

Bass Lake North Project Mitigation Monitoring and Reporting Program

September 2016

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the County are completed at the appropriate time in the development process.

The additional project-specific mitigation measures identified in the Bass Lake North Addendum are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented. It should be noted that the prior CEQA mitigation measures applicable to the Bass Lake North Project set forth in the previously prepared environmental documents are not listed in this MMRP.

Project Title: Bass Lake North Project

File Number(s): Z14-0008, PD14-0010, and TM14-1522

Site Address: Northeast of the Hawk View Road and Sienna Ridge Road intersection

APN(s): 115-400-06-100, 115-400-07-100, and 115-400-008-100

Project Applicant(s): Norm Brown
NC Brown Development, Inc.
8601 Ranchwood Court
Fair Oaks, CA 95628
(916) 966-3456

Previously Prepared Environmental Documents:

- Bass Lake Road Study Area Program Environmental Impact Report, SCH #: 1990020375 (certified March 17, 1992); and
- Bass Lake Hills Specific Plan Program EIR Addendum (approved November 7, 1995).

MITIGATION MONITORING AND REPORTING PROGRAM BASS LAKE NORTH PROJECT				
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	VERIFICATION OF COMPLIANCE	
			Initials	Date
AIR QUALITY				
3-1 <i>The applicant shall comply with the EDCAQMD's Rule 223-1, which is designed to control emissions associated with construction activities.</i>	Prior to any ground disturbance	Project Applicant Project Contractor		
3-2 <i>An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted by the project applicant to, and approved by, the EDCAQMD prior to project construction. The project contractor shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of EDCAQMD Rules 223 and 223.2.</i>	Prior to any ground disturbance	Project Applicant EDCAQMD Project Contractor		
3-3 <i>Prior to approval of building plans, the applicant shall show on the plans via notation that the installation of wood-burning fireplaces, woodstoves, and wood-burning inserts in all project residences shall be prohibited. Heating devices that use cleaner-burning fuels such as natural gas, propane or electricity may be allowed. If fireplaces are desired, devices that are "natural gas or propane only", with flues/chimneys designed to only accommodate natural gas/propane burning, may be allowed. The building plans shall be subject to review and approval by the County Community Development Agency.</i>	Prior to approval of building plans	Project Applicant El Dorado County Community Development Agency		
BIOLOGICAL RESOURCES				
4-1 <i>If construction would occur during the typical breeding season (approximately March 1 through August 31), pre-construction surveys for raptors shall be conducted by a qualified biologist less than 30 days prior to initiation of proposed development activities. If active raptor nests are found on or immediately adjacent to the site, consultation shall be initiated with the California Department of Fish and Wildlife to determine appropriate avoidance measures. If nesting is not found to occur, necessary tree removal may proceed.</i>	If construction would occur during the typical breeding season (approximately March 1 through August 31), less than 30 days prior to initiation of proposed development	Qualified Biologist California Department of Fish and Wildlife		

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	activities			
<p>4-2 Prior to the issuance of any grading permits, the applicant shall mitigate for the loss of on-site woodland habitat and oak trees in compliance with the standards in Section 7.5 of the Bass Lake Hills Specific Plan, as follows:</p> <ul style="list-style-type: none"> • <u>Grove</u>: Any tree in a grove impacted by construction activity shall be subject to a 1:1 compensation ration, with a minimum 5-gallon tree of like species. • <u>Non-Grove</u>: Impacted trees shall be replaced by like oak species and a minimum 5-gallon tree at a ratio of 2:1. <p>The applicant shall submit a management plan for the long-term conservation of oak woodland habitat in the subdivision area. The management plan shall include the performance criteria set forth in Section 7.5 of the BLHSP.</p>	<p>Prior to the issuance of any grading permits</p>	<p>Project Applicant</p> <p>El Dorado County Community Development Agency</p>		
<p>4-3 The applicant shall comply with the following tree protection requirements and employ best management practices and measures (established in the BLHSP and County ordinances and design and improvement standards) to minimize for potential impacts to any protected trees. In addition, the following measures shall be incorporated into the project improvement plans and implemented during construction:</p> <ul style="list-style-type: none"> • Construction within 50 feet of an oak tree requires placement of a 6 foot tall temporary fence (chain link, ski fencing, or other suitable material) to serve as a physical barrier to alert construction workers and property owners of the protection. The fencing shall be installed one foot outside the dripline of any single tree or grove (defined as the root protection zone or RPZ) that is within 50 feet of any potential construction. A sign shall be posted which describes the trees as protected and subject to forfeiture of a security 	<p>Measures shall be included on the project improvement plans</p> <p>Protection measures shall be implemented during construction</p>	<p>Project Applicant</p> <p>El Dorado County Community Development Agency</p>		

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<p><i>deposit.</i></p> <ul style="list-style-type: none"> • <i>Perform a field inspection prior to site grading to ensure that trees to be preserved, in areas affected by grading activities, are fenced at the dripline.</i> • <i>Any activities within the RPZ, either above or below the soil surface, must be supervised by a qualified arborist.</i> • <i>Underground utilities installed within the temporary fence must be hand dug so not to cut any roots over 2". Roots 2" or larger must be cleanly cut with pruning equipment. While working around roots they must be protected by wrapping with foam or burlap to prevent drying.</i> • <i>Only dead or weakened branches may be removed by a licensed arborist.</i> • <i>Oak tree foliage must be hosed off weekly during construction.</i> • <i>If root loss is extensive it may be necessary to establish a supplemental irrigation program to provide the tree with adequate moisture during summer months.</i> • <i>Avoid stripping of the surface of natural organic layers if it is not necessary. If the natural organic layer has been removed within the RPZ, each injured tree must have three to four inches of quality organic mulch reinstalled.</i> • <i>If it is necessary to cross over the RPZ of a protected tree with a vehicle a road can be constructed using eight to ten inches of shredded mulch as a driving surface. When the project is completed that material can be used as a top dressing where needed.</i> • <i>Loss or damage of protected trees shall be compensated for in the form of a cash settlement based on the dbh of the lost or damaged tree in the dollar amounts specified on page 9 of the CTA Arborists Report for the Bell Ranch project.</i> • <i>A replacement bond of \$40,000.00 (equal to twice the compensation rate for a 40-inch diameter tree) for the cost of</i> 				

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<i>current mitigation work or remedial tree care shall be submitted to El Dorado County.</i>				
GREENHOUSE GAS EMISSIONS				
7-1 <i>Implement Mitigation Measure 3-3 of this document.</i>	See Mitigation Measure 3-3	See Mitigation Measure 3-3		
7-2 <i>Prior to approval of final project design plans, the project applicant shall show on the plans, for El Dorado County review and approval, the following:</i> <ul style="list-style-type: none"> a. <i>Solar/Photovoltaic Equipment: All new residential homes shall incorporate solar photovoltaic equipment, or at a minimum, be pre-wired for the installation of roof-mounted solar photovoltaic systems in order to reduce the impact on the electrical grid and reduce emissions from electricity generation and other forms of energy consumption.</i> b. <i>Exterior Electrical Outlets: Electrical outlets shall be provided along the front and rear exterior walls of residential homes to allow for the use of electric landscape maintenance tools.</i> c. <i>Electric Vehicle Charging: All private garages or parking stalls reserved for residents shall include, at a minimum, a Level 1 (110-120V AC) electrical outlet near the vehicle for charging of plug-in electric vehicles (PEV). The outlets shall be on their own separate circuit to facilitate the future installation of Level 2 PEV charging infrastructure.</i> 	Prior to approval of final project design plans	Project Applicant El Dorado County Community Development Agency		
HAZARDS AND HAZARDOUS MATERIALS				
8-1 <i>Prior to approval of improvement plans, the project applicant shall conduct a Phase 1 site assessment in accordance with ASTM Standard Practice E1527 (or the most current site assessment standard) by an environmental professional to determine the potential for on- and off-site hazardous materials contamination, including an evaluation of the pole-mounted transformer located in the northeastern corner of the project site. The Phase 1 shall be submitted to El Dorado County Development Services Department.</i>	Prior to approval of improvement plans	Project Applicant El Dorado County Environmental Management Division		

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<p><i>If the Phase I site assessment does not indicate evidence of contamination within any of the proposed improvement areas, no further mitigation is required. Conversely, if the Phase I assessment indicates the presence of existing or potential on-site contamination, the project applicant shall contact the El Dorado County Environmental Management Division (EDCEMD), and appropriate State and/or federal agencies. The project applicant shall coordinate with the EDCEMD to prepare a remediation plan in accordance with applicable local, state, and federal regulations, requirements, and/or guidelines.</i></p> <p><i>If, during construction activities following completion of the site investigation, evidence of hazardous materials contamination is observed or suspected through either obvious or implied measures (i.e., stained or odorous soil, or oily or discolored water), construction activities shall cease in the affected area and an environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the El Dorado County Environmental Management Division (EDCEMD) and appropriate federal and State agencies shall be notified.</i></p> <p><i>Based on the outcome of the sampling plan, and upon the direction of the EDCEMD and appropriate federal and/or State agencies, a hazardous materials remediation plan shall be developed and approved by the EDCEMD prior to issuance of a grading permit, and a No Further Action letter received prior to issuance of a building permit or prior to continuation of construction activities.</i></p>				