

MITIGATION MONITORING AND REPORTING PROGRAM

Greenstone RV and Boat Storage

Prepared for:

County of El Dorado Planning and Building Department

Planning Services Division

2850 Fairlane Court
Placerville, CA 95667

Contact:

Lela Shelley

Assistant Planner
530.621.5859

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TABLE OF CONTENTS

Section	Page
MITIGATION MONITORING AND REPORTING PROGRAM	1
Purpose of Mitigation Monitoring and Reporting Program	1
Roles and Responsibilities	1
Reporting	2
Mitigation Monitoring and Reporting Program Table	2

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MITIGATION MONITORING AND REPORTING PROGRAM

In accordance with the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.), an initial study/mitigated negative declaration (IS/Proposed MND) was prepared for the PD23-0002 Greenstone RV and Boat Storage Project under the direction of the County of El Dorado (County). The project would result in potentially significant environmental impacts to biological resources, cultural resources, and tribal cultural resources, and would be mitigated to less than significant by the mitigation measures identified in the IS/Proposed MND. The cumulative analysis assumed implementation of the mitigation measures identified for project impacts, which resulted in no significant cumulative impacts and no additional mitigation measures are necessary. The project would not result in any significant and unavoidable impacts.

CEQA and the State CEQA Guidelines (PRC Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment." A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the project because the IS/Proposed MND identifies significant adverse impacts related to project implementation, and mitigation measures have been identified to reduce those impacts. Adoption of the MMRP would occur in conjunction with certification of the PD23-0002 Greenstone RV and Boat Storage Project IS/MND.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner before and during project construction and operation, as applicable.

The MMRP table (Table 1) provided herein has been prepared to assist the responsible parties in implementing the mitigation measures. The table identifies the impact, individual mitigation measures, monitoring responsibility, and mitigation timing. The table also provides space to confirm implementation of the mitigation measures after project approval. The numbering of mitigation measures follows the numbering sequence found in the IS/Proposed MND. Mitigation measures that are referenced more than once in the IS/Proposed MND are not duplicated in the MMRP table.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, El Dorado County is responsible for taking all actions necessary to implement, or document implementation of, the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. El Dorado County, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor or other designated agent.

Section 21081.6 of the Public Resources Code requires the lead agency to identify the "custodian of documents and other material" which constitutes the "record of proceedings" upon which the action on the project was based. El Dorado County Planning Department is the custodian of such documents for the PD23-0002 Greenstone RV and Boat Storage project IS/. Inquiries should be directed to:

Ande Flower, Deputy Planning Manager
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

The location of this information is:

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

The El Dorado County Planning Department is responsible for overall administration of the MMRP and for verifying that County staff, the project applicant, the construction contractor, or other designated party has completed the necessary actions for each measure. The parties responsible for implementing each measure are responsible for identifying, coordinating with, and reporting to designated County staff monitoring implementation of the MMRP.

REPORTING

El Dorado County shall require the applicant, contractor(s), or others responsible for implementation of mitigation measures, to maintain records documenting compliance of the activity with the required mitigation measures. Information regarding inspections and other requirements shall be compiled in monthly reports. The reports shall be designed to simply and clearly identify how and when mitigation measures have been adequately implemented. At a minimum, each report shall identify the mitigation measures or conditions to be monitored for implementation, how and when compliance with the mitigation measures or conditions has occurred, the procedures used to assess compliance, and whether further action is required.

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

The categories identified in the attached MMRP Table 1 are described below.

- ▶ Impact – This column provides the section of the Initial Study checklist table where the impact is identified. For example, Mitigation Measure 3.4-1 addresses impacts associated with Initial Study checklist question IV.a) “Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?” Therefore, “IV.a)” is provided in the Impact column (column 1) in Table 1.
- ▶ Mitigation Measure – This column provides the verbatim text of the adopted mitigation measure.
- ▶ Monitoring and Reporting Procedure – This column identifies discrete actions to be implemented as part of the broader mitigation measure.
- ▶ Timing – This column identifies the time frame in which the mitigation will be implemented. The abbreviations used to describe timing are as follows:

SS=site selection; DE=detailed project planning or project design prior to project approval;
CO=prior to or during construction; OC=prior to occupancy; OP=operation

These abbreviations are also defined in the notes at the end of the Table 1.

- ▶ Verification – This column identifies the party responsible for verifying compliance and is to be dated and signed by that party when the mitigation measure, or portion of the measure, is completed.

Table 1 Greenstone RV and Boat Storage Project IS/MND Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Monitoring and Reporting Procedure	Timing / Frequency	Verification	
Agriculture and Forest Resources					
Impact II.d)	Mitigation Measure 3.2-1: Oak Resources Protection To mitigate for the removal of oak canopy, the project applicant shall obtain a permit from the County and pay the mitigation fee for oak woodland impacts as stated in the ORMP. The Oak Resources Technical Report (Foothill 2022) (Attachment C) states that because 100 percent of the oak canopy on the site would be removed, the mitigation fee in the ORMP is doubled. The current mitigation fee for removal of oak woodlands is \$8,285 per acre. Therefore, the total mitigation fee required by the ORMP is \$7,357.08 (0.444 x \$8,285 x 2).	Any native oak trees are removed or destroyed, the project applicant shall obtain a permit and pay the mitigation fee.	DE and CO	Identify any oak tree removal in project plans. Monitor oak tree removal or damage during construction.	El Dorado County Planning and Building Department
Biological Resources					
Impact IV.a)	Mitigation Measure 3.4-1: Special-Status Plant Protection Prior to project construction, the following measures shall be implemented to protect special-status plants: - Prior to any vegetation clearing, ground disturbing, or construction activities within the project site, a qualified botanist shall implement protocol-level botanical surveys during the blooming period for the special-status plants with potential to occur in the project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance. - The surveys shall include all areas where habitat potentially suitable for special-status plant species would be removed or disturbed, plus a 25-foot buffer. - Surveys shall follow methods from CDFW's <i>Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities</i> (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical	If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations	DE and CO	Survey to be conducted by botanist during the blooming period closest to the initiation of ground disturbance	El Dorado County Planning and Building Department

PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT K - MMRP

Impact	Mitigation Measure	Monitoring and Reporting Procedure	Timing / Frequency		Verification
Impact IV.a) (cont.)	field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting. • If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities. • If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities. • If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures. • If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status. • For unavoidable impacts to Pine Hill endemics, mitigation shall include compliance with the County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060. The project site is located within Mitigation Area 2, where payment of an in-lieu fee is encouraged. Whatever method of compliance with Zoning Ordinance Section 130.71.060 is selected for implementation, it will meet the performance standard of no-net-loss of numbers of individuals and extent of occupied habitat for the species being mitigated for.				

PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT K - MMRP

Impact	Mitigation Measure	Monitoring and Reporting Procedure	Timing / Frequency		Verification
Impact IV.a) (cont.)	- For unavoidable impacts to special-status plants that are not Pine Hill Endemics and are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected and the potential for transplanting and reseeded, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed, and suitable habitat is available or can be created to expand the extent of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat. Monitoring, reporting, and land preservation methods will follow those established by the County in County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060. - If an affected plant species, whether a Pine Hill Endemic or not, is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to: - Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values. - Number and/or density of target plant individuals in the mitigation area. - A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing				

PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT K - MMRP

Impact	Mitigation Measure	Monitoring and Reporting Procedure	Timing / Frequency		Verification
Impact IV.a) (cont.)	when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding. • If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies). • Documentation of the completion of the mitigation strategy and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed.				

PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT K - MMRP

Impact IV.a)	Mitigation Measure 3.4-2: Nesting Bird and Raptor Protection The project applicant shall implement the following measures to protect nesting birds and raptors: - To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal, vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity. - If development activities must commence during the avian nesting season (between February 1 and August 31), within 7 days prior to commencement of work a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests. - If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting season there is a lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds. - If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active. - The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden eagle, 0.25 miles for white-tailed kite, 500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for	If development activities must occur between February 1 and August 31, retain a qualified biologist to conduct preconstruction surveys for nesting birds within appropriate buffers; 0.25 mi, 500 ft, 100 ft, or 20 ft. Establish and maintain an appropriate no disturbance buffer if an active nest is found. Survey report and mapping will be provided to El Dorado County. If necessary, consult with CDFW and implement avoidance measures and monitoring.	CO	Surveys conducted no more than 7 days prior to ground disturbance; between February 1 and August 31 Survey results, identification of no disturbance buffers (if needed), and coordination with CDFW (if needed) reported to County prior to the start of construction Nest monitoring during construction, as necessary	El Dorado County Planning and Building Department
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PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT K - MMRP

Impact	Mitigation Measure	Monitoring and Reporting Procedure	Timing / Frequency		Verification
Impact IV.a) (cont.)	common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW. - Daily monitoring of the nest by a qualified biologist during activities shall be required if the activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist. - Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.				
Impact IV.e)	Mitigation Measure 3.4-3: Oak Resources Protection Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."				
Cultural Resources					
Impact V.b)	Mitigation Measure 3.5-1: Protection of Archaeological Resources The following shall be implemented during future ground-disturbing activities: In the event that unknown buried archaeological deposits (e.g., stone tools, milling stones, shells, midden soils) are encountered during construction, all ground-disturbing activity within 50 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations 61) and appropriate Native American tribal representative shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas. If the find is determined to be significant by the qualified archaeologist or Native American tribe (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist, in consultation with the County and the culturally affiliated Native American tribe(s) shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, subsurface testing, or contiguous block unit excavation and data recovery.	If archaeological deposits are discovered during construction, halt ground-disturbing activity within 50-feet of the resources. Contact a qualified archaeologist. Determine appropriate level of archaeological investigation. Contact appropriate Native American tribe, as needed.	CO	During construction	El Dorado County Planning and Building Department

PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT K - MMRP

Impact	Mitigation Measure	Monitoring and Reporting Procedure	Timing / Frequency		Verification
Land Use and Planning					
Impact XI.b)	Mitigation Measure 3.11-1: Oak Resources Protection Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."		CO		El Dorado County Planning and Building Department
Tribal Cultural Resources					
Impact XVIII.a & XVIII.b)	Mitigation Measure 3.18-1: Protect Unanticipated Discoveries of Potential Tribal Cultural Resources To better protect the Tribal cultural resource in the event of unforeseen circumstances, a paid Tribal monitor authorized by The Shingle Springs Band of Miwok Indians will be present during ground disturbance construction activities. The applicant, or applicant's representative, shall fund the presence of the monitor during any grading or ground disturbance. In addition, the applicant, or applicant's representative, shall contact and coordinate with the tribe 7 days prior to the grading activities / ground disturbing construction activities. If any suspected tribal cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are discovered during ground-disturbing construction activities, all work will cease within 50 feet of the find. Construction activities could continue in other areas. Appropriate tribal representative(s) will be immediately notified and will determine whether the find is a tribal cultural resource (pursuant to PRC Section 21074). If the find is determined to be a tribal cultural resource, the appropriate tribal representative(s) will make recommendations for further evaluation and treatment, as necessary. If the find is determined not to be a tribal cultural resource as defined in PRC Section 21074, construction may proceed. Preservation in place is the preferred alternative under CEQA and the tribes' protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, 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 a location within the project vicinity where they will not be subject to future impacts. Tribes do not consider curation of tribal cultural resources to be appropriate or respectful and request that materials not be permanently curated unless approved	Paid Tribal monitor present when ground disturbance / grading activities. Applicant contacts and coordinates with SSBand at least 7 days prior to ground disturbance. If suspected tribal cultural resources are discovered during construction, halt ground-disturbing activity within 100-feet of the resources. Notify El Dorado County of the find. Contact a Tribal Representative to evaluate the find. Determine and implement appropriate protection/preservation/treatment if determined to be a Tribal cultural resource.	CO	During ground disturbing activities during construction	El Dorado County Planning and Building Department

PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT K - MMRP

Impact	Mitigation Measure	Monitoring and Reporting Procedure	Timing / Frequency		Verification
	by the tribal representative. Treatment that preserves or restores the cultural character and integrity of a tribal cultural resource may include tribal monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil (soils containing and surrounding the discovery).				

Project stage at which implementation of the measure is required: SS=site selection; DE=detailed project planning or project design prior to project approval; CO=prior to or during construction; OC=prior to occupancy; OP=operation

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PD23-0002 / GREENSTONE RV AND BOAT STORAGE EXHIBIT L - ALTERNATIVE LANDSCAPING REQUEST



November 04, 2025

Alternative Landscaping Request Greenstone RV & Boat Storage (PD23-0002)

Due to topographical terrain and drainage constraints, we hereby request alternative screening and landscaping requirements which does not meet title 130.33 and the Community Design Standards-Landscaping and Irrigation Manual. Specifically, the landscape buffers at the perimeter of all property lines.

The entire perimeter of parcel is proposed to be fenced with a 6' chain link fence. Slats or a solid fence would not screen the view of the RV's stored inside, due to the topography of the site, nor would any landscaping at fence. The fence needs to be located on property line for security of the project.

The parcel is surrounded on East, West, North & South by Industrial zoned parcels & is not visible from the public right of way or public street.

Proposed drainage swales are placed 5 feet in from the PLs/fence due to topographical terrain and grading constraints.

Landscaping in being proposed at the entry, and at the leasing office.

Cost to install and maintain a fully landscaped parcel is cost prohibitive and considered a waste of water as the landscaping will not accomplish the buffer intentions of the ordinance.