

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<i>Agriculture and Forest Resources</i>							
<p>Mitigation Measure 3.2-1: Oak Resources Protection. The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to comply with the County's ORMP:</p> <ul style="list-style-type: none"> ▶ Future development at the Project site shall avoid impacts to protected oak resources as much as possible. ▶ If avoidance is not possible, prior to future tree removal at the Project site, an Oak Resources Technical Report shall be developed by a qualified biologist that maps and quantifies unavoidable impacts to the County's three classes of protected oak resources—oak woodlands, individual native oak trees, and heritage trees. Depending on the impact, an Oak Tree Removal Permit or Oak Woodland Removal Permit shall be obtained from the County. ▶ The applicant shall compensate for loss of protected oak trees and oak woodlands through any combination of in-lieu fees, conservation, and/or replanting, as required under the ORMP, to the satisfaction of the El Dorado County Planning and Building Department. 	Property owner or designee (e.g., contractor)	Oak technical report, Administrative Permit, and fees provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<i>Biological Resources</i>							
<p>MM-3.4-1: Special-Status Plant Protection.</p> <p>The following shall be incorporated on any grading or building permit plans. Prior to future development at the Project site, the following measures shall be implemented to protect special-status plants:</p> <ul style="list-style-type: none"> ▶ Prior to any vegetation clearing, ground disturbing, or construction activities within the Project site, a qualified botanist shall conduct botanical surveys during the blooming period for the special-status plants with potential to occur in the Project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance. ▶ Surveys shall follow methods from CDFW's <i>Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities</i> (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the Project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation 	Property owner or designee	Site visit to ensure fencing is installed; rare plant survey(s), monitoring, and report(s) provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>(Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting.</p> <ul style="list-style-type: none"> ▶ If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities. ▶ If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities. ▶ If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel 							

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures.</p> <ul style="list-style-type: none"> ▶ If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status. ▶ For unavoidable impacts to special-status plants that are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected and the potential for transplanting and reseeding, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. This work may be done in coordination with California Native Plant Society. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed and 							

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>suitable habitat is available or can be created to expand the extent of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat.</p> <ul style="list-style-type: none"> ▶ If an affected plant species is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to: <ul style="list-style-type: none"> ▶ Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values. 							

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<ul style="list-style-type: none"> ▶ Number and/or density of target plant individuals in the mitigation area. ▶ A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding. ▶ If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies). ▶ Documentation of surveys, completion of the mitigation strategy, and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal 							

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed.</p>							
<p>MM-3.4-2: Nesting Bird and Raptor Protection.</p> <p>The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect nesting birds and raptors:</p> <ul style="list-style-type: none"> ▶ To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal, 	Property owner or designee	Preconstruction nest survey(s) and report(s) provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity.</p> <ul style="list-style-type: none"> ▶ If development activities must commence during the avian nesting season (between February 1 and August 31), within 7 days prior to commencement of work, a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests. ▶ If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting season there is a 							

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds.</p> <ul style="list-style-type: none"> ▶ If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active. ▶ The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden eagle, 0.25 miles for white-tailed kite, 500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW. ▶ Daily monitoring of the nest by a qualified biologist during activities shall be required if the 							

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.</p> <ul style="list-style-type: none"> Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities. 							
<p>MM-3.4-3: Bat Protection</p> <p>The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect bats:</p> <ul style="list-style-type: none"> Within 14 days before any tree removal, a qualified biologist familiar with bats and bat ecology, and experienced in conducting bat surveys, shall conduct surveys for bat roosts in suitable habitat (e.g., large trees, crevices, cavities, exfoliating bark, foliage, buildings) within 250 feet of the tree(s) to be removed. If no evidence of bat roosts is found, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El 	Property owner or designee	Preconstruction bat survey(s) and report(s) provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>Dorado County, and no further study shall be required.</p> <ul style="list-style-type: none"> ▶ If evidence of bat maternity roosts or hibernacula is observed, the species and number of bats using the roost shall be determined by a qualified biologist using noninvasive methods. Bat detectors (i.e., acoustic monitoring) or evening emergence surveys shall be used if deemed necessary to supplement survey efforts by the qualified biologist. ▶ A no-disturbance buffer of 250 feet shall be established by the qualified biologist around active maternity roosts or hibernacula of pallid bat, as well as maternity roosts (i.e., considered to be a wildlife nursery) or winter hibernacula of other bat species that contain a substantial number of bats (i.e., more than a few roosting bats that would leave on their own during the day). Project activities shall not occur within this buffer until after the roosts no longer support juvenile bats or hibernating bats as determined by a qualified biologist. ▶ If roosts of pallid bat are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in coordination 							

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) resulting from the project shall be replaced in coordination with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during coordination with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost sites. After the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site by a qualified biologist, the roost tree or building may be removed. For roost trees, a two-step tree removal process supervised by a qualified biologist shall be implemented, including removal of all branches that do not provide roosting habitat on the first day, and removal of the remaining portion of the tree on the following day. For trees used as maternity roosts or hibernacula by non-special status bat species, the trees may be							

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>removed either when a qualified biologist determines that bats are no longer present, or using the exclusion and removal method described above for pallid bat if bats are using the tree for a daytime roost, but it is no longer functioning as a maternity roost or hibernacula. Coordination with CDFW and compensatory measures, such as installation of bat boxes, will not be required for non-special status bat species.</p> <ul style="list-style-type: none"> ▶ Documentation of compliance with this mitigation measure shall be provided to El Dorado County before commencement of any tree removal activities. <p>Mitigation Measure 3.4-4: Horned Lizard Protection. The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect horned lizard:</p> <ul style="list-style-type: none"> ▶ Within 14 days prior to vegetation removal or ground disturbing activities within the Project site, a qualified biologist familiar with the life history of horned lizard shall conduct a focused visual survey of the work area, plus a 100-foot buffer, 							

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>which shall include walking linear transects of the site.</p> <ul style="list-style-type: none"> ▶ If horned lizards are not detected during the focused survey, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El Dorado County, and no additional measures are required prior to proposed activities. ▶ If horned lizards are detected, a qualified biologist with an appropriate CDFW Scientific Collecting Permit that allows handling of reptiles shall be present during ground disturbing and/or vegetation removal activities and shall inspect the project site before initiation of activities. If horned lizards are detected, the qualified biologist shall move individuals into nearby suitable habitat that will not be disturbed by project activities. ▶ Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities. 							
<p>Mitigation Measure 3.4-5: Aquatic Resources Protection. The following shall be incorporated on any grading or building permit plans. Future development at the</p>	Property owner or designee	Wetland delineations and copies of applicable agreements	Prior to issuance of building permit, prior to	El Dorado County Planning Division			

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>Project site must implement the following measures to protect aquatic resources:</p> <ul style="list-style-type: none"> ▶ If the aquatic feature is determined to be jurisdictional, all applicable permits shall be obtained prior to any disturbance of the feature(s). All permit requirements shall be adhered to, including any potential compensatory mitigation that may be required. ▶ If the aquatic feature is determined to be jurisdictional, all applicable permits shall be obtained prior to any disturbance of the feature(s). All permit requirements shall be adhered to, including any potential compensatory mitigation that may be required. ▶ Authorization for dredge or fill of waters of the United States shall be secured from USACE and the regional water quality control board (RWQCB) through the permitting processes for Clean Water Act Sections 401 and 404. In association with Section 404, Section 401 Water Quality Certification from the Central Valley RWQCB shall be obtained. For impacts on waters of the state that are not also waters of the United States and are therefore not covered by the 401 Water Quality Certification, the applicant shall apply to the RWQCB for Waste Discharge Requirements. Any waters of the United States or waters of the state that are affected by the project shall be 		and permits provided to El Dorado County Planning Division	issuance of grading permit				

**P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT L - MITIGATION MONITORING AND
REPORTING PROGRAM**

ATTACHMENT B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring				Verification		
	<i>Implementing Party</i>	<i>Type of Monitoring Action</i>	<i>Timing Requirements</i>	<i>Monitoring/ Verification Entity</i>	<i>Signature</i>	<i>Date</i>	<i>Comments</i>
<p>replaced on a no-net-loss basis in accordance with the applicable USACE and RWQCB permit requirements.</p> <ul style="list-style-type: none"> ▶ Before commencing activity that may divert the natural flow or otherwise alter the bed or bank of any lake or stream on the Project site (i.e., the intermittent channels, ephemeral channels, and any associated water bodies), the applicant shall notify CDFW, through issuance of a Lake and Streambed Alteration Notification (notification). If CDFW determines, based on the notification, that project activities trigger the need for a Lake and Streambed Alteration Agreement, the project applicant shall obtain an agreement from CDFW before the activity commences. The applicant shall conduct activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, when working within the bed or bank of waterways or in riparian habitats associated with those waterways. 							