

**MITIGATED NEGATIVE DECLARATION**  
**CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL**  
**SHINGLE SPRINGS CAMPUS**  
**4741 BUCKEYE ROAD**  
**OUR PROJECT NUMBER: SES120004**

**PREPARED FOR:**  
**CALIFORNIA MONTESSORI PROJECT**

**NOVEMBER 6, 2012**  
**OUR PROJECT NUMBER: SES120004**

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**MITIGATED NEGATIVE DECLARATION**  
**CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL**  
**SHINGLE SPRINGS CAMPUS**  
**4741 BUCKEYE ROAD**  
**OUR PROJECT NUMBER: SES120004**

**INTRODUCTION**

This Mitigated Negative Declaration (MND) in conjunction with our original Initial Study (IS) dated September 19, 2012, serves as the complete IS/MND for this specific project. This report is being prepared as a subsequent article to the original draft IS and incorporates additional changes and edits to that document. These revisions and edits are based on the comments that we received during our 30 day review period and are intended to address and/or mitigate any issues of concern.

This document has been prepared by the California Montessori Project (CMP), lead agency to evaluate the potential environmental effect of the proposed Charter School Facility located the north side of Buckeye Road, approximately 800 feet east of Shingle Springs Road in Shingle Springs, California. The proposed project will cover an area approximately ten (10) acres in size. It is a portion of the El Dorado County Assessor's Parcel Number (APN) 090-220-26.

Because this action is discretionary in nature, it is subject to the California Environmental Quality Act (CEQA). This document has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

**PROJECT DESCRIPTION AND LOCATION**

The planned construction for the California Montessori Project includes construction of three (3) new school buildings. The approximate building sizes are proposed to be roughly 9,500 square feet, 8,900 square feet, and 6,300 square feet in size. The facility will include surface parking, exterior hard courts, athletic fields, and a fire and pick-up/drop-off lane. Planned parking is provided in one main location. Forty five to fifty (45-50) on-site parking spaces are planned to be onsite.

The site is located in the city of Shingle Springs. Electricity and Gas will be provided by Pacific Gas and Electric (PG&E). El Dorado Irrigation District will supply water/wastewater services capable of supporting the intended schools usage. Garbage services will be provided by El Dorado Disposal. Fire services will be provided by Latrobe Fire Department. Police services will be provided by the El Dorado County Sheriff Department.



## **ENVIRONMENTAL DETERMINATION**

An initial study was prepared to assess the potential effects of the California Montessori Project, and the respective significance of those effects. Based on the Environmental Checklist and the supporting environmental analysis provided in the document, completion of the proposed project would result in a less than significant impact for the following issues:

- Aesthetics
- Agricultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services
- Population and Housing
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

Completion of the proposed project would result in less than significant impacts following implementation of prescribed mitigation for the following issues:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Noise

## **DOCUMENTS AVAILABLE FOR REVIEW**

The draft Mitigated Negative Declaration and Initial Study conducted for the proposed California Montessori Project was available for review at the following location:

California Montessori Project  
5330A Gibbons Drive, Suite 700  
Carmichael, Ca

California Montessori Project – school office  
4645 Buckeye Road  
Shingle Springs, Ca

## **PUBLIC REVIEW PERIOD**

This proposed Initial Study/Mitigated Negative Declaration was available for a 30-day review period beginning September 28, 2012 and ending October 30, 2012. Written comments were to be submitted by 4:00 p.m. on October 28, 2012 to:

Robert Holmer, Principal Engineer  
Neil O. Anderson and Associates  
50 Goldenland Court, Suite 100  
Sacramento, CA 95834

Comments were to be submitted by the same deadline by facsimile to (916) 928-4697. Comments could have also been submitted at the California Montessori Board Meeting, which was held at 6:30 p.m. on October 8<sup>th</sup>, 2012 at the California Montessori Project – Elk Grove Campus located at 8828 Elk Grove Blvd., Elk Grove, California or November 5<sup>th</sup> at 4:30 PM at the CMP Shingle Springs Campus located at 4645 Buckeye Road in Shingle Springs.



**CHANGES AND EDITS TO THE  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**Page 1**

The site is located within Section 65 of Township 9 North, Range 10 East of the Shingle Springs Quadrangle, Mount Diablo Base and Meridian.

**Page 6**

This proposed Initial Study/Mitigated Negative Declaration is available for a 30-day review period beginning September 28, 2012 and ending October ~~28~~30, 2012. Written comments must be submitted by 4:00 p.m. on October 30, 2012 to:

Robert Holmer, Principal Engineer  
Neil O. Anderson and Associates  
50 Goldenland Court, Suite 100  
Sacramento, CA 95834

Comments may also be submitted at the scheduled California Montessori Board Meeting, scheduled for 6:30 p.m. on October 8<sup>th</sup>, 2012 at the California Montessori Project – Elk Grove Campus located at 8828 Elk Grove Blvd., Elk Grove, California, or November 5<sup>th</sup> at 4:30 PM at the CMP Shingle Springs Campus. Comments may be submitted by the same deadline by facsimile to (916) 928-4697.

**Page 8**

The site is located within Section 65 of Township 9 North, Range 10 East of the Shingle Springs Quadrangle, Mount Diablo Base and Meridian.



**RESPONSE TO WRITTEN COMMENTS  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL**

**Letter No. 1**

**Jeanette Proctor (Neighbor)**

**Original Letter dated May 8, 2012 to the Planning department. Sent to NOA on October 26, 2012**

**1) How will this project affect the value of my property?** Will the value of my property drop? (Especially if you put up a stone wall blocking any view that might be left). Will my taxes go up? Do homes surrounded by schools sell well? Would I be responsible for injuries of students who trespass on my property? What reimbursement shall I receive for any damage caused by the student body?

**ANSWER:**

CEQA Law and the Public Resources Code Section 21080-21098 as listed below do not require the particular analysis of the question(s) listed above as they are speculative and are not directly related to the economic impact in contribution to physical impacts on the environment.

(e) (1) for the purposes of this section and this division, substantial evidence includes fact, a reasonable assumption predicated upon fact, or expert opinion supported by fact.

(2) Substantial evidence is not argument, speculation, unsubstantiated opinion or narrative, evidence that is clearly inaccurate or erroneous, or evidence of social or economic impacts that do not contribute to, or are not caused by, physical impacts on the environment.

**2) What are the objectives of California Montessori Project?** How large is the school going to be? What will be the number of buildings? Will there be pre-school, grade school and high school? How many students are expected?

**ANSWER:**

The school will be 350 students and 3 buildings which will include K-8. No preschool or high school level students will utilize the site. The Project Description is in Section 2.0 (page 4 of 47) of the IS/MND.

**3) How will the traffic be handled that will surely happen with this expansion?** It is quite congested now. We have difficulty picking up our mail safely due to the present traffic on the road. They have a habit of speeding even with the school zone signs endangering their children as well other children in the neighborhood. We have lost a number of dear pets on the road also. We have asked the Highway Patrol to check on this problem more than once.



**ANSWER:**

Traffic will not increase from current usage. This is because no increase in student body will occur. This is merely an upgraded facility for the current student body. Furthermore, the El Dorado County Department of Transportation reviewed the traffic impacts to Buckeye Road and the project. This information is part of the IS/MND. They determined that the road is functional and the traffic will not increase for the project as the use remains the same. Therefore, this is not significant under CEQA law. Speeding of others on the road is not part of our study and is considered speculative under the CEQA review.

**4) What about parking problems?** Will there be adequate parking for parents and staff? There isn't that much parking along side of the road without blocking traffic.

**ANSWER:**

There is adequate parking onsite per the design of the school. No impacts from parking are anticipated.

**5) What will be the affect on the surrounding flora and fauna?** What is going to happen to the seasonal creek that flows through the area? Will there be damage to the lovely old Oak trees on the property?

**ANSWER:**

The wildlife has been considered in a Biological Study per CEQA and DFG guidelines. It is attached to the IS/MND. The required mitigation when needed is included. The creek will remain unchanged. No construction will affect the delineated creek areas per the biologist's review. The trees as a whole will not be significantly affected. Individual oaks will be removed in some cases, and where possible will be retained. In the biologist review the number of trees removed will not be significant for Oakland area loss. The impacts are therefore considered less than significant per CEQA law.

**6) Have they considered the wildlife in the area which includes the following?** Deer, red tailed hawks, opossums, quail, mice, gophers, raccoons, skunks, coyotes, frogs, buzzards, moles, wild turkeys, geese, foxes, snakes, doves, owls. I would hate to see yet another portion of their natural habitat disappears along with a wonderful opportunity to teach children the importance of a balance ecosystem.



**ANSWER:**

The wildlife has been considered in a Biological Study per CEQA and DFG guidelines. It is attached to the IS/MND. The required mitigation when needed is included. The species above may or may not be included depending on whether it is an endangered versus non-endangered species. Overall, the property and development will not affect many of the species as they can move about and utilize the area before, during, and after construction. No offset for lands has been purchased in the place of this area, but it is not required by CEQA, County, or State standards for the property based on the habitat classification and species identified in the Biological study. Avoidance of any significant areas is attained and will be performed.

**7) How will the noise of the school population be dealt with?** I have noticed that they can be quite loud when they are out playing and I don't live right next to them yet. I don't want to be imprisoned by a stone wall that destroys what little view I would have left and has already proven to be ineffective.

**ANSWER:**

Schools generally do not reach a threshold of significance for noise increase in decibels above background conditions under the criteria of CEQA. As mitigation, when they do, a sound wall/berm is constructed to contain sound. In this case two options exist: a sound wall/berm with a more limited view, or no sound wall and some additional noise.

The students will be closer than on the old campus to some neighbors, but the proposed play areas do not directly abut the neighboring property. Because capacity and use remains the same the noise level itself will not increase. Because proximity changes will allow for students to be slightly closer to the neighboring properties there may be a perceived noise increase. The mitigation therefore will be a wall if requested by the neighbors.

**COMMENTS AT PUBLIC HEARING  
NOVEMBER 5, 2012**

**Attendees with comments:**

Jeanette Proctor & her daughter Lisa Myatt (neighbors)  
Tom & Sunny Gillespie (neighbors)

No new concerns were brought up at the hearing pertaining to the new project site. The issues in the letter by Jeanette Proctor were discussed.



**APPENDIX A:  
COMMENT LETTERS**





## LETTER #1

May 8, 2012

County of El Dorado Planning Commission  
2850 Fairlane Court  
Placerville, California 95667

RE: The Sale of Parcel Number 091-220-26

Dear Ms. Gina Paolini, Project Planner

This letter is not to protest Mr. and Mrs. White's right to sell their property. They have every right to do so.

I am, however, writing to express my concerns over the following possible occurrences that will affect my quality of life when the California Montessori Project takes possession of said property.

**How will this project affect the value of my property?**

1 Will the value of my property drop? (Especially if you put up a stone wall blocking any view that might be left.)

Will my taxes go up?

Do homes surrounded by schools sell well?

Would I be responsible for injuries of students who trespass on my property?

What reimbursement shall I receive for any damage caused by the student body?

**What are the objectives of California Montessori Projects?**

2 How large is the school going to be?

What will be the number of buildings?

Will there be pre-school, grade school and high school?

How many students are expected?

**How will the traffic be handled that will surely happen with this expansion?**

3 It is quite congested now. We have difficulty now picking up our mail safely due to the present traffic on the road. They have a habit of speeding even with the school zone signs endangering their children as well other children in the neighborhood. We have lost a number of dear pets on the road also. We have asked the Highway Patrol to check on this problem more than once.

**What about parking problems?**

4 Will there be adequate parking for parents and staff?

There isn't that much parking along side of the road without blocking traffic.

- 5 | **What will be the affect on the surrounding flora and fauna?**  
What is going to happen to the seasonal creek that flows through the area?  
Will there be damage to the lovely old Oak trees on the property?

**Have they considered the wildlife in the area which includes the following?**

- 6 | 

Deer	Raccoons	Wild Turkeys
Red Tailed Hawks	Skunks	Geese
Opossums	Coyotes	Foxes
Quail	Frogs	Snakes
Mice	Buzzards	Doves
Gophers	Moles	Owls

I would hate to see yet another portion of their natural habitat disappears along with a wonderful opportunity to teach the children the importance of a balanced eco system.

- 7 | **How will the noise of the school population be dealt with?**  
I have noticed that they can be quite loud when they are out playing and I don't live right next to them yet. I don't want to be imprisoned by a stone wall that destroys what little view I would have left and has already proven to be ineffective.

I am quite handicapped, so I have asked my daughter, Lisa Myatt (who also shares my concerns) to represent me at this hearing and present my concerns regarding this project.

Sincerely,

Jeanette Proctor  
4673 Buckeye Road  
Shingle Springs, California 95682  
(530) 677-2364

cc: Roger Trout, Development Services Director  
Buckeye Union School District  
California Montessori School  
Supervisor District 4 Ron Briggs

**APPENDIX B:  
NOTICING DOCUMENTATION**



12 SEP 26 AM 12:08  
RECEIVED  
PLANNING DEPARTMENT

**DRAFT INITIAL STUDY /  
MITIGATED NEGATIVE DECLARATION  
CALIFORNIA MONTESSORI PROJECT  
SHINGLE SPRINGS CAMPUS  
4741 BUCKEYE ROAD  
SHINGLE SPRINGS, CALIFORNIA**

**PREPARED FOR:  
CALIFORNIA MONTESSORI PROJECT**

**SEPTEMBER 19, 2012**

**OUR PROJECT NUMBER: SES120004**

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**NOTICE OF INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION**

*for the*

CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL  
El Dorado County, California

The California Montessori Project announces the availability of a Mitigated Negative Declaration considering development of the new K-8 Charter School Facility situated on the north side of Buckeye Road, east of the current campus in Shingle Springs, CA.

The California Montessori Project is proposing to construct a new K-8 Charter School Facility. The proposed project will serve approximately 350 students. The 10-acre parcel is planned for three new permanent buildings. The facility will include surface parking, exterior hard courts, athletic fields, and a fire and pick-up/drop-off lane. The project site is undeveloped and currently used for grazing. The proposed campus will be located on a portion of El Dorado County Assessor's Parcel Number 090-220-26. The site is located within Section 6 of Township 9 North, Range 10 East of the Shingle Springs Quadrangle, Mount Diablo Base and Meridian.

The California Montessori Project has reviewed the proposed project and determined that there are no significant environmental effects associated with this project. The proposed Mitigated Negative Declaration has been prepared pursuant to Title 14, Chapter 3, Section 15070 of the California Code of Regulations.

The comment period opens on September 28, 2012 and closes on October 28, 2012. All comments must be received by 4:00 PM on October 28, 2012.

Please send your comments to the following:

Robert Holmer, Principal Engineer  
Neil O. Anderson and Associates  
50 Goldenland Court, Suite 100  
Sacramento, Ca 95834

Comments may be submitted by the same deadline by facsimile to: (916) 928-4697. Please provide your name and an address or telephone number where you may be contacted. Comments may also be provided at the public hearing on the project, scheduled for 6:30 p.m. on October 8th, 2012 at the California Montessori Project-Elk Grove Campus located at 8828 Elk Grove Blvd., in Elk Grove, CA 95624.

The proposed Mitigated Negative Declaration and related documents will be available for review at the following location:

California Montessori Project  
Administration Office  
5330A Gibbons Drive, Suite 700  
Carmichael, CA 95608

**FILED**

SEP 28 2012

WILLIAM E. SCHULTZ, Recorder-Clerk  
*William E. Schultz*

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916)445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH#

Project Title: California Montessori Project Charter School

Lead Agency: California Montessori Project

Contact Person: Gary Bowman

Mailing Address: 5330A Gibbons Drive, Suite

Phone: 916-971-2430

City: Carmichael

Zip: 95608

County: Sacramento

## Project Location:

County: El Dorado

City/Nearest Community: Shingle Springs

Cross Streets: Buckeye Road & Shingle Springs Drive

Zip Code: 95682

Lat/Long.: 38°40'14.46"N / 120°54'36.71"W

Total Acres: 10.68

Assessor's Parcel No.: 10-acre portion of  
090-220-26

Section: 6

Twp: 9N

Range: 10E

Base: MDBM

Within 2 Miles: State Hwy #: Highway 50

Waterways:

Airports: None

Railways: Yes

Schools: Buckeye Elem., CMP

## Document Type:

- CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☒ Mit Neg Dec ☐ Other

NEPA:

- ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI ☐ Joint Document ☐ Final Document ☐ Other

## Local Action Type:

- ☐ General Plan Update ☐ Specific Plan ☐ General Plan Amendment ☐ Master Plan ☐ General Plan Element ☐ Planned Unit Develop. ☐ Community Plan ☐ Site Plan

- ☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.) ☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other School

## Development Type:

- ☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
☐ Office: Sq Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Commercial: Sq Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Industrial: Sq Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Educational:  
☐ Recreational:

- ☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Transportation: Type \_\_\_\_\_  
☐ Mining: Mineral \_\_\_\_\_  
☐ Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
☐ Waste Treatment: Type \_\_\_\_\_  
☐ Hazardous Waste: Type \_\_\_\_\_  
☒ Other: School

Total Acres (approx.) 10

## Project Issues Discussed in Document:

- ☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation  
☒ Agricultural Land ☒ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality  
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater  
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian  
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compact./Grading ☒ Wildlife  
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☐ Growth Inducing  
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☒ Land Use  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Cumulative Effects  
☐ Other

## Present Land Use/Zoning/General Plan Designation:

El Dorado County has zoned the site Estate Residential Five Acre; The site is currently vacant land.

## Project Description: (Please use a separate page if necessary)

The California Montessori Project is proposing to construct a new K-8 Charter School Facility. The proposed project will serve approximately 350 students. The 10-acre parcel is planned for three new permanent buildings. The facility will include surface parking, exterior hard courts, athletic fields, and a fire and pick-up/drop-off lane.

## Reviewing Agencies Checklist

### KEY

S = Document sent by lead agency  
X = Document sent by SCH  
T = Suggested distribution

☐ Resources Agency  
☐ Boating & Waterways  
☐ Coastal Commission  
☐ Colorado River Board  
☐ Conservation  
☒ Fish & Game  
☐ Forestry & Fire Protection  
☐ Office of Historic Preservation  
☐ Parks & Recreation  
☐ Reclamation Board  
☐ SF Bay Conservation & Development Commission  
☐ Water Resources (DWR)  
☐ Business Transportation and Housing  
☐ Aeronautics  
☒ California Highway Patrol  
☒ CALTRANS District # 3  
☐ Department of Transportation Planning (headquarters)  
☐ Housing & Community Development  
☐ Food & Agriculture  
☐ Health & Welfare  
☐ Health Services  
☐ State & Consumer Services  
☐ General Services  
☐ OLA (Schools)

### Environmental Protection Agency

☐ Air Resources Board  
☐ California Waste Management Board  
☐ SWRCB: Clean Water Grants  
☐ SWRCB: Delta Unit  
☐ SWRCB: Water Quality  
☐ SWRCB: Water Rights  
☒ Regional WQCB # 5  
☐ Youth and Adult Corrections  
☐ Corrections  
☐ Independent Commissions & Offices  
☐ Energy Commission  
☐ Native American Heritage Commission  
☐ Public Utilities Commission  
☐ Santa Monica Mountains Conservancy  
☐ State Lands Commission  
☐ Tahoe Regional Planning Agency  
☐ Other \_\_\_\_\_

### Public Review Period (to be filled in by lead agency)

Starting Date: September 28, 2012

Ending Date: October 28, 2012

Signature: \_\_\_\_\_

*Harry L. Bowman*

Date: \_\_\_\_\_

9/28/12

### Lead Agency (Complete if applicable)

Consulting Firm: Neil O. Anderson & Associates  
Address: 50 Golden Court, Suite 100  
City/State/Zip: Sacramento, CA 95834  
Contact: Robert Holmer  
Phone: 916-928-4690

### Applicant: California Montessori Project

Address: 55330A Gibbons Drive, Suite 700  
City/State/Zip: Carmichael, CA 95608  
Phone: 916-971-2430

### For SCH Use Only:

Date Received at SCH: \_\_\_\_\_  
Date Review Starts: \_\_\_\_\_  
Date to Agencies: \_\_\_\_\_  
Date to SCH: \_\_\_\_\_  
Clearance Date: \_\_\_\_\_  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPENDIX C:**  
**MITIGATION MONITORING AND REPORTING PROGRAM**





**MITIGATION MONITORING AND REPORTING PROGRAM  
CALIFORNIA MONTESSORI PROJECT CHARTER SCHOOL**

November 2012

Prepared for:

California Montessori Project  
5330A Gibbons Drive Suite 700, Carmichael, CA 95608  
Contact: Phil Hendrix, Project Supervisor  
(530) 870-6933

Prepared by:

Neil O. Anderson & Associates, Inc.  
50 Goldenland Court, Suite 100  
Sacramento, CA 95834

# MITIGATION MONITORING AND REPORTING PROGRAM

## INTRODUCTION

The California Environmental Quality Act (CEQA Section 21081.6(a)(1) of the Public Resources Code requires public agencies, as part of the certification of an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND), to prepare and approve a reporting or monitoring program. This program should be structured to ensure that changes to the project that the California Montessori Project (CMP) has adopted to mitigate or avoid significant environmental impacts are carried out during project implementation.

The Mitigation Monitoring and Reporting Program (MMRP) contained herein is intended to satisfy the requirements of CEQA as they relate to the California Montessori Project Charter School (IS)/Mitigated Negative Declaration (MND). The MMRP is intended to be used by the CMP staff and/or project mitigation monitoring agent(s) under hire to the CMP, participating agencies, and mitigation monitoring personnel during construction and implementation of the project. The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. The MMRP will consist of the following components:

## COMPLIANCE CHECKLIST

**Table 1** contains a compliance monitoring checklist that provides a synopsis of all adopted mitigation measures, the entity responsible for their implementation, the entity responsible for monitoring, and the timing of implementation. All the mitigation measures presented in **Table 1** will be incorporated into the proposed project.

## IMPLEMENTATION AND MONITORING OF MITIGATION MEASURES

Since the mitigation measures will be incorporated into the project, implementation and monitoring of mitigation measures will occur at various stages of implementation of the project, which may include, but are not limited to, the following:

- Implementation of development and design standards, guidelines, and programs for the proposed project.
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- Grading, site preparation; and construction of the proposed project.
- On-site, day-to-day monitoring of construction activities.

- Ensuring contractor knowledge of and compliance with all appropriate permit conditions and the MMRP.
- Verifying the accuracy and adequacy of contract working.
- Having the authority to require correction of activities that violate project permit conditions or mitigation measures.
- Acting in the role of contact for property owners or any other affected personnel who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative of El Dorado County and the City of Shingle Springs.
- Obtaining assistance as necessary from technical experts such as archaeologists in order to develop site-specific procedures for implementing the mitigation measures.
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

Responsibility of implementation and monitoring of mitigation measures will typically reside with CMP staff and/or project mitigation monitoring agent(s) under hire to the CMP as described in **Table 1**.

**TABLE 1**  
**MITIGATION MONITORING PROGRAM**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<b>AIR QUALITY</b>					
<b>Mitigation Measure Air-1</b> The following dust control measures will be implemented during construction: <ul style="list-style-type: none"> <li>• All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.</li> <li>• All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.</li> <li>• All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled for fugitive dust emissions by utilizing application of water or by pre-soaking.</li> <li>• When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.</li> </ul>	California Montessori Project or designee.	California Montessori Project	Verification of compliance with measures. Periodic site inspection to ensure mitigation measures are being applied.	During construction.	

Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<ul style="list-style-type: none"> <li>• All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.</li> <li>• Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized for fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.</li> <li>• Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.</li> <li>• Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.</li> <li>• Limit traffic speeds on unpaved roads to 15 mph; and</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.</li> </ul>						

<b>Mitigation Measure</b>	<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Compliance Standards</b>	<b>Timing</b>	<b>Verification of Compliance (Initials and Date)</b>
<b>Mitigation Measure Air-2</b> <ul style="list-style-type: none"> <li>• Bike racks will be located on the campus.</li> <li>• Recycling bins will be located on the campus.</li> <li>• The building design will be energy efficient and have energy efficient lighting.</li> </ul>					
<b>BIOLOGICAL RESOURCES</b> <b>Mitigation Measure BR-1</b> In order to avoid take of protected raptors and migratory bird, project construction should be scheduled between September 1 and January 31 is possible. If project construction occurs between February 1 and August 31, a pre-construction nesting bird survey should be conducted by a qualified biologist. If active nests are found within the survey area construction should be delayed until the biologist determines nesting is complete.	California Montessori Project or designee.	California Montessori Project or designee.	Verification of contract wording on construction plans. Verification of compliance with measures. Periodic site inspection to ensure mitigation measures are being applied.	Prior to site construction and during construction.	
<b>Mitigation Measure BR-2</b> If oaks greater than 30 inches DBH need to be removed, on-site replacement plants at a ratio of 2:1 are recommended.					
<b>CULTURAL RESOURCES</b> <b>Mitigation Measure Cultural Resources-1</b> In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the California	California Montessori Project or designee.	California Montessori Project or designee in coordination with County Coroner and Native	Verification of contract wording on construction plans. Verification of compliance with	Prior to site construction and during construction.	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>Montessori Project (or its representative) shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, the California Montessori Project (or its representative) and the archaeologist and/or paleontologist would meet to determine the appropriate avoidance measures. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.</p> <p>If the discovery includes human remains, CEQA Guidelines Section 15064.5 (e)(1) and (e)(2) shall be followed, which are as follows:</p> <p>(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:</p> <p>(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and</p> <p>(B) If the coroner determines the remains to be Native American:</p>		American Heritage Commission.	measures. Periodic site inspection to ensure mitigation measures are being applied.		

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>1. The coroner shall contact the Native American Heritage Commission within 24 hours.</p> <p>2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.</p> <p>3. The most likely descendant may make recommendations to the land owner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or</p> <p>(2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p> <p>(A) The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.</p> <p>(B) The descendant identified fails to make a recommendation; or the landowner or his authorized representative rejects the recommendation of the descendant, and the Commission fails to provide measures acceptable to the landowner.</p>					
<b>GEOLOGY</b>					



<b>Mitigation Measure</b>	<b>Implementing Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Compliance Standards</b>	<b>Timing</b>	<b>Verification of Compliance (Initials and Date)</b>
<b>Mitigation Measure Geology -1</b> In the event that significant wind erosion of soil is observed during construction activities, the soil surface shall be sufficiently wetted to minimize dust generation.	California Montessori Project or designee.	California Montessori Project	Verification of compliance with measures. Periodic site inspection to ensure mitigation measures are being applied.	During construction.	
<b>NOISE</b>					
<b>Mitigation Measure Noise-1</b> The California Montessori Project shall ensure that the construction contractor implements the following noise reducing measures: <ul style="list-style-type: none"> <li>• All equipment shall have sound-control devices no less effective than those provided by the manufacturer. All equipment shall have muffled exhaust pipes.</li> <li>• Stationary noise sources shall be located as far from sensitive receptors as possible.</li> </ul>	California Montessori Project or designee.	California Montessori Project	Verification of compliance with measures. Periodic site inspections to ensure mitigation measures are being applied.	Prior to and during construction.	