

**Mitigation Monitoring and Reporting Program
for the
Final Environmental Impact Report
Diamond Dorado Retail Center Project (DDRC)
Diamond Springs, El Dorado County, California
State Clearinghouse No. 2008012004**

Prepared for:



El Dorado County
2850 Fairlane Court
Placerville, CA 95667
530.621.5355

Contact: Mel Pabalinas, Senior Planner

Prepared by:

Michael Brandman Associates
2000 "O" Street, Suite 200
Sacramento, CA 95811
916.447.1100

Contact: Jason Brandman, Project Manager
Janna Waligorski, Assistant Project Manager



July 23, 2012

Table 1: Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
1. Aesthetics, Light, and Glare					
MM AES-1: The Project applicant shall complete a final landscaping plan for review and approval by County staff that includes vegetation that appropriately screens views of the Diamond Dorado Retail Center as seen from the residence at the corner of Lime Kiln Road and Lime Plant Road. Screening vegetation shall be located along the project site’s boundary to the southwest of Major 1 and be of a type and species that shall provide year-round visual screening.	Submittal and approval of landscaping plans	Prior to issuance of building permits	El Dorado County Development Services Department-Planning Services		
2. Air Quality					
<i>Onsite Improvements</i>					
MM AIR-3a: In order to reduce the Project’s construction emissions to less than significant, the project developer shall use low-volatile organic compound (VOC) paints with a maximum of 50 grams per liter VOC content. More information about low-VOC paints and compliant paint products can be found at http://www.aqmd.gov/prdas/brochures/paintguide.html .	Notes on construction plans; Site inspection	During the architectural coating phase	El Dorado County Development Services Department-Planning Services		
MM AIR-3b: Shower and locker facilities shall be installed in major anchor buildings, as well commercial, office, and industrial buildings to encourage employees to bike and/or walk to work. A minimum of three lockers for every 25 employees shall be installed. Each building shall have two showers installed.	Notes on construction plans; Site inspection	Prior to issuance of building permits; Prior to the issuance of building occupancy permits	El Dorado County Development Services Department-Planning Services		
MM AIR-3c: The Project shall install display cases or kiosks displaying transportation information (ridesharing information, transit schedules, bicycle route and path information) in a prominent area accessible to employees and visitors.	Notes on construction plans; Site inspection	Prior to issuance of building permits; Prior to the issuance of building occupancy permits	El Dorado County Development Services Department-Planning Services		

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MM AIR-3d: The project buildings shall be designed and built to achieve an average of 20 percent efficiency above current Title 24 requirements to increase energy efficiency and reduce emissions associated with electricity generation. The method for achieving the 20 percent efficiency will depend on project specifics not known at this time, such as insulation values.	Notes on construction plans; Submittal of documentation	Prior to issuance of building permits	El Dorado County Development Services Department-Building Services		
MM AIR-3e: The project buildings shall install only Energy Star heating and cooling appliances.	Notes on construction plans; Submittal of documentation	Prior to issuance of building permits	El Dorado County Development Services Department-Building Services		
MM AIR-3f: The Project shall install only Energy Star-labeled roof materials.	Notes on construction plans; Submittal of documentation	Prior to issuance of building permits	El Dorado County Development Services Department-Building Services		
MM AIR-7: Project buildings shall be constructed to provide structural support adequate to install solar panels at a later time. Components of structural support include roof design adequate to bear the load of solar panels as well as electrical infrastructure adequate to support solar panels.	Notes on construction plans	Prior to issuance of building permits	El Dorado County Development Services Department-Building Services		

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3. Biological Resources					
<i>Onsite Improvements</i>					
<p>MM BIO-1: If grading or tree removal is proposed during the avian nesting season (March 1 to October 1), a focused survey for nesting migratory birds shall be conducted by a qualified biologist to identify active nests on the project study area. The survey will be conducted no less than 14 days and no more than 30 days prior to the beginning of grading or tree removal. The results of the survey will be summarized in a written report prior to the beginning of grading. If nesting birds are found during the focused survey, no grading or tree removal will occur within 250 feet of an active nest (500 feet for raptors) until the young have fledged (as determined by a qualified biologist) or until the Project applicant receives written authorization from California Department of Fish and Game (CDFG) to proceed. Construction activity may occur within the 250-foot buffer area at the discretion of the monitoring biologist. If nest trees are unavoidable, they shall be removed during the non-breeding season. If nesting white-tailed kites are found during the focused survey, no grading or tree removal will occur within 500 feet of an active nest until the young have fledged (as determined by a qualified biologist) and the Project applicant receives written authorization from CDFG to proceed. If nest trees are unavoidable, they shall be removed only during the non-breeding season.</p>	<p>Site inspection; Submittal of documentation</p>	<p>If ground clearing or vegetation removal activities occur during the avian nesting season (March 1 to October 1)</p>	<p>El Dorado County Development Services Department-Planning Services; California Department of Fish and Game</p>		
<p>MM BIO-2a: Riparian habitat shall be avoided to the maximum extent feasible. Drainage features at the project site identified as jurisdictional Waters of the U. S., including wetlands, would be filled as a result of the Project and would require authorization of a Section 404 Permit from the United States Army Corps of Engineers (USACE), and a Steam Bed Alteration Agreement shall be obtained from California Department of Fish and Game</p>	<p>Site inspection; Submittal of documentation</p>	<p>Prior to issuance of grading permits</p>	<p>El Dorado County Development Department-Planning Services; California Department of Fish and Game; United</p>		

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(CDFG), as appropriate. Prior to initiation of any ground clearing or other construction activities, the Project applicant shall obtain authorization of a Section 404 Permit from USACE and a CDFG Section 1602 Lake and Streambed Alteration Agreement shall be prepared and approved by both USACE and CDFG. Mitigation required for direct and indirect impacts to all areas under the jurisdiction of federal and state resource agencies shall be carried out in accordance with the conditions of the Section 404 Permit and Lake and Streambed Alteration Agreement.			States Army Corp of Engineers		
MM BIO-2b: As part of the permitting process, mitigation of impacts to jurisdictional Waters of the U.S., including wetlands, shall be identified and implemented, as described below. The acreage shall be replaced or rehabilitated on a “no-net-loss” basis in accordance with United States Army Corps of Engineers (USACE) regulations. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to USACE. Habitat compensation shall also be in accordance with El Dorado County which has adopted a “no-net-loss” policy under General Plan Policy 7.3.3.2; this policy allows wetland habitat compensation on- or offsite, but at a minimum 1:1 ratio. Also in accordance with General Plan Policy 7.3.3.2, a wetland study and mitigation monitoring program shall be submitted to the County and concerned state and federal agencies (e.g., USACE, California Department of Fish and Game) for review prior to permit approval.	Site inspection; Submittal of documentation	Prior to issuance of grading permits	El Dorado County Development Services Department-Planning Services; United States Army Corp of Engineers		
MM BIO-2c: All grading plans shall include setbacks in accordance with USACE and CDFG requirements for preserved seasonal and perennial drainages. Measures to minimize erosion and runoff into seasonal and perennial drainages that are preserved shall also be included in all grading plans. Appropriate runoff controls such as berms, storm gates, detention	Approval of grading plans	Prior to issuance of grading permits	El Dorado County Development Services Department-Planning Services		

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basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants into preserved drainages.					
MM BIO-3a: Prior to the approval of the Final Development Plan, the applicant shall provide a final grading plan to El Dorado County. The final grading plan shall indicate the size and location of all onsite oak trees and will indicate which trees are to be removed or retained as a part of the Project. Approval of the Final Development Plan and issuance of grading permits shall not occur unless the County has adopted an offsite oak tree mitigation program that fully complies with General Plan Policies 7.4.4.4 and 7.4.2.8 and the applicant has submitted a project-specific oak tree mitigation plan which the County finds fully compliant with the adopted offsite oak tree mitigation program. Should the County fail to adopt an offsite oak tree mitigation program, the project must be redesigned to allow for onsite retention. This redesign shall be subject to subsequent environmental review.	Approval of grading plans; Submittal of documentation	Prior to issuance of grading permits	El Dorado County Development Services Department- Planning Services		
MM BIO-3b: Any oak trees on the project site that are not removed, and any oak trees on adjacent properties that are within 200 feet of grading activity shall be protectively fenced 5 feet beyond the dripline and root zone of each tree (as determined by a certified arborist). This fence, which is meant to prevent activities that result in soil compaction beneath the canopy or over the root zone, shall be maintained until all construction activities are complete. No grading, trenching, or movement of construction equipment shall be allowed to occur within fenced areas. Protection for oak trees on slopes and hillsides will include installation of a silt fence. A silt fence shall be installed at the upslope base of the protective fence to prevent any soil drifting down over the root zone.	Site inspection	Prior to ground disturbance	El Dorado County Development Services Department- Planning Services		

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Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
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<p>MM BIO-3c: To ensure that proposed onsite replacement trees survive, a mitigation monitoring plan, including provisions for necessary replacement of trees, shall be incorporated into the preservation and replacement plan. Detailed performance standards shall be included to ensure that an 80 percent survival rate is achieved over a 5-year period. Annual reports identifying planting success and monitoring efforts shall be submitted to El Dorado County Planning Services and California Department of Fish and Game. During monitoring, the following information shall be evaluated: average tree height, percent of tree cover, tree density, percent of woody shrub cover, seedling recruitment, and invasion by non-native species. Temporary irrigation equipment shall be installed to facilitate sapling survival during the first several years of growth. During the revegetation process, tree survival will be maximized by using deer screens or other maintenance measures as recommended by a certified arborist.</p>	<p>Submittal of documentation; approval of preservation and replacement plan</p>	<p>Prior to issuance of grading permits</p>	<p>El Dorado County Development Services Department-Planning Services; California Department of Fish and Game</p>		
<p><i>Offsite Improvements</i></p>					
<p>MM BIO-1: If grading or tree removal is proposed during the avian nesting season (March 1 to October 1), a focused survey for nesting migratory birds shall be conducted by a qualified biologist to identify active nests on the project study area. The survey will be conducted no less than 14 days and no more than 30 days prior to the beginning of grading or tree removal. The results of the survey will be summarized in a written report prior to the beginning of grading. If nesting birds are found during the focused survey, no grading or tree removal will occur within 250 feet of an active nest (500 feet for raptors) until the young have fledged (as determined by a qualified biologist) or until the Project applicant receives written authorization from California Department of Fish and Game (CDFG) to proceed. Construction activity may occur within the 250-foot buffer area at the discretion of the monitoring biologist. If nest trees are</p>	<p>Site inspection; Submittal of documentation</p>	<p>If ground clearing or vegetation removal activities occur during the avian nesting season (March 1 to October 1)</p>	<p>El Dorado County Development Services Department-Planning Services; California Department of Fish and Game</p>		

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MM BIO-3a: Prior to the approval of the Final Development Plan, the applicant shall provide a final grading plan to El Dorado County. The final grading plan shall indicate the size and location of all offsite oak trees and will indicate which trees are to be removed or retained as a part of the Project. Approval of the Final Development Plan and issuance of grading permits shall not occur unless the County has adopted an offsite oak tree mitigation program that fully complies with General Plan Policies 7.4.4.4 and 7.4.2.8 and the applicant has submitted a project-specific oak tree mitigation plan which the County finds fully compliant with the adopted offsite oak tree mitigation program. Should the County fail to adopt an offsite oak tree mitigation program, the project must be redesigned to allow for offsite retention. This redesign shall be subject to subsequent environmental review.	Approval of grading plans; Submittal of documentation	Prior to issuance of grading permits	El Dorado County Development Services Department-Planning Services		
MM BIO-3b: Any oak trees that are not removed, and any oak trees on adjacent properties that are within 200 feet of grading activity shall be protectively fenced 5 feet beyond the dripline and root zone of each tree (as determined by a certified arborist). This fence, which is meant to prevent activities that result in soil compaction beneath the canopy or over the root zone, shall be maintained until all construction activities are complete. No grading, trenching, or movement of construction equipment shall be allowed to occur within fenced areas. Protection for oak trees	Site inspection	Prior to ground disturbance	El Dorado County Development Services Department-Planning Services		

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MM BIO-3c: To ensure that proposed replacement trees survive, a mitigation monitoring plan, including provisions for necessary replacement of trees, shall be incorporated into the preservation and replacement plan. Detailed performance standards shall be included to ensure that an 80 percent survival rate is achieved over a 5-year period. Annual reports identifying planting success and monitoring efforts shall be submitted to El Dorado County Planning Services and California Department of Fish and Game. During monitoring, the following information shall be evaluated: average tree height, percent of tree cover, tree density, percent of woody shrub cover, seedling recruitment, and invasion by non-native species. Temporary irrigation equipment shall be installed to facilitate sapling survival during the first several years of growth. During the revegetation process, tree survival will be maximized by using deer screens or other maintenance measures as recommended by a certified arborist.	Submittal of documentation; approval of preservation and replacement plan	Prior to issuance of grading permits	El Dorado County Development Services Department- Planning Services; California Department of Fish and Game		
4. Cultural Resources					
<i>Onsite Improvements</i>					
MM CUL-1: If a potentially significant cultural resource is encountered during subsurface earthwork activities for the Project, all construction activities within a 100-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. El Dorado County shall require the Project applicant to include a standard inadvertent discovery clause in every construction contract and inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded and the State Historic Preservation Officer and Indian	Site inspection; Submittal of documentation	During subsurface excavation activities	El Dorado County Development Services Department- Planning Services		

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tribes with concerns about the property, and the Advisory Council on Historic Preservation will be notified within 48 hours in compliance with 36 CFR.800.13(b)(3). Potential resources will be evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramic, wood, or shell artifacts; fossils; or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report and file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials. Construction activities within the 100-foot radius may continue once all appropriate recovery measures have been completed.					
MM CUL-4: If human remains are encountered during earth-disturbing activities for the Project, all work in the adjacent area shall stop immediately and the El Dorado County Coroner’s office shall be notified. If the remains are determined to be Native American in origin, the Native American Heritage Commission shall be notified and will identify the Most Likely Descendent, who will be consulted for recommendations for treatment of the discovered remains.	Site inspection; Submittal of documentation	During construction activities	El Dorado County Development Services Department-Planning Services		

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Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
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<i>Offsite Improvements</i>					
<p>MM CUL-1: If a potentially significant cultural resource is encountered during subsurface earthwork activities for the Project, all construction activities within a 100-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. El Dorado County shall require the Project applicant to include a standard inadvertent discovery clause in every construction contract and inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded and the State Historic Preservation Officer and Indian tribes with concerns about the property, and the Advisory Council on Historic Preservation will be notified within 48 hours in compliance with 36 CFR.800.13(b)(3). Potential resources will be evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, glass, ceramic, wood, or shell artifacts; fossils; or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report and file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials. Construction activities within the 100-foot radius may continue once all appropriate recovery measures have been completed.</p>	<p>Site inspection; Submittal of documentation</p>	<p>During subsurface excavation activities</p>	<p>El Dorado County Development Services Department-Planning Services</p>		

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<p>MM CUL-4: If human remains are encountered during earth-disturbing activities for the Project, all work in the adjacent area shall stop immediately and the El Dorado County Coroner’s office shall be notified. If the remains are determined to be Native American in origin, the Native American Heritage Commission shall be notified and will identify the Most Likely Descendent, who will be consulted for recommendations for treatment of the discovered remains.</p>	<p>Site inspection; Submittal of documentation</p>	<p>During construction activities</p>	<p>El Dorado County Development Services Department-Planning Services</p>		
<p>5. Geology, Soils, and Seismicity</p>					
<p>MM GEO-6a: Prior to issuance of a building permit, the County Building Official shall ensure that the construction drawings contain the following measures:</p> <p>a). Type V cement, and a minimum water/cement ratio of 0.50 and minimum compressive strength of 4,000 psi in accordance with current CBC and industry standards shall be used in the construction of the Project.</p> <p>b). Plastic pipes or other non-ferrous conduits shall be utilized for all underground utilities installed on the project site.</p> <p>Any plans submitted by the Project applicant in support of a building permit shall specifically note the requirements of this mitigation measure.</p>	<p>Approval of plans</p>	<p>Prior to issuance of building permits</p>	<p>El Dorado County Development Services Department-Building Services</p>		
<p>MM GEO-6b: The grading plans for each grading permit shall reflect conformance with the recommendations included in the Geotechnical Engineering Study on the proposed project site prepared by Youngdahl Consulting Group, Inc., titled “Geotechnical Engineering Study for Diamond Dorado Commercial Center Hwy 49 and (Future) Diamond Springs Pkwy, Placerville, California” (included in Appendix G of this EIR). Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading</p>	<p>Approval of plans</p>	<p>Prior to issuance of grading permits</p>	<p>El Dorado County Development Services Department-Building Services</p>		

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regulations, and the recommendations of the Project’s geotechnical consultant as summarized in the Geotechnical Engineering Study.					
6. Hazards and Hazardous Materials					
MM HAZ-3a: Caltrans standard special provisions for removal of the existing yellow thermoplastic and yellow paint used for pavement markings throughout the project area shall be implemented, and disposal of these materials will occur at a Class 1 disposal facility in accordance with Department of Toxic Substance Control’s hazardous materials laws and regulations. All work shall be conducted in accordance with applicable construction worker health and safety requirements, including CalOSHA Construction Safety Orders for lead (Title 8 CCR Section 1532.1). These requirements may include air monitoring during construction, worker training, and preparation of a Lead Compliance Plan prior to construction.	Site inspection; Submittal of documentation	During construction	El Dorado County Environmental Management Department-Hazardous Materials Division		
MM HAZ-3b: A preliminary site investigation will be conducted prior to construction to identify levels of aerially deposited lead (ADL) in soils within 30 feet of SR-49 that are to be disturbed during project construction. Soil samples shall be tested prior to construction for total and/or soluble lead to properly classify the soils and ensure that all necessary soil management and disposal procedures are followed. If ADL is encountered, the Project applicant or its contractor will prepare a Lead Compliance Plan in compliance with Title 8, California Code of Regulations, Section 1532.1 “Lead.” The Plan will include monitoring, and average ADL concentrations shall not exceed 1.5 microgram per cubic meter of air per day. If concentrations exceed this level, the contractor shall stop work and modify the work to prevent release of ADL. The Plan will also include safety training for construction personnel. Excavation,	Site inspection; Submittal of documentation	Prior to and during construction	El Dorado County Environmental Management Department-Hazardous Materials Division		

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reuse, and disposal of material with ADL shall be in conformance with all rules and regulations of responsible federal and State agencies.					
MM HAZ-3c: Prior to the start of project activities, the Project applicant will contact PG&E to determine the presence or absence of potentially polychlorinated biphenyls (PCB)-containing transformers within the project site. If PCB containing transformers are located on the Project and require disturbance or removal, the Project applicant will adhere to PG&E’s standard handling procedures that include safety measures to contain PCBs substances and implement proper disposal.	Site inspection; Submittal of documentation	Prior to and during construction	El Dorado County Environmental Management Department-Hazardous Materials Division		
MM HAZ-3d: A Registered Environmental Assessor (REA) that is certified by the California Department of Toxic Substances Control shall provide onsite monitoring of construction activities for parcels formerly part of the Diamond Lime Plant (APNs 051-250-51 and 54) to observe for the potential indication of hazardous materials releases, disposal areas or contaminated soils. If the REA identifies environmental conditions that require remediation or require further investigation, construction activities shall cease to allow the Project applicant to prepare and submit a site remediation permit application and draft work plan to the El Dorado County Department of Environmental Management. To document the implementation of the prescribed mitigation measure, the contracted REA must provide a memorandum of observations to the El Dorado County Department of Environmental Management.	Site inspection; Submittal of documentation	During construction	El Dorado County Environmental Management Department-Hazardous Materials Division		

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<p>MM HAZ-6: The detention basin constructed as a part of the Diamond Dorado Retail Center shall be designed to protect the safety of any persons coming in contact with the system, including but not limited to avoidance of slopes greater than 3:1, protected outlet structures, safety fencing, and appropriate signage. Fencing shall also be constructed along the unnamed drainage bordering the project site to limit any potential for people to suffer a significant risk of loss, injury, or death resulting from accidental drowning.</p>	Approval of grading and site plans; Site inspection	Prior to and after construction	El Dorado County Department of Transportation		
<p>7. Hydrology and Water Quality</p> <p><i>Onsite Improvements</i></p>					
<p>MM HYD-1: Prior to the issuance of grading permits for the Project, the applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the County of El Dorado Department of Transportation that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for site restoration, BMP implementation, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> • Temporary erosion control measures shall be employed for disturbed areas. • No disturbed surfaces will be left without erosion control measures in place during the winter and spring months. • Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. • The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. 	Submittal of documentation	Prior to issuance of grading permits	El Dorado County Department of Transportation		

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<ul style="list-style-type: none"> BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the Central Valley Regional Water Quality Control Board to determine adequacy of the measure. Testing for increased stormwater pH levels as a result of contact with onsite lime deposits. In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season. 					
<i>Offsite Improvements</i>					
<p>MM HYD-1: Prior to the issuance of grading permits for the Project, the applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the County of El Dorado Department of Transportation that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for site restoration, BMP implementation, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> Temporary erosion control measures shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months. Sediment shall be retained onsite by a system of sediment 	Submittal of documentation	Prior to issuance of grading permits	El Dorado County Department of Transportation		

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9. Noise					
<i>Onsite Improvements</i>					
<p>MM NOI-4a: Prior to start of construction the Project applicant shall retain a qualified noise consultant to design an appropriate temporary noise barrier to be constructed along the northern property line of APN 054-341-04 that is shared with the Project applicant’s adjoining property. The temporary noise barrier shall remain in place until all construction activities have been completed. The design shall be submitted to El Dorado County Planning Services for review and shall be implemented by the Project applicant or its contractors. Within the first week of the start of project construction, noise monitoring shall be conducted</p>	<p>Notes on construction plans; Site inspection; Submittal of documentation</p>	<p>Prior to and during construction</p>	<p>El Dorado County Development Services Department- Planning Services</p>		

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by a qualified noise consultant to determine if the temporary noise barrier is providing appropriate noise attenuation. If the appropriate level of noise attenuation is not being provided by the temporary noise barrier, it shall be revised and/or augmented to achieve the required noise attenuation as recommended by the qualified noise consultant. This temporary barrier shall remain in place until all construction activities have been completed or until a qualified noise consultant indicates that any possible further construction activities would not result in noise levels exceeding standards as outlined by El Dorado County.					
<i>Offsite Improvements</i>					
MM NOI-4b: Prior to start of construction the for each roadway improvement section, Project applicant shall retain a qualified noise consultant to review proposed construction activity, the location of the nearest sensitive receptor, and design an appropriate temporary noise barrier for each roadway improvement section that would exceed El Dorado County’s maximum allowable construction noise exposure-community residential receivers criteria. The design of each measure shall be submitted to El Dorado County Planning Services for review and shall be implemented by the Project applicant or its contractors. Within in the first week of the start of project construction, noise monitoring shall be conducted by a qualified noise consultant to determine if temporary noise barriers are providing appropriate noise attenuation. If the appropriate level of noise attenuation is not being provided by the temporary noise barriers, they shall be revised and/or augmented to achieve the required noise attenuation as recommended by the qualified noise consultant.	Notes on construction plans; Site inspection; Submittal of documentation	Prior to and during construction	El Dorado County Development Services Department - Planning Services		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
10. Public Services and Utilities					
MM PSU-1a: Prior to the approval of the Improvement Plan for the project site, the Project applicant shall submit to El Dorado Irrigation District a Facility Report Plan that shall address the expansion of waterlines and the specific fire flow requirements. The approved Facility Report Plan shall be incorporated into the Project’s site plans.	Submittal of documentation	Prior to approval of Improvement Plan	El Dorado County Development Services Department-Planning Services		
MM PSU-1b: Prior to building permit issuance, the Project applicant shall submit to El Dorado-Diamond Springs Fire District a final site plan for review and approval of appropriate emergency access and building materials as required by the Uniform Fire Code and the El Dorado County General Plan Public Health, Safety and Noise Element. Any revisions provided by El Dorado-Diamond Springs Fire District shall be incorporated into the Proposed Project.	Submittal of documentation; Approval of site plan	Prior to issuance of building permits	El Dorado County Development Services Department-Planning Services; El Dorado-Diamond Springs Fire District		
MM PSU-2: Prior to full operation of the first retailer located within the Diamond Dorado Retail Center, onsite security patrol shall be established. The security patrol shall monitor and patrol the DDRC’s stores and parking areas commensurate with the hours of operation of the business with the longest hours of operation. The security patrol shall act as the first line of defense against criminal activity and nuisances and resolve minor incidents as allowable by law.	Submittal of documentation	Prior to first business operating day	El Dorado County Development Services Department-Planning Services; El Dorado County Sheriff’s Department		
MM PSU-3a: Prior to issuance of building permits, the Project applicant shall submit final landscaping plans in accordance with the plans submitted as part of the project application to El Dorado County for review and approval. The final landscaping plans shall be in accordance with the Model Landscape and Water Conservation Standards and include the following outdoor irrigation water conservation measures:	Approval of plans	Prior to issuance of building permits	El Dorado County Development Services Department-Planning Services		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • Separate metering of irrigation water • Drought-resistant vegetation • Irrigation systems employing at least four of the following features: <ul style="list-style-type: none"> - Drip irrigation - Low-precipitation-rate sprinklers - Bubbler/soaker systems - Programmable irrigation controllers with automatic rain shutoff sensors - Matched-precipitation-rate nozzles that maximize the uniformity of the water distribution characteristics of the irrigation system - Conservative sprinkler spacings that minimize overspray onto paved surfaces - Hydrozones that keep plants with similar water needs in the same irrigation zone • Minimally or gently sloped landscaped areas to minimize runoff and maximize infiltration • Organic topdressing mulch in non-turf areas to decrease evaporation and increase water retention 					
<p>MM PSU-3b: Prior to issuance of building permits, the Project applicant shall submit final building plans to El Dorado County for review and approval that identify the following indoor water conservation measures:</p> <ul style="list-style-type: none"> • Separate metering of domestic water • Low-flow or ultra-low-flow toilets and urinals • Faucet aerators or low-flow faucets in bathrooms 	Approval of plans	Prior to issuance of building permits	El Dorado County Development Services Department-Planning Services		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
MM PSU-6a: Prior to issuance of building permits, the Project applicant shall retain a qualified contractor to perform construction and demolition debris recycling. The contractor shall be approved by El Dorado County. The Project applicant shall provide documentation to the satisfaction of El Dorado County Ordinance Code Chapter 8.43, demonstrating that construction and demolition debris has been recycled.	Submittal of documentation	Prior to issuance of building permits	El Dorado County Development Services Department-Planning Services		
MM PSU-6b: Prior to issuance of the final certificate of occupancy, the Project applicant shall install onsite facilities necessary to collect and store recyclable materials and green waste. Recycling collection facilities located in public spaces shall be of high-quality design and provide signage indicating accepted materials. All onsite recycling and green waste storage facilities shall be screened from public view.	Site inspection	Prior to issuance of final certificate of occupancy	El Dorado County Development Services Department-Planning Services		
11. Transportation					
<i>Onsite Improvements</i>					
MM TRANS-1a: Prior to the issuance of building permits, the Project applicant, at the discretion of El Dorado County, pursuant to General Plan Policy TC-Xg and TC-Xf, and upon approval from Caltrans, shall be responsible for the addition of an eastbound left-turn lane from Pleasant Valley Road (SR-49) onto Forni Road, left- and right-turn pockets on Forni Road onto Pleasant Valley Road (SR-49), and a traffic signal control at the intersection of Pleasant Valley Road (SR-49) and Forni Road. The intersection shall be coordinated with the proposed signalized Pleasant Valley Road (SR-49) and SR-49 (South) intersection. The improvements shall be completed to the satisfaction of the El Dorado County Department of Transportation and Caltrans in one of the following ways:	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> Construct the needed road improvements simultaneously and in conjunction with MM TRANS-5f improvements; If the needed improvements are not yet constructed, and should the County include the needed improvements for the Project within a 20-year Capital Improvement Program project, payment of the Traffic Impact Mitigation fees to El Dorado County will constitute the fair-share fees for the needed mitigation improvements; or, If the needed improvements are already constructed by the El Dorado County Department of Transportation as part of the 20-year Capital Improvement Program, payment of the Traffic Impact Mitigation fees to the County will constitute the fair-share fees for the needed mitigation improvements. 					
<p>MM TRANS-1b: Prior to the issuance of building permits, the Project applicant, at the discretion of El Dorado County General Plan Policy TC-Xg, shall be responsible for the addition of a westbound left-turn lane and traffic signal control at the intersection of Pleasant Valley Road (SR-49) and Patterson Road. The applicant, at the discretion of El Dorado County, shall be responsible for the improvements in one of the following ways:</p> <ul style="list-style-type: none"> Construct the needed improvements and enter into a reimbursement agreement with El Dorado County; If the needed improvements are already constructed by the El Dorado County Department of Transportation as part of the 20-year Capital Improvement Program, payment of the Traffic Impact Mitigation fees to the County will constitute the fair-share fees for the needed mitigation improvements. 	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		
<p>MM TRANS-1c: Prior to the issuance of building permits, the Project applicant, at the discretion of El Dorado County General Plan Policy TC-Xg, shall be responsible for the addition of a</p>	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<p>traffic signal at the intersection of Pleasant Valley Road (SR-49) and SR-49 (South). The traffic signal shall be coordinated with the proposed signalized Pleasant Valley Road (SR-49) and Forni Road intersection. The improvements shall be completed to the satisfaction of the El Dorado County Department of Transportation and Caltrans in one of the following ways:</p> <ul style="list-style-type: none"> • Construct the needed improvements; • If the needed improvements are not yet constructed, and should the County include the needed improvements for the Project within a 20-year Capital Improvement Program project, payment of the Traffic Impact Mitigation fees to El Dorado County will constitute the fair-share fees for the needed mitigation improvements; or, • If the needed improvements are already constructed by the El Dorado County Department of Transportation as part of the 20-year Capital Improvement Program, payment of the Traffic Impact Mitigation fees to the County will constitute the fair-share fees for the needed mitigation improvements. 					
<p>MM TRANS-1d: Prior to the issuance of building permits, the Project applicant shall be responsible for upgrading Diamond Road (SR-49) between Diamond Springs Parkway and Lime Kiln Road to a four-lane multilane highway. The improvements shall be completed to the satisfaction of the El Dorado County Department of Transportation and Caltrans.</p>	Completion of improvements	Prior to issuance of building permits	El Dorado County Department of Transportation		
<p>MM TRANS-1e: Prior to the issuance of building permits, the Project applicant shall be responsible for upgrading Diamond Springs Parkway between Missouri Flat Road and Throwita Way to a four-lane divided arterial and shall enter into a reimbursement agreement with El Dorado County for the improvements as applicable. The improvements shall be completed to the satisfaction of the El Dorado County</p>	Completion of improvements	Prior to issuance of building permits	El Dorado County Department of Transportation		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
Department of Transportation.					
<p>MM TRANS-3a: Prior to the issuance of building permits, the County, in coordination with Caltrans, shall determine the available traffic capacity at the Missouri Flat Road/Highway 50 Interchange.</p> <p>If the County, in coordination with Caltrans, determine that there is adequate traffic capacity available at the Missouri Flat Road/Highway 50 Interchange for the Project, then issuance of building permits by the County may proceed. The amount of square footage permitted to be constructed per building permit shall not result in an exceedance of the identified available capacity. Payment of the Traffic Impact Mitigation fees to El Dorado County will constitute the fair-share fees for the Project’s cumulative effects.</p> <p>If there is not adequate traffic capacity at the Missouri Flat Road/Highway 50 Interchange for the Project, then building permits will not be issued until the County, in coordination with Caltrans, awards the construction contract for the necessary additional traffic capacity for Missouri Flat Road/Highway 50 Interchange improvements. The implementation date for the necessary additional traffic capacity improvements with the subsequent issuance of building permits shall be determined at the sole discretion of the County.</p> <p>The amount of square footage permitted to be constructed per building permit shall not result in an exceedance of the identified additional capacity implemented improvements. Payment of the Traffic Impact Mitigation fees to El Dorado County will constitute the fair-share fees for the additional traffic capacity mitigation improvements.</p> <p>The Missouri Flat/Highway 50 Interchange consists of the following intersections that are impacted by the Project:</p>	Completion of improvements	Prior to issuance of building permits	El Dorado County Department of Transportation		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • Missouri Flat Road/Plaza Drive • Missouri Flat Road/US-50 Westbound Ramps • Missouri Flat Road/US-50 Eastbound Ramps • Missouri Flat Road/Mother Load Drive. 					
<p>MM TRANS-3b: Prior to the issuance of building permits, the Project applicant, at the discretion of El Dorado County General Plan Policy TC-Xg, shall be responsible for the addition of a southbound through lane at the intersection Missouri Flat Road and Forni Road. The improvements shall be completed to the satisfaction of the El Dorado County Department of Transportation in one of the following ways:</p> <ul style="list-style-type: none"> • Construct the needed improvements; • If the needed improvements are not yet constructed, and should the County include the needed improvements for the Project within a 20-year Capital Improvement Program project, payment of the Traffic Impact Mitigation fees to El Dorado County will constitute the fair-share fees for the needed mitigation improvements; or • If the needed improvements are already constructed by the El Dorado County Department of Transportation as part of the 20-year Capital Improvement Program, payment of the Traffic Impact Mitigation fees to the County will constitute the fair-share fees for the needed mitigation improvements. 	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		
<p>MM TRANS-3e: Prior to the issuance of building permits, and upon approval from Caltrans, the Project applicant, at the discretion of El Dorado County General Plan Policy TC-Xg, shall be responsible for the addition of a northbound right-turn lane and traffic signal control at the intersection of Pleasant Valley Road (SR-49) and SR-49 (South). The traffic signal shall be coordinated with the signalized Pleasant Valley Road (SR-49)</p>	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<p>and Forni Road intersection. The improvements shall be completed to the satisfaction of the El Dorado County Department of Transportation and Caltrans in one of the following ways:</p> <ul style="list-style-type: none"> • Construct the needed improvements; • If the needed improvements are not yet constructed, and should the County include the needed improvements for the Project within a 20-year Capital Improvement Program project, payment of the Traffic Impact Mitigation fees to El Dorado County will constitute the fair-share fees for the needed mitigation improvements; or • If the needed improvements are already constructed by the El Dorado County Department of Transportation as part of the 20-year Capital Improvement Program, payment of the Traffic Impact Mitigation fees to the County will constitute the fair-share fees for the needed mitigation improvements. 					
<p>MM TRANS-3f: Prior to the issuance of building permits, the Project applicant shall pay Traffic Impact Fees to El Dorado County, which constitute their fair-share fees for the Project mitigation improvements for the conversion of the westbound right-turn lane to a free-right turn lane at the intersection of Ponderosa Road and US-50 Eastbound Ramps. The Project mitigation measure is part of the County U.S. 50/Ponderosa/So. Shingle Rd. Interchange Capital Improvement Program Project (CIP#71333).</p>	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		
<p>MM TRANS-3g: Prior to the issuance of building permits, the Project applicant, at the discretion of El Dorado County General Plan Policy TC-Xg, shall be responsible for the addition of a westbound right-turn lane at the intersection of Missouri Flat Road and China Garden Road. The improvements shall be completed to the satisfaction of the El Dorado County</p>	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Department of Transportation in one of the following ways:</p> <ul style="list-style-type: none"> • Construct the needed improvements; • If the needed improvements are not yet constructed, and should the County include the needed improvements for the Project within a 20-year Capital Improvement Program project, payment of the Traffic Impact Mitigation fees to El Dorado County will constitute the fair-share fees for the needed mitigation improvements; or • If the needed improvements are already constructed by the El Dorado County Department of Transportation as part of the 20-year Capital Improvement Program, payment of the Traffic Impact Mitigation fees to the County will constitute the fair-share fees for the needed mitigation improvements. 					
<p>MM TRANS-3h: Prior to the issuance of building permits, the Project applicant shall provide an updated Traffic Impact Report for the segment of Diamond Road (SR-49) between Lime Kiln Road and Pleasant Valley Road/(SR-49). The Traffic Impact Report shall include the consideration of any improvements made to this roadway segment by the County (such as implementation of Phase I of the Diamond Springs Parkway Project, which would include the two-lane upgrade to Diamond Road (SR-49) with Pleasant Valley Road/SR-49 intersection improvements); any additionally approved development projects that would affect traffic levels on this roadway segment; any additional traffic/safety related capital improvements in the traffic impact area constructed by the County; and, updated Level of Service (LOS) and intersection queuing data that are in place at the time the issuance of building permits are sought. Based on the conclusions of the updated Traffic Impact Analysis, the Project applicant shall implement improvements to this segment of Diamond Road (SR-49) between Lime Kiln Road and Pleasant Valley Road/(SR-49) to the satisfaction of the El Dorado County Department of Transportation and Caltrans under one of the</p>	<p>Completion of improvements or receipt of fees</p>	<p>Prior to issuance of building permits</p>	<p>El Dorado County Department of Transportation</p>		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<p>following two scenarios.</p> <p>Scenario One:</p> <p>If the updated Traffic Impact Analysis concludes that the Project would not result in significant LOS and queuing impacts to the segment of Diamond Road (SR-49) between Lime Kiln Road and Pleasant Valley Road/(SR-49), then the Project applicant shall do one of the following based on existing conditions and the approval of El Dorado County Department of Transportation and Caltrans:</p> <ul style="list-style-type: none"> • If Phase I of the Diamond Springs Parkway, Diamond Road (SR-49) portion is not constructed by the County, then the Project applicant shall design and construct the Diamond Road (SR-49) portion of Phase I, enter into a reimbursement agreement with the County, obtain a Caltrans-approved improvement agreement, and pay equitable traffic impact fees, which represent their fair-share for cumulative effects pursuant to the Caltrans document entitled “Guide for the Preparation of Traffic Impact Studies.” • If Phase I of the Diamond Springs Parkway has been constructed by the County, the applicant shall pay their equitable traffic impact fees, which represent their fair-share for cumulative effects pursuant to the Caltrans fee calculations within the document entitled “Guide for the Preparation of Traffic Impact Studies.” <p>Scenario Two:</p> <p>If the updated Traffic Impact Analysis concludes that the Project would result in significant LOS and queuing impacts to the segment of Diamond Road (SR-49) between Lime Kiln Road and Pleasant Valley Road/(SR-49), then the Project applicant shall do one of the following based on existing conditions and the approval of El Dorado County Department of Transportation and Caltrans:</p> <ul style="list-style-type: none"> • If Phase I of the Diamond Springs Parkway, Diamond Road (SR-49) portion is not constructed by the County, the Project 					

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<p>applicant shall design and construct the Diamond Road (SR-49) portion of both Phase I (2-lanes) and Phase II (4-lanes), shall enter into a reimbursement agreement with the County only for Phase I, and obtain a Caltrans approved improvement agreement.</p> <ul style="list-style-type: none"> • If Phase I of the Diamond Springs Parkway, Diamond Road (SR-49) portion has been constructed by the County, the Project applicant shall design and construct the Phase II (4-Lane Diamond Road [SR-49]) portion of the Project and obtain a Caltrans-approved improvement agreement. • If Phase I of the Diamond Springs Parkway, Diamond Road (SR-49) portion has been constructed and the Phase II project has been added to the County’s 20-year Capital Improvement Program, the Project applicant shall construct the Diamond Road (SR-49) portion of Phase II, enter into a reimbursement agreement with the County, and obtain a Caltrans approved improvement agreement. 					
<p>MM TRANS-3j: Prior to the issuance of building permits, the Project applicant, at the discretion of El Dorado County, pursuant to General Play Policy TC-Xg and TC-Xf, and upon approval from Caltrans, shall be responsible for the addition of a 50-foot southbound right-turn lane at the intersection of Pleasant Valley Road (SR-49) and China Garden Road. The improvement shall be completed to the satisfaction of the El Dorado County Department of Transportation and Caltrans in one of the following ways:</p> <ul style="list-style-type: none"> • Construct the needed road improvements; • If the needed improvements are not yet constructed, and should the County include the needed improvements for the Project within a 20-year Capital Improvement Program project, payment of the Traffic Impact Mitigation fees to El Dorado County will constitute the fair-share fees for the needed mitigation improvements; or, 	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> If the needed improvements are already constructed by the El Dorado County Department of Transportation as part of the 20-year Capital Improvement Program, payment of the Traffic Impact Mitigation fees to the County will constitute the fair-share fees for the needed mitigation improvements. 					
<p>MM TRANS-5b: Prior to the issuance of building permits, the Project applicant, at the discretion of El Dorado County, shall be responsible for the extension of the westbound left-turn lane to a total length of 500 feet and for extension of the dual northbound left-turn lanes to a total length of 440 feet at the intersection of Diamond Springs Parkway and Missouri Flat. The Project applicant, at the discretion of El Dorado County, shall be responsible for the improvements in one of the following ways:</p> <ul style="list-style-type: none"> Construct the needed Project mitigation improvements associated with MM TRANS-5b as non-reimbursable Project obligations; Construct the needed Project mitigation improvements associated with MM TRANS-5b as non-reimbursable Project obligations simultaneously and in conjunction with MM TRANS-1e (County’s Diamond Springs Parkway Capital Improvement Program Project #72334); or, The Project applicant may request that the County include the needed Project mitigation improvements associated with MM TRANS-5b as non-reimbursable Project obligations into the Diamond Springs Parkway Capital Improvement Program Project #72334 prior to bid advertisement. Should the County agree with this request, then payment of the Project mitigation cost obligations associated with MM TRANS-5b shall be provided to the County upon demand, which will constitute the fair-share fees for the needed Project mitigation improvements. The fair-share fees for MM TRANS-5b shall be based on the estimated cost of the needed Project mitigation improvements as determined by the County 	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
Engineer.					
<p>MM TRANS-5c: Prior to the issuance of building permits, the Project applicant, at the discretion of El Dorado County, shall be responsible for the extension of the eastbound left-turn lane to a total length of 240 feet and for extension of the westbound left-turn lane to a total of 375 feet at the intersection of Diamond Springs Parkway and Throwita Way. The Project applicant, at the discretion of El Dorado County, shall be responsible for the improvements in one of the following ways:</p> <ul style="list-style-type: none"> • Construct the needed Project mitigation improvements associated with MM TRANS-5c as non-reimbursable Project obligations; • Construct the needed Project mitigation improvements associated with MM TRANS-5c as non-reimbursable Project obligations simultaneously and in conjunction with MM TRANS-1e and MM TRANS-3i (County’s Diamond Springs Parkway Capital Improvement Program Project #72334); or, • The Project applicant may request that the County include the needed Project mitigation improvements associated with MM TRANS-5c as non-reimbursable Project obligations into the Diamond Springs Parkway Capital Improvement Program Project #72334 prior to bid advertisement. Should the County agree with this request, then payment of the Project mitigation cost obligations associated with MM TRANS-5c shall be provided to the County upon demand, which will constitute the fair-share fees for the needed Project mitigation improvements. The fair-share fees for MM TRANS-5c shall be based on the estimated cost of the needed Project mitigation improvements as determined by the County Engineer. 	Completion of improvements or receipt of fees	Prior to issuance of building permits	El Dorado County Department of Transportation		
<p>MM TRANS-5f: Prior to the issuance of building permits, the Project applicant, at the discretion of El Dorado County, pursuant</p>			El Dorado County Department of		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
<p>to General Plan Policy TC-Xg and TC-Xf, and upon approval of Caltrans, shall be responsible for the eastern realignment of the Forni Road approach at the Pleasant Valley Road (SR-49)/Forni Road intersection. The realignment shall improve the southbound intersection approach angle and maximize the spacing between the Pleasant Valley Road (SR-49) and Forni Road intersection and the Pleasant Valley Road (SR-49) and SR-49 (South) intersection. The ultimate intersection configuration shall be completed to the satisfaction of the El Dorado County Department of Transportation and Caltrans in one of the following ways:</p> <ul style="list-style-type: none"> • Construct the needed road improvements simultaneously and in conjunction with MM TRANS-1a improvements; • If the needed improvements are not yet constructed, and should the County include the needed improvements for the Project within a 20-year Capital Improvement Program project, payment of the Traffic Impact Mitigation fees to El Dorado County will constitute the fair-share fees for the needed mitigation improvements; or. • If the needed improvements are already constructed by the El Dorado County Department of Transportation as part of the 20-year Capital Improvement Program, payment of the Traffic Impact Mitigation fees to the County will constitute the fair-share fees for the needed mitigation improvements. 			Transportation		
<p>MM TRANS-6: Prior to approval of Improvement Plans and in conjunction with the Project’s approved traffic study, the Project applicant shall consult with a qualified traffic engineer to identify and implement measures to reduce potential queuing and pedestrian conflicts at the project site’s main access points on Throwita Way. The potential measures may include but are not limited to, provision of stop signs for DDRC exit points on Throwita Way, and proper identification of crosswalks. Any measures implemented as a result of this mitigation shall not cause traffic queuing on Throwita Way to back up onto Diamond Springs Parkway. No stop sign shall be allowed on the</p>	Approval of site plan	Prior to approval of Improvement Plans	El Dorado County Department of Transportation		

Table 1 (cont.): Diamond Dorado Retail Center Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Agency Responsible for Verification	Verification of Completion	
				Date	Initial
southbound leg of Throwita Way prior to the MRF entrance.					
MM TRANS-9: Prior to issuance of a grading permit, the Project applicant shall submit a Construction Traffic Control Plan to El Dorado County for review and approval. The plan shall identify the timing and routing of all major construction equipment and materials deliveries to avoid potential traffic congestion and delays on the local street network and MRF site access, and to encourage the use of US-50, Missouri Flat Road, and Diamond Springs Parkway. If necessary, construction equipment and materials deliveries shall be limited to off-peak hours (e.g., mornings or evenings) to avoid conflicts with local traffic circulation. The plan shall also identify suitable locations for construction worker parking and materials and equipment storage.	Approval of plan	Prior to issuance of building permits	El Dorado County Department of Transportation		
<i>Offsite Improvements</i>					
MM TRANS-9: Prior to issuance of a grading permit, the Project applicant shall submit a Construction Traffic Control Plan to El Dorado County for review and approval. The plan shall identify the timing and routing of all major construction equipment and materials deliveries to avoid potential traffic congestion and delays on the local street network and MRF site access, and to encourage the use of US-50, Missouri Flat Road, and Diamond Springs Parkway. If necessary, construction equipment and materials deliveries shall be limited to off-peak hours (e.g., mornings or evenings) to avoid conflicts with local traffic circulation. The plan shall also identify suitable locations for construction worker parking and materials and equipment storage.	Approval of plan	Prior to issuance of building permits	El Dorado County Department of Transportation		