

APPENDIX B

WWSP REDUCED DEVELOPMENT PROJECT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
MM AQ-1 Construction	The County and/or developer/contractor will ensure that the following measures are implemented or documented to identify infeasibility. All requirements will be included in applicable bid documents, purchase orders, and construction contracts prior to any ground disturbance.	Ongoing during construction.	Developer / Contractor	Amador County Planning Department Amador Air District (AAD)	Prior to issuance of final building clearances.
	1. Control fugitive dust as required by AAD Rule 218 and enforced by AAD.				
	2. Require diesel-fueled off-road construction equipment to be equipped with EPA Tier 4 final- compliant engines, or better, unless a unique piece of equipment is not available with a Tier 4 engine.				
	3. Use zero-emission and hybrid-powered equipment to the maximum extent possible, as long as this equipment is available from at least two commercial rental facilities in the Mountain Counties Air Basin (MCAB).				
	4. Provide certificates of compliance for applicable CARB equipment and vehicle fleet regulations to the AAD.				
	5. Require all on-road heavy-duty trucks to conform to the most stringent emission standards.				
	6. Minimize idling time either by shutting equipment off when not in use or by reducing idling to no more than 2 minutes. Provide clear signage for this requirement at site entrances. The AAD will conduct random monthly idling compliance checks.				

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	7. Require that all construction equipment be maintained and properly tuned in accordance with manufacturer's specifications. Check equipment by a certified mechanic and determine to be running in proper condition prior to operation.				
	8. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) two times per day and/or as necessary per weather conditions.				
	9. Cover all haul trucks transporting soil, sand, or other loose material offsite.				
	10. Remove all visible mud or dirt track-out onto adjacent public roads using wet power vacuum street sweepers, at least once per day. Use of dry power sweeping is prohibited.				
	11. Limit all vehicle speeds on unpaved roads to 15 mph.				
	12. Pave all roadways, driveways, and sidewalks and lay building pads as soon as possible after grading unless seeding or soil binders are used.				
	13. Suspend all excavation, grading, and/or demolition activities when average wind speeds exceed 20 mph.				
	14. Wash all trucks and equipment, including tires, prior to site departure.				
	15. Treat unpaved roads providing site access located 100 feet or more from a paved road with a 6- to 12-inch layer of compacted wood chips, mulch, or gravel.				

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	16. Post publicly visible signs with the telephone number and name of the contact person regarding dust complaints. This person shall respond and take corrective action within 48 hours for any complaints. The AAD's General Air Pollution Complaints number shall also be posted on a publicly visible sign.				
	17. Limit simultaneous occurrence of excavation, grading, and ground-disturbing construction activities.				
	18. Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed construction areas. Wind breaks should have a maximum air porosity of 50 percent.				
	19. Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and water appropriately until vegetation is established.				
	20. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.				
	21. Minimize amount of excavated material or waste materials stored onsite.				
	22. Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, expected to be inactive for at least 10 calendar days.				
	23. Use low-VOC architectural coatings and pavement paints.				
MM AQ-2 Land Use and Building Operation	The County and/or the developer/contractor will ensure the following operational measures are implemented to the maximum extent feasible:	Ongoing during operation.	Developer / Contractor	Amador County Planning Department	Prior to issuance of

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	1. Consider locating building air intakes away from potential roadways and stationary air emission emitting sources. 2. Reduce ROG emissions and require use of low-VOC-content architectural and pavement striping coatings. 3. Provide low-NOx -emitting and/or high-efficiency water heaters. 4. Ensure all wood-burning devices are EPA Phase II-certified. 5. Ban wood burning fireplaces in new residential units. 6. Provide electrical outlets around the exterior of dwelling units to encourage use of electric landscape maintenance equipment. 7. To reduce emissions from traffic, implement the following measures: a. Coordinate with local transit operators to extend or expand service to the site. b. Provide transit stops within the site. c. Install sidewalks and bikeways to connect to nearby existing and planned open space, parks, schools, residential and commercial areas to encourage walking and bicycling. d. Ensure all residential units, including multi-family units, are wired for installation of electric vehicle charging outlets. e. Require that all commercial and civic use parking areas contain electrical vehicle charging stations.			AAD	final building clearances.

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MM AQ-3 Stationary Sources and Other Air Permitted Sources	All stationary sources or other sources which require issuance of an Authority to Construct (ATC) from AAD shall confirm authorization prior to County issuance of a grading or building permit. The operator of the stationary source will obtain a permit to operate (PTO) once construction is complete, including applying best available control technology (BACT), to ensure that emissions standards for criteria pollutants and toxic air contaminants (TAC) are met and comply with AAD rules and regulations.	Prior to issuance of ATC and or County grading or building permit.	Developer / Contractor	Amador County Planning Department AAD	Prior to issuance of grading permit.
MM AQ-4 Wastewater Treatment Plant	When more information regarding the design of the WWSP WWTP is available, the County will prepare an operational air emissions inventory of all criteria pollutants. Obtain required AAD permits. The County will also prepare an assessment of odor mitigation measures to ensure that odor complaints do not occur more than five times per year. If more than five complaints are received, the County (WWTP operators) will be required to evaluate installation of additional odor controls. Installation of odor controls may be selected from the following technologies: 1. Activated carbon filter/carbon adsorption in primary clarifiers, headworks building, aeration basin influent channel, and/or all waste gas exhaust systems; 2. Biofiltration/bio trickling filters for all waste gas exhaust systems; 3. Fine bubble aerator to wastewater treatment tanks or ponds to increase efficiency and dissolved oxygen to prevent odor generation anaerobic activity; 4. Hooded enclosures on grit dumpsters and belt filter presses, primary clarifier weir covers, and/or channel seals;	N/A	N/A	N/A	N/A

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	5. Wet and dry scrubbers on waste gas exhaust systems from treatment tanks;				
	6. Caustic and hypochlorite chemical scrubbers on waste gas exhaust systems from treatment tanks;				
	7. Ammonia scrubber on waste gas exhaust from treatment tanks;				
	8. Energy efficient blower systems to increase treatment efficiency and dissolved oxygen levels;				
	a. Thermal oxidizer to oxidize all waste gas exhaust;				
	b. Capping/covering storage basins and anaerobic ponds to avoid release of odors;				
	c. Mixed flow exhaust to dilute waste gas;				
	d. Wastewater circulation technology;				
	e. Orient exhaust stack and vent location considering the location of sensitive receptors;				
	f. Vegetation barriers around the perimeter of the WWTP;				
	g. Other odor reducing technologies.				
MM AQ-5 Naturally Occurring Asbestos Management Plan	If an area to be disturbed has confirmed serpentine or ultramafic rock, the developer/contractor will comply with Asbestos Airborne Toxic Control Measure (ATCM) requirements by obtaining an approved Asbestos Dust Mitigation Plan or Exemption. Ground-disturbing activities greater than 1 acre within potential naturally occurring asbestos (NOA) will be required to comply with CARB's ATCM for NOA. The plan will specify actions to be taken during construction and grading activities to minimize NOA emissions. The plan will also address specific emission sources, including track-out onto the	Prior to ground disturbance and ongoing during construction.	Developer / Contractor	Amador County Planning Department AAD	Prior to issuance of grading permit.

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	paved public road; active storage piles; inactive disturbed surface areas and storage piles; traffic on unpaved onsite roads; earthmoving activities; offsite material transport; and post-construction stabilization of disturbed soil surfaces. Specific measures to be implemented will include, but are not limited to:				
	1. Remove visible track out;				
	2. Keep active storage piles covered or wet;				
	3. Control inactive areas or storage or spoils piles;				
	4. Maintain trucks and wet loads to prevent spillage; and				
	5. Limit vehicle speeds.				
	Developers/contractors shall submit the plan prior to implementation of construction or grading activities and will not proceed until AAD has approved the plan, accepted mitigation measures, or an Exemption is received.				
MM AQ-6 Valley Fever Management Plan	Developer/contractors shall prepare a Valley Fever Management Plan (VFMP). The VFMP shall be submitted to the California Department of Public Health (CDPH) and Amador County Department of Public Health for review and approval prior to the start of construction. The VFMP shall include, but not be limited to, the following elements, as currently suggested by the CDPH. Adopt site plans and work practices that reduce workers' exposure and minimize primary and secondary exposure to the community through direct dispersal of spores or secondary dispersal from contaminated workers or equipment bringing spores to the community. Site plans and work practices may include:	Prior to construction and ongoing during construction.	Developer / Contractor	Amador County Planning Department CDPH Amador County Department of Public Health	Prior to issuance of grading permit.
	1. Minimize area of disturbed soil.				

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	2. Use water, appropriate soil stabilizers, and/or re-vegetation to reduce airborne dust.				
	3. Stabilize all spoil piles by tarping or other methods.				
	4. Provide air-conditioned cabs for vehicles that generate heavy dust and make sure workers close windows and vents.				
	5. Suspend work during heavy winds.				
	6. Provide onsite sleeping quarters, if required, away from dust sources.				
	7. Reduce transporting spores offsite, by:				
	8. Provide clean tools, equipment, and vehicles.				
	9. Provide coveralls, changing rooms, and showers to clean workers' clothing, likely to be heavily contaminated with dust, where possible.				
	10. Identify a health care provider for occupational injuries and illnesses knowledgeable about the diagnosis and treatment of Valley Fever. This helps to ensure proper diagnosis and treatment, as well as tracking potential outbreaks that may affect the community.				
	11. Train workers and supervisors about the risks of Valley Fever, activities that may increase risk, measures to reduce exposure, and how to recognize symptoms. Encourage workers to report Valley Fever symptoms promptly to a supervisor. Not associating these symptoms with workplace exposures can delay appropriate diagnosis and treatment. This helps to ensure proper diagnosis and treatment, as well as tracking potential outbreaks that may affect the adjacent community.				

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MM BIO-1 Special-Status Plants	Conduct a focused rare plant survey for Tuolumne button-celery (<i>Eryngium pinnatisectum</i>), Red Hills soaproot (<i>Chlorogalum grandiflorum</i>), Stanislaus monkeyflower (<i>Erythranthe marmorata</i>), Big-scale balsam root (<i>Erythranthe marmorata</i>) and prairie wedge grass (<i>Sphenopholis obtusata</i>) to determine the presence/absence of any threatened or endangered plant species prior to any ground disturbance. This survey shall be conducted by a qualified botanist between April and June. If no special-status plant species are found onsite, no further surveys or mitigation measures are required. However, if special-status plant species are found onsite, each population shall be mapped and acceptance from the appropriate federal and/or state agencies shall be required. To the maximum extent possible, plant populations shall be preserved and incorporated into site design. If these areas cannot be avoided, land supporting known populations of these species shall be purchased and incorporated into an ecological preserve. If no land supporting the species can be located, onsite populations must be preserved. At a minimum, offsite mitigation shall occur at a 1:1 ratio (one plant preserved for each plant impacted). A detailed preserve management plan that includes species, habitat, and preserve management strategies shall be developed and approved in consultation with the County and the appropriate state and/or federal regulatory agencies.	Prior to construction and ongoing during construction.	Developer / Contractor	Amador County Planning Department	Prior to issuance of grading permit.
MM BIO-2 Special-Status Mammals	If any North American porcupine (<i>Erethizon Dorsatum</i>) is found onsite, they shall be allowed to leave without harassment. Any encounters with a porcupine shall be documented and a record shall be submitted to California Department of Fish and Wildlife (CDFW).	Ongoing during construction.	Developer / Contractor	Amador County Planning Department CDFW	Ongoing during construction.

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MM BIO-3 Special-Status Birds	Prior to construction, but not more than 14 days before grading, demolition, or site preparation activities, a qualified biologist shall conduct a pre-construction nesting survey to determine the presence of nesting raptors. Activities taking place outside the breeding season (typically February 15 through August 31) do not require a survey. If active raptor nests are present in the construction zone or within 500 feet of the construction zone, temporary exclusion fencing shall be erected at a distance of 500 feet around each nest site. Clearing and construction operations within these zones shall be postponed until juveniles have fledged and there is no evidence of a second nesting attempt as determined by a qualified biologist. To avoid impacts to common and special-status migratory birds, pursuant to the Migratory Bird Treaty Act and CDFW Codes, a nesting bird survey shall be conducted prior to construction activities if the work is scheduled between February 15 - August 31. If migratory birds are identified nesting within the construction zone, a 200-foot buffer around the nest site shall be designated. No construction activity may occur within this buffer until a qualified biologist has determined that the young have fledged.	Prior to construction.	Developer / Contractor	Amador County Planning Department CDFW	Prior to issuance of grading permit.

MM BIO-4 Special-Status Amphibians and Reptiles	Prior to construction, but not more than 14 days before the start of grading, demolition or site preparation activities, a qualified biologist shall conduct a pre-construction survey to determine the presence of western pond turtles (<i>Actinemys Marmorata</i>), California red-legged frogs (CRLF) (<i>Rana Draytonii</i>), and foothill yellow-legged frogs (FYLF) (<i>Rana boylei</i>) in or near onsite water sources or in upland habitat near water sources. If western pond turtles are found or the use of habitat is evident during the survey, the species shall be buffered from construction activities with the installation of non-climbable fencing (or other solid fencing/barrier) to exclude turtles from entering the active construction zone. If turtles are found within the construction zone, they shall be moved out of harm's way to appropriate areas by a qualified biologist as approved by CDFW and/or United States Fish and Wildlife Service (USFWS). Prior to construction within 100 feet of waterways, avoidance measures shall be implemented that include installing a temporary, solid fence (e.g., particle board or other solid structure) along established buffer lines at creeks/streams, thereby creating a solid barrier between the creek and the construction activities. Prior to installation of the fence a USFWS/CDFW-approved biologist shall survey the areas for CRLF and FYLF to ensure impacts to these species are avoided. The location of this exclusion zone shall be identified on the final grading plans and construction specifications. During construction, standard best management practices (BMPs) shall be employed that include the use of erosion control methods and use of straw over disturbed areas. Previously disturbed areas shall be hydroseeded with native plant species following the completion of site disturbance. An onsite qualified biologist shall perform pre-construction surveys and spot-check monitoring during construction for CRLF and	Prior to construction.	Developer / Contractor	Amador County Planning Department CDFW USFWS	Prior to issuance of grading permit.
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	FYLF and proper installation and maintenance of exclusionary fencing. If a frog is found, the qualified biologist shall move the frog away from construction activities and place it in a safe, suitable habitat away from the site. In addition, the biologist shall notify the appropriate agencies, such as CDFW and USFWS.				
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MM BIO-5 Special-Status Invertebrates	Conduct a focused host plant survey for native milkweed; Narrow-leaved milkweed (<i>Asclepias fascicularis</i>), Showy milkweed (<i>Asclepias speciosa</i>), Heartleaf milkweed (<i>Asclepias cordifolia</i>), and Woollypod milkweed (<i>Asclepias eriocarpa</i>) to determine the presence/absence of these threatened or endangered plant species prior to ground disturbance. The survey shall be conducted by a qualified botanist between April and June. If no host plant species are found onsite, no further surveys or mitigation measures are required. If host plant species are found onsite, each population shall be mapped with technical assistance from the appropriate federal and/or state agency. To the maximum extent possible, plant populations shall be preserved and incorporated into site design. If these areas cannot be avoided, land supporting known populations of these species impacted shall be purchased and incorporated into an ecological preserve. If no land supporting the species can be located, onsite populations must be preserved. At a minimum, offsite mitigation shall occur at a 1:1 ratio (one plant preserved for each plant impacted). A detailed preserve management plan that includes species, habitat, and preserve management strategies shall be developed and approved in consultation with the appropriate state and/or federal agencies prior to approval of a grading permit.	Prior to ground disturbance.	Developer / Contractor	Amador County Planning Department CDFW USFWS	Prior to issuance of grading permit.
MM BIO-6 Aquatic Habitats	Obtain a CDFW Lake and Streambed Alteration Agreement (LSAA), pursuant to Section 1602 of the Fish and Game Code, for each stream crossing or other activity affecting the bed, bank, or associated riparian vegetation of a creek. Coordination with CDFW shall take place to identify appropriate mitigation for removal of riparian vegetation which may include creation of onsite habitat. A Riparian Mitigation Plan shall be developed	Prior to ground disturbance.	Developer / Contractor	Amador County Planning Department CDFW	Prior to issuance of grading permit.

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	and approved by CDFW. Mitigation shall require a 'no-net-losses of riparian and/or wetland habitat. The developer/contractor shall be responsible for mitigating impacts to riparian habitat by either creating suitable onsite habitat (2:1 replacement ratio) and/or acquiring mitigation credits at a CDFW- approved mitigation bank. Mitigation credits shall be purchased at a 1:1 ratio. Work within the stream zone shall not commence until proof (a bill of sale), is submitted to CDFW, of obtaining appropriate mitigation credits, or until CDFW has approved a onsite revegetation plan. Upon entry into a CDFW LSAA, the developer/contractor shall adhere to and implement the conditions of the agreement. Although the exact conditions of the agreement are not determined until entered into with CDFW, the following conditions are expected requirements:				
	1. No work shall take place in a live stream channel. If work in a flowing stream cannot be avoided, the entire stream flow shall be diverted around the work site during excavation and/or construction operations. The work site shall be dewatered completely. A dewatering/diversion plan shall be submitted to CDFW and other regulatory agencies, as applicable, for approval prior to stream zone activities.				
	2. Grading and construction spoils shall be located away from the stream zones in upland areas where they cannot be washed back into a waterway. Spoil site perimeters shall use adequate erosion control methods. Staging/storage areas for equipment and materials shall be located away from environmentally sensitive areas.				
	3. Prepare a Storm Water Pollution Prevention Plan (SWPPP) and submit to CDFW prior to the ground disturbing activities. The SWPPP shall identify specific				

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	BMPs which shall be implemented during construction to prevent discharges of sediment, oil, turbid water, and/or other potential toxic or hazardous substances to surface waters. The BMPs shall be installed and maintained so that they demonstrate effectiveness.				
	4. All exposed/disturbed areas left barren of vegetation because of construction activities shall be seeded, mulched and fertilized with a blend of CDFW-approved locally native grass species. Disturbed area shall be restored to near original conditions to the fullest extent possible.				
MM BIO-7 Oak Woodlands	The developer shall exercise all reasonable efforts to refine site design to minimize impacts to oak trees. Building envelopes shall be identified to retain existing oak trees to the maximum extent feasible. The location of retained oak trees and building envelopes shall be identified on any development map or plot plan submitted for grading permits. Either through covenants, conditions, and restrictions (CC&Rs) created by the developer or through later measures created by a homeowner's association. Future home and business owners shall be restricted from removing oak trees except when the oak tree is dead, a public safety hazard, or the County approves removal for other reasons. The County shall require one, or a combination, of the following mitigation options:	During site design, prior to ground disturbance.	Developer / Contractor	Amador County Planning Department	Prior to issuance of land use permit.
	1. Acquire a conservation easement on a local property that contains a similar species composition and quality of native oaks. The developer shall negotiate terms and incur costs with the landowner to establish a conservation easement to be held in perpetuity. At a minimum, in accordance with §21083.4 of the Public Resources Code (PRC), the developer shall preserve 37 acres of existing oak woodland habitat at a 1:1 ratio.				

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	According to the County Code, preservation shall occur in Amador County or adjacent counties and may be accomplished by recording the conservation easement to ensure that preservation in perpetuity. Alternatively, the developer may coordinate with the County and provide funding for the purchase of conservation easements on 37 acres at an offsite location. The County shall accept that funding can be provided to the Amador Land Trust, the Oak Woodlands Conservation Fund, or other entity/fund approved by the County. The developer may combine the placement of conservation easements with providing funding to preserve the requisite amount of oak woodland acreage. 2. Ensure that onsite planting of oak trees offsets tree removal. Maintain and monitor onsite planting for a period of not less than seven years and report on the status of onsite planting to the County annually. Each removed oak tree shall be replaced with the same species as follows: 1:1 replacement for trees 5 - 12 in. diameter breast height (dbh); 3:1 replacement for trees greater than 12 inches dbh. Replacement trees shall be 15-gallon size or larger. The County may approve reduced ratios for larger replacement tree stock. The developer shall prepare an Oak Tree Replacement Plan to be prepared by a qualified professional (e.g., certified arborist, registered professional forester, certified rangeland manager, or biologist) for County approval. The Oak Tree Replacement Plan shall, at a minimum, detail: planting locations, oak species, irrigation, replanting, seven-year maintenance and inspection program, and funding for a seven year contract with a qualified professional, who would have decision making power to oversee oak tree care and maintenance and report progress. As an alternative to or in combination with planting replacement trees, the				

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	developer may coordinate with the County and contribute funding to provide for planting the appropriate number of replacement trees and for developing an Oak Tree Replacement Plan for those trees. As approved by the County, funding can be provided to the Amador Land Trust, the Oak Woodlands Conservation Fund, or other entity/fund.				
	3. The developer shall be required to contribute funds to the Oak Woodlands Conservation Fund, as established by subdivision (a) of §1363 of the Fish and Game Code. The amount of the contribution shall be determined by the County; or	Prior to issuance of land use permit.	Developer / Contractor	Amador County Planning Department	Prior to issuance of land use permit.
	4. The County may wish to establish an “Amador County Oak Woodland Conservation Fund” and require the developer to contribute to the fund in an amount determined by the County.				
	Before a grading permit is issued, the developer shall provide proof to the County and CDFW that one, or a combination, of the mitigation options described above (1-4) has been completed. In addition, the following measures are required to minimize harm to individual oak trees that will not be removed:	Prior to issuance of land use permit/grading permit.	Developer / Contractor	Amador County Planning Department CDFW	Prior to issuance of grading permit.
	1. Install brightly colored temporary fencing at least four feet in height placed at the outermost edge of the dripline of each oak tree or dense stand of oak trees to remain in place until construction is completed.	Ongoing during construction.	Developer / Contractor	Amador County Planning Department	Prior to issuance of grading permit.
	2. Avoid grading within an oak tree’s dripline, where possible. A certified arborist shall supervise grade cuts within an oak tree’s dripline and any damaged roots encountered shall be root pruned and properly treated as soon as possible after excavation. Cut faces which will be exposed for more than three days, shall be covered				

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	with dense burlap fabric and watered daily to maintain soil moisture.				
	3. Supervise fills greater than one foot that are placed within the driplines of oak trees by a certified arborist. Aeration systems, oak tree walls, drains, and/or special paving may serve to mitigate presence of the fill material as determined by the arborist.				
	4. Avoid trenching within the driplines of oak trees. If necessary to install underground utilities within the dripline of an oak tree, the trench shall be either bored or drilled.				
	5. Avoid irrigation system installation within, or to reach within 15 feet, of an oak tree's dripline unless specifically authorized by the County.				
	6. Prohibit modifying drainage patterns onsite that could result in water collecting on or being diverted across an oak tree's drip line.				
	7. Install landscaping beneath oak trees to include materials such as boulders, cobbles, wood chips, etc. The only plant species which shall be planted within the driplines of oak trees are those which are native to California oak woodlands and that are tolerant of the natural semi-arid environs of the trees.				

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	8. Avoid equipment damage to limbs, trunks, and roots of oaks trees during construction and development and project plans. However, if these areas cannot be avoided, land supporting known populations of the species impacted shall be purchased and incorporated into an ecological preserve. If no land supporting the species can be located, onsite populations must be preserved. At a minimum, offsite mitigation shall occur at a 1:1 ratio (one plant preserved for each plant impacted). A detailed preserve management plan that includes species, habitat, and preserve management strategies shall be developed and approved in consultation with the appropriate state and/or federal agencies prior to approval of a grading permit.				
MM BIO-6 Aquatic Habitats	Prior to issuance of a grading permit, a CDFW LSAA shall be obtained, pursuant to Section 1602 of the Fish and Game Code, for each stream crossing or other activities affecting the bed, bank, or associated riparian vegetation of a creek. Coordination with CDFW shall take place to identify the appropriate mitigation for removal of riparian vegetation which may include creation of onsite habitat. A Riparian Mitigation Plan shall be developed and approved by CDFW. Mitigation shall require a 'no-net-losses of riparian and/or wetland habitat. The developer shall be responsible for mitigating impacts to riparian habitat by either creating suitable onsite habitat (2:1 replacement ratio) and/or acquiring mitigation credits at a CDFW- approved mitigation bank. Mitigation credits shall be purchased at a 1:1 ratio. Work within the stream zone shall not commence until the developer has submitted proof (a bill of sale) to CDFW of obtaining appropriate mitigation credits, or until CDFW has approved a site- specific revegetation plan created for onsite habitat. Upon entry into a CDFW LSAA, the developer shall adhere to and implement the conditions	Prior to ground disturbance.	Developer / Contractor	Amador County Planning Department CDFW	Prior to issuance of grading permit.

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	of the agreement. Although the exact conditions of the agreement are not determined until entered into with CDFW, the following conditions are anticipated requirements and shall be implemented:				
	1. No work shall take place in a live stream channel. If work in a flowing stream cannot be avoided, the entire stream flow shall be diverted around the work site during excavation and/or construction operations. The work site shall be dewatered completely. Any dewatering/diversion plan shall be submitted to CDFW for approval prior to stream zone activities.	Ongoing during construction.	Developer / Contractor	Amador County Planning Department CDFW	During construction.
	2. Locate grading and construction spoils away from the stream zones in upland areas where they cannot be washed back into a waterway. Spoil site perimeters shall employ adequate erosion control methods. Staging/storage areas for equipment and materials shall be located away from the environmentally sensitive areas.				
	3. Prepare a SWPPP and submit to CDFW prior to ground disturbing activities. The SWPPP shall identify specific BMPs which shall be implemented during construction to prevent discharges of sediment, oil, turbid water, and/or other potential toxic or hazardous substances to surface waters. The BMPs shall be installed and maintained so that they demonstrate effectiveness.	Prior to ground disturbance.	Developer / Contractor	Amador County Planning Department CDFW	Prior to issuance of grading permit.
	4. Seed, mulch, and fertilize all exposed/disturbed areas left barren of vegetation because of construction activities with a CDFW-approved mix of local native grass species. Restore disturbed areas to near original conditions to the maximum extent possible.	Ongoing during construction.	Developer / Contractor	Amador County Planning Department CDFW	Prior to issuance of occupancy permit.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
MM BIO-7 Oak Woodlands	The developer shall exercise all reasonable efforts to refine site design to minimize impacts to oak trees. Building envelopes shall be identified that will retain existing oak trees to the maximum extent feasible. Oak trees to be retained and building envelopes shall be identified on any development map or plot plan submitted for grading and building permits. Either through CC&Rs created by the developer or through later measures created by a homeowner's association, future home and business owners shall be restricted from removing oak trees except when the oak tree is dead or a public safety hazard, or the County approves removal for other reasons. The County, shall require one, or a combination, of the following mitigation: 1. Acquire a conservation easement on a local property that contains a similar species composition and quality of native oaks. The developer would negotiate terms with the landowner of the proposed easement and incur the costs associated with establishing a conservation easement to be held in perpetuity. In accordance with PRC §21083.4, the developer shall preserve 37 acres of existing oak woodland. This preservation would mitigate the loss of approximately 37 acres of oak woodland habitat at a 1:1 ratio. According to the County Code, preservation shall occur in Amador County or adjacent counties and may be accomplished by recording a conservation easement for 37 acres of oak woodlands to ensure that preservation as undisturbed oak woodlands in perpetuity. Alternatively, the developer may coordinate with the County and provide funding for the purchase of conservation easements on 37 acres at an offsite location. As approved by the County, funding can be provided to the Amador Land Trust, the Oak Woodlands Conservation Fund, or other entity/fund. The developer may combine the placement of conservation	During site design, prior to land use permit approval.	Developer / Contractor	Amador County Planning Department	Prior to issuance of land use permit.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	easements with providing funding to preserve the requisite amount of oak woodland acreage.				
	2. Ensure that the amount of onsite oak trees plantings is sufficient to offset tree removal. Maintain and monitor onsite plantings for a period of not less than seven years and report on the status of to the County annually. Replace each removed oak tree with the same species at the following ratios: 1:1 replacement for trees 5 - 12 in. dbh; 3:1 replacement for trees greater than 12 in. dbh. Replacement trees shall be 15-gallon size or larger. The County may approve reduced ratios for larger replacement tree stock. The developer shall also submit for County approval an Oak Tree Replacement Plan to be prepared by a qualified professional (e.g., certified arborist, registered professional forester, certified rangeland manager, or biologist). The Oak Tree Replacement Plan shall, at a minimum, detail: planting locations, oak species, irrigation, replanting, seven-year maintenance and inspection program, and funding for a seven- year contract with a qualified professional, who would have decision making power to oversee oak tree care and maintenance and report progress. As an alternative to or in combination with planting replacement trees, the developer may coordinate with the County and contribute funds to provide planting the appropriate number of replacement trees. As approved by the County, funding can be provided to the Amador Land Trust, the Oak Woodlands Conservation Fund, or other entity/fund.				
	3. The developer shall contribute funds to the Oak Woodlands Conservation Fund, as established by subdivision (a) of §1363 of the Fish and Game Code. The amount of the contribution shall be determined by Amador County; or	Prior to ground disturbance.	Developer / Contractor	Amador County Planning Department CDFW	Prior to issuance of land use permit.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	4. The County may wish to establish an “Amador County Oak Woodland Conservation Fund” and require contribution to this fund.				
	Before a grading permit is issued, the developer shall provide proof to the County that one, or a combination, of the mitigation options described above (1 - 3, or 4) has been completed and/or funded. Proof of mitigation fulfillment shall also be provided to CDFW. In addition, the following measures are required to minimize harm to individual oak trees that will not be removed:				
	1. Install brightly colored temporary fencing at least four feet in height placed at the outermost edge of the dripline of each oak tree or dense stand of oak trees to remain in place until construction is completed.				
	2. Avoid grading within an oak tree’s dripline, where possible. A certified arborist shall supervise grade cuts within an oak tree’s dripline and any damaged roots encountered shall be root pruned and properly treated as soon as possible after excavation. Cut faces which will be exposed for more than three days, shall be covered with dense burlap fabric and watered daily to maintain soil moisture.	Ongoing during construction grading activities.	Developer / Contractor	Amador County Planning Department	Prior to issuance of occupancy permit.
	3. Supervise fills greater than one foot that are placed within the driplines of oak trees by a certified arborist. Aeration systems, oak tree walls, drains, and/or special paving may serve to mitigate presence of the fill material as determined by the arborist.				
	4. Avoid trenching within the driplines of oak trees. If necessary to install underground utilities within the dripline of an oak tree, the trench shall be either bored or drilled.				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	5. Avoid irrigation system installation within, or to reach within 15 feet, of an oak tree's dripline unless specifically authorized by the County.				
	6. Prohibit modifying drainage patterns onsite that could result in water collecting on or being diverted across an oak tree's drip line.				
	7. Install landscaping beneath oak trees to include materials such as boulders, cobbles, wood chips, etc. The only plant species which shall be planted within the driplines of oak trees are those which are native to California oak woodlands and that are tolerant of the natural semi-arid environs of the trees.				
	8. Avoid equipment damage to limbs, trunks, and roots of oaks trees during construction and development.				
	9. Avoid attaching signs, ropes, cables (except those installed by a certified arborist to provide limb support), or other items to oak trees. Small tags for tree report inventories are allowed to be placed on oak trees.				
	10. Clear vegetation within the protective zone (see #1 above) of an oak tree by using hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the greatest extent possible and treated as recommended by a certified arborist.				
	11. Prohibit items placed within an oak tree's dripline: storage equipment, supplies, vehicles, debris, construction wastewater, paint, stucco, concrete or any other clean-up waste, and temporary or permanent structures.				
	12. Prune oak trees supervised by a certified arborist. All pruning shall be conducted in accordance with guidelines published by the National Arborist Association.				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
MM BIO-8 Wetlands and Watercourses	The developer shall avoid disturbance to Rock Creek, including the north stream and wetland areas that constitute waters of the U.S. and the south stream, where feasible, by establishing a minimum 50-foot buffer zone on all sides of the water source and preventing grading or removal of vegetation within 200 feet from the perennial stream bank. The development buffer zone shall be placed under a conservation easement and held by the Amador Land Trust or other entity appointed at that time. The 200-foot vegetation removal and grading prohibition buffer zone shall be clearly marked with brightly colored (orange, etc.) construction fencing installed and maintained so that it is visible to equipment operators during construction activities. If disturbance to Rock Creek, the north stream, south stream, or other delineated potential waters of the U.S./wetland areas onsite cannot be avoided, prior to issuance of a grading/building permit, the developer shall obtain formal authorization where required from the United States Army Corps of Engineers (USACE) Section 404 permit, RWQCB Section 401 certification, and, for certain impacts to streams (as specified in Fish and Game Code Section 1602), a CDFW LSAA prior to working near or entering into the stream zone. The stream zone is that portion of the stream channel that restricts the lateral movement of water, delineated as the top of the bank or outer edge of any riparian vegetation, whichever is more landward. Prior to obtaining Section 404 and 401 permits, a wetland delineation shall be conducted and verified by the USACE.	Prior to issuance of land use approval.	Developer / Contractor	Amador County Planning Department CDFW	Prior to issuance of occupancy permit.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
MM CR-1 Treatment of Known Resources	Implement the following recommended measures for the five California Register of Historic Resources (CRHR) eligible resources (Monterichard Ditch, Maher Homestead, Jackson Lone Valley Stage Road, Brady Site, and Staats Cabin) and the potentially eligible resource (Monterichard Mine Road).	Prior to issuance of land use approval and ongoing during construction grading activities.	Developer / Contractor	Amador County Planning Department	Prior to issuance of grading permit.
	The County shall require that the developer retain a qualified professional archaeologist who meets the U.S. Secretary of Interior (SOI) Standards for archaeology to implement the mitigation measures for any of the resources that will be impacted by construction. A Treatment Plan or Plans shall be designed and implemented in accordance with the mitigation measures below. The Treatment Plan(s) shall be implemented and completed in advance of construction in the vicinity of each site and results shall be documented in accordance with current professional standards. Specific mitigation measures for each site include:				
	Mitigation of Impacts to P-03-704 (Monterichard Ditch). Mitigation shall be conducted by the developer and shall include preparing a photographic portfolio that documents this feature with individual photographs be keyed to locations depicted on a large-scale map. Cross section profiles of selected locations of the feature shall also be keyed to the feature map. Archival research shall entail collection of data regarding the feature's history and shall be presented in a confidential written report. The location of this ditch shall be plotted on a suitable base map (minimal scale shall be the 7.5-minute USGS base) using aerial photographs and historic maps. The map shall be appended to the final confidential report.				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	Mitigation of Impacts to P-03-705 (Maher Homestead). Phased mitigation shall be implemented at this site by the developer and Phase 1 efforts shall include reduction of surface vegetation using a mower or weed whip to facilitate observation of cultural features. The site shall be rescanned with a metal detector, and a portion of Feature 1 shall be exposed using hand excavation techniques.				
	The purpose of these efforts is to determine the nature and function of Feature 1. If this feature lacks structural remains and/or associated cultural materials, and if archaeological features or cultural materials are not found elsewhere within this site, Phase 1 shall conclude the mitigation effort. If Feature 1 represents an occupation feature and/or if other archaeological features or substantial deposits are encountered, then Phase 2 shall be implemented. The results of the Phase 1 efforts shall be presented to the County in a brief, descriptive, and confidential report to allow the County to determine if additional investigative work is warranted.				
	Phase 2 efforts shall be qualitatively and quantitatively different from Phase 1 and include both field investigation and archival research; its goals shall be to address specific questions developed in a research design, which shall minimally include determining date(s) of occupation and/or use, identification of the archaeological site's occupants, and activities undertaken at the site. Phase 2 results shall be presented to the County in a comprehensive, descriptive, and analytical, confidential report. If the results of the Phase 2 investigation reveal that the site is of sufficient historical importance to warrant preservation for continued enjoyment and education of area residents and visitors,	During site design, prior to land use permit approval.	Developer / Contractor	Amador County Planning Department	Prior to occupancy permit.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	the site shall be excluded from development, made part of this project's open space and recreational plan on the final subdivision map, and dedicated to the Amador Land Trust, or another appropriate entity, for preservation and maintenance.				
	Mitigation of Impacts to P-03-706 (Jackson Lone Valley Stage Road). Mitigation shall be conducted by the developer for this site. Because this feature is barely discernible on the ground and given that all identifiable archaeological information has been gathered, no further field investigation is justified to identify physical remains. A written report, documenting information from past field and research efforts and, as appropriate using primary source materials, shall be prepared to preserve the important historical information associated with this cultural resource. Using past cultural resource investigations in which the site has been identified, primary source materials, aerial photographs, and other historical 7.5-minute USGS base). This report shall be submitted by the developer to the Amador County Museum for preservation and the North Central Information Center to ensure preservation of important regional history . Due to the obscure nature of the archaeological site as shown by the documentation presented in ASI's report (ASI, 2005), the site does not warrant physical preservation; however, written preservation of the resource's historic associations will negate the information loss resulting from full project build-out.	During site design, prior to land use permit approval.	Developer / Contractor	Amador County Planning Department	Prior to occupancy permit.
	Mitigation of Impacts to P-03-707 (Brady Site). Phased mitigation shall be implemented at this site by the developer. Phase 1 shall include reduction of surface vegetation using a weed mower or weed whip to facilitate observation of cultural features. The	Ongoing during construction activities.	Developer / Contractor	Amador County Planning Department	During construction.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	archaeological site shall then be reexamined on foot, and a metal detector shall be used intuitively at locations judged likely to exhibit cultural materials. A portion of Feature 1 shall be exposed using hand excavation techniques to determine its nature and function. If the feature proves natural and substantial archaeological deposits are not encountered, Phase 1 shall conclude the mitigation effort. If Feature 1 represents habitation and/or if other archaeological features or substantial deposits are discovered, Phase 2 shall be implemented. Phase 1 results shall be presented to the County in a brief descriptive report to allow the County to determine if additional investigative work is warranted.				
	Phase 2 shall be qualitatively and quantitatively different from Phase 1 and include both field investigation and archival research; its goals shall be to address specific questions developed in a research design, which shall minimally include determining date(s) of occupation and/or use, identification of the site's occupants, and activities undertaken at the site. Phase 2 efforts shall focus on locations judged archaeologically significant during Phase 1 but shall address the entire recorded archaeological site. Results of Phase 2 shall be presented to the County in a comprehensive descriptive and analytical report. If the results of the Phase 2 investigation reveal that the site is of sufficient historical importance to warrant preservation for continued enjoyment and education of area residents and visitors, the site shall be excluded from development, made part of this project's open space and recreational plan on the final subdivision map, and dedicated to the Amador Land Trust, or another appropriate entity, for preservation and maintenance.	During site design, prior to land use permit approval.	Developer / Contractor	Amador County Planning Department	Prior to issuance of land use permit.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	Mitigation of Impacts to P-03-709 (Staats Cabin). Phased mitigation shall be implemented at this site by the developer . Phase 1 shall include reduction of surface vegetation using a weed mower or weed whip to facilitate observation of cultural features. The archaeological site shall be rescanned with a metal detector, and a portion of the depression shall be exposed using hand excavation techniques. The purpose of these tasks shall be to determine the nature and function of the depression. If it is a mining prospect that lacks associated artifacts, Phase 1 shall conclude the mitigation effort. If the depression proves to be a cellar or occupation feature, Phase 2 shall be implemented. Phase 1 results shall be presented to the County in a brief descriptive report to allow the County to determine if additional investigative work is warranted.	Ongoing during construction activities.	Developer / Contractor	Amador County Planning Department	Prior to issuance of land use permit.
	Phase 2 shall be qualitatively and quantitatively different from Phase 1 and include both field investigation and archival research; its goals shall be to address specific questions developed in a research design, which shall minimally include determining date(s) of occupation and/or use, identification of the archaeological site's occupants, and activities undertaken at the site. Results of Phase 2 shall be presented to the County in a comprehensive descriptive and analytical report. If the results of the Phase 2 investigation reveal that the site is of sufficient historical importance to warrant preservation for continued enjoyment and education of area residents and visitors, the site shall be excluded from development, made part of this project's open space and recreational plan on the final subdivision map, and dedicated to the Amador Land Trust, or another appropriate entity, for preservation and maintenance.	During site design, prior to land use permit approval.	Developer / Contractor	Amador County Planning Department	Prior to issuance of occupancy permit.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	Mitigation of Impacts to Monterichard Mine Road. This site has not been evaluated for CRHR eligibility; however, given its likely association with the Monterichard Mine, the road may be eligible for CRHR as a feature of a historic mining district. Mitigation shall be implemented at this site by the developer. Mitigation shall include reduction of surface vegetation along the road using a weed mower or weed whip to facilitate observation of road. The road shall then be reexamined on foot, photographed, and mapped. Archival research shall be conducted to determine the age of the road and confirm its association with Monterichard Mine. Formal evaluation of the road shall be conducted by applying the four CRHR eligibility criteria. The site shall be assessed to determine if it has sufficient historical importance to warrant preservation. The results shall be presented to the County in a comprehensive descriptive and analytical report. If the road is determined to be not eligible for the CRHR, the measures described above shall conclude the mitigation effort for this site. If road is determined eligible for the CRHR and is assessed to have sufficient historical importance to warrant preservation for continued enjoyment and education of area residents and visitors, the site shall be excluded from development, made part of this project's open space and recreational plan on the final subdivision map, and dedicated to the Amador Land Trust, or another appropriate entity, for preservation and maintenance.				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
MM CR-2 Treatment of Undocumented Resources	Should previously undocumented resources be uncovered during construction, all construction within 50 feet of the find shall halt immediately, and the County and developer shall be notified. The County shall require that the developer retain a qualified professional archaeologist who meets the U.S. Secretary of the Interior (SOI) Standards for archaeology to evaluate the find for eligibility to the CRHR, and, if recommended eligible, a Treatment Plan shall be designed to mitigate impacts to the degree possible. Recommendations in the Treatment Plan shall be developed by the archaeologist in consultation with the County, developer and, if the resources are prehistoric, with the Native American community.	Ongoing during construction activities.	Developer / Contractor	Amador County Planning Department	Prior to issuance of grading permit.
MM CR-3 Treatment of Human Remains	If human remains are uncovered during construction, the County shall require that all work within 100 feet of the find shall halt immediately, and the County Coroner, other applicable County departments, and the developer shall be notified. California law recognizes the need to protect interred human remains, particularly Native American burials and items of cultural patrimony, from vandalism and inadvertent destruction. The procedures for the treatment of discovered human remains are contained in California Health and Safety Code §7050.5 and §7052 and California PRC §5097. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code § 7050.5[b]). If the Coroner determines that the remains are Descendent (MLD), as determined by the Native American Heritage Commission (NAHC), regarding the remains. The MLD, in cooperation with the County and the qualified professional archaeologist, shall develop a plan of action to avoid or minimize significant effects to	During site design, prior to land use permit approval, and ongoing during construction activities.	Developer / Contractor	Amador County Planning Department County Coroner Tribal Representative MLD	Upon discovery

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	the human remains prior to resumption of ground-disturbing activities.				
MM ENE-1 Energy	1. The County and/or the developer/contractor will implement the following mitigation measures or prepare documentation of infeasibility as outlined below. All requirements will be included in applicable bid documents, purchase orders, and contracts, with successful contractors demonstrating the ability to supply the compliant on- or off-road construction equipment for use prior to any ground-disturbing and construction activities.	During site design, prior to land use permit approval.	Developer / Contractor	Amador County Planning Department AAD	Prior to issuance of land use approval.
	2. Evaluate the potential to require renewable energy sources. Document the types of renewable energy considered, potential megawatts of electricity that could be generated, an estimate of the energy required to meet 70 percent of the energy needs, and cost to implement and install the renewable energy system or documentation of why renewable energy is infeasible.				
	3. Evaluate the potential to require electricity storage options to meet electricity demands during peak period. Document the types of electricity storage options considered, potential megawatts of electricity that can be stored, and cost to implement and install the electricity storage or documentation of why electricity storage is infeasible.				
	4. Encourage buildings to install solar photovoltaic panels.				
	5. Encourage parking areas to consider installation solar photovoltaic panels.				
	6. Require all diesel-fueled off-road construction equipment used on land to be equipped with Tier 4 final compliant engines or better as a condition of contract	Prior to issuance of grading permit and ongoing during	Developer / Contractor		Prior to issuance of

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	unless a unique piece of equipment is not available with a Tier 4 engine.	construction activities.		Amador County Planning Department AAD MCAB	land use approval.
	7. Use zero-emission and hybrid-powered equipment, to the greatest extent possible. The performance criterion for meeting this standard assumes availability by at least two commercial rental facilities in the Mountain County Air Basin (MCAB) to the greatest extent possible.				
	8. Provide certificates of compliance with applicable CARB equipment and vehicle fleet regulations to the County prior to bringing any equipment onsite.				
	9. Require all on-road heavy-duty trucks to conform to the most stringent emissions standard as a condition of contract. This currently means 2015.				
	10. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to no more than 2 minutes. Provide clear signage that posts this requirement for workers at the entrances to the site. The County will conduct random monthly compliance checks of idling times to ensure compliance.				
	11. Require that all construction equipment be maintained and properly tuned in accordance with manufacturer's specifications. Equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	During site design, prior to land use permit approval, and during construction activities.	Developer / Contractor	Amador County Planning Department AAD	During construction activities.
	12. Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes.				
	13. Provide electrical outlets around the exterior of dwelling units to encourage the use of electric landscape maintenance equipment.				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	14. Reduce traffic emissions by implementing the following measures, if feasible:	During site design, prior to land use permit approval, and during construction and operation activities.	Developer / Contractor	Amador County Planning Department AAD	Prior to land use approval.
	15. Coordinate with local transit operators to extend or expand service to the site.				
	16. Provide transit stops within the site.				
	17. Sidewalks and bikeways should be installed throughout the site and connect to nearby existing and planned open space areas, parks, schools, residential areas, and commercial areas to encourage walking and bicycling.				
	18. Provide showers and lockers for employees bicycling or walking to work.				
	19. Ensure that all residential units including multi-family units are wired for installation of electric vehicle charging outlets.				
	20. Require that all commercial and government building parking areas contain electrical vehicle charging stations.				
	21. Reduce GHG emissions by considering a mix of the following measures with a goal of reducing estimated direct and indirect emissions 15 percent.				
	22. Exceed Title 24 Building Envelope Energy Efficiency Standards.	During site design	Developer / Contractor	Amador County Planning Department AAD	Prior to land use approval.
	23. Establish onsite renewable energy systems such as solar power.				
	24. Install geothermal heat pumps or air heat pumps for space heating and cooling.				
	25. Implement CALGreen Tier 1 or Tier 2 measures from the code in place at the time of actual building construction.	During site design, prior to land use permit approval,	Developer / Contractor	Amador County Planning Department	Prior to land use approval.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	26. Install tankless water heaters.	and during construction activities.		AAD	
	27. Installation of Energy Star Rated appliances.				
	28. Use recycled water for landscaping and install smart water meters.				
	29. Ban the use of fossil fueled landscaping equipment.				
	30. Installation of electric vehicle charging stations in all parking lots.				
	31. Install electric vehicle charging for all multi-family dwelling units.				
	32. Install electric vehicle charging for all single-family residential units.				
	33. Use LED traffic lights and street lighting.				
	34. Install cool roofs and cool wall paints on building exteriors or use other heat island effects reduction measures.				
MM GEO-1 Paleontological Resource Protection	Retain the services of a qualified paleontologist meeting the minimum standards for a Principal Investigator, as defined by the Society of Vertebrate Paleontology (SVP), prior to the start of earthmoving activities to perform a comprehensive site survey and prepare a paleontological survey report. This report shall describe the survey results, reassess site-specific paleontological potential with regard to proposed disturbances, describe steps to address any significant discovered fossils, and determine the need for development and implementation of a Paleontological Resource Mitigation and Treatment Plan (PRMTP). Per the SVP, a qualified paleontologist shall have the equivalent of the following qualifications:	Prior to issuance of land use approval and during construction grading activities.	Developer / Contractor	Amador County Planning Department	Prior to the issuance of grading permit.
	1. A graduate degree in paleontology or geology, and/or a publication record in peer reviewed journals; and				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	demonstrated competence in field techniques, preparation, identification, curation, and reporting in California (Amador County, preferred). An advanced degree is less important than demonstrated competence and regional experience.				
	2. At least two full years' professional experience as assistant to a Project Paleontologist with administration and project management experience; supported by a list of projects and referral contacts.				
	3. Proficiency in recognizing fossils in the field and determining their significance.				
	4. Expertise in local geology, stratigraphy, and biostratigraphy.				
	5. Experience collecting vertebrate fossils in the field.				
	Should volcanoclastic or marine deposits of the Rabbit Flat Member and/or Goat Hill Member of the Logtown Ridge Formation be encountered during the paleontological survey, then the paleontological potential should be considered high. In areas where geologic units with a high paleontological potential may be impacted, a qualified paleontologist should develop and carry out a site-specific PRMTP. This plan should specify the levels and types of actions to protect paleontological resources based on the types and depths of earthmoving activities and the geologic and paleontological sensitivity. The plan should also include a description of the professional qualifications of key staff, communication protocols to be followed during construction, implementation of a Worker Environmental Awareness Program (WEAP) for paleontological resources, location and duration of paleontological monitoring, fossil recovery protocols, sampling protocols				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	for microfossils (if required), laboratory procedures, reporting requirements, and curation provisions for any collected fossil specimens. This treatment plan would guide all paleontological resources mitigation efforts during construction. If the entire area of disturbance is found to be underlain by exposures of interbedded lavas, flows, and sills during the paleontological survey, then the area can be considered to have low paleontological potential and a qualified paleontologist shall only be retained in the case of unanticipated discoveries. Should construction or other personnel discover any unanticipated fossils or potential fossils during construction, regardless of the depth of work or location, work at the discovery location shall cease within a 50-foot radius of the discovery until the qualified paleontologist has assessed the discovery and made recommendations as to the appropriate treatment. Construction activities may continue in other areas. If the discovery is identified as potentially significant, additional work, such as recovery, laboratory preparation, fossil identification, curation, and reporting, may be necessary. Recovered paleontological resources should be deposited in an appropriate fossil repository to be determined by the County in consultation with the qualified paleontologist. Should a fossil be discovered in areas previously assigned a low paleontological potential, a site-specific PRMTP, as described above, should immediately be drafted, and implemented by the qualified paleontologist.				
MM GHG-1 Construction GHG	The County and/or the developer/contractor will implement the following construction mitigation measures or prepare documentation of infeasibility, of any of the measures outlined below. All requirements	Prior to issuance of land use approval and during	Developer / Contractor	Amador County Planning Department	Prior to issuance of

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	will be included in applicable bid documents, purchase orders, and constructs, with successful contractors demonstrating the ability to supply the compliant on- or off-road construction equipment for use prior to any ground-disturbing and construction activities.	construction grading activities.		AAD	grading permit.
	1. Require all diesel-fueled off-road construction equipment used on land to be equipped with EPA Tier 4 final compliant engines or better as a condition of contract unless a unique piece of equipment is not available as a Tier 4 engine.				
	2. Use zero-emission and hybrid-powered equipment, to the greatest extent possible. The performance criterion for meeting this standard assumes availability by at least two commercial rental facilities in the MCAB, to the greatest extent possible.				
	3. Provide certificates of compliance with applicable CARB equipment and vehicle fleet regulations to the County prior to bringing equipment onsite.				
	4. Require all on-road heavy-duty trucks to conform to the most stringent emissions standard as a condition of contract. This currently means 2015.				
	5. Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to no more than 2 minutes. Provide clear signage that posts this requirement for workers at site entrances. The County and or AAD will conduct random monthly inspections to confirm compliance.				
	6. Require that all construction equipment be maintained and properly tuned in accordance with manufacturer's specifications. Equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	7. Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes.				
	8. Develop a plan to efficiently use water for dust control.				
	9. Encourage use of local construction contractors.				
MM GHG-2 Operation GHG	The County and/or the developer/contractor will implement the following land use and building operation measures to the maximum extent feasible:	Prior to issuance of land use approval and during operations.	Developer / Contractor	Amador County Planning Department AAD	Prior to the issuance of land use approval.
	1. Ensure that all wood burning devices are EPA Phase II certified.				
	2. Ban wood burning fireplaces in new residential units.				
	3. Provide electrical outlets around the exterior of the dwelling units to encourage use of electric landscape maintenance equipment.				
	4. To reduce emissions from traffic, the following measures shall be implemented to the extent feasible:				
	a. Coordinate with local transit operators to extend or expand service to the site.				
	b. Provide transit stops within the site.				
	c. Sidewalks and bikeways should be installed and connected to any nearby existing and planned open space areas, parks, schools, residential areas, and commercial areas to encourage walking and bicycling.				
	d. Ensure that all residential units including multi-family units are wired for installation of electric vehicle charging outlets.				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	e. Require that all commercial and government building parking areas contain electrical vehicle charging stations.				
	5. To reduce the GHG emissions associated with buildings, consider a mix of the following options with a goal of reducing estimated direct and indirect GHG emission sources by 15 percent:				
	a. Exceed Title 24 Building Envelope Energy Efficiency Standards;				
	b. Establish onsite renewable energy systems such as solar power;				
	c. Install geothermal heat pumps or air heat pumps for space heating and cooling;				
	d. Implement CalGreen Tier 1 or Tier 2 measures from the code in place at the time of actual building construction;				
	e. Install tankless water heaters;				
	f. Install Energy Star-rated appliances;				
	g. Expand urban tree planting;				
	h. Use recycled water for landscaping and require installation of smart water meters;				
	i. Require installation of electric vehicle charging stations in all parking lots; and				
	j. Require installation of cool roofs and cool wall paints on the exterior of buildings.				
	6. Require installation of electric vehicle charging for all multi-family dwelling units.				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	a. Require installation of electric vehicle charging for all single-family residential units.				
	b. Use LED traffic lights and street lighting.				
MM NOI-1 Construction Noise Control	Prepare a Construction Management Plan that demonstrates compliance with noise standards. The plan shall be prepared by the developer/contractor and submitted to the County for approval prior to issuance of the grading permit. The following measures may be included to reduce construction noise:	Prior to ground disturbance, ongoing during construction and grading activities.	Developer / Contractor	Amador County Planning Department and	Prior to issuance of grading permit.
	1. Construction shall be limited to 7:00 a.m. to 10:00 p.m.				
	2. Construction equipment shall be properly outfitted and maintained with manufacturer- recommended noise-reduction devices.				
	3. Operate diesel equipment with closed engine doors and equipped with factory- recommended mufflers.				
	4. Equip mobile or fixed “package” equipment (e.g., arc-welders and air compressors) with shrouds and noise control features that are readily available.				
	5. Use electric-powered equipment instead of pneumatic or internal-combustion-powered equipment, where feasible.				
	6. Prohibit unnecessary idling of internal combustion engines (e.g., more than 5 minutes).				
	7. Locate material stockpiles and mobile equipment staging, parking, and maintenance areas as far as practicable from sensitive receptors.				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	8. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.				
	9. No project-related public address or music system shall be audible at any adjacent sensitive receptor.				
	10. Install temporary sound barriers or sound blankets between construction operations and adjacent noise-sensitive receptors.				
MM NOI-2 Airport Land Use Compatibility Noise Control	Residential uses located within the Westover Field 55-65 dBA CNEL noise contour shall incorporate interior noise control measures to reduce noise levels to 45 dBA CNEL or less. These interior noise control measures may require the use of glazing and exterior doors with an improved sound transmission class (STC) rating or the use of resilient channels on exterior walls and ceilings. A site-specific noise analysis shall be conducted to determine the final noise control measures required to achieve compliance with County interior noise level standards.	During site design, prior to land use permit approval, and during construction activities.	Developer / Contractor	Amador County Planning	Prior to issuance of land use approval.
MM PS-1 Development Agreements	To evaluate and maintain the effectiveness of County services, individual development projects shall be subject to review and approval by County Sheriff Department and Amador Fire Protection District (AFPD) for consistency with the General Plan, WWSP, and subsequent CEQA review, permits and entitlements. These individual development projects shall be subject to a Development Agreement to outline financing and phasing of necessary public services, in consultation with service providers. A separate Community Facilities District (CFD) may be established to fund government services which will directly benefit residents including police, fire, library, and other government services.	During site design, prior to land use permit approval, and during construction activities.	Developer / Contractor	Amador County Planning, Sheriff, AFPD	Prior to issuance of land use approval.

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
MM-TRANS-1	To address the circulation concerns for individual developments, developers/contractors shall be required to pay a fair share contribution to the following improvements:	During site design, prior to land use permit approval	Developer / Contractor / County / Existing Commercial Development	Amador County Planning and Public Works Departments, Caltrans	Determination of fair-share contribution and commitment to pay, prior to issuance of land use approval.
	1. <u>Wicklow Way at SR-88 - Install Traffic Signal</u> This would include prohibiting U - turns on the westbound SR-88 approach to allow for a right-turn overlap phase on Wicklow Way (i.e., a green arrow for motorists turning right from Wicklow Way onto SR-88). This traffic signal is forecast to be required for construction traffic and for the first phase of the development. 2. <u>Wicklow Way at Main Walmart Entrance - Install Traffic Signal</u> This intersection is forecast to exceed the County's LOS standards (LOS D) under baseline plus Reduced Development Project conditions, and it is recommended that the intersection be monitored to determine if additional changes are needed. Under cumulative, plus Reduced Development Project conditions, this intersection would operate at LOS E (on the side street approach) and is forecast to approach meeting Caltrans Peak Hour Warrant requirements for a traffic signal. The County should plan for the future installation of a traffic signal at this location to help facilitate safe pedestrian crossings and serve to reduce travel speeds and calm traffic on the adjacent segment of Wicklow Way.				

MM TCR-1 Treatment of Unidentified Tribal Cultural Resources (TCRs)	If any suspected TCRs are discovered during ground-disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed-upon distance based on the location and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with the geographic area shall be immediately notified and shall determine if the find is a TCR, pursuant to PRC §21074. The Tribal Representative will make recommendations for further evaluation and treatment, as necessary. When avoidance is infeasible, preservation in place is the preferred option, and every effort shall be made to preserve the resources in place, including through redesign, if feasible. Culturally appropriate treatment may include, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to an onsite location where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by the California Native American Tribe that is traditionally and culturally affiliated with this area. The developer/contractor shall implement any measures deemed by the County to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil. Work at the discovery location cannot resume until all necessary and required investigation and evaluation of the discovery have been satisfied.	During construction activities.	Developer / Contractor	Amador County Planning Department Tribal Representative MLD	During construction activities.
	Prior to construction activities, including site clearing, grading, or trenching, the developer/contractor shall	Prior to issuance of grading permit and			Prior to issuance of

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
MM WILD-1 Construction Fire Prevention Plan	work with the AFPD to prepare a Construction Fire Prevention Plan for use for all future development phases. The plan shall address training of construction personnel and provide details of fire suppression procedures and equipment to be used during construction. Information contained in the plan shall be included as part of project-related worker environmental awareness training to occur prior to any ground disturbance. At a minimum, the plan shall be consistent with the requirements in CBC Chapter 33 and CFC Chapter 33 and shall include the following:	during construction activities	Developer / Contractor	Amador County Planning Department AFPD	grading permit.
	1. Require procedures for minimizing potential ignition, including, but not limited to, vegetation clearing, parking requirements/restrictions, idling restrictions, smoking restrictions, proper use of gas- powered equipment, use of spark arrestors, and hot work restrictions;				
	2. Enforce work restrictions during Red Flag Warnings and High to Extreme Fire Danger days;				
	3. Identify and confirm specifications for adequate fire suppression water supply to service construction activities;				
	4. Assign an onsite fire awareness coordinator role and responsibility;				
	5. Complete construction worker training for fire prevention, initial attack firefighting, and fire reporting;				
	6. Provide emergency communication, response, and reporting procedures;				
	7. Coordinate with local fire agencies to facilitate access through the site;				

MITIGATION MEASURE	MITIGATION MEASURE REQUIREMENTS	IMPLEMENTATION TIMING	IMPLEMENTATION RESPONSIBILITY	VERIFICATION RESPONSIBILITY	VERIFICATION TIMING
	8. Implement construction-phase fuel modification requirements prior to combustible building materials being delivered to the site;				
	9. Provide contact information; and				
	11. Demonstrate compliance with applicable plans and policies established by state and local agencies.				
MM WILD-2: Post Fire Activities	Following any onsite wildfire where development may be affected by post-fire risks, a post-fire field assessment shall be conducted by an engineering geologist or civil engineer, in coordination with the AFD, to identify any areas that may be subject to increased risk of post-fire flooding, landslide or erosion. Any recommendations identified by the geologist to mitigate such risk shall be provided to the County and any applicable Emergency Operations Center for consideration of the work necessary to allow safe re-entry and/or re- occupation of the affected area.	During construction and operation activities.	Developer / Contractor	Amador County Planning Department AAD	As needed during construction and operation.