This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Vineyards at El Dorado Hills Project (Project). This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." A MMRP is required for the proposed Project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Draft EIR, some of which were revised after the Draft EIR were prepared. These revisions are shown in Chapter 3.0 of the Final EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this MMRP.

4.1 MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in this Final EIR.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measures**: The mitigation measures are taken from the Draft EIR in the same order that they appear in that document.
- **Mitigation Timing**: Identifies at which stage of the Project mitigation must be completed.
- **Monitoring Responsibility**: Identifies the agency that is responsible for mitigation monitoring.
- **Compliance Verification**: This is a space that is available for the monitor to date and initial when the monitoring or mitigation implementation took place.

IMPLEMENTATION AND MONITORING RESPONSIBILITIES

The County of El Dorado will be the primary agency responsible for implementing the mitigation measures and will continue to monitor mitigation measures that are required to be implemented during the operation of the Project. The El Dorado County Planning Services department, through the Director of Planning (Director), and his/her duly appointed subordinates shall have the primary responsibility for implementation, compliance, and enforcement of this MMRP. If the Director finds that there is reasonable cause to believe that non-compliance with this Program exists, he or she shall take such measures as necessary or expedient, pursuant to existing enforcement provisions of the El Dorado County Code, to enforce and secure compliance with the provisions of this Program.

PROCEDURES TO ENSURE IMPLEMENTATION

As a condition of project approval, the project applicant shall agree to enter into an Agreement to Implement the Mitigation Monitoring and Reporting Program. This Agreement shall be executed and recorded by the applicant no later than sixty (60) days after project approval or prior to the issuance of the first permit, plan approval, or commencement of construction on the project, whichever event occurs first. In no event shall an applicant be deemed to have fully satisfied all conditions of approval of a project unless this Agreement has been executed and recorded.

NONCOMPLIANCE

A. Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the Town of Portola Valley in written form providing specific information on the asserted violation. The Town of Portola Valley shall initiate an investigation and determine the validity of the complaint; if noncompliance with a mitigation measure has occurred, the Town shall initiate appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

B. If the applicant fails to comply with any adopted mitigation measure in the MMRP, County Planning Services staff shall issue a "Stop Work Order," a "Notice of Violation," or a notice of County's intent to pursue a Code Enforcement action. An applicant who desires to remedy the non-compliance shall be given an opportunity to consult with the Planning Services to determine the extent of the violation and to take any necessary remedial action.

C. The project applicant shall consult with Planning Services within 15 days of the issuance of a "Stop Work Order," a "Notice of Violation," or a notice of County's intent to pursue a Code Enforcement action. Failure of the applicant to take remedial action to the satisfaction of the Director shall result in Code Enforcement action through the appropriate County Department or through any appropriate County law enforcement agency.

TABLE 4.0-1: MITIGATION MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
AIR QUALITY				
Impact 3.2-3: Project construction has the potential to cause a violation of any air quality standard or contribute substantially to an existing or projected air quality violation	***Mitigation Measure 3.2-1:*** *The project proponent shall ensure that no more than 12 acres of ground are worked on at any one time during all proposed project construction activities, or, prior to construction activities, the project applicant shall pay mitigation fees in accordance with the established mitigation fee program provided by the El Dorado County AQMD (or such program in another district that is acceptable to the District).*	El Dorado County Air Quality Management District	During all proposed construction activities, or prior to construction activities	
	Mitigation Measure 3.2-2: *At least one of the following measures must be implemented during all project construction activities, including grading, site improvements, and development of all project components (residential and vineyard):* • *Require the prime contractor to provide an approved plan demonstrating that heavy-duty (i.e., greater than 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve, at a minimum, a fleet-averaged 15 percent NOx reduction compared to the most recent CARB fleet average. Successful implementation of this measure requires the prime contractor to submit a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. Usually the inventory includes the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. In addition, the inventory list is updated and submitted monthly throughout the duration of when the construction activity occurs.* • *Require the prime contractor to use an alternative fuel, other than diesel, verified by the California Air Resources Board or otherwise documented through emissions testing to have the greatest NOx and PM_{10} reduction benefit available, provided each pollutant is*	El Dorado County Planning Department	During all project construction activities, including grading, site improvements, and development of all project components (residential and vineyard)	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	reduced by at least 15%. • *Require the prime contractor to use aqueous emulsified fuel verified by the California Air Resources Board or otherwise documented through emissions testing to have the greatest NOx and PM_{10} reduction benefit available, provided each pollutant is reduced by at least 15%.* ***Mitigation Measure 3.2-3:*** *During construction activities, the project applicant shall implement the following Best Available Fugitive Dust Control Measures as outlined in the CEQA Guide to Air Quality Assessment, Determining Significance of Air Quality Impacts Under the California Environmental Quality Act (El Dorado County AQMD, 2002).* *1a. Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the District; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations each subsequent four-hour period of active operations; OR 1a-1. For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.* *1b. Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the District; for areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM method 1557 or other equivalent method approved by the District, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations.* *1c. Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining areas*	El Dorado County Planning Department	During construction activities	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors. *2a/b. Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area.* *2c. Apply chemical stabilizers within 5 working days or grading completion; OR 2d. Take action 3a or 3c specified for inactive disturbed surface areas.* *3a. Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible due to excessive slope or other safety conditions; OR 3b. Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR 3c. Establish a vegetative ground cover within 21 days after active operations have ceased; ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR 3d. Utilize any combination of control actions 3a, 3b and 3c such that, in total, they apply to all inactive disturbed surface areas.* *4a. Water all roads used for any vehicular traffic at least once per every two hours of active operations; OR 4b. Water all roads used for any vehicular traffic once daily and restrict vehicle speed to 15 mph; OR 4c. Apply chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.* *5a. Apply chemical stabilizers; OR 5b. Apply water to at least 80 percent of the surface areas of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; OR 5c. Install a three-sided enclosure with walls with no more than 50 percent porosity that extend, at a minimum, to the top of the pile.* *6a. Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	intersection with the public paved surface, and extending for a centerline distance of at least 100 feet and width of at least 20 feet; OR 6b. Pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and a width of at least 20 feet, and install a track-out control device immediately adjacent to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device. *7a. Any other control measures approved by the District.* ***Mitigation Measure 3.2-4:** During construction activities in high wind conditions, the project applicant shall implement the following Best Available Fugitive Dust Control Measures as outlined in the CEQA Guide to Air Quality Assessment, Determining Significance of Air Quality Impacts Under the California Environmental Quality Act (El Dorado County AQMD, 2002).* *1a. Cease all active operations, OR 2A. Apply water to soil not more than 15 minutes prior to moving such soil.* *1b. On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; OR 1B. Apply chemical stabilizers prior to a wind event; OR 2B. Apply water to all unstabilized disturbed areas 3 times per day; if there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per day; OR 3B. Take the actions specified in Table B.6, Item 3c; OR 4B. Utilize any combination of control actions specified in Table 1, Items 1B, 2B and 3B, such that, in total, they apply to all disturbed surfaced areas.* *1c. Apply chemical stabilizers prior to a wind event; OR 2C. Apply water twice per hour during active operation; OR 3C. Stop all vehicular traffic.*	El Dorado County Planning Department	During construction activities in high wind conditions	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	1d. Apply water twice per hour; OR 2D. Install temporary coverings. *1e. Cover all haul vehicles; OR 2E. Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for operation on both public and private roads.* *1f. Any other control measures approved by the District.* ***Mitigation Measure 3.2-5:*** *During construction activities, including during the architectural coatings phase, the project applicant shall project ensure compliance with the most recent version of El Dorado County AQMD Rule 215 (effective beginning January 1, 2018), which limits VOC content for architectural coatings.*	El Dorado County Planning Department	During construction activities, including during the architectural coatings phase	
BIOLOGICAL RESOURCES				
Impact 3.3-1: Project implementation may result in direct or indirect effects on special-status invertebrate species	***Mitigation Measure 3.3-1:*** *The project proponent shall implement the following measures to avoid or minimize impacts on valley elderberry longhorn beetle:* • *All on-site elderberry shrubs shall be avoided and preserved on-site through site design, as feasible.* • *All elderberry shrubs that are located adjacent to construction areas shall be fenced and designated as environmentally sensitive areas. These areas shall be avoided by all construction personnel. Fencing shall be placed at least 100 feet from each shrub, unless otherwise approved by USFWS.* • *No insecticides, herbicides, or other chemicals that might harm the beetle or its host plant shall be used within 100 feet of the elderberry shrubs.* • *If the shrub(s) cannot be avoided through design, as determined by the El Dorado County Planning Department in conjunction with the project applicant, the project applicant shall mitigate for potential impacts to the shrub(s) by either (1) purchasing VELB conservation*	El Dorado County Planning Department	Prior to construction, during construction, and during the lifetime of the project	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	credits from a USFWS-approved conservation bank, or (2) transplanting the individual shrub(s) that is not avoided to a suitable mitigation site in a manner consistent with the USFWS' 1999 Conservation Guidelines for the VELB. The mitigation shall be overseen by a qualified biologist, approved by the El Dorado County Planning Department and USFWS.			
Impact 3.3-2: Project implementation may result in direct or indirect effects on special-status reptile and amphibian species	***Mitigation Measure 3.3-2:*** *Prior to construction activities for any phase of the project, a focused survey for western pond turtle shall be conducted by a qualified Biologist no more than 24 hours prior to onset of construction. If no western pond turtles are observed, no further mitigation would be necessary. If this species is observed on or adjacent to the project site, a qualified biologist, in coordination with the CDFW, will capture and relocate the turtle to appropriate habitat at a safe distance from the construction site.* ***Mitigation Measure 3.3-3:*** *Prior to construction activities for any phase of the project, conduct a preconstruction CRLF survey a minimum of 48 hours (but no more than two weeks) before the onset of work activities. If any life stage of the CRLF is found on the project site, the USFWS and CDFW shall be contacted and the regulatory agency shall provide the appropriate course of action.*	El Dorado County Planning Department California Department of Fish and Wildlife El Dorado County Planning Department California Department of Fish and Wildlife U.S. Fish and Wildlife	Prior to construction activities for any phase of the project Prior to construction activities for any phase of the project	
Impact 3.3-4: Project implementation may result in direct or indirect effects on special-status bird species	***Mitigation Measure 3.3-4:*** *The project proponent shall implement the following measure to avoid or minimize impacts on other protected bird species that may occur on the site:* • *Preconstruction surveys for active nests of special-status birds shall be conducted by a qualified biologist in all areas of suitable habitat*	El Dorado County Planning Department	Prior to construction activities for any phase of the project	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	within 500 feet of project disturbance. Surveys shall be conducted within 14 days before commencement of any construction activities that occur during the nesting season (February 15 to August 31) in a given area. • *If any active nests, or behaviors indicating that active nests are present, are observed, appropriate buffers around the nest sites shall be determined by a qualified biologist to avoid nest failure resulting from project activities. The size of the buffer shall depend on the species, nest location, nest stage, and specific construction activities to be performed while the nest is active. The buffers may be adjusted if a qualified biologist determines it would not be likely to adversely affect the nest. If buffers are adjusted, monitoring will be conducted to confirm that project activity is not resulting in detectable adverse effects on nesting birds or their young. No project activity shall commence within the buffer areas until a qualified biologist has determined that the young have fledged or the nest site is otherwise no longer in use.*			
Impact 3.3-5: Project implementation may result in direct or indirect effects on special-status mammal species	***Mitigation Measure 3.3-5:*** *The project proponent shall implement the following measures to avoid or minimize impacts on special-status bats:* • *If removal of trees with suitable roost cavities and/or dense foliage must occur during the bat pupping season (April 1 through July 31), surveys for active maternity roosts shall be conducted by a qualified biologist in trees designated for removal. The surveys shall be conducted from dusk until dark.* • *If a special-status bat maternity roost is located, appropriate buffers around the roost sites shall be determined by a qualified biologist and implemented to avoid destruction or abandonment of the roost resulting from tree removal or other project activities. The size of the buffer shall depend on the species, roost location, and specific construction activities to be performed in the vicinity. No project activity shall commence within the buffer areas until the end of the pupping season (August 1) or until a qualified biologist conforms the maternity roost is no longer active.*	El Dorado County Planning Department	If removal of trees with suitable roost cavities and/or dense foliage must occur during the bat pupping season (April 1 through July 31), and if a special-status bat maternity roost is located on-site during the surveys	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
Impact 3.3-6: Project implementation may result in direct or indirect effects on candidate, sensitive, or special-status plant species	***Mitigation Measure 3.3-6:*** *The project proponent shall implement the following measure to avoid or minimize impacts on special-status plant species:* *Before the commencement of ground-disturbing activities, a preconstruction plant survey shall be conducted during the appropriate floristic period. If special-status plant species are found on the site that cannot be avoided during project construction or operation, the County and the appropriate regulatory agency shall be notified to determine the appropriate course of action, which may include transplanting the plants and/or seed bank that would be affected by the project to open space areas within Lots A through E. If the survey(s) do not reveal the presence of these plants, then the project is free to move forward with ground disturbance activities, subject to all permits and other Project mitigation requirements.*	El Dorado County Planning Department	Before the commence-ment of ground-disturbing activities	
Impact 3.3-7: The proposed project has the potential to effect protected wetlands and jurisdictional waters	***Mitigation Measure 3.3-7****: Prior to any construction activities that would disturb any portion of the 1.57-acres of on-site "other waters of the U.S." or any off-site improvements that would disturb any waters of the U.S. (e.g., transportation mitigation measures), the project applicant shall obtain authorization and the appropriate permits from the applicable regulatory agencies (USACE-404 permit, RWQCB-401 certification, 1602 Streambed Alteration Agreement). All requirements of a permit shall be adhered to throughout the construction phase.* ***Mitigation Measure 3.3-8****: The project shall be designed in accordance with Section 130.30.030.G.3.d of the County's Site Planning and Project Design Standards, which states that "ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25 feet of any intermittent stream, wetland or sensitive riparian habitat, or 50 feet from any perennial lake, river or stream. This standardized setback may be reduced, or grading within the setback may be allowed, if a biological resource evaluation is prepared which indicates that a reduced setback would be sufficient to protect the resources." By employing proper best management practices (BMP), the biological resource evaluation prepared for the project has determined that potential encroaching development can be implemented without affecting aquatic resources. The project shall*	El Dorado County Planning Department El Dorado County Planning Department	Prior to any construction activities that would disturb any portion of the 1.57-acres of on-site "other waters of the U.S." Prior to approval of site plans, during construction, and during the lifetime of the project	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	implement the following BMPs during construction and operation: • *The use of nutrients, pesticides, fuel, or other potential pollutants shall be prohibited within 50 feet of any aquatic resource.* • *A qualified biologist shall monitor all construction to ensure that no resource violations related to the U.S. Clean Water Act (CWA), the California Porter- Cologne Act (PCA), or California Fish and Game Code (FGC) occur.* • *No grading, site construction, or other disturbance shall occur within 10 feet of any aquatic feature at any time.* • *Disturbance within, but more than 10 feet from, the above-mentioned setbacks shall not occur until silt fencing, fiber rolls, or other similar BMP is installed at least 10 feet away and along the perimeter of the encroached feature.* • *No machinery shall operate closer than 15 feet from an aquatic resource. Required grading between 10 and 15 feet from the resource shall use only hand tools.* • *Machinery operating between 15 and 25 feet from an intermittent drainage, or between 25 and 50 feet from a perennial drainage, shall be checked daily for fuel or oil discharge and moved outside these setbacks if discharge is found.* • *No grading shall occur within aquatic resources setbacks for after 14 days following a storm event or 14 days before the next anticipated storm event.* • *Graded areas shall be covered with straw, mats, or natural wood chips with no artificial dyes or preservatives, or other erosion control measure within 72 hours of exposure.* • *Grading that increases existing slope by more than 10 percent shall include a means for diffusing water velocity at the toe of slope such*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	as a water bar. • *Any site construction that increases the overland runoff coefficient (e.g. pavement) shall incorporate a water bar or other velocity reducing detention solution before runoff can enter an aquatic resource.* • *On completion of construction, disturbed areas shall be replanted with locally native seed mix distributed through a hydroseed applicator and mixed with a tackifier.* • *Installed landscaping shall be irrigated with above-ground temporary irrigation equipment and removed once plantings have established. Irrigation timing and flow should be gradually reduced to naturally occurring rainfall after the first three months. Landscaping shall be conducted under the direction of a qualified landscape designer or landscape architect.* • *All construction and erosion control materials shall be removed from the construction site after work is completed unless needed for temporary stabilization. If materials are necessary after construction, contractor or owner's representative shall designate a future removal time.* ***Mitigation Measure 3.3-9:*** *Deed restrictions shall be placed on the parcels of residential lots 1, 9, 20, and 21 to ensure that private residential use of the property does not impact the nearby wetland, as follows:* • *A fence shall be installed along the property lines of each of these parcels capable of preventing access to the aquatic features by homeowners, or other individuals.* • *A bioswale with a three-foot minimum width and French drain or similar structure shall be installed inside the residential property along the entire length of fencing in a manner that ensures capture and detention of any irrigation or storm runoff.* ***Mitigation Measure 3.3-10:*** *The on-site open space areas shall be effectively*	El Dorado County Planning Department El Dorado County	Prior to approval of improvement plans Prior to approval of	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	managed by a Homeowner's Association (HOA) that is capable of creating and enforcing the following conditions, covenants, and restrictions (CC&Rs) in perpetuity and without an option to arbitrarily and unilaterally dilute these CC&Rs in the future. The HOA shall also be required to provide ongoing funding for management and maintenance of wetlands and riparian areas. *The following shall be employed in order to protect resources while also installing these amenities in a controlled fashion:* • *The HOA shall prepare an approval process for special uses that includes preparation and review of improvement plans.* • *Plans for proposed special uses shall include perimeter buffer zones such as bioswales or hedge plantings that impede, detain, and filter surface runoff.* • *Any use of a potential pollutant within designated open space shall be set back from aquatic resources by a minimum of 50 feet and be reviewed by El Dorado County or a qualified professional capable of understanding potential pollutant impacts and reviewing improvement plans. Qualified professionals include licensed civil engineers or landscape architects.* • *Any ground disturbance within open space, regulated under the County's grading ordinance, shall require a permit prior to grading.* • *Any agricultural use of open space, such as vineyards regulated by the Regional Water Quality Control Board under the irrigated lands program, shall first obtain approval from the agency and abide by any associated requirements, including additional setbacks prior to installation and operation.* *Additionally, the HOA shall be the designated manager of the open space areas and as such shall be ultimately responsible for ensuring that passive uses are carried out in harmony with adjacent aquatic resources. The following measures shall be implemented in order to provide the HOA with the tools it needs to carry out its long-term responsibilities related to these*	Planning Department	improvement plans, and during the lifetime of the project	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	resources: • *Prior to the public use/access of open space areas, a formal Open Space Management Plan shall be prepared by a qualified professional and included with management and maintenance schedules in the HOA CC&Rs.* • *A qualified biologist shall be annually engaged to monitor the ecological health of these on-site aquatic resources and direct specific maintenance activities to minimize establishment of invasive or nonnative species. The biologist shall also ensure that activities in Open Space areas have not occasioned to affect any wetland or riparian area.*			
Impact 3.3-10: Project implementation may result in conflicts with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	***Mitigation Measure 3.3-11:*** *Pursuant to El Dorado County's General Plan Policy 7.4.4.4, the project shall mitigate on-site for removed oak woodland canopy using the County's required ratio of 200 one-gallon oak trees per acre of canopy impacted or 600 locally-sourced acorns per acre of canopy impacted. Replanting shall be consistent with the Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills and shall include the following measures:* • *Replacement Planting Location: Tree Replacement Area A shall be given priority for replacement planting.* • *Installation Monitoring: The monitoring process will include meeting with the installation staff and verifying the planting plans and plant material, the steps to be followed during the installation, irrigation design and installation, and the site maintenance. Tree or acorn selection and placement shall be in accordance with Appendix B of the Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills. Installation of trees or acorns shall be in accordance with the Tree Planting Specifications established in Appendix A of the Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills.* • *Acorn Monitoring – Years 1 through 15: The replacement acorns*	El Dorado County Planning Department	Prior to approval of improvement plans	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	shall be maintained to achieve oak canopy coverage at a density and acreage equal to the canopy coverage removed within 15 years from the date of planting. If the project plants replacement acorns, the project shall be monitored regularly by a qualified professional, with quarterly monitoring for the first year, bi-annual monitoring the second year, and annual monitoring the third year through fifteenth years. • *Tree Monitoring – Years 1 through 15: The replacement trees shall be maintained to achieve oak canopy coverage at a density and acreage equal to the canopy coverage removed within 10 years from the date of planting. If the project plants replacement saplings or trees, the project shall be monitored regularly by a qualified professional, with quarterly monitoring for the first year, bi-annual monitoring the second year, and annual monitoring the third year through tenth years.* • *Monitoring – Significant Events: If any significant events such as a significant storm with large hail, heavy snow, or fire occur occur during the 10-year (replacement tree) or 15-year (replacement acorn) monitoring period, the site shall be monitored within two weeks of the significant event to check for severity of damage and to implement appropriate measures to maintain or replace trees, if necessary.* • *Maintenance: Maintenance shall be performed in accordance with Appendix A, Paragraph 10, and Appendix C of the Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills.* ***Mitigation Measure 3.3-12*** *Prior to any construction activities, the project applicant shall develop a detailed tree preservation plan that identifies trees to be retained that incorporates and addresses the tree protection measures identified in Appendices C and D of the Oak Woodland Canopy Analysis, Preservation, and Replacement Plan for Vineyards at El Dorado Hills dated February 28, 2018.*	El Dorado County Planning Department	Prior to any construction activities	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
CULTURAL AND TRIBAL RESOURCES				
Impact 3.4-1: Project implementation has the potential to cause a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5	***Mitigation Measure 3.4-1:*** *Prior to site disturbance, the Live Oak School resource, including Live Oak School and associated features, shall be further examined and fully documented with a historic building report. This effort shall include any data retrieval from areas in the vicinity of the resource that will not be within Lot C (permanent open space), updated site forms prepared to address any additional features identified in association with the resource, and preparation of a map identifying the location of features associated with this resource. The historic building report shall identify the steps necessary to stabilize and preserve the school building by an engineer who specializes in the evaluation and preservation techniques for historic buildings. The historic building report shall be submitted to the County Planning Department for review and approval.* *If the County determines, based on the historic building report, that the school building can be feasibly stabilized and preserved, a management plan shall be developed for the resource to address both short-term and long-term effects of the project, including: providing for initial funding to stabilize or restore the building and ongoing funding to maintain the building; identifying methods to secure the building to address potential impacts created by development of the project and from persons in the vicinity of this resource; and establishing a mechanism to manage and oversee the continued maintenance and preservation of the school building. The management plan shall be submitted to the County Planning Department for review and approval.* *If the County determines, based on the historic building report, that the school building cannot be feasibly stabilized and preserved, the resource shall be fully documented with the preparation of a Historic American Building Survey report, which shall include large scale photography. The Historic American Building Survey report shall be submitted to the County Planning Department for review and approval.* ***Mitigation Measure 3.4-2:*** *Prior to site disturbance, the Coloma Road resource shall be further examined and fully documented with a complete California Department of Parks and Resources site form. This effort shall include re-surveying the old Coloma Road route by qualified archaeologists*	El Dorado County Planning Department El Dorado County Planning Department Qualified	Prior to site disturbance Prior to site disturbance	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	including use of a metal detector to check for related artifacts or features, preparation of a field map documenting the route and features of the roadway, and large-scale photographs of any physical evidence found of the route.	archaeologist		
	Mitigation Measure 3.4-3: *Prior to any ground-disturbing activities on the project site, a qualified archaeologist shall conduct pre-construction worker cultural and paleontological resources sensitivity training. The training session shall focus on the recognition of the types of historical, cultural, including Native American, and paleontological resources that could be encountered on the project site, procedures to be followed if resources are found, and pertinent laws protecting these resources. Representatives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community shall be invited to attend the training. Representatives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community shall be invited to monitor ground-disturbing activities during construction and shall be provided with any safety requirements that shall be followed during any ground-disturbing and construction activities.*	El Dorado County Planning Department Represent-atives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community	Prior to any ground-disturbing activities on the project site	
	Mitigation Measure 3.4-4*: If any cultural resources, including historic or Native American artifacts, or other indications of archaeological resources are found during site preparation, grading, and construction activities, all work shall be halted immediately within a 200-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s) and until the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community have been contacted and invited to review and document the find.* *Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP or CRHR; 3) not a significant Public Trust Resource; 4) adequate information has been collected to document the resource and the resource may be avoided and preserved in place or removed or reburied under the supervision of a qualified archaeologist; or 5) for*	El Dorado County Planning Department Qualified archaeologist Represent-atives from the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community	If any cultural resources, including historic or Native American artifacts, or other indications of archaeological resources are found during site preparation, grading, and construction	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Native American finds, that the resource has been reburied (based on the recommendation of the Shingle Springs Band of Miwok Indians during AB 52 consultation) within the permanent open space lot (Lot A, B, C, D, or E) that is closest in location to the find under the supervision of a qualified Native American monitor at the project applicant's expense.		activities	
Impact 3.4-2: Project implementation would not cause a substantial adverse change to a significant archaeological resource, as defined in CEQA Guidelines §15064.5, a significant tribal cultural resource, as defined in Public Resources Code §21074	*Implement* ***Mitigation Measure 3.4-3 and 3.4-4.***	See Mitigation Measures 3.4-3 and 3.4-4	See Mitigation Measures 3.4-3 and 3.4-4	
Impact 3.4-3: Project implementation has the potential to directly or indirectly destroy a unique paleontological resource	***Mitigation Measure 3.4-5:*** *If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, El Dorado County shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where they could be curated and displayed for public education purposes.*	El Dorado County Planning Department Qualified paleontologist	If paleontological resources are discovered during the course of construction	
Impact 3.4-4: Project implementation has the potential to disturb human remains, including those interred outside of formal cemeteries	***Mitigation Measure 3.4-6:*** *If human remains are discovered during the course of construction during any phase of the project, work shall be halted at the site and at any nearby area reasonably suspected to overlie adjacent human remains until the El Dorado County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, either of the following steps will be taken:* • *The coroner shall contact the Native American Heritage Commission in order to ascertain the proper descendants from the deceased individual. The coroner shall make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the*	El Dorado County Planning Department El Dorado County Coroner Native American Heritage Commission	If human remains are discovered during the course of construction	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	human remains and any associated grave goods, which may include obtaining a qualified archaeologist or team of archaeologists to properly excavate the human remains. • *The landowner shall retain a Native American monitor, and an archaeologist, if recommended by the Native American monitor, and rebury the Native American human remains and any associated grave goods, with appropriate dignity, on the property and in a location that is not subject to further subsurface disturbance when any of the following conditions occurs:* o *The Native American Heritage Commission is unable to identify a descendent.* o *The descendant identified fails to make a recommendation.* o *El Dorado County or its authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.*			
GEOLOGY AND SOILS				
Impact 3.5-2: Implementation and construction of the proposed project may result in substantial soil erosion or the loss of topsoil	***Mitigation Measure 3.5-1:*** *Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation, the project proponent shall submit a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) to the RWQCB to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ). The SWPPP shall be designed with Best Management Practices (BMPs) that the RWQCB has deemed as effective at reducing erosion, controlling sediment, and managing runoff. These include: covering disturbed areas with mulch, temporary seeding, soil stabilizers, binders, fiber rolls or blankets, temporary vegetation, and permanent seeding. Sediment control BMPs, installing silt fences or placing straw wattles below slopes, installing berms and other temporary run-on and runoff diversions. Final selection of BMPs will be subject to approval by El*	El Dorado County Planning Department Regional Water Quality Control Board	Prior to clearing, grading, and disturbances to the ground such as stockpiling, or excavation	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Dorado County and the RWQCB. The SWPPP shall be kept on site during construction activity and shall be made available upon request to representatives of the RWQCB.			
Impact 3.5-5: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water	***Mitigation Measure 3.5-3a:*** *The project applicant shall comply with the following to ensure that the septic system proposed for each residential lot is adequate and can be accommodated on the proposed lot:* • *Prior to approval and recommendation of the Final Map, the project proponent shall demonstrate to the satisfaction of the County Environmental Health Department that the recommendations of the Septic Feasibility Study are implemented, including additional exploration to be conducted to demonstrate the feasibility of the on-site sewage disposal for each lot in the proposed project area. The project proponent shall demonstrate that the disposal area for each lot is consistent with the sizing requirements identified in the subsequent exploration and that each lot size is adequate to comply with the County's requirements, including setbacks, for an on-site septic system.* • *Prior to the issuance of a building permit the project proponent shall demonstrate to the satisfaction of the County Environment Health Department that the requirements of the County, including conformance with the County Code and the County's Design Standards for the Site Evaluation and Design of Sewage Disposal Systems are met.*	El Dorado County Environment Health Department	Prior to approval and recommend-ation of the Final Map; and Prior to the issuance of a building permit	
HAZARDS AND HAZARDOUS MATERIALS				
Impact 3.7-1: The project may have the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the	***Mitigation Measure 3.7-1:*** *If any underground septic tanks, fuel tanks, or wells are uncovered from past site uses during construction, the project proponent shall retain an environmental professional to assist with the removal consistent with the El Dorado County Environmental Management Department regulations, including the Underground Storage Tank Ordinance, Underground Storage Tank Closure Application requirements and Well Permit Application requirements. Any well abandonment work shall be completed by a C-57 State licensed well contractor.*	El Dorado County Environmental Management Department	If any underground septic tanks, fuel tanks, or wells are uncovered from past site uses during	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
environment			construction	
	Mitigation Measure 3.7-2: *The applicant shall hire a qualified consultant to perform additional testing prior to the issuance of grading permits or demolition permits for construction activities in areas that have been deemed to have potential hazardous conditions present, which include the schoolhouse, barn, pumphouse, and associated outbuildings located in the southwest area of the site, and the residence and outbuildings in the southeast area of the site.* *The intent of the additional testing is to investigate whether any of the buildings, facilities, or soils contain hazardous materials. If asbestos-containing materials and/or lead are found in the buildings, a Cal-OSHA certified ACBM and lead based paint contractor shall be retained to remove the asbestos-containing materials and lead in accordance with EPA and California Occupational Safety and Health Administration (Cal/OSHA) standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with Cal/OSHA asbestos and lead worker construction standards. The ACBM and lead shall be disposed of properly at an appropriate offsite disposal facility. If surface staining is found on the project site, a hazardous waste specialist shall be engaged to further assess the stained area.*	El Dorado County Planning Department	Prior to issuance of grading permits of demolition permits for construction activities in areas that have been deemed to have potential hazardous conditions present, which include the schoolhouse, barn, pumphouse, and associated outbuildings located in the southwest area of the site, and the residence and outbuildings in the southeast area of the site	
	Mitigation Measure 3.7-3: *The applicant shall work with the Home Owners' Association (HOA) or its designee to create a plan for operation of the on-site vineyard which specifies, among other topics, who would be responsible for*	El Dorado County	Prior to	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	ensuring that operation of the vineyard complies with all applicable County and State regulations regarding pesticide and herbicide control and application, pest control, runoff management, and any other relevant topics. Potentially applicable regulations, forms, and/or permits which the applicant and/or HOA may need to comply with include: Agricultural Grading Application, Restricted Materials Pesticide Permit, Small Farm Irrigation Rate Application, Agricultural Pest Control Adviser County Registration Form, and Registration and Fieldworker Safety Requirements for Farm Labor Contract. The applicable regulations would depend on the ultimate design and use of the on-site vineyard (i.e., the ultimate size of the vineyard, and the ultimate use of the harvested materials). The operation plan shall be submitted to the El Dorado and Alpine Counties Department of Agriculture Weights and Measures for review and approval. The operation plan may be amended from time to time and shall be submitted to the Agriculture Department for review and approval of any substantive amendments. The HOA formation documents shall require the HOA to implement and abide by the operations plan.	Planning Department	operation of the project	
Impact 3.7-5: The project has the potential to expose people or structures to a risk of loss, injury or death from wildland fires	***Mitigation Measure 3.7-4:*** *The Wildland Fire Safe Plan (Vineyards at El Dorado Hills Draft EIR, Appendix G.1.) shall be adhered to throughout all phases of project construction, development, and operation.* *All improvement plans submitted for the project shall incorporate the applicable measures of the Wildland Fire Safe Plan as described below.* ***Grading Plans (site preparation)*** *– All grading plans shall incorporate the requirements of the Wildland Fire Safe Plan. It is noted that the Wildland Fire Safe Plan improvements may be phased and completed in conjunction with grading and site preparation efforts for individual phases of the project, but shall be completed for all open space areas abutting residential lots associated with an individual phase.* ***Grading and Improvement Plans (individual residential lots).*** *All grading and improvement plans shall be consistent with the Wildland Fire Safe Plan and applicable state and local regulations and shall be submitted to the El Dorado Hills Fire Department and El Dorado County for review and approval.*	El Dorado Hills Fire Department and El Dorado County	Throughout all phases of project construction, development, and operation	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	***Individual Homeowner Responsibility**. All purchasers of residential lots shall be provided with a copy of the Wildland Fire Safe Plan and shall sign an agreement to comply with the requirements of the Wildland Fire Safe Plan and applicable requirements of federal, state, and local regulations. This requirement shall be recorded against the property and shall apply to all subsequent property owners and shall include the following specifications.* *A. Property shall be landscaped and maintained in perpetuity consistent with the fuel clearance and maintenance requirements described in the Wildland Fire Safe Plan.* *B. All improvement plans, building permits, grading permits, and any fencing and access improvements (driveways, gates, etc.) shall be consistent with the the Wildland Fire Safe Plan and any applicable laws and regulations. Such permits and plans shall be submitted to El Dorado Hills Fire Department and El Dorado County for review for compliance with the Wildland Fire Safe Plan and applicable laws and regulations.* ***Homeowner Association Responsibility**. The Homeowner Association, or other entity identified to the satisfaction of the County of El Dorado, shall be responsible for maintaining the fuel hazard reduction zones in the common open space areas and along the road. The common open space lots shall be maintained annually consistent with the Wildland Fire Safe Plan and any applicable requirements of state and local law. Maintenance shall include, but not be limited to:* *A. Annually by June 1st, cut or remove all grass and brush to a 2" stubble within 50' along the inner property lines adjacent to the residential lots and 10' along streets/trails and 100' along Malcolm Dixon Road adjacent to the project perimeter.* *B. Remove all gray pines, all dead trees, and all fallen dead trees and dead tree limbs within 100' of all property lines.* *C. Remove all dead limbs from live trees that are within 10' of the ground.*			

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	D. Limb all trees within 30' of the inner property lines at least 8' above the ground as measured on the uphill side of the tree. *E. Open space areas may be landscaped and irrigated. Natural areas will follow the open space guidelines for fuel treatment.* *F. Maintain the oaks in the open space areas as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 8' above the ground that arch over and are growing down towards the ground. Measure from the uphill side of the tree to determine the appropriate height.* *G. Permanent wet areas within the open space lots may be allowed to have a variety of vegetation provided the wet areas are isolated with a fuel hazard reduction zone if outside of an existing fuel hazard reduction zone.* *H. The Homeowner Association shall coordinate with the El Dorado Hills Fire Department for review of the Wildland Fire Safe Plan within five years to determine its adequacy. Any modifications required by the El Dorado Hills Fire Department shall be implemented as necessary.*			
HYDROLOGY AND WATER QUALITY				
Impact 3.8-1: The proposed project has the potential to violate water quality standards or waste discharge requirements during construction	*Implement **Mitigation Measure 3.5-1** (from Section 3.5 Geology and Soils).*	See Mitigation Measure 3.5-1	See Mitigation Measure 3.5-1	
Impact 3.8-5 The proposed project has the potential to otherwise substantially degrade water quality	*Implement **Mitigation Measure 3.5-1** (from Section 3.5 Geology and Soils) and **Mitigation Measure 3.3-7, 3.3-8, and 3.3-9** (from Section 3.3 Biological Resources).*	See Mitigation Measures 3.5-1, 3.3-7, 3.3-8, and 3.3-9	See Mitigation Measures 3.5-1, 3.3-7, 3.3-8, and 3.3-9	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
NOISE				
Impact 3.9-2: Construction of the proposed project may generate unacceptable noise levels at existing receptors	***Mitigation Measure 3.9-1:*** *The construction contractor shall employ noise-reducing construction practices so that construction noise does not exceed construction noise standards specified in County General Plan Table 6-5, to the extent feasible.* • *Measures that may be used to limit noise include, but are not limited to, the following:* • *Prohibiting noise-generating construction activity between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and 5:00 p.m. to 8:00 a.m. on weekends and federally recognized holidays.* • *Locating equipment as far as feasible from noise sensitive uses.* • *Requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.* • *Not idling inactive construction equipment for prolonged periods (i.e., more than 2 minutes).* • *Prohibiting gasoline or diesel engines from having unmuffled exhaust.* • *Scheduling construction activities and material hauling that may affect traffic flow to off-peak hours and using routes that would affect the fewest number of people.* • *Using noise-reducing enclosures around noise-generating equipment (minimum 15 dB insertion loss).* • *Constructing temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier*	El Dorado County Planning Department	During construction activities	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	features (terrain, structures) to block sound transmission. *The use of these noise-reducing construction practices shall be noted on the project Improvement Plans.*			
TRANSPORTATION AND CIRCULATION				
Impact 3.11-1: The proposed project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system for intersections	***Mitigation Measure 3.11-1:*** *Prior to issuance of building permits for the project, the project applicant shall pay the applicable TIM fees towards the improvement of the Green Valley Road at El Dorado Hills Boulevard/Salmon Falls Road intersection (Capital Improvement Program Project #73151).*	El Dorado County Planning Department	Prior to issuance of building permits for the project	
	Mitigation Measure 3.11-2: *Prior to ~~approval of Improvement Plans~~ the start of construction of residential units (e.g. issuance of building permits) associated with the tentative subdivision map phase containing the 11th single family residence, the project proponent shall construct a two-way left-turn lane ~~shall be construction~~ along Green Valley Road in the immediate vicinity of the Green Valley Road at Loch Way intersection. The addition of a two-way left-turn lane would provide a left-turn lane for westbound left-turning traffic and would allow for vehicles making a northbound left-turn movement to clear eastbound traffic and wait for a gap in westbound traffic. This improvement shall be reflected on the Improvement Plans, subject to review by the County ~~Planning~~ Department of Transportation. The project shall cause plans to be prepared, subject to review and approval by the County Engineer, and enter into a Road Improvement Agreement with County for such work.* *Implementation of this measure shall comply with all applicable mitigation measures for construction and ground-disturbing activities, including but not limited to Mitigation Measure 3.3-7, Mitigation Measures 3.2-2, 3.2-3, and 3.2-4, Mitigation Measures 3.3-4, 3.3-5, and Mitigation Measure 3.3-7, and Mitigation Measure 3.3-11, and shall be consistent with the County's Design and Improvements Standards Manual and the Drainage Manual standards.*	El Dorado County Planning Department El Dorado County Planning Department	Prior to issuance of the building permit for the 11th single family residence Prior to issuance of the building permit for the 9th single family	

ENVIRONMENTAL IMPACT	*MITIGATION MEASURE*	*MONITORING RESPONSIBILITY*	*TIMING*	*VERIFICATION (DATE/INITIALS)*
	Mitigation Measure 3.11-3: *Prior to ~~approval of Improvement Plans~~ the start of construction of residential units (e.g. issuance of building permits) associated with the tentative subdivision map phase containing the 9th single family residence, the project proponent shall fully fund improvements that restrict the southbound left-turn movement at the Green Valley Road at Chartraw Road intersection~~ shall be restricted~~. Th~~is restriction shall be achieved by~~ funding shall be adequate to either 1) construct~~ing~~ a median curb along Green Valley Road, 2) ~~by~~ construct~~ing~~ an island along the Chartraw Road approach. As a result of this turn restriction, those vehicles originally making the subject southbound left-turn would be rerouted to the Green Valley Road/Malcom Dixon Road intersection.* *This improvement shall be included in the Capital Improvement Program as a funded project. The County shall monitor this intersection and construct the improvements at such time that the intersection triggers the following delays: 2.8 seconds in the AM peak hour (48.3 seconds southbound) or 1.5 seconds in the PM peak hour (71.2 seconds southbound).* *~~This improvement shall be reflected on the Improvement Plans, subject to review by the County Planning Department.~~* *Implementation of this measure shall comply with all applicable mitigation measures for construction and ground-disturbing activities, including but not limited to Mitigation Measures 3.2-2, 3.2-3, and 3.2-4 and Mitigation Measures 3.3-4 and 3.3-5, and shall be consistent with the County's Design and Improvements Standards Manual and the Drainage Manual standards.*		residence	

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