

MITIGATION MONITORING CHECKLIST- GPA21-0001, Z21-0001, P21-0002, Rizzuto General Plan Amendment, Zoning Amendment, Parcel Map

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Naturally Occurring Asbestos is present on the project site according to the El Dorado County Naturally Occurring Asbestos Review Map. Therefore, any future development would be required to have an Asbestos Dust mitigation plan prepared, submitted, approved by County AQMD – prior to issuance of any permits for clearing, grading, or building – and implemented when more than 20 cubic yards of earth will be moved.	Mitigation Measure AQ-1 Asbestos Dust Mitigation Plan An application shall be made to County AQMD to review the Asbestos Dust Mitigation plan. Developer/ applicant shall obtain an approved plan from County AQMD prior to issuance of any permits for clearing, grading, or building.	– prior to issuance of any permits for clearing, grading, or building, and – implemented when more than 20 cubic yards of earth will be moved.	El Dorado County Planning and Building Department and El Dorado County AQMD		
Review of the California Natural Diversity Database (CNDDDB) demonstrates the project site is located within a sensitive natural community of the County. A Biological Resources Analysis were prepared for the project by Madrone Ecological Consulting in June 2021. Special-status plant surveys conducted at that time were negative within the parcel area but given enough time, plants may become established in the areas where suitable habitat exists.	Mitigation Measure BIO-1 Special-Status Plants Special-status plant surveys conducted throughout the Study Area in 2021 were negative within the proposed impact area, but given enough time, plants may become established in areas where suitable habitat exists. Therefore, if land clearing, grading, or other construction activities do not commence on each respective parcel prior to the spring of 2023, another round of special-status plant surveys shall be conducted during the appropriate blooming period in areas proposed for impact prior to initiation of	Within 14 days prior to land clearing, grading, or other construction activities	El Dorado County Planning and Building Department		

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	<p>grading or commencement of other construction activities. Similarly, if land clearing, grading or other construction activities do not commence on each respective parcel prior to the spring in which construction is expected to start, another round of special-status plant surveys shall be conducted during the appropriate blooming period in areas proposed for impact prior to initiation of grading or other commencement of construction activities. Developer/ applicant shall maintain documentation of surveys conducted and shall produce them to the County upon request. If no special-status plant species are found, no further mitigation would be required. If special-status plants are found and will be impacted, mitigation for those impacts will be determined by a qualified botanist/biologist. Specific mitigation measures will be determined based on the plant species impacted, physical conditions at the impact site, and conditions at the proposed mitigation site.</p> <p>Options for mitigating annual plants could include:</p>				

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	<ul style="list-style-type: none"> • Avoidance • Seed collection and planting at the mitigation site • Collection of seed-bearing soil, to be spread at the mitigation site <p>Options for perennial plants could include:</p> <ul style="list-style-type: none"> • Avoidance • Transplantation of plant to the mitigation site • Propagation using cuttings, to be planted at the mitigation site • Seed collection and planting at the mitigation site <p>If plants listed under CESA are located within the project Phase 1 boundary that cannot be avoided, the developer/ applicant shall coordinate with CDFW for issuance an Incidental Take Permit (ITP).</p>				
	<p>Mitigation Measure BIO-2 Pre-Construction Nesting Bird Surveys</p> <p>If ground disturbance (e.g., land clearing, grading) or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors (including Cooper’s hawk) and migratory bird nests shall be conducted by a</p>	<p>Within 14 days prior to the initiation of ground disturbance or other construction activities within the proposed construction area and all accessible areas within 500-feet of the construction area.</p>	<p>El Dorado County Planning and Building Department</p>		

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	<p>qualified biologist within 14 days prior to the initiation of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 500 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced based on a determination by a qualified biologist. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of a qualified biologist. If tree removal is necessary, trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required. Developer/ applicant shall maintain documentation</p>				

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	of surveys conducted and shall produce them to the County upon request.				
	<p>Mitigation Measure BIO-3 Pre-Construction Roosting Bat Surveys Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree or building removal. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusion shall be conducted as recommended by a qualified biologist. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by a qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and the next day cutting down the remaining portion of the tree. Building exclusion methods may include such techniques as installation of passive one-way doors, or the installation of netting when the bats are not present to prevent their reoccupation. Once the bats have</p>	Within 14 days prior to any tree or building removal.	El Dorado County Planning and Building Department		

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	been excluded, tree or building removal may occur. Developer/ applicant shall maintain documentation of surveys conducted and shall produce them to the County upon request.				
	<p>Mitigation Measure BIO-4: Pre-Construction Wildlife Surveys Prior to any ground-disturbing or vegetation-removal activities within annual grasslands, an American badger and coast horned lizard survey shall be conducted within the grasslands within 48 hours prior to initiation of said activities. If no American badgers or their burrows or Coast horned lizards are found, no further mitigation is necessary. If a coast horned lizard is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If an American badger burrow is observed within the proposed impact area, no construction shall occur within 200 feet of the burrow until the badger is no longer occupying the burrow. Developer/ applicant shall maintain documentation of surveys conducted and shall produce them to the County upon request.</p>	Within 48 hours prior to initiation of any ground-disturbing or vegetation-removal activities within annual grasslands.	El Dorado County Planning and Building Department		

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	<p>Mitigation Measure BIO-5: Worker Environmental Awareness Training 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 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, location of any avoided Waters of the U.S.; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT will also discuss the different habitats used by the species' different life stages and the annual timing of these life stages. 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</p>	<p>Prior to any ground-disturbing or vegetation-removal activities</p>	<p>El Dorado County Planning and Building Department</p>		

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	that they attended the training, understand the information presented and will comply with the regulations discussed. Workers will be shown designated "avoidance areas" during the WEAT training; worker access should be restricted to outside of those areas to minimize the potential for inadvertent environmental impacts. Fencing and signage around the boundary of avoidance areas may be helpful.				
The Biological Resources Analysis prepared for the project states there are riparian and seasonal wetland habitat located on the project site. The intermittent Green Spring Creek provides suitable habitat for western pond turtles and marginally suitable habitat for California red-legged frog when water is present. There is no construction proposed as part of this project. However, it is assumed that future development of the site would occur. Additionally, the Biological Resources Analysis requires a 100-foot setback from this intermittent creek.	<p>Mitigation Measure BIO-6: Aquatic Resources</p> <p>The developer/ applicant shall procure a verification or jurisdictional determination from the USACE of the aquatic resources mapped within the Study Area. If impacts to any of the verified aquatic resources are proposed due to proposed development activities, prior to issuance of any clearing, grading, or building permits:</p> <ol style="list-style-type: none"> 1. If fill will be placed into Waters of the United States, developer/ applicant shall apply for a Section 404 permit from the USACE. Waters of the U.S. that will be impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or 	Prior to initiation of any land clearing, grading, or construction activities	El Dorado County Planning Services		

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	replacement shall be at a location and by methods acceptable to the USACE. 2. The developer/applicant shall apply for a Section 401 water quality certification from the RWQCB for impacts to aquatic features for which a Section 404 permit will be obtained and adhere to the certification conditions. If any proposed development proposes to impact aquatic features that are not Waters of the U.S. but are waters of the state, Waste Discharge Requirements will be obtained from the RWQCB. 3. The developer/applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW if any proposed development features may result in impacts to Green Spring Creek.				
	Mitigation Measure BIO-7: California Red-Legged Frog and Western Pond Turtle Pre-Construction Surveys If land clearing, grading, or other construction activities are proposed within 100 feet of Green Springs Creek, a California red-legged frog and western pond turtle survey shall be conducted within that area and within 100 feet of that area, within 48 hours prior to construction. If no California red-legged	If work is proposed within 100 feet of Green Springs Creek, within 48-hours prior to initiation of grading, building, or other construction activities.	El Dorado County Planning Services		

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	<p>frogs or western pond turtles or their nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. A qualified biologist shall monitor to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary. If any California red-legged frogs are detected, the project proponent shall implement measures to avoid impacts to individual frogs during project implementation. CDFW may be consulted regarding these measures; however, their engagement is not mandatory, and in the absence of a regulatory action on their part, such as a Streambed Alteration Agreement, staffing limitations may preclude their involvement in the development or review of avoidance measures. Developer/applicant shall</p>				

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	maintain documentation of surveys conducted and shall produce them to the County upon request.				
Shallow water was found in all three test pits conducted on Parcel Two in 2002 at a depth between 5 and 7 feet. El Dorado County sewage ordinances require a minimum separation of 5 feet between the bottom of the leach field trenches and the highest level of seasonal groundwater. El Dorado County Environmental Management identified a pre-treatment “alternative” septic system that would be required for future development of Parcel Two in order to reduce the required separation of 5 feet to 2 feet between the bottom of the leach field and the highest level of seasonal groundwater.	A pre-treatment “alternative” septic system shall be required for any future septic systems installed on Parcel Two in order to reduce the required separation of 5 feet to 2 feet between the bottom of the leach field and the highest level of seasonal groundwater.	Prior to issuance of any building permits requiring wastewater treatment/ disposal on Parcel Two.	El Dorado County Planning Services		
The site was previously used as a berry farm and the developer/ applicant will need to test for the presence of pesticides and herbicides	Mitigation Measure HAZ-1 Prior to recording the parcel map, developer/ applicant shall provide third-party testing results from a qualified professional showing the soil onsite does not contain hazardous levels of pesticides, herbicides, or other substances that would result in unsafe conditions for grading or construction activities, or for any allowed or	Prior to recording the parcel map.	El Dorado County Planning Services		

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	permissible uses on the site. Discovery of hazardous levels of pesticides, herbicides, or other substances on the site that require mitigation/ remediation could result in the need for subsequent CEQA analysis.				
Following a review of the project area, no historical resource, historic property, unique archaeological resource, or tribal place was identified on the project site, and no further archaeological work was recommended.	Mitigation Measure: TCR-1: If any suspected TCR are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC § 21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary. When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and the Wilton Rancheria and United Auburn Indian Community of the Auburn Rancheria (UAIC) protocols, and every effort shall be made to preserve the resources in place, including through	Upon discovery of any Tribal Cultural Resource(s)	El Dorado County Coroner's Office		

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	<p>project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by the Wilton Rancheria, UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area. The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary</p>				

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	investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.				
The developer/ applicant would be required to provide proof that the well provides adequate potable water supply to County Environmental Management and proof that the well provides adequate emergency water supply to Rescue Fire Protection District.	<p>Mitigation Measure UTIL 1: The developer/ applicant shall provide proof that the single existing well provides adequate potable water supply to County Environmental Management and proof that the well provides adequate emergency water supply to Rescue Fire Protection District for both parcels; OR The developer/ applicant shall provide proof of adequate potable water supply and source to County Environmental Management and proof of adequate emergency water supply and source to Rescue Fire Protection District for each individual parcel. Timing/Implementation: Prior to recording the parcel map Enforcement/Monitoring:</p>	Prior to recording the parcel map	El Dorado County.		
The developer/ applicant would be required to provide proof that the well provides adequate potable water supply to County Environmental Management and proof that the well provides adequate emergency water	<p>Mitigation Measure UTIL 2: If the single well located on proposed Parcel Two is determined to provide adequate potable and emergency water supply for both parcels, and the developer/ applicant chooses to not install second well on Parcel One, then at the time of</p>	Prior to recording the parcel map	El Dorado County.		

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supply to Rescue Fire Protection District.	recordation of the parcel map, developer/ applicant shall record an easement identifying rights to the water source for the parcel on which the well is not located.				