

ATTACHMENT A- MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the El Dorado Hills Apartments Subsequent Initial Study/Mitigated Negative Declaration (A14-001, SP86-002-R, Z14-001, PD94-0004-R-2). This MMRP has been prepared pursuant to California Public Resources Code Section 21081.6, 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." An MMRP is required for the proposed project because the Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) has identified potentially significant 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 Subsequent IS/MND. 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.

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The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in the Subsequent IS/MND.

The County of El Dorado will be the primary agency, but not the only agency, responsible for implementing the mitigation measures. In some cases, other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the County's role is exclusively to monitor measure implementation. In those cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The County will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

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 verbatim from the Subsequent IS/MND, in the same order that they appear in the Subsequent IS/MND.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the County, project applicant, or consultant responsible for mitigation monitoring.
- **Compliance Verification Responsibility:** Identifies the County department or other agency responsible for verifying compliance with the mitigation.

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MITIGATION MONITORING AND REPORTING PROGRAM TABLE

MM #	Mitigation Measure Summary	Monitoring Responsibility	Timing	Verification (Date and Initials)
Air Quality				
MM AQ-1	Implement the following construction standards: <ol style="list-style-type: none"> 1. Exceed Title 24 standards by 10 percent 2. Install High Efficiency Lighting 3. Install Energy Efficient Appliances 4. Use only Natural Gas Hearths (No Wood Product) 5. Install Low Flow Bathroom Faucet 6. Install Low Flow Kitchen Faucet 7. Install Low Flow Toilet 8. Install Low Flow Shower 9. Use Water Efficient Irrigation System 10. Provide electric vehicle charging facilities in garage complex 11. Provide bicycle storage with convenient access 	County of El Dorado Planning Services	Prior to the issuance of Building Permit(s)	
MM AQ-2	The El Dorado AQMD construction mitigation measures involve emission reductions of NOx, ROG, and PM10 which may include reformulated fuels, emulsified fuels, catalyst and filtration technologies, cleaner engine repowers, and new alternative-fueled trucks, among others. Heavy-duty diesel mitigation measures may qualify for state and air district incentive funding programs. Additional construction mitigation measures include emission reductions as a result of controlling visible emissions from diesel-powered equipment and particulate matter emission control measures. At least one of the following measures must be implemented: <ul style="list-style-type: none"> • 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 	County of El Dorado Planning Services	Prior to the approval of grading permit/building permits	

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	<p>occurs.</p> <ul style="list-style-type: none"> • Obligate 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 PM10 reduction benefit available, provided each pollutant is reduced by at least 15 percent. • Obligate 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 PM10 reduction benefit available, provided each pollutant is reduced by at least 15 percent. • AQMD Heavy Equipment and Mobile Source Mitigation Measures <ul style="list-style-type: none"> a. Use low-emission on-site mobile construction equipment. b. Maintain equipment in tune per manufacturer specifications. c. Retard diesel engine injection timing by two to four degrees. d. Use electricity from power poles rather than temporary gasoline or diesel generators. e. Use reformulated low-emission diesel fuel. f. Use catalytic converters on gasoline-powered equipment. g. Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible. h. Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes). i. Schedule construction activities and material hauls that affect traffic flow to off-peak hours. j. Configure construction parking to minimize traffic interference. k. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. 			
MM AQ-3	<p>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 (EDAQMD 2002).</p> <ul style="list-style-type: none"> 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 	County of El Dorado Planning Services	Prior to the approval of grading permit/building permits	

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	<p>subsequent four-hour period of active operations; OR</p> <p>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.</p> <p>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.</p> <p>1c. Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining areas unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.</p> <p>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.</p> <p>2c. Apply chemical stabilizers within 5 working days or grading completion; OR</p> <p>2d. Take action 3a or 3c specified for inactive disturbed surface areas.</p> <p>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</p> <p>3b. Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR</p> <p>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</p> <p>3d. Utilize any combination of control actions 3a, 3b and 3c such that, in total, they apply to all inactive disturbed surface areas.</p> <p>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</p>			

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	<p>stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.</p> <p>5a. Apply chemical stabilizers; OR</p> <p>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</p> <p>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.</p> <p>6a. Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of 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</p> <p>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.</p> <p>7a. Any other control measures approved by the District.</p>			
MM AQ-4	<p>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 (EDAQMD 2002).</p> <p>1a. Cease all active operations, OR</p> <p>21b. Apply water to soil not more than 15 minutes prior to moving such soil.</p> <p>1c. 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 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.</p> <p>1d. Apply chemical stabilizers prior to a wind event; OR 1c-1. Apply water twice per hour during active operation; OR 1c-2. Stop all vehicular traffic.</p> <p>1e. Apply water twice per hour; OR 1d-1. Install temporary coverings.</p>	County of El Dorado Planning Services	Prior to the approval of grading permit/building permits	

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	<p>1f. Cover all haul vehicles; OR 1e-1. Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for operation on both public and private roads.</p> <p>1g. Any other control measures approved by the District.</p>			
MM AQ-5	<p>Prior to any grading activities, the project applicant shall retain a qualified geologist to test the soils on the project site for the presence of asbestos. In the event that asbestos is present, the project applicant shall comply with applicable state and local regulations regarding asbestos, including CARB's asbestos airborne toxic control measure (ATCM) (Title 17, CCR Sections 93105 and 93106), to ensure that exposure to construction workers and the public is reduced to an acceptable level. This may include the preparation of an Asbestos Hazard Dust Mitigation Plan to be implemented during construction activities.</p>	County of El Dorado Planning Services	Prior to the approval of grading permit/building permits	
Biological Resources				
MM BR-1	<p>Migratory Birds. If clearing and/or construction activities will occur during the migratory bird nesting season (April 15–August 15), preconstruction surveys for nesting migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.</p> <p>If active nest(s) are identified during the preconstruction survey, a qualified biologist shall monitor the nest to determine when the young have fledged. Monthly monitoring reports, documenting nest status, will be submitted to the El Dorado County Community Development Agency until the nest(s) is deemed inactive. The biological monitor shall have the authority to cease construction if there is any sign of distress to a raptor or migratory bird. Reference to this requirement and the Migratory Bird Treaty Act shall be included in the construction specifications.</p>	County of El Dorado Planning Services	Prior to construction	
MM BR-2	<p>Active Raptor Nests. If construction activities will occur during nesting season for raptors (January 15–August 15), all suitable raptor nesting habitat within 0.5 mile of the impacted area shall be surveyed for active raptor nests within 14 days of construction commencement. If an active raptor nest is located within 0.5 mile of the construction site, a no-activity buffer will be erected around the nest while it is active to protect the nesting raptors. This buffer distance may be amended to account for nests that are not within the line-of-sight of the construction activity.</p>	County of El Dorado Planning Services	Prior to construction	

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	Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.			
Transportation and Traffic				
MM TR-1	The applicant shall pay fair-share TIM fees towards improvements associated with the El Dorado Hills Boulevard/Park Drive/Saratoga Way (Intersection #1) improvements.	County of El Dorado Transportation Division	Prior to issuance of building permit	
MM TR-2	The applicant shall pay fair-share TIM fees towards improvements associated with the El Dorado Hills Boulevard/US 50 WB ramps (Intersection #2) improvements.	County of El Dorado Transportation Division	Prior to issuance of building permit	
MM TR-3	The applicant shall pay fair-share TIM fees towards improvements associated with CIP improvements.	County of El Dorado Transportation Division	Prior to issuance of building permit	
Utilities and Service Systems				
MM UT-1	The applicant shall pay fair-share fees towards the planned CIP improvement for the El Dorado Hills Boulevard (EDHB) trunk sewer line improvement, and associated EID connection costs.	County of El Dorado Planning Services	Prior to issuance of building permit	