recordation of the easement shall be submitted to the County.	Inclusion in Policy 5.22 and 5.31	Prior to construction	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans. The County shall require evidence from the developer that the easement has been recorded, prior to Final Map recordation.		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Mitigation Measure CUL-1d: Stop work in the event of discovery of previously unknown cultural resources If at any point during construction, cultural resources, artifacts, midden, or any concentration of chipped or ground stone are encountered, construction will stop within 100 feet of the find until the find is assessed by a qualified archaeologist. The archaeologist will determine if the resource is associated with the PAD, in which case the HPTP described in Mitigation Measure CUL-1a will apply. If the resource is not associated with the PAD, it shall be evaluated for listing in the CRHR or NRHP or to determine whether it qualifies as a "unique archaeological resource" under CEQA. If the deposits are neither a historical nor unique archaeological resource, avoidance and mitigation is not necessary. If the find is determined to be significant and cannot be avoided by project design, mitigation measures will be developed in consultation with the SHPO, the County and other appropriate agencies. Mitigation can include, but is not necessarily limited to, excavation of the deposit in accordance with a data recovery plan (see CEQA Guidelines Section 15126.4[b][3][C]) and standard archaeological field and laboratory methods and procedures and curation standards. Upon completion of project construction, the archaeologist shall prepare a report that documents discoveries and their disposition. The report shall include any measures that may have been implemented for mitigation of impacts on significant archaeological deposits identified during project construction. The report shall be submitted to the El Dorado County Planning Division and the NCIC.	Inclusion in Appendix D	During project construction	Project Applicant/ Contractor	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review and approve mitigation monitoring report		
Mitigation Measure CUL-3: Perform construction monitoring during ground-disturbing activities and stop work if human remains are encountered The project applicant will retain a qualified archaeologist to conduct construction monitoring during ground-disturbing construction activities within 100 feet of known prehistoric archaeological sites. The archaeologist will observe the ground-disturbing activities to ensure that no human remains are present or disturbed during those activities. During any project excavation, regardless of the presence of an archaeological monitor, if human remains (or remains that are suspected to be human) are discovered all work shall cease in the vicinity of the find (a minimum of 100 feet) and the El Dorado County coroner will be notified immediately. If the coroner determines the remains to be Native American in origin, the coroner will be responsible for notifying the NAHC, which will appoint a MLD (PRC Section 5097.99). The archaeological consultant, project applicant, County, and MLD will make all reasonable efforts to develop an agreement for the dignified treatment of human remains and associated or unassociated funerary objects (CCR Title 14 Section 15064.5[d]). The agreement should take into consideration the appropriate excavation, removal, recording, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The MLD will have 24 hours after notification by the NAHC to make their recommendation (PRC Section 5097.98). If the MLD does not agree to the reburial method, the project shall follow PRC Section 5097.98(b), which states, "the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."	Inclusion in Appendix D	During project construction	Project Applicant/ Qualified Archaeologist	**Reviewing Party** County of El Dorado-Community Development Agency, NAHC (if Native American artifacts are found). **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and shall review measure with construction crew before ground-disturbing activities		
Mitigation Measure CUL-4: Perform cultural resources surveys of the offsite areas and mitigate eligible resources in accordance with State CEQA Guidelines Section 15126.4 When the exact locations and specific design of offsite improvements are identified (e.g., depth for underground utility lines and the Silva Valley Parkway connection alignment), the project applicant will retain a qualified cultural resources management provider to conduct studies to determine whether resources are located within the area that would be affected by the construction and operation of the improvements. These studies will include, as appropriate, a records search, archival research, contacting NAHC and interested parties, and pedestrian inventories. Recommendations made for avoidance and minimization will be considered by the County and implemented as required. These measures could include monitoring and presence/absence testing in sensitive areas, or training for construction personnel. Any resources that are located will be evaluated for eligibility for listing in the CRHR or NRHP. If resources found eligible cannot be avoided through project design, mitigation measures will be designed in consultation with the County, SHPO, and other appropriate agencies or parties. Mitigation can include, but is not necessarily limited to, excavation of the deposit in accordance with a data recovery plan (see CEQA Guidelines Section 15126.4[b][3][C]) and standard archaeological field and laboratory methods and procedures, and curation standards.	Inclusion in Appendix D	Prior to construction of offsite improvements	Project Applicant/ Qualified Archaeologist	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and review and approve technical study prior to issuance of grading permits		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Upon completion of cultural resources studies, the archaeologist shall prepare a report that describes the methods and results of the studies. The report shall be submitted to the El Dorado County Planning Division and the NCIC.						
Geology, Soils, Minerals, and Paleontological Resources						
Mitigation Measure GEO-4: Incorporate mitigation measures identified in geotechnical report and use standard engineering practices to mitigate for increased fracturing and/or erosion The project applicant's soil scientists or engineers will be responsible for conducting a final geotechnical evaluation of hard rock areas where blasting is being proposed prior to excavation/blasting activities. The final geotechnical evaluation shall specifically address the impacts of any special site preparation techniques on rock or soils present on or adjacent to the project area. Specific mitigation shall be developed prior to construction and implemented to minimize potential impacts on or adjacent to the project area from unstable geologic or soils conditions that could be caused by blasting. The project applicants will select one or more of these measures in consultation with a qualified engineer before excavation/blasting activities begin.	Inclusion in Appendix D	Prior to project construction and during design phase	Project Applicant/ Qualified Engineer	**Reviewing Party** County of El Dorado-Community Development Agency (registered geotechnical engineer or third-party registered engineer retained to review the geotechnical report) County building department **Monitoring Action** Required Preliminary Geotechnical Report submitted to County at Tentative Map shall address the requirements of this measure. Final Geotechnical report shall be reviewed and approved as part of construction and building permit plans.		
Mitigation Measure GEO-9a: Educate construction personnel in recognizing fossil material Prior to construction, the project applicant will ensure that all construction personnel receive training provided by a qualified professional paleontologist who is experienced in teaching non-specialists to ensure that construction personnel can recognize fossil materials in the event any are discovered during construction.	Inclusion in Appendix D	Immediately prior to project construction	Project Applicant/ Qualified Paleontologist	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans. A record of the training and attendees shall be provided to the County.		
Mitigation Measure GEO-9b: Stop work if substantial fossil remains are encountered during construction If fossil remains (particularly vertebrate remains) are discovered during earth-disturbing activities, activities will stop immediately until a State-registered professional geologist or qualified professional paleontologist can assess the nature and importance of the find and a qualified professional paleontologist can recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project applicant will be responsible for ensuring that recommendations regarding treatment and reporting are implemented.	Inclusion in Appendix D	During project construction	Project Applicant/ Qualified Paleontologist	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans and review technical report.		
Greenhouse Gas Emissions						
Mitigation Measure GHG-1: Revise CEDHSP policies to include additional measures to further reduce operational GHG emissions The project applicant shall implement the operational GHG emissions reduction strategies described below. The strategies will be included as specific requirements of the CEDHSP's Development Plan Permit. 1. <u>On-Site Solar Energy</u>: CEDHSP Policy 8.22 will be revised as follows: Commercial, residential, and public buildings shall be designed to allow for the installation of renewable energy systems including active solar, wind, or other emerging technologies. Where applicable, rooftop photovoltaic (PV) arrays or solar water heating systems (SWHS) shall be installed in accordance with the State Fire Marshal safety regulations and guidelines. All Village Residential-Low and Village Residential Medium-Low developments will be required to install rooftop solar power to meet minimum baseload electricity needs (expected average system size is 4 kilowatts [kW]).	Revision of existing policies in Section 8, Sustainability	During project design and construction	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** The County shall verify the revisions and incorporation of measure in permit documentation and plans.		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
2. Water Use: CEDHSP Policy 8.37 will be revised as follows: Nonresidential indoor water use shall be required to be reduced by a minimum of 30% as demonstrated by the prescriptive fixture-based method or according to a water use baseline, in accordance with CALGreen Nonresidential Voluntary Tier 1 Measures.						
3. Compost: CEDHSP Policy 8.34 will be revised as follows: On-site reuse of compost and mulch shall be required in privately owned gardens and landscaping or within common landscaped areas in the Plan Area.						
4. Electrical Vehicle Charging: CEDHSP Policy 8.4 will be revised as follows: Off-street parking in all Civic–Limited Commercial, Village Park, and High Density Residential designations shall provide some dedicated parking for plug-in electric vehicles (PEVs) and install minimum Level 2 PEV charging stations in each dedicated PEV parking space, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures. Installation of 220/240 volt garage circuits to support PEVs will be required in all Village Residential-Low and Village Residential Medium-Low designations.						
Noise and Vibration						
Mitigation Measure NOI-1a: Employ noise-reducing construction practices The construction contractor shall employ noise-reducing construction practices so that construction noise does not exceed construction noise standards specified in County General Plan Table 6-3 (Table 3.10-7) to the extent feasible. Measures that can be used to limit noise include, but are not limited to, those listed below. • Prohibiting noise-generating construction activity between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and 5:00 p.m. to 8:00 a.m. on weekends and federally recognized holidays. • Locating equipment as far as feasible from noise sensitive uses. • Requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation. • Not idling inactive construction equipment for prolonged periods (i.e., more than 2 minutes). • Prohibiting gasoline or diesel engines from having unmuffled exhaust. • Scheduling construction activities and material hauling that may affect traffic flow to off-peak hours and using routes that would affect the fewest number of people. • Using noise-reducing enclosures around noise-generating equipment (minimum 15 dB insertion loss). • Constructing temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (terrain, structures) to block sound transmission.	Inclusion in Appendix D	During project construction	Applicant/ Contractor	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans Inspect construction site to verify that noise enclosures are being used for the appropriate equipment Inspect construction equipment to ensure mitigation measures are implemented prior to approval Inspect construction site to verify that equipment is located as far as practical from adjacent residences and other sensitive land uses		
Mitigation Measure NOI-1b: Prepare and implement an operational noise control plan to reduce noise at sensitive land uses The applicant shall prepare a design-level operational noise control plan that identifies all project features and treatments that will be implemented to be in compliance with County noise standards listed in County General Plan Tables 6-1 and 6-2 (Tables 3.10-8 and 3.10-9 in this Draft EIR). The plan shall be developed by an acoustical design professional. The design features and treatments will ensure that exterior and interior noise levels at new proposed uses are in compliance with the noise standards. The report shall be submitted to the County for review and approval as part of the tentative map/planned development permit processing stage for the project. Depending on the noise exposure for a particular site, such treatments may include, but are not limited to those listed below, as recommended by the acoustical design professional. This measure is applicable to new and existing sensitive land uses that would experience noise that exceeds the County's compatibility standard or are otherwise affected by project-generated noise. • Construction of solid noise barriers and/or landscaped earthen berms between noise sources and receivers. The specific locations and heights of barriers shall be determined by a qualified acoustical consultant when the locations of residences and noise sources are finalized and prior to tentative map approval. Figure 3.10-2 shows potential locations for noise barriers required to mitigate roadway noise. The barriers shall be of sufficient height and composition to reduce noise levels at the closest sensitive receptor to levels required by County standards (General Plan Table 6-1).	Inclusion as a new section (B.7 – Noise Barriers) in Appendix B	Prior to project construction	Applicant to hire noise specialist	**Reviewing Party** County of El Dorado-Community Development Agency, Project Applicant **Monitoring Action** Request verification from Applicant that the project is implementing the recommended measures from the noise specialist Utilize the noise specialist to monitor noise levels in the project area to verify that the recommended measures are effective. As applicable, the County shall verify incorporation of measure in permit documentation and plans.		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
• Installation of enclosures around noise-generating mechanical equipment at the civic–limited commercial land use sufficient to reduce noise levels to meet County standards for stationary noise sources. • Provide maximum setbacks or barriers on lots facing the Village Park to maximum attenuation of noise over distance. • Installation of noise-reducing treatment in new buildings. ○ High-performance, sound-rated double glazed windows. ○ Sound-rated doors. ○ Sound-rated exterior wall constructions. ○ Special acoustical details for vents. ○ Acoustical caulking at all exterior façade penetrations. Sound-rated roof ceiling constructions. ○ Adequate mechanical ventilation so that windows and doors may be kept closed at the discretion of the building occupants to control environmental noise intrusion. • In conjunction with Mitigation Measure NOI-1c, the County shall ensure the site plan submitted by the El Dorado Hills CSD for the Village Park locates all playground features at the Village Park outside the 70 L_{dn} noise contour of US 50.						
Mitigation Measure NOI-1c: Implement a noise control plan for the Village Park Prior to issuing a Planned Development permit to the El Dorado Hills CSD to construct and operate the proposed Village Park, the County shall require the CSD's proposed site plan for the park places the loudest outdoor activity noise sources as far as practical from residential uses in the Serrano Westside planning area, and that all playground features at the Village Park are located outside the 70 L_{dn} noise contour of US 50. The plan shall be accompanied by a noise study prepared by a qualified acoustical consultant that identifies physical and administrative measures that will be used to reduce noise levels. The County shall condition the park project to implement EIR Mitigation Measure NOI-1a to reduce construction noise and to adhere to County Code of Ordinances Chapter 9.16, Noise, which prohibits the production of loud and raucous noise that unreasonably interferes with the peace and quiet of private property. The County may also condition the park project, if deemed necessary, to include other restrictions such as limiting the use of amplified sound systems to certain hours.	Inclusion in Section 9 (Implementation and Administration) and Policy 6.23	Prior to construction	EDHCSD	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** Review Planned Development Permit application to ensure incorporation of measure		
Mitigation Measure NOI-2: Employ measures to reduce airblast and vibration from blasting Contractors shall retain a qualified blasting specialist to develop a site-specific blasting program report to assess, control, and monitor airblast and ground vibration from blasting. The report shall be reviewed and approved by the County prior to issuance of a blasting permit. The report shall include, at minimum, the following measures. • The contractor shall use current state-of-the-art technology to keep blast-related vibration at offsite residential, other occupied structures and well sites as low as possible, consistent with blasting safety. In no instance shall blast vibration, measured on the ground adjacent to a residential or other occupied structure or well site be allowed to exceed the frequency-dependent limits specified in the Alternative Blasting Level Criteria contained in USBM *Report of Investigations 8507*. • The project contractor shall use current state-of-the-art technology to keep airblast at offsite residential and other occupied structures as low as possible. In no instance shall airblast, measured at a residence or other occupied structure, be allowed to exceed the 0.013-psi (133-dB) limit recommended in USBM *Report of Investigations 8485*. • The project contractor shall monitor and record airblast and vibration for blasts within 1,000 feet of residences and other occupied structures to verify that measured levels are within the recommended limits at those locations. The contractor shall use blasting seismographs containing three channels that record in three mutually perpendicular axes and which have a fourth channel for recording airblast. The frequency response of the instrumentation shall be from 2 to 250 Hz, with a minimum sampling rate of 1,000 samples per second per channel. The recorded data must be such that the frequency of the vibrations can be determined readily. If blasting is found to exceed specified levels, blasting shall cease, and alternative blasting or excavation methods shall be employed that result in the specified levels not being exceeded.	Inclusion in Appendix D	Prior to and during construction	Contractor	**Reviewing Party** El Dorado County Sheriff; County of El Dorado-Community Development Agency **Monitoring Action** Review and approve blasting program report prior to issuing blasting permit. County shall verify incorporation of measure in permit documentation and plans		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
• Airblast and vibration monitoring shall take place at the nearest offsite residential or other occupied structure. If vibration levels are expected to be lower than those required to trigger the seismograph at that location, or if permission cannot be obtained to record at that location, recording shall be accomplished at some closer site in line with the structure. Specific locations and distances where airblast and vibration are measured shall be documented in detail along with measured airblast and vibration amplitudes. • Blasting shall be prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and 5:00 p.m. to 8:00 a.m. on weekends and federally recognized holidays.						
Mitigation Measure NOI-5: Record Mather Airport noise disclosure for each residential lot As a condition of approval of the subdivision tentative map, the County will require that a notice be included in the deed for each residential lot notifying buyers of the potential for the lots to be affected by aircraft noise from Mather Airport operations. This will inform potential buyers of the noise; they can then make an informed decision as to whether or not to buy a home within the project.	Inclusion in Appendix D	Prior to approval of subdivision tentative map	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** A copy of a master Conditions, Covenants and Restrictions (CCR's) incorporating the measure for disclosure purposes, shall be submitted as part of the first small lot residential final map application.		
Traffic and Circulation						
Mitigation Measure TRA-1a: Improve the Latrobe Road/Town Center Boulevard Intersection The following improvements will be made to the Latrobe Road/Town Center Boulevard intersection. • Modify the northbound approach to provide two left-turn lanes, three through lanes, and a shared through/right turn lane. • Modify the westbound approach to provide a shared through/left-turn lane, and two right-turn lanes. • Provide right-turn overlap phasing for westbound approach • Provide split phasing east and westbound • Optimize signal timings to accommodate the revised intersection lane configurations. If the improvement is constructed by others prior to residential development levels in the project site that require this mitigation, payment of TIM fees will satisfy the project's fair share obligation towards this improvement. If this improvement is not constructed by others, the applicant will be responsible for implementing this improvement consistent with County General Plan Goal TC-X and supporting Policy TC-Xa and TC-Xf to ensure that transportation improvements are implemented concurrent with approved residential development. If the improvement is constructed by the applicant, the applicant will be subject to fee credit or reimbursement through the County's TIM fee program.	Inclusion in Appendix D	Project design and construction (prior to 2027)	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** This measure shall be verified prior to issuance of first occupancy residential building permit.		
Mitigation Measure TRA-1b: Improve the Silva Valley Parkway/Appian Road Intersection The following improvements will be constructed by the applicant prior to 2027 at the Silva Valley Parkway/Appian Road Intersection. • Install a traffic signal with protected left-turn phasing northbound and southbound and split phasing eastbound and westbound. • Provide one left-turn lane and a shared through/right-turn lane on the northbound and southbound approaches.	Inclusion in Appendix D	Project design and construction (prior to 2027)	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** This measure shall be verified prior to issuance of first occupancy residential building permit.		
Mitigation Measure TRA-1c: Extend sidewalk from Wilson Boulevard to Pedregal planning area The applicant will construct a sidewalk along the north side of Wilson Boulevard, which connects the Pedregal subdivision to the existing sidewalk stub in front of the Sterling Ranch Apartments. This will provide Pedregal homeowners a safe dedicated pedestrian path from their homes to the El Dorado Hills Class I path.	Inclusion in Section 4.8 as a new policy	Project design and construction	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** This measure shall be verified as part the Tentative Map application review on the Pedregal Planning Area.		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Mitigation Measure TRA-1d: Provide alternative park-and-ride facilities If the proposed park-and-ride facility at the Village Park is not completed or does not provide five dedicated parking stalls for park-and-ride users prior to the construction of the 500th unit (the half-way point of project development), the applicant will provide for or contribute to the provision of five parking stalls to serve park-and-ride users within the project area.	Section 4.8 as a new policy	Prior to construction of 500th unit	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency, El Dorado Transit **Monitoring Action** Verification of this measure shall occur during the required annual review of the Development Agreement.		
Mitigation Measure TRA-1e: Improve the El Dorado Hills Boulevard/Park Drive/Saratoga Way Intersection The following improvements will be constructed by the applicant prior to 2027 at the El Dorado Hills Boulevard/Park Drive/Saratoga Way Intersection. • Provide one left-turn lane, two through lanes, and one right-turn lane on the southbound approach. The applicant may be eligible for reimbursement through the County's TIM fee program.	Inclusion in Appendix D	Project design and construction (prior to 2027)	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** This measure shall be verified prior to issuance of first occupancy residential building permit.		
Mitigation Measure TRA-5: Obtain an encroachment permit or implement a site-specific traffic management plan The applicant will obtain an encroachment permit from the County or ensure development of a site-specific construction traffic management plan (TMP) that includes the standards below and addresses the specific steps to be taken before, during, and after construction to minimize traffic impacts to existing County roadways, including the mitigation measures identified in this EIR. This will include all potentially significantly affected roadway segments. The applicant will be responsible for developing the TMP in consultation with the applicable transportation entities, including El Dorado County, Caltrans (for state and federal roadway facilities), and the El Dorado County Transit Authority. The applicant will also ensure that the TMP is implemented prior to beginning construction at a site. If necessary to minimize unexpected operational impacts or delays experienced during real-time construction, the applicant will also be responsible for modifying the TMP to reduce these effects. The TMP will address the following measures. Implementation of this measure will ensure operational traffic impacts and delays experienced during construction will be minimized to the greatest extent feasible. • Signage warning of roadway surface conditions such as loose gravel, steel plates or similar conditions that could be hazardous to road cycling activity on roadways open to bicycle traffic. • Signage and barricades to be used around the work sites. • Use of flag people or temporary traffic signals/signage as necessary to slow or detour traffic. • Notifications for the public, emergency providers, cycling organizations, bike shops, and schools, where applicable, describing construction activities that could affect transportation. • Outreach (via public meetings and/or flyers and other advertisements). • Procedures for construction area evacuation in the case of an emergency declared by County or other local authorities. • Alternate access routes via detours to maintain continual circulation for local travelers in and around construction zones, including bicyclists and pedestrians where applicable. • Description of construction staging areas, material delivery routes, and specification of construction vehicle travel hour limits. • Designation of areas where nighttime construction will occur. • Plans to relocate school bus drop-off and pick-up locations if they will be affected during construction. • Scheduling for oversized material deliveries to the work site and haul routes.	Inclusion in Appendix D	Prior to and during construction	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** County shall verify incorporation of measure in permit documentation and plans		

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
• Provisions that direct haulers are to pull over in the event of an emergency. If an emergency vehicle is approaching on a narrow two-way roadway, specify measures to ensure that appropriate maneuvers will be conducted by the construction vehicles to allow continual access for the emergency vehicles at the time of an emergency. • Control for any temporary road closure, detour, or other disruption to traffic circulation. • Designated offsite vehicle staging and parking areas. • Posted information for contact in case of emergency or complaint. • Coordination with El Dorado County Transit Authority to develop, where feasible, daily construction time windows during which transit operations would not be either detoured or significantly slowed. • Other actions to be identified and developed as may be needed by the construction manager/resident engineer to ensure that temporary impacts on transportation facilities are minimized.						

Proposed Mitigation Measure(s)	Incorporation into Central El Dorado Hills Specific Plan	Timing	Implementing Party	Monitoring	Verification of Completion	
					Date	Initial
Mitigation Measure CUM-A: Improve the Silva Valley Parkway/Appian Way intersection • Implementation of the following improvements to the Silva Valley Parkway/Appian Way intersection would result in acceptable LOS D and C operations during the A.M. and P.M. peak hours, respectively (Appendix L: Table 20). ○ Provide a shared through/left-turn lane and a separate right-turn lane on the westbound approach. • In order to determine the timing of implementing the mitigation measure, a supplemental traffic analysis will be prepared for each development application (at the tentative map application and at the final map application, if deemed necessary by CDS, Long Range Planning). The supplemental traffic analysis will determine LOS for existing traffic at the time of the application plus traffic generated by the proposed development. The scope of the supplemental traffic analysis will be determined by CDS, Long Range Planning. If the supplemental traffic analysis indicates that the County's LOS policies will be exceeded by the existing traffic plus traffic generated by that development application, the applicant shall construct the improvements identified above prior to issuance of any building permit for that development. • Improvements shall be constructed by the project in coordination with the CDs, Transportation Division. Projects within the TIM Fee Program will be eligible for reimbursement for costs that exceed the project's proportional fair share. • If the improvements at this intersection are constructed by the County or others, payment of TIM fees will satisfy the project's fair share obligation toward this improvement.	Inclusion in Appendix D	Prior to project construction	Project Applicant	**Reviewing Party** County of El Dorado-Community Development Agency **Monitoring Action** Ensure payment of fees prior to issuance of building permit		