

MITIGATION MONITORING and REPORTING PROGRAM - S13-0007, Dieu Nhan Buddhist Convent and Meditation Center

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A completed and signed chart will indicate that each mitigation requirement, including any alternative authorized under the ITP, have been complied with and that County and state monitoring requirements have been fulfilled with respect to Public Resources Code Section 21081.6.

IDENTIFIED IMPACT	RELATED MITIGATION MEASURES	MONITORING		VERIFICATION	
		Method of Verification and Timing Requirements	Monitoring and Verification Entity ⁴	Signature	Date
<p>Based on the <i>Biological Resources Report Update</i> (Ruth Willson, Biologist; May 2015) impacts to rare plants from Phase 1 construction, including roads, parking and paths, would be 0.85 acres that includes the loss of approximately 2,230 sf of El Dorado mule-ear plants and 54 Layne's butterwort plants.</p> <p>Phase 2 construction would result in impacts to rare plants of approximately 0.33 acres that includes the loss of approximately 6,935 sf of additional El Dorado mule-ear plants.</p> <p>The total permanently impacted area of special status plant species from the proposed project would equal 1.18 acres.</p>	<p>Mitigation Measure BIO-1: Special Status Plant Species:</p> <p>1) Location and Size of Proposed Conservation Easements. A conservation easement, encompassing most of the state and federal-listed plants on the site, shall be established over 58,935 square feet (1.35 acres) on the west side of Deer Valley Road, and an additional area of 23,460 square feet (0.53 acres) is proposed on the east side of Deer Valley Road (Figure 7¹). The total proposed conservation easement area is 82,395 square feet, 1.6 times larger than the area that would be permanently impacted upon project build-out (Table 3 of Exhibit Z).</p> <p>2) Management Plan for Proposed Conservation Easements The Dieu Nhan Buddhist group will comply with a management plan to be decided during "take" permit negotiations with State and Federal agencies. It is recommended that soil disturbance, livestock grazing, and irrigation be prohibited within the easements. Removal of common chaparral shrubs, especially chamise (<i>Adenostoma fasciculatum</i>), white-leaf manzanita (<i>Arctostaphylos viscida</i>), and buck brush (<i>Ceanothus cuneatus</i>), should be required to aid the proliferation of the listed species, which tend to decline in number and distribution when the chaparral canopy closes.</p> <p>3) Signage Signs will be placed along pathways to encourage visitors to stay on pathways to avoid damage to rare plants and their habitat.</p>	<p>Planning Services shall verify the inclusion of this requirement on the grading, building, and landscape plans, prior to issuance of those permits. There shall be no final approval of the grading permit until Planning has verified the conservation easement has been established, a maintenance plan has been established, and the area has been developed as stated above.</p> <p>If an off-site mitigation program is approved by the applicable agencies that oversee the Pine Hill preserves, the program shall be evaluated for an alternative to on-site easements. If the applicable agencies determine that off-site mitigation can have the same effect as on-site easements, it may be utilized as an alternative mitigation to the requirements within this mitigation.</p>	CDA – Planning Services		

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	<p>Mitigation Measure BIO-2 Preconstruction Surveys: A special-status plant survey of the construction zone shall be conducted before Incidental Take Permits are obtained, in order to assure that the number and species of plants to be “taken” are correct. The plant survey must be done between March 15 and August 15, to assure that the plants are both evident and identifiable.</p>	Planning Services shall verify the inclusion of this requirement on the grading plans, prior to issuance of the grading permit.	CDA – Planning Services		
	<p>Mitigation Measure BIO-3 Construction Restrictions: All construction activities can be accessed from existing roadways; thus, plants outside of the actual construction site will not be disturbed. Mitigation measures to assure protection of plants outside of the actual construction zone require the following:</p> <p>1) Education Prior to construction activities, an education program will be conducted for all persons employed or otherwise working on the project site. The program will include information about the distribution and habitat needs of special status species found on-site, legal protections for those species, and protective measures for the species. Interpretation will be provided for non-English speaking workers, and the same instruction shall be provided for any new workers prior to their performing work on-site.</p> <p>2) Protective Fencing Prior to construction activities, protective fencing will be placed to protect special-status species to be preserved (Figure 6). The fencing shall be maintained throughout construction activities. All construction and material storage will be outside the protective</p>	Planning Services shall verify the inclusion of this requirement on the grading, building, and landscape plans, prior to issuance of those permits.	CDA – Planning Services		

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	<p>fencing.</p> <p>3) Excavation and Grading</p> <p>a) Equipment: Small to medium excavation equipment will be used, such as an excavator, backhoe, bulldozer, dump truck, and compactor. Careful pathways avoiding fenced and designated areas of protection will be used to excavate and move spoils to surveyed sites designated for fill. All laws and ordinances relating to excavation and transport of soils will be observed. More delicate areas closer to fenced protected plant zones will use smaller equipment. Great care will be made in particular with placement of backhoe outriggers so as not to endanger any protected plant species.</p> <p>b) Utilities The main water lines will be placed within existing and proposed roadways. Service lines from the water meter to proposed structures will be maintained either adjacent to roadways or within proposed pathways. Sewer lines will also be placed within existing and proposed roads and paths to the parking area, then distributed into leach fields shown on the site plan. Power and telephone are currently being served through an existing overhead powerline along the south property boundary to the top of the hill, near the southwest property corner. The project site can be served from this location alongside existing and proposed roadways and pathways.</p> <p>4) Seed-bank Preservation To preserve the existing rare plant seed-bank, topsoil will be removed from proposed construction areas and spread on-site, in areas currently without rare plants.</p>				

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	5) Landscaping Landscaping will be limited to areas immediately surrounding proposed building and parking areas. No landscaping is planned for areas within the protective fencing. The landscaping plan will not knowingly introduce invasive exotic plant species, including those identified in the California Exotic Pest Plant Council's database, which is accessible at http://www.cal-ipc.org/paf .				

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Mitigation Measure(s) Agreement

Project: S13-0007, Dieu Nhan Buddhist Retreat

As the applicant, owner, or their legal agent, I hereby agree to incorporate all required mitigation measures, as identified in the related Environmental Checklist, which are necessary in order to avoid or reduce any potentially significant environmental effect to a point where clearly no significant adverse impacts would occur as a result of project implementation.

I understand that by agreeing to incorporate the identified mitigation measures, all potentially adverse environmental impacts will be reduced to an acceptable level and a "Proposed Mitigated Negative Declaration" will be prepared and circulated in accordance with County procedures for implementing the California Environmental Quality Act (CEQA). I also understand that additional mitigation measures may be required following the review of the "Proposed Mitigated Negative Declaration" by the public, affected agencies, and by the applicable advisory and final decision making bodies.

I understand the required mitigation measures incorporated into the project will be subject to the El Dorado County Mitigation Monitoring and Reporting Program adopted in conjunction with the Mitigated Negative Declaration.

This agreement shall be binding on the applicant/property owner and on any successors or assigns in interest.

IN WITNESS WHEREOF, the Development Services Director or his assign, representing the County of El Dorado, and the applicant/owner or his legal agent have executed this agreement on this 25 day of March, 2016.

El Dorado County Development Services

Signature of Applicant/Owner/Agent:

By: Lillian MacLeod

James C. Willson

Lillian MacLeod, Principal Planner
Print name and title above)

Print name and address below:

James C. Willson (Agent)

3460 Angel Ln.

Placerville Ca 95467

Exhibit BB