

Table 1. Identified Mitigation Measures - EA 2016-01, GPA 2016-03, and ZC 2016-04

| NO. | MITIGATION MEASURE DESCRIPTION | RESPONSIBLE | WHEN |
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| AES-1 | Future residential development on the project site under the Housing Opportunity Overlay provisions shall conform with Zoning Ordinance Section 10-5-24 (D): General Regulations and (E): Specific Regulations of the HO zone and, the following Chapters and Sections of the <i>City of Placerville Development Guide</i> as amended: Chapter V: Specific Site Improvements; Chapter VI: Landscape Design Guidelines, Section A: General Requirements, Section B: Street Tree Program, Section F: Community Intersections (Surface Streets), Section H: Water-Conserving Landscapes, Section J: Fuel Modification Zones and Section K: Post-Construction Storm Water Management; Chapter VII: Irrigation System Design; Chapter VIII: Landscape Maintenance; Chapter IX: Hillside Development and Natural Open Space; Chapter X: Existing Trees and Native Plant Material; Chapter X: Irrigation System Design, and Chapter XI: Lighting; all pertinent City Ordinances and City standard street cross-section details available at the office of the City Engineer; will be designed in accordance with the County of El Dorado Design and Improvement Standards Manual, as revised May 18, 1990; the County of El Dorado Drainage Manual, dated March 14, 1995; the 2010 State of California Department of Transportation (Caltrans) Standard Plans and Standard Specifications; sewer service will be provided by the City and shall be designed and constructed in accordance with El Dorado Irrigation District (EID) Design and Construction Standards, dated July 1999, except when otherwise directed by the City Engineer; water distribution is within the EID service area and shall comply with their standards and conditions of approval. | Developer | Prior to Issuance of a building permit. |
| AES-2 | Future residential development on the project site under the Housing Opportunity Overlay provisions shall submit a lighting plan in conformance with Section 10-4-16: Exterior Lighting Regulations. All outdoor lighting must be shielded and pointed downward. The lighting plan shall include the types of lighting, heights proposed and locations the lighting is going to be built. | Developer | Prior to Issuance of a building permit. |
| AQ-1 | The project developer for any future residential development on the site shall comply with AQMD Rule 223-1 to reduce construction dust through water application, stabilizing exposed soil, covering loads, periodic cleaning of paved areas, establishing speed limits. | Developer | During pre-construction and construction phases. |
| AQ-2 | The project developer for any future residential development on the site shall adhere to El Dorado County Air Pollution Control District's Rule 224 - Cutback and Emulsified Asphalt Paving Materials for all asphalt paving proposed on site, and shall submit a paving plan to the District to determine compliance with Rule Standards. | Developer | Prior to issuance of a building permit. During construction phase. |

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| BIO-1 | <p>The project proponent for any future residential development on the site shall include the following on the grading plans prior to grading permit issuance. The breeding/nesting season for raptors and other nesting birds is March 1 through August 30. If construction activities take place outside of the breeding/nesting season, no additional measures will be required.</p> <p>If development of the site for residential purposes, consistent with the development regulations under the proposed HO zone designation, is planned or desired during the breeding season, raptor and other nesting birds nest surveys shall be conducted one week prior to tree cutting or grading near mature trees to ensure that active nests are not present. A qualified biologist shall conduct the surveys and prepare a survey report. If no raptor or other nesting birds' nests are discovered in the trees to be removed, no further mitigation will be required. A written report on the results of the visual surveys shall be submitted to the Planning Division a minimum of 48 hours prior to the beginning of construction activity.</p> <p>If any active raptor or other nesting birds' nests are discovered during pre-construction surveys, the biologist shall mark all occupied trees and delineate a no construction activity buffer zone around the nests for the duration of the nesting season in accordance with California Department of Fish and Wildlife guidelines for the applicable raptor or other nesting bird species.</p> <p>The construction contractor shall be responsible for construction scheduling. If construction is planned during the breeding season, the construction contractor shall be responsible for ensuring that a qualified biologist performs the nesting birds' nest surveys within 1 week of planned tree removal. Authorization to proceed with construction activity shall be the discretion of the Planning Division. This mitigation measure is expected to minimize impacts to nesting bird species to a less than significant level.</p> | Developer | Prior to issuance of a grading permit. |
| BIO-2 | <p>Future residential development on the project site under the Housing Opportunity Overlay provisions shall conform with the guidelines for grading, erosion control, tree preservation and protection within Chapter IX: Hillside Development and Natural Open Space and Chapter X: Existing Trees and Native Plan Material of the City of Placerville Development Guide.</p> | Developer ¹ | Prior to issuance of a building permit. During construction phase. |

¹ Developer shall submit tree removal plans for Development Services review for conformance with the mitigation measure prior to issuance of a building permit for site improvements.

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| <p>CR-1</p> | <p>If, during the course of implementing the project, cultural resources (i.e., prehistoric sites, historic sites, and/or isolated artifacts) are discovered, work shall be halted immediately by the developer. Temporary orange fencing shall be placed by the development contractor around a culturally significant discovery to prevent unnecessary equipment movement inside these areas during and after a discovery. The City of Placerville Development Services Department and the Cultural Resource Manager of the United Auburn Indian Community shall be notified immediately. The development contractor, their agents or assigns shall retain a professional archaeologist, or qualified cultural resource specialist that meets the Secretary of the Interior’s Standards and Guidelines for Professional Qualifications in archaeology and/or history. The archaeologist or qualified cultural resource specialist and representatives from the United Auburn Indian Community (UAIC) will the significance of any unanticipated discovery and make recommendations for further evaluation and treatment as necessary.</p> <p>The City shall consider mitigation recommendations presented by a professional archaeologist that meets the Secretary of the Interior’s Standards and Guidelines for Professional Qualifications in archaeology and/or history for any unanticipated discoveries. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project developer / applicant shall be required to implement any mitigation necessary for the protection of cultural resources. For any recommendations made by UAIC or other interested Native American Tribes which are not implemented, a justification for why the recommendation was not followed will be provided into the project record.</p> | <p>Developer and qualified archaeologist</p> | <p>During grading and construction activities</p> |
| <p>CR-2</p> | <p>If, during the course of site development, any paleontological resources (fossils) are discovered, the project proponent for any future residential development on the site shall notify and the City of Placerville Development Services, Planning Division. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist with the cost of such investigation born upon the project developer/applicant. The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the adequate protection of paleontological resources.</p> | <p>Developer and qualified archaeologist</p> | <p>During grading and construction activities</p> |

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| CR-3 | If, during the course of development of the site, human remains are discovered, all work shall be halted immediately on site, the project proponent for any future residential development on the site shall notify the City of Placerville Development Services, Planning Division; the developer shall contact the El Dorado County Coroner to investigate and determine that no investigation of the cause of death is required. If the Coroner determines the remains are those of a Native American origin, the coroner must notify the California Native American Heritage Commission, who will notify and appoint a Most Likely Descendent (MLD). The MLD will work with a qualified archaeologist to decide the proper treatment of the human remains and any associated cultural objects. | Developer | During grading and construction activities |
| GEO-1 | <p>Future residential development on the project site under the Housing Opportunity Overlay provisions shall conform with the City's Grading, Erosion and Sediment Control regulations (Chapter 7, Title VIII of the City Code) and the El Dorado County Resource Conservation District's Erosion Control Requirements and Specifications for all grading activities. Final grading plans must be approved by the City Engineer and the Resource Conservation District prior to any onsite grading.</p> <p>The Applicant shall reimburse the City for associated project costs incurred by the City for any outside consultants, City staff time, and other expenses for special design needs above and beyond normal items covered by the City's fee schedule. Appropriate land rights shall be obtained from the affected property owners as necessary to allow any required grading and/or facilities to be installed outside the site plan boundaries. A copy of the written authorization(s) shall be included with the final improvement plan submittal. An encroachment permit shall be obtained from the City Engineering Division prior to beginning any work on this development within a public right-of-way or easement.</p> <p>The project proponent for any future residential development on the site must meet the requirements of the Meeting the City's grading, erosion and sediment control regulations and those of the Resource Conservation District, potential impacts from soil erosion will be reduced to less than significant.</p> | Developer | During grading and construction activities |
| GHG-1 | Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the Project. | Developer | During construction activities |
| GHG-2 | All residential units shall be constructed to 2013 Title-24 Energy Efficiency or better requirements. All residential units shall be equipped exclusively with certified ENERGY STAR Appliances. The onsite parking areas shall be equipped with LED lighting with photocell occurrence controls. | Developer | During construction activities |

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| HAZ-1 | The project proponent for any future residential development on the site, prior to onsite construction, shall submit to the Placerville Building Division and El Dorado County Fire Protection District for review and permit approval construction plans that adhere to applicable provisions and requirements of the current California Building Code, Code of Regulations, Title 24, Parts 1,2,3,4,5,6,8, 9,10, 11, and any adopted amendments by the City of Placerville to the California Building Code. | Developer | Prior to onsite construction |
| HYD-1 | Prior to the issuance of a grading permit by the City of Placerville, the project proponent for any future residential development on the site shall file a Notice of Intent (NOI) with the Central Valley Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of storm water associated with demolition and construction activities. | Developer | Prior to issuance of grading permit |
| HYD-2 | Prior to the first issuance of a grading permit by the City, the project proponent for any future residential development on the site shall submit to and receive approval from the City of Placerville, a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on- site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural BMPs to control sediment and non-visible discharges from the site. | Developer | Prior to issuance of grading permit |
| HYD-3 | The project proponent for any future residential development on the site shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for City inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the City of Placerville and the representatives of the Regional Water Quality Control Board. | Developer | Prior to issuance of grading permit |
| HYD-4 | Prior to final design of Storm Drainage systems for the project, a project Drainage Report shall be prepared and submitted to the City Engineer for approval. The Drainage Report shall include all aspects of drainage as discussed herein. The approved Drainage Report will serve as a design guide for the projects drainage system(s). The results of the Drainage Report will be considered in final design and construction requirements of the storm drain system for the proposed development. | Developer | Prior to issuance of grading permit |

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| HYD-5 | Drainage facilities shall be designed and included in the final improvement plan submittal. Drainage and detention facilities shall be designed and constructed to keep post-development flows leaving the site at or below pre-development levels, including increased drainage from public roadway construction. Drainage calculations will be required to show that these conditions are being met. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a City approved discharge point. This development's drainage calculations and plan shall account for drainage from the adjacent parcels as applicable. | Developer | Prior to issuance of grading permit |
| HYD-6 | All parking lot and street drainage inlets shall be marked "Do not Dump – Flows to Creek." | Developer | Prior to issuance of grading permit |
| HYD-7 | Interceptor ditches are required at the top of all slopes and retaining walls or as directed by the City Engineer. Water collected by this ditch shall be taken to a drainage system. | Developer | Prior to issuance of grading permit |
| HYD-8 | Surface drainage, drainage swales or concentrated lot drainage is not allowed to sheet flow across sidewalks. | Developer | Prior to issuance of grading permit |
| HYD-9 | Storm drain pipes shall be RCP, HDPE, or other materials as approved by the City Engineer. | Developer | Prior to issuance of grading permit |
| HYD-10 | As a required compliance measure to the City's MS4 permit (§E.12), this development is required to implement the use of Low impact Design Standards. A list of potential measures is provided in the latest update of the City's Design and Construction Standards Manual, within the Post-Construction Storm Water Management Standards section. | Developer | Prior to issuance of grading permit |
| NOI-1 | The project proponent for any future residential development on the site shall control all construction related to development on the project site so that it is limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction shall be allowed on Sunday, or on City recognized or federally-recognized holidays. A note to this effect shall be placed on the construction plans. | Developer | During construction activities |
| PSVC-1 | The applicant shall complete a sewer study to determine how much flow can be added to the sewer system by this development, and/or how much will need to flow directly into one of the manholes along the 20" mainline. Study shall be submitted to the City Engineer for review and approval prior to design of the onsite and offsite sewer work required to service this development. Replacement and/or upsizing of the existing sewer mains may be required. | Developer | Prior to issuance of building permit |

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| TRANS-1 | <p>The applicant shall have a traffic study prepared by a licensed traffic engineering firm to study the effects of this development on these adjacent roadways and intersections, and recommend improvements required to keep these intersections operating at the highest possible levels of services consistent with the resources available and within the limits of technical feasibility at City buildout, including this development. The traffic study shall include recommendations for additional improvements at each of the sites access points over and above street improvements required herein, as it pertains to planned and connecting vehicular pedestrian, bicycle, and transit facilities. The traffic study shall include review of the 45 degree intersection angle between Cold Springs Road and Middletown Road and make recommendations regarding modifications to the existing intersection layout. The traffic study shall be submitted to the City Engineer for review and approval prior to submittal of improvement plans for this development. All work recommended by the final approved traffic study shall be included in the final improvement plans submitted for approval by the City.</p> | Developer | Prior to issuance of building permit |
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| <p>TRANS-2</p> | <p>The future developer of the residential development for the site shall in conjunction with said residential development install a sidewalk, curb, gutter and street widening along the Cold Springs Road, Middletown Road and Placerville Drive project site street frontages as described as follows:</p> <p>(A) PLACERVILLE DRIVE: Placerville Drive along the development’s frontage shall be widened to provide a minimum 200’ long 12’ right turn lane leading to Cold Springs Road and a 5’ wide asphalt bike lane in addition to the existing through lane and left turn lane. New curb, gutter, and sidewalk shall be constructed along this frontage. Additional right of way shall be offered to the City for roadway purposes to allow for an additional through lane to be constructed in the future and to allow for necessary slopes and grading, plus an additional 10’ for PUE or as approved by the City Engineer. All roadwork on Placerville Drive shall be constructed to a Traffic Index of 8.0.</p> <p>(B) COLD SPRINGS RD: Cold Springs Road shall be widened along the project frontage to provide a 13’ northbound travel lane, a 5’ asphalt bike lane, concrete curb, gutter and 4.5’ sidewalk, graded slope and slope drainage collection ditch at the bottom. Widths shall be measured from the center of the existing roadway right of way. Right of way shall be offered for dedication for roadway purposes to 1’ back of the new sidewalk, a slope easement shall be offered for dedication to 5’ back of the top of slope, with an additional 10’ PUE from that point. All roadwork on Cold Springs Road shall be constructed to a Traffic Index of 7.0.</p> <p>(C) MIDDLETOWN RD: Middletown Road shall be widened along the project frontage to provide a 12’ eastbound travel lane, a 4’ asphalt bike lane, concrete curb, gutter and 4.5’ sidewalk, graded slope and slope drainage collection ditch at the bottom. Widths shall be measured from the center of the existing roadway right of way. Right of way shall be offered for dedication for roadway purposes to 1’ back of the new sidewalk, a slope easement shall be offered for dedication to 5’ back of the top of slope, with an additional 10’ PUE from that point. A portion of this work is in El Dorado County jurisdiction and will require County plan review for all work within their jurisdiction. All roadwork in City jurisdiction on Middletown Road shall be constructed to a Traffic Index of 7.0.</p> <p>Sidewalks shall provide a continuous walkway between the new sidewalk at 655 Placerville Drive, 600 Placerville Drive, 2919 Cold Springs Road, and continuing to the east end of this development on Middletown Road. Sidewalks shall connect to walkway system internal to the development at several locations. Install ADA-accessible curb tramps at all driveways, curb returns, or as needed on the continuous walkway.</p> | <p>Developer</p> | <p>Prior to issuance of building permit</p> |
| <p>TRANS-3</p> | <p>Provide signing and striping plans and install signing and striping for the project as required by the City Engineer. Striping shall be thermoplastic unless otherwise directed by the City Engineer.</p> | <p>Developer</p> | <p>Prior to issuance of building permit</p> |

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| TRANS-4 | Future developer shall petition the City Council to call in Frontage Improvement Agreement SFIA#294 for 655 Placerville Drive, the parcel immediately east of this development on Placerville Drive. That agreement calls for 130 lineal feet of curb, gutter, 4.5' sidewalk, and 26' of street widening along that frontage. Street widening required along that parcel may be reduced to match the widths as described above for the Placerville Drive widening requirements. | Developer | Prior to issuance of building permit |
| TRANS-5 | Design and construct improvements to the Cold Springs Road/Placerville Drive Traffic Signal to match improvements required herein and as additionally recommended by the traffic study, inclusive of thermoplastic striping as needed. | Developer | Prior to issuance of building permit |
| TRANS-6 | Install street lights along all street frontages to City Standards. Submit street lighting plans and details for review and approval. | Developer | Prior to issuance of building permit |
| TRANS-7 | Construction contractors working on the project sites shall use standard procedures to minimize the length of time that any roadway segments would be temporarily blocked during construction activities. Emergency vehicles shall be able to pass through the project area without obstruction. Final site design would be approved by the El Dorado County Fire Protection District prior to construction permit approval and designed per the Engineering Division and Fire District requirements. | Developer | During Construction |
| TRANS-8 | The developer of the residential development for the site shall adhere, construct and maintain parking for multi-family dwellings to comply with the parking regulations within Section 10-4-4(E)20 of City Code at a ratio of 1.5 parking spaces per dwelling unit; each driveway, parking stall and/or all parking lot for potential residential development on site shall be graded, surfaced and drained meeting Section 10-4-4(D)1 of City Code; the layout of parking stalls and parking aisles shall comply with Section 10-4-4(C) of City Code. The developer shall submit parking and circulation plans to the Development Services Department for review and approval by the Department in accordance with City Code. Said plans shall also require approval by the El Dorado County Fire District for compliance with Fire Code. Vehicle parking shall only be allowed where shown on City approved construction plans for the residential development. | Developer | Prior to issuance of building permit |

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| UTIL-1 | The project proponent for any future residential development shall prepare and submit a Final Drainage Study for review and approval by the City Engineer as part of the final improvement plans. Drainage facilities shall be designed and included in the final improvement plan submittal consistent with the Final Drainage Study. Design and construct drainage and detention facilities as recommended in the final drainage study in order to keep post development flows leaving the site at or below pre development levels. Changes to historical and existing drainage patterns will not be allowed without specific City approval. All areas of concentrated drainage flow shall be contained in a pipeline or improved channel to a City-approved discharge point. Conformance with the recommendations contained in said drainage study shall be required. | Developer | Prior to issuance of building permit |
| UTIL-2 | The future developer of the residential development for the site shall subscribe to and thereafter use regularly the collection service franchised by the city of Placerville. | Developer | During operation of development facility |