

**Exhibit C:**  
**Conditions of Approval (COAs) and**  
**Mitigation Monitoring and Reporting Plan (MMRP)**  
North San Juan Fire Suppression System Project  
(PLN23-0121; MGT23-0026; EIS23-0004)

**A. PLANNING DEPARTMENT**

1. **Project Description.** The proposed project is to construct water system facilities for fire suppression in the North San Juan community. The system will include a 330,000-gallon steel water storage tank, a well with pump and related controls, a well building, approximately 3,850 feet of 12-inch pipeline, 500 feet of 6-inch fire hydrant lateral pipeline, 12-inch butterfly valves, 6-inch gate valves, and fire hydrants.
2. **Appeal Period.** Pursuant to the requirements of the Land Use and Development Code, you are hereby notified that this project is not valid until the expiration of the ten (10) day appeal period from the date of the Board of Supervisor's final action on the project.
3. **Defense and Indemnity Agreement.** Within 15 days after project approval the applicant shall sign and file with the Nevada County Planning Department the attached Defense and Indemnity Agreement. No further permits or approvals shall be issued for the project, unless and until the applicant has fully complied with this condition.
4. **Expiration Date.** Construction pursuant to this permit approval must be completed and the use commenced thereon within three (3) years from the effective date of the approval of the Management Plan (MGT23-0026), unless an extension of time for reasonable cause is requested prior to the expiration date and granted by the Board of Supervisors pursuant to Section 5.10 of the Nevada County Land Use and Development Code. If no extension is granted, the permit shall become null and void, as to the portion of the approved use not completed.
5. **Landmark and Heritage Trees and Groves. (Mitigation Measure 1A)** To minimize removal of existing trees and protect existing trees during construction, no landmark trees, landmark groves, or heritage trees or groves, as defined in Land Use and Development Code Section L-II 4.3.15, will be removed with this project. All trees near the construction zone, or affected by construction, shall be protected throughout all phases of construction, including orange protective fencing around the driplines of the trees and no construction materials or equipment may be stored or staged within the driplines. Details of tree protection measures shall be shown on the construction plans and installed and maintained during all phases of construction.  
*Timing: Prior to building permit issuance and during construction*  
*Reporting: Agency approval of permits or plans*  
*Responsible Agency: Planning Department*
6. **Water Storage Tank Painted. (Mitigation Measure 1B)** Any portion of the water storage tank and related equipment visible from public and/or private roads shall be painted and

finished in non-glare materials and colors that complement the natural setting, which shall be shown on the construction drawings. A line-of-site diagram from all public and/or private roads within the project corridor is required at the time of construction drawing submittal, and all visible portions of the tank and equipment shall be identified on the drawings. Prior to permit finalization, the Planning Department will complete a site inspection to ensure the tank is appropriately concealed.

**Timing:** *Prior to building permit issuance*

**Reporting:** *Agency approval of permits or plans*

**Responsible Agency:** *Planning Department*

7. **Implement dust control measures. (Mitigation Measure 3A)** Prior to the approval of any Grading or Building Permits, to reduce short-term construction impacts, all future development permits shall comply with the following standards to the satisfaction of the Northern Sierra Air Quality Management District, which shall be noted on all grading plans and shall be included in project bidding documents:
- a. The applicant shall implement all dust control measures in a timely manner during all phases of project development and construction.
  - b. All material excavated, stockpiled or graded shall be sufficiently watered, treated or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily, with complete site coverage.
  - c. All areas (including unpaved roads) with vehicle traffic shall be watered or have dust palliative applied as necessary for regular stabilization of dust emissions.
  - d. All land clearing, grading, earth moving, or excavation activities on the project shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour.
  - e. All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.
  - f. All inactive disturbed portions of the development site shall be covered, seeded or watered until a suitable cover is established. Alternatively, the applicant shall be responsible for applying non-toxic soil stabilizers to all inactive construction areas.
  - g. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance. There must be a minimum of six (6) inches of freeboard in the bed of the transport vehicle.
  - h. Paved streets adjacent to the project shall be swept or washed at the end of each day, or as required to remove excessive accumulation of silt and/or mud which may have resulted from activities at the project site.

**Timing:** Prior to issuance of Grading Permits, Building Permits or Improvement Plans  
**Reporting:** Approval of the grading permit and improvement plans  
**Responsible Agency:** Northern Sierra Air Quality Management District

8. **Minimize Construction Equipment Idling. (Mitigation Measure 3B)** In order to reduce emissions from construction equipment, the applicant shall include the following standard note on all Grading Plans, Site Plans or Improvement Plans: “During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling is limited to a maximum of 5 minutes. Idling of construction-related equipment and construction related vehicles is not recommended within 1,000 feet of any sensitive receptor.”

**Timing:** Prior to issuance of Grading Permits, Building Permits or Improvement Plans

**Reporting:** Planning Department approval of Grading Permits or Building Permits / Complaint driven

**Responsible Agencies:** Planning and Building Department, Code Compliance Division

9. **Use Alternative Methods to Open Burning for Vegetation Disposal. (Mitigation Measure 3C)** The following note shall be included on all grading or improvement plans: “Open burning of site-cleared vegetation is prohibited. Among suitable alternatives are chipping, grinding, hauling to an approved disposal site, cutting for firewood, and conversion to biomass fuel.”

**Timing:** Prior to issuance of Grading Permits, Building Permits or Improvement Plans and during construction

**Reporting:** Approval of the grading permit and improvement plans

**Responsible Agency:** Northern Sierra Air Quality Management District

10. **Comply with the Asbestos Airborne Toxic Control Measure (ACTM) for construction. (Mitigation Measure 3D)** If serpentine, ultramafic rock, or naturally occurring asbestos is discovered during construction or grading, the Northern Sierra Air Quality Management District shall be notified no later than the following business day and specific requirements contained in Section 93105 of Title 17 of the California Code of Regulations shall be strictly complied with. This measure shall be included as a note on all grading and improvement plans.

**Timing:** Prior to issuance of the grading permits and improvement plans and during grading activity

**Reporting:** Approval of the grading permit and improvement plans

**Responsible Agency:** Northern Sierra Air Quality Management District

11. **Vegetation Restoration. (Mitigation Measure 4A)** The construction plans shall identify any and all vegetation proposed for removal, and shall include the plant or tree species and tree diameter at breast height (dbh). Removed vegetation shall be replaced with like-for-like vegetation except invasive species shall be replaced with native vegetation where feasible, in order to restore habitat diversity, and shall be shown on the construction plans. Pursuant to Mitigation Measure 1A, no landmark or heritage trees or groves are to be

removed. Prior to permit finalization, the Planning Department will complete a site inspection to ensure any disturbed native vegetation is restored, subject to review and approval by the Zoning Administrator.

**Timing:** *Prior to grading/building permit issuance and during construction*

**Reporting:** *Agency approval of permits or plans*

**Responsible Agency:** *Planning Department*

**12. Wetlands Management Plan Best Management Practices. (Mitigation Measure 4B)**

The following Best Management Practices (BMPs) will appear on all site plans prior to building/grading permit issuance in order to protect waters of the U.S., including wetlands, water quality and aquatic life, and to avoid introduction of invasive weeds. The following Best Management Practices (BMPs) shall be implemented during and after construction:

- a. For all areas of work:
  - i. Prior to construction adjacent to the wetlands, install weed-free fiber rolls (wattles) to prevent erosion and deposition of surface soils into the wetlands. Wattles are available for sale at most of the local hardware stores in Grass Valley and Nevada City. More information on wattles can be found at the following website: <https://www.acfenvironmental.com/products/perimeter-and-sediment-control/perimeter-control-tubes/wattles/>
  - ii. Avoid doing any excavation or grading within 3 days of a significant rainfall event greater than 1-inch total daily rainfall.
  - iii. The contractor shall exercise every reasonable precaution to protect the wetland at the project site from pollution with sediments, fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and washwater shall be prevented from discharging into the wetland and shall instead be collected and removed from the site.
  - iv. Spread weed-free straw on all disturbed soils near all construction sites to prevent the erosion of surface soils. No invasive, non-native grasses such as orchard grass, canary reed grass, or velvet grass shall be used for erosion control, as these species are known to invade wetlands.
  - v. Provide Copies of Mitigation Measures to Contractors. To ensure the proper and timely implementation of all mitigation measures contained in this report, as well as the terms and conditions of any other required permits, the applicant shall distribute copies of these mitigation measures and any other permit requirements to the contractors prior to grading and construction.
- b. Specific BMPs for Wetland Features
  - i. NSJ Fire Meadow
    - 1. Install wattles adjacent to the existing fence line between the meadow and trench.
    - 2. Scatter weed-free straw at a depth of 2-4 inches over the ditch site after soil is replaced in all areas within 50 feet of the wetland.
  - ii. Oak Tree Road Ditch

1. No trenching shall occur on the south side of Oak Tree Road (i.e., the same side of the road as the ditch) to minimize potential impacts to the roadside ditch.
  2. Install wattles along the roadside ditch.
- iii. Highway 49 Swale
1. Install orange construction fencing between disturbance areas and the wetland.
  2. Scatter weed-free straw at a depth of 2-4-inches over the ditch site after soil is replaced on all bare soil within 50 feet of the wetland.
- iv. Community Center Ephemeral Drainage
1. Install wattles between the ditch and the downslope willow-filled drainage adjacent to the NSJ Community center.
  2. Scatter weed-free straw at a depth of 2-4 inches over the ditch site after soil is replaced for the entire length along Highway 49 from the new hydrant to the Sweetland Road intersection.

*Timing: Prior to building permit issuance and during construction*

*Reporting: Agency approval of permits or plans*

*Responsible Agency: Planning Department*

13. **Conduct a Nesting Bird Survey. (Mitigation Measure 4C)** If project construction, including tree removal, occurs during the nesting season (February 1 to September 30), a nesting bird study, conducted by a qualified biologist, shall be completed no more than 10-days prior to construction to determine if any native birds are nesting on or near the site (including a 250-foot buffer for raptors). If any active nests are observed during surveys, a suitable avoidance buffer will be determined and flagged by the qualified biologist based on species, location and planned construction activity. The avoidance buffer would be in place until the chicks have fledged and the nests are no longer active. If removal does not occur within 10-days of the survey, an additional survey is required prior to tree removal.

*Timing: Prior to building permit issuance and during construction*

*Reporting: Agency approval of permits or plans*

*Responsible Agency: Planning Department*

14. **Avoid disorienting foraging bats or other nocturnal species. (Mitigation Measure 4D)** Construction hours are limited to between 7:00 am and 7:00 pm (daylight hours) to avoid disorienting foraging bats or nocturnal species such as owls that forage at night. This measure shall be noted on all construction plans.

*Timing: Prior to building permit issuance and during construction*

*Reporting: Agency approval of permits or plans*

*Responsible Agency: Planning Department*

15. **Cultural awareness training. (Mitigation Measure 5A)** A consultant and construction worker tribal cultural resources awareness brochure and training program for all personnel involved in project implementation will be developed in coordination with interested Native American Tribes. The brochure will be distributed and the training will be conducted in coordination with qualified cultural resources specialists and Native American Representatives and Monitors from culturally affiliated Native American Tribes

before any stages of project implementation and construction activities begin on the project site. The program will include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The worker cultural resources awareness program will also describe appropriate avoidance and minimization measures for resources that have the potential to be located on the project site and will outline what to do and whom to contact if any potential archaeological resources or artifacts are encountered. The program will also underscore the requirement for confidentiality and culturally-appropriate treatment of any find of significance to Native Americans and behaviors, consistent with Native American Tribe values.

**Timing:** *Prior to the issuance of building/grading permits and during construction*

**Reporting:** *Agency approval of permits or plans*

**Responsible Agency:** *Planning Department*

16. **Halt work and contact the appropriate agencies if human remains or cultural materials are discovered during project construction. (Mitigation Measure 5B)** All equipment operators and employees involved in any form of ground disturbance at any phase of project improvements shall be advised of the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately and the Nevada County Planning Department, United Auburn Indian Community of the Auburn Rancheria, and any other interested and affected tribe shall be contacted. A professional archaeologist shall be retained by the developer and consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California Law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the County shall be notified and consulted about any plans for treatment. A note to this effect shall be included on the grading and construction plans for each phase of this project.

**Timing:** *Prior to the issuance of building/grading permits and during construction*

**Reporting:** *Agency approval of permits or plans*

**Responsible Agency:** *Planning Department*

17. **Preservation of historic buildings. (Mitigation Measure 5C)** A licensed professional, such as a civil engineer, will submit with the grading and/or building permit submittal a plan showing the location of the proposed pipeline trenching to be no closer to historical structures and resources as required to preserve the integrity of historical structures.

**Timing:** *Prior to the issuance of building/grading permits and during construction*

**Reporting:** *Agency approval of permits or plans*

**Responsible Agency:** *Planning Department*

18. **No Construction within Steep Slopes. (Mitigation Measure 7A)** The construction plans shall identify any areas within the project corridor with a steep equal to or greater than thirty (30) percent, and shall show no construction work within steep slope areas.

**Timing:** *Prior to grading/building permit issuance*

**Reporting:** *Agency approval of permits or plans*

*Responsible Agency: Planning Department*

19. **Erosion Control Measures. (Mitigation Measure 7B)** To ensure adequate protection of water quality during and after project activities, the project manager shall provide labor, materials, and equipment to maintain and protect exposed soil from wind and water erosion in the following manner:

- a. Grading plans shall include the time of year for construction activities. Project activities planned between October 15 and May 15 requires that the Building Official or his/her authorized agent to determine whether project soil conditions are adequate to accommodate proposed activities. Soils must not be oversaturated and the contractor must implement erosion control measures at the end of each construction day.
- b. If a storm is forecast in the area, exposed fill shall be sloped to drain and compacted to facilitate runoff.
- c. Existing surface drainage facilities shall be kept free of soil and debris during project activities.
- d. Temporary or constructed water conveyance channels shall be kept free of sediment or debris at all times.
- e. Temporary erosion control shall be applied within and adjacent to the boundary of the project activity zone if ground disturbance will occur.
- f. Siltation control shall be provided during project activities if ground disturbance will occur.
- g. Disturbed slopes shall be stabilized and seeded (with native species wherever practicable) as soon as possible following grading to allow vegetation to become established prior to the rainy season.
- h. Surface water drainage shall not be directed over cut and/or fill slope faces.
- i. All runoff shall be intercepted and directed into energy dissipaters or vegetated swales constructed at discharge points to reduce velocity and prevent erosion and shall be discharged into natural drainage courses that are capable of receiving the expected storm water flows.

*Timing: Prior to issuance of grading or improvement permits.*

*Reporting: Approval of permits or plans*

*Responsible Agency: Building / Planning Departments*

20. **Geotechnical Engineering Report. (Mitigation Measure 7C)** To ensure that the proposed water storage tank does not pose a geologic threat due to its proximity to historic hydraulic mining areas, all of the recommendations described in the Geotechnical Engineering Report dated June 29, 2023 or newer by NV5 shall be incorporated into all grading/building permit documents. The recommendations apply to grading, clearing and grubbing, soil preparation for fill placement, fill placement, fill slope grading, erosion controls, underground utility trenches, construction dewatering, surface water drainage, grading plan review and construction monitoring, seismic design criteria, and pier design criteria.

*Timing: Prior to grading/building permit issuance*

*Reporting: Agency approval of permits or plans*

*Responsible Agency: Building / Planning Department*

21. **Stockpiling of Organic Topsoil. (Mitigation Measure 7D)** To ensure that there is no substantial loss of topsoil, all organic topsoil removed as part of clearing and grubbing, excavation, or grading shall be stockpiled onsite, covered appropriately to avoid erosion and dust, and used in areas to revegetated upon complete of utility installation. This note shall appear on all building/grading plans.

*Timing: Prior to grading/building permit issuance*

*Reporting: Agency approval of permits or plans*

*Responsible Agency: Building / Planning Department*

22. **Potentially Expansive Soil. (Mitigation Measure 7E)** The following note must appear on all grading and building permits related to this project: If fine grained, potentially expansive soil, as determined by a qualified geotechnical engineer, is encountered during grading, it shall be mixed with granular soil, or overexcavated and stockpiled for removal from the project site or for later use in landscape areas. A typical mixing ratio is about 4 parts granular soil to 1-part expansive soil. The actual mixed ratio shall be evaluated by a qualified geotechnical engineer at the time of construction.

*Timing: Prior to grading/building permit issuance*

*Reporting: Agency approval of permits or plans*

*Responsible Agency: Building / Planning Department*

23. **Obtain Appropriate Stormwater Permit and Implement an Erosion and Sediment Control Plan. (Mitigation Measure 10A)** Project road improvements and future land disturbance must obtain an appropriate stormwater permit and implement an erosion and sediment control plan for projects including land disturbance of one acre or more. The following note must be included on grading/building permits: Prior to issuance of grading permits or improvement plans for all projects that could result in disturbance of an acre or more of land, the construction and grading permits shall comply with the applicable General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit) regulations. Grading plans shall include verification that a Construction General Permit, issued by the State Water Resources Board, has been issued for this project. Said permits or plans shall incorporate, at a minimum, the following erosion and sediment control measures:

a. Best Management Practices (BMPs) for temporary erosion control shall be implemented during construction to control any pollutants that could potentially affect the quality of storm water discharges from the site. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in accordance with California State Water Resources Control Board (SWRCB) requirements. This SWPPP includes the implementation of BMPs for Erosion Control, Sediment Control, Tracking Control, Wind Erosion Control, Waste Management and Materials Pollution Control.

b. All portions of the project, including on-site grading and excavation for the access road, shall be included in the State-mandated Storm Water Pollution Prevention Plan (SWPPP) and are subject to the required monitored and reporting.

*Timing: Prior to building/grading permit issuance*

*Reporting: Approval of permits or plans recordation*

*Responsible Agency: Planning Department and Building Department*



24. **Water Quality Best Management Practices. (Mitigation Measure 10B)** Implement the following BMPs to minimize construction related impacts to water quality. The following BMPs shall be incorporated into all Contract Documents and Construction Plans for the project and implemented by the contractor to protect water quality:
- a. Construction crews shall be instructed in preventing and minimizing water pollution on the job.
  - b. Interim erosion control measures may be needed and shall be installed during construction to assure adequate erosion control facilities are in place at all times.
  - c. Straw or rice mulch may be used if needed with a tackifier.
  - d. All earth moving or excavation activities shall cease when winds exceed 20 mph.
  - e. Haul trucks shall be covered with tarpaulins or other effective covers at all times.
  - f. Use broom and shovels when possible to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.
  - g. Designate a concrete washout area, as needed; to avoid wash water from concrete tools or trucks from entering storm drain systems. Maintain washout area and dispose of concrete waste on a regular basis.
  - h. Establish a vehicle storage, maintenance, and refueling area, as needed, to minimize the spread of oil, gas, and engine fluids. Use of oil pans under stationary vehicles is strongly recommended.
  - i. Dust control measures shall conform to **Mitigation Measure 3C**: Control dust during project construction.

*Timing: Prior to grading/building permit issuance and during construction*

*Reporting: Agency approval of permits or plans*

*Responsible Agency: Planning Department*

25. **Stormwater Pollution Prevention Program. (Mitigation Measure 10C)** The following BMPs shall be implemented to ensure that SWPPP measures are maintained and prevent water pollution.
- a. At no time shall heavy equipment operate in flowing water or saturated soils.
  - b. Be prepared for rain and have the necessary materials onsite before the rainy season.
  - c. Insure all SWPPP measures are in place prior to a 30% chance of rain. Install silt-fencing, straw bales, sediment catch basins, straw or coir logs or rolls, or other sediment barriers to keep erodible soils and other pollutants from entering the storm drain system and adjacent drainages
  - d. Before the first heavy rains and prior to removing the barriers, soil or other sediments or debris that accumulates behind the barriers shall be removed and transported away for disposal.
  - e. During long periods of rain and high intensity rainfall, SWPPP measures may become clogged. Extreme care should be taken to clean SWPPP measures to reduce fugitive discharge and potential flooding.
  - f. Protect drain inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
  - g. Inspect sediment control devices after each storm and remove sediment.

- h. Inspect all BMPs before and after each storm event. Maintain BMPs on regular basis and replace as necessary, through the entire course of construction.

**Timing:** *Prior to grading/building permit issuance and during construction*

**Reporting:** *Agency approval of permits or plans*

**Responsible Agency:** *Planning Department*

**26. Watercourse Protection Best Management Practices. (Mitigation Measure 10D)**

Additional Best Management Practices (BMPs). To protect water quality in watercourses adjacent to the project corridor, the contractor shall implement standard Best Management Practices during and after construction. These measures include, but are not limited to:

1. Disruption of soils and/or vegetation near the unnamed watercourses that bisect the project alignment shall be minimized to limit potential erosion and sedimentation; disturbed areas shall be graded to minimize surface erosion and siltation; bare soils shall be immediately stabilized and revegetated. Seeded areas shall be covered with broadcast straw or mulch. If straw is used for mulch or for erosion control, utilize only certified weed-free straw to minimize the risk of introduction of noxious weeds, such as yellow star thistle.
2. The contractor shall exercise every reasonable precaution to protect the unnamed watercourses and tributary drainages from pollution with fuels, oils, bitumen, calcium chloride, and other harmful materials. Construction byproducts and pollutants such as oil, cement, and wash water shall be prevented from discharging into or near these resources and shall be collected and removed from construction areas. No slash or other natural debris shall be placed in or adjacent to the unnamed watercourses and adjacent drainages. All construction debris and associated materials and litter shall be removed from the work site immediately upon completion.

**Timing:** *Prior to grading/building permit issuance and during construction*

**Reporting:** *Agency approval of permits or plans*

**Responsible Agency:** *Planning Department*

**27. Provide copies of Best Management Practices. (Mitigation Measure 10E)** Copies of the project's Mitigation Monitoring and Reporting Program and all BMPs shall be supplied to the Contractor(s) and their workers to assure compliance with mitigation measures during construction.

**Timing:** *Prior to grading/building permit issuance and during construction*

**Reporting:** *Agency approval of permits or plans*

**Responsible Agency:** *Planning Department*

**28. Groundwater Monitoring. (Mitigation Measure 10F)** The following mitigation measures shall be included in the project operations plan and submitted for review by the Planning Department prior to building or well permit issuance:

- a. Establishing Baseline Water Depth & Quality
  - i. At least one year prior to commencing fill of the water storage tank from the well, landowners of parcels within the estimated zone of influence (345-foot radius from the well location) will be notified that their property may be affected by the use of the well to fill the water storage tank. They will

- be invited to participate in well monitoring for both water depth and water quality. At minimum, the three nearest wells responding to the invitation to participate in monitoring will be selected. Failure to obtain permission to monitor three or more private domestic wells will result in termination of using the well to initially fill the tank. Copies of the notification letters and a list of the selected monitoring wells will be submitted to the Planning Department prior to issuance of building permits.
- ii. The Department of Public Works will provide continuous monitoring data from November to April of the year prior to fill operations to estimate the monthly low groundwater levels for the three or more wells in the estimated zone of influence selected to participate in the monitoring program.
  - iii. Water quality samples will be assessed for all participating wells per degradation of beneficial uses designated by the Sacramento River Basin Plan, Section 2.2 prior to initial well operations. Results will be submitted to the Planning Department prior to building permit issuance.
  - iv. Use of the well during any months for which there is no baseline data shall not be allowed.
- b. Groundwater Monitoring During Initial Fill
- i. Monitored domestic wells will be sampled for water quality after the tank has been filled approximately 165,000 gallons, and 247,500 gallons. If the water quality in the monitored wells was of beneficial use prior to commencing tank filling operations and falls below the beneficial uses at any point, the use of the well for filling the tank will be terminated and a commercial water supplier will be used for the remaining fill of the tank.
  - ii. If the monthly low groundwater levels are decreased by more than one foot in any monitoring well then well fill operations will be paused until the groundwater recovers to above the monthly lower range, or the well fill operations will be terminated and a contract with a commercial water supplier will be required for the remaining fill. Prior to issuance of building permits, an executed contract with a water supplier to fill the water storage tank in the case the well operation is terminated shall be provided to the Planning Department.
  - iii. Prior to final building permit inspection, final groundwater level and water quality evaluation will take place to verify groundwater supplies have not been reduced and water quality has not been degraded beyond beneficial uses. If the well operation was terminated, then truck tags from the commercial water supplier that filled the water storage tank will also be provided to the Planning Department.
- c. Well Use Limitations
- i. If the well is used for the initial fill of the water tank, the use of the well will be limited to 8 hours per day during the aquifer recharge season which is November through April and only for months which have an established baseline water level from the prior year's monitoring efforts.
  - ii. If the groundwater monitoring performed during initial tank fill resulted in termination of the operation at any point because of significant impacts to groundwater resources, the tank will be refilled by a commercial water

supplier following fire suppression events. If the tank was successfully filled without causing significant impacts to groundwater, then the well may be used to refill the tank following fire suppression events under the following conditions:

1. During the aquifer recharge period of November through April
2. Filling the tank no more than 8 hours per day, and
3. Tank filling operations must cease if the operator receives notice from any property owner within the zone of influence that their well is being impacted by the refilling of the tank.

Sustainable operation practices will be finalized following the initial tank fill and will be included in the system's Operations Plan provided to the Planning Department prior to final building permit inspection.

**Timing:** *Prior to issuance of building permits, during initial tank fill, and prior to final building permit inspection*

**Reporting:** *Agency approval of permits*

**Responsible Agency:** *Planning Department*

29. **Secure and Record Easements. (Mitigation Measure 11A)** Copies of recorded easements allowing development and maintenance of pipeline and associated improvements on private parcels shall be submitted to the Planning Department prior to issuance of grading/building permits.

**Timing:** *Prior to grading/building permit issuance*

**Reporting:** *Agency approval of permits or plans*

**Responsible Agency:** *Planning Department*

30. **Construction Noise Minimization Measures. (Mitigation Measure 13A)** These measures will be part of all Contract Documents and Construction Plans, implemented by the contractor and monitored by the County, as appropriate.

- a. Construction activities will be limited to the working hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday or as otherwise stipulated by local encroachment permits.
- b. All internal combustion engine driven equipment will be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment, as per the manufacturer.
- c. Stationary noise-generating equipment will be located as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.
- d. Quiet air compressors and other stationary noise generating equipment will be utilized as applicable to project construction activities and when feasible.
- e. Avoid the use of loud sound signals in favor of light warnings except those required by safety laws for the protection of personnel.
- f. If noise complaints are received, identify the source, evaluate and implement available abatement measures, and notify the complainant(s) of the results. Complaints shall be provided to the County.

**Timing:** *Prior to grading/building permit issuance and during construction*

**Reporting:** *Agency approval of permits or plans*

*Responsible Agency: Planning Department*

31. **Traffic Control Plan. (Mitigation Measure 17A)** To help minimize potential traffic effects within the project corridor, a traffic control plan shall be developed and implemented during construction and installation of the water supply and hydrant system. These measures shall be included on all Contract Documents and Construction Plans and enforced by the contractor and Nevada County Public Works Department as appropriate. Prior to building permit issuance, submit in writing a complete Traffic Control Plan (TCP) to the County. The TCP shall include all streets and locations where work is to be performed and shall indicate each stage of work, closure dates for streets and section of closure (if necessary and allowed by local jurisdiction), signage, flaggers, and any other pertinent information. The TCP shall be reviewed and approved by the County Department of Public Works before the construction commences. Specific components of the TCP include the following:

- a. Prior to construction, the contractor shall submit for approval the proposed route(s) for all construction traffic along the project corridor. This shall include designated routes, if any, shown on the Contract Drawings. Upon approval, the contractor shall strictly adhere to that route(s) only, unless written permission is obtained to change the route(s).
- b. At least one (1) lane of traffic will be kept open at all times unless prior approval is provided by the County and any affected agency. No roads will be blocked or made inaccessible, due to the contractor's work, without prior written approval of the County and affected agencies. Fire lanes will not be blocked or obstructed at any time.
- c. Work shall be accomplished to provide access to all side streets and properties whenever possible. If access to adjacent property cannot be provided, all property owners with restricted access shall be notified at least 24 hours in advance and adequate nearby parking shall be provided and maintained until direct access can be resolved. The contractor shall provide for pedestrian traffic through work areas at all times.
- d. Traffic control, signs, and barricades shall conform to current standards. Lighted barricades shall be used when required. Special attention shall be provided to excavation and open trenching.
- e. Three (3) flaggers shall be used for any one-way traffic flow situation (two (2) working and one (1) as standby), and shall be furnished by the contractor. The flaggers shall be properly equipped and trained.
- f. Where flaggers are not visible to each other, additional flaggers shall be added as required by the County, or the contractor shall use radios.
- g. All holes, trenches, etc., in pavement areas will be covered with 1-inch (minimum thickness) steel plates, shimmed with temporary asphalt on edges, by 5:00 p.m. or at the end of each work day. As an option to the contractor, the holes, trenches, etc., can be backfilled and all areas within pavement areas have temporary asphalt toppings. The temporary asphalt will be regularly maintained. All areas will be completely restored within ten (10) working days after the work has been completed at the location.

- h. Contractor shall display “No Parking” signs in areas of work at least 72 hours in advance. The signs shall state the day(s), date(s), and time of construction work. “No Parking” signs shall be placed in full view along the side of the road and no more than 100 feet apart.
- i. Contractor shall furnish, erect, maintain, and remove all necessary construction signs and barricades for the full term of the construction activities.
- j. Closure of streets can only occur between 8:00 a.m. and 5:00 p.m. if allowed by the County. At least 48 hours before a street closure, the contractor must receive permission from the County and appropriate signage that meets their specifications. Approval to close a street is valid for one (1) day only.
- k. In the event a street is closed, the contractor will notify the Police/Sherriff and Fire Protection District and provide appropriate signage that meets County specifications the day of the closure.
- l. Lane closures may be made for work periods only. At the end of each work period, all components of the traffic control system shall be removed from the traveled way, shoulder, and auxiliary lanes.
- m. If emergency access is required during a temporary lane closure, workers will be present and available to take appropriate steps to immediately alter operations to provide access.
- n. The contractor will replace all striping and pavement marking disturbed by construction to preconstruction configuration.
- o. The contractor will restore all existing hardscape (pavement concrete or walkways, driveways, or other surface features disturbed by the contractor’s work) to the preconstruction conditions acceptable to the County.
- p. Prior to commencement of work, notify all affected agencies, including the Planning Department, Public Works Department, Police Department/Sheriff’s Office, Fire Protection District, Caltrans, U.S Postal Service, Disposal Services, and local ambulance/emergency response services.

*Timing: Prior to grading/building permit issuance and during construction*

*Reporting: Agency approval of permits or plans*

*Responsible Agency: Department of Public Works*

**32. Appropriately Dispose of Vegetative and Toxic Waste. (Mitigation Measure 19A)**

Neither stumps nor industrial toxic waste (petroleum and other chemical products) are accepted at the North San Juan Sanitation Transfer Station and if encountered, shall be properly disposed of in compliance with existing regulations and facilities.

*Timing: Prior to building/grading permit issuance and during construction*

*Reporting: Agency approval of permits or plans*

*Responsible Agency: Nevada County Planning Department*

**B. CALIFORNIA DEPARTMENT OF FISH & WILDLIFE**

- 1. Pursuant to Section 21089 of the California Public Resource Code and Section 711.4 et. seq. of the California Fish & Wildlife Code, a fee based on the latest California Department of Fish and Wildlife fee schedule must be paid as a condition of filing the Notice of

Determination for this project. This fee must be submitted to the Planning Department within 5 days of the permit approval with the check made payable to the County Clerk, County of Nevada. Without payment of this fee, the 30-day Statute of Limitations on court challenges to this project's approved environmental document will remain open, which could affect the permit validity. This fee is required to be collected on behalf of the State Department of Fish & Wildlife, and is subject to change.