

# The Crossings Phases 2 and 3 RV Park and Campground Project Mitigation Monitoring and Reporting Program

March 2025

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the County are completed at the appropriate time in the development process.

The mitigation measures identified in The Crossings Phases 2 and 3 RV Resort and Campground Addendum are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

**Project Title:** The Crossings Phases 2 and 3 RV Resort and Campground Project

**File Number(s):** PD#97-011

**Site Address:** North of US Route 50 and east of El Dorado Road

**APN(s):** 327-110-012, 327-120-019, -020, -021, and -022, as well as portions of 325-220-061 and -063

**Project Applicant(s):** Leonard Grado  
El Dorado RV Resort & Campground, LLC  
1488 Broadway  
Placerville, CA 95667  
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## Previously Prepared Environmental Documents:

- Missouri Flat Area Master Circulation and Funding Plan (MC&FP) and Sundance Plaza and El Dorado Villages Shopping Center Projects EIR, SCH# 97092074 (certified April 1998); and
- Missouri Flat Area MC&FP and Sundance Plaza and El Dorado Villages Shopping Center Projects EIR Addendum (November 7, 2011).

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AESTHETICS				
4.3-4 <u>Short-term Visual Changes (The Crossings Project)</u> <i>For any properties that will be cleared and graded and that will be exposed for 8 or more months, the applicant shall broadcast seed the property with a native wildflower mix. The seeded area will be irrigated to establish the plant life. Once plant life is established, or after one complete winter season, irrigation may no longer be required to sustain vegetation. For areas that are seeded in the fall, irrigation is not required since it would take advantage of winter and spring rains.</i>	During construction activities that would result in a property being graded and exposed for eight or more months. This requirement shall be included as a note on the improvement plans.	El Dorado County Planning and Building Department		
4.3-9 <u>Long-term Visual Changes (The Crossings Project)</u> <i>The Crossings Project is already required to undergo design review, including the submittal and approval of a landscaping plan, as part of the Planned Development application process. For this mitigation, the landscaping plan approved for The Crossings Project shall include a landscaping theme along the entire frontage of Headington Road, or private drive aisle, whichever is approved by the County (between Missouri Flat Road and El Dorado Road), that incorporates native trees and shrubs.</i>  <i>Prior to issuance of the first occupancy permit at The Crossings Project, this entire landscape frontage shall be planted. This landscape area shall be irrigated sufficiently to ensure that plants are well-established. The applicant shall ensure, through an agreement with The Crossings Project developers, lease agreements with tenants or other mechanisms approved by El Dorado County, that this landscape area is maintained for plant vitality (including on-going irrigation, if necessary) and for weed and trash removal. Any plants that are not successfully established or in a healthy living condition for up to five (5) years after initial planting shall be replaced with in-kind vegetation. There are no additional feasible mitigation</i>	Prior to issuance of the first occupancy permit	El Dorado County Planning and Building Department		

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<i>measures to reduce significant long-term visual impacts of The Crossings Project.</i>				
<p>4.3-12 <u>Nighttime Lighting (MC&amp;FP Area, The Crossings Project, El Dorado Villages Shopping Center)</u>  Approval of any retail project in the MC&amp;FP Area, The Crossings Project, or El Dorado Villages Shopping Center, shall be subject to the following lighting standards (note: these are taken from the draft El Dorado County lighting standards being considered for inclusion in the updated County Zoning Ordinance):</p> <p>a) Any commercial, industrial, multi-family, civic, or utility project that proposes to install outdoor lighting shall submit plans for such lighting, to be reviewed by the Planning Director as part of a site plan review. If the project requires a design review, special use permit or development plan application, said lighting plan shall be included as part of that application, and shall be subject to approval by the approving authority.</p> <p>b) Lighting plans shall contain, at a minimum, the location and height of all light fixtures, the manufacturer's name and style of light fixture, and specifications for each type of fixture.</p> <p>c) All outdoor lighting shall conform to the following standards:</p> <ol style="list-style-type: none"> <li>1. Parking lot and other security lighting shall be top and side shielded to prevent the light pattern from shining onto adjacent property or roadways, excluding lights used for illumination of public roads.</li> <li>2. External lights used to illuminate a sign or the side of a building or wall shall be shielded to prevent the light from shining off of the surface intended to be illuminated. Bottom lighting shall be prohibited.</li> <li>3. Lights that shine onto a road in a manner which causes excessive glare and may be considered to</li> </ol>	Prior to approval of Improvement Plans for any retail project	El Dorado County Planning and Building Department		

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<i>be a traffic hazard shall be prohibited.</i> 4. Outdoor floodlights shall not be projected above the horizontal plane. 5. Lighting of outdoor display area, including but not limited to vehicle sales and rental, and building material sales, shall be turned off within 30 minutes after the closing of the business. Security lighting, as approved by the Planning Director may remain on after the close of business. 6. Outdoor lighting within the -DS, Scenic Corridor Design Review combining zone district, shall conform to the design standards.				
<b>AIR QUALITY</b>				
4.5-2 <u>Short-term Grading and Construction Air Quality Impacts (The Crossings Project)</u> Project applicants for development in The Crossings Project shall implement the following measures, including compliance with applicable EDCAQMD rules and regulations, as applicable during grading and construction periods.  a) Comply with EDCAQMD Rule 223 (Fugitive Dust), as required by the Air Pollution Control Officer. Compliance may include, but is not limited to, implementation of the following measures: <ul style="list-style-type: none"> <li>Application of water or suitable chemical or other specified covering on material stockpiles, wrecking activity, excavation, grading, sweeping, clearing of land, solid waste disposal operations, or construction or demolition of buildings or structure (all exposed soil shall be kept visibly moist during grading);</li> <li>Installation and use of hoods, fans and filers to</li> </ul>	During grading and construction periods	EDCAQMD  El Dorado County Planning and Building Department		

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<p><i>enclose, collect, and clean the emissions of dusty materials;</i></p> <ul style="list-style-type: none"> <li><i>Covering or wetting at all times when in motion of open-bodied trucks, trailers or other vehicles transporting material which create a nuisance by generating particulate matter in areas where the public has access;</i></li> <li><i>Applications of asphalt, oil water or suitable chemical on dirt roads;</i></li> <li><i>Paving of public or commercial parking surfaces;</i></li> <li><i>Removal from paved streets and parking surfaces of earth or other material which has a tendency to become airborne;</i></li> <li><i>Alternate means of control as approved by the Air Pollution Control Officer.</i></li> </ul> <p>b) <i>Use only low-emissions mobile construction equipment (e.g., tractor, scraper, dozer).</i></p> <p>c) <i>Maintain construction equipment engines in proper operating condition.</i></p> <p>d) <i>Development and implement construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources, reducing or changing hour of construction, and scheduling activity during off-peak hours.</i></p> <p>e) <i>Comply with EDCAQMD Rule 224 (Cutback and Emulsified Asphalt Paving Materials).</i></p> <p>f) <i>Comply with EDCAQMD Rule 215 pertaining to architectural coatings.</i></p> <p>g) <i>Obtain permits from the EDCAQMD and/or local fire agency prior to burning of waste from land development clearing, depending upon the time of year the burning is to take place.</i></p>				

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Only vegetative waste may be disposed of using an outdoor fire.				
<p>4.5-13 <u>Exposure of Sensitive Receptors to Toxic Air Contaminants (The Crossings Project)</u>  In addition to compliance with all applicable rules and regulations of the EDCAQMD, project applicants for retail development for The Crossings Project shall implement the following measures, as applicable, to the extent allowable under state law:</p> <p>a) Proponent of individual point sources of emissions, such as gas stations or dry cleaners, shall submit authority-to-construct applications to the EDCAQMD prior to the construction or installation of such facilities. Such applications are required to include facility diagrams, proposed equipment specifications, and emission factors.</p>	Prior to the construction or installation of individual point sources of emissions	EDCAQMD  El Dorado County Planning and Building Department		
<b>BIOLOGICAL RESOURCES</b>				
<p>4.9-8 <u>Raptor Nest Disturbance (MC&amp;FP Area, The Crossings Project, El Dorado Villages Shopping Center)</u></p> <p>a) Prior to issuance of a grading permit for any MC&amp;FP retail development or roadway improvement projects, and The Crossings Project and El Dorado Villages Shopping Center, it will be determined whether grading or tree removal is proposed during the raptor nesting season (February 1 to August 31).</p> <p>b) If no grading or tree removal will occur during the raptor nesting season, no further mitigation will be necessary.</p> <p>c) If grading or tree removal is proposed during the raptor nesting season, a focused survey for raptor nests shall be conducted by a qualified biologist during the nesting season to identify active nests on the project site. The survey will be conducted no less than 14 days, and no more than 30 days prior to the beginning of grading or tree removal. The results of the survey will be summarized in a</p>	Prior to issuance of a grading permit	El Dorado County Planning and Building Department  CDFW, if nesting raptors are detected on-site		

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<p>written report to be submitted to CDFW prior to the beginning of grading.</p> <p>d) If nesting raptors are found during the focused survey, no grading or tree removal will occur within 500 feet of an active nest until the young have fledged (as determined by a qualified biologist) or until the project applicant receives written authorization from CDFW to proceed. If nest trees are unavoidable, they shall be removed during the non-breeding season.</p>				
<p>4.9-10 <u>Loss of Jurisdictional Waters of the United States, including Wetlands (MC&amp;FP Area, The Crossings Project, El Dorado Villages Shopping Center)</u></p> <p>a) Prior to issuance of a grading permit, for the MC&amp;FP (excluding The Crossings Project site) or roadway improvements, a determination, through the formal Section 404 wetlands delineation process, shall be made by a qualified biologist whether potential jurisdictional Waters of the United States, including wetlands are present on the project site.</p> <p>b) Prior to issuance of a grading permit, a formal wetland delineation shall be completed for the El Dorado Villages Shopping Center site.</p> <p>c) If wetlands on the site are determined to be jurisdictional and can be avoided, no further mitigation will be required.</p> <p>d) If potential jurisdictional Waters of the United States, including wetlands, are present and would be filled as a result of the project, authorization of a Section 404 permit shall be secured from USACE and a Section 1600 agreement shall be secured from CDFG, as appropriate.</p> <p>e) As part of the permitting process, mitigation impact to jurisdictional Waters of the United States, including wetlands, will be identified and implemented. The acreage shall be replaced or rehabilitated on a "no-net-loss" basis in</p>	<p>Prior to commencement of grading activities within 25 feet of aquatic resources, wetland impacts shall be mitigated to ensure no-net-loss</p> <p>Prior to approval of the final project improvement plans, all grading plans will note that all work within 25 feet of aquatic resources shall be conducted in the dry season.</p>	<p>El Dorado County Planning and Building Department</p> <p>USACE</p>		

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<p><i>accordance with USACE regulations. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to USACE. In order to compensate for the loss of on-site Wetlands of the United States, including the 0.435-acre of Wetlands of the United States within The Crossings Project site, the project applicant shall purchase mitigation credits at a 1:1 ratio through the USACE's approved In-Lieu Fee Program, such as the National Fish and Wildlife Foundation's Sacramento District California In-Lieu Fee Program. Proof of compliance shall be provided to the USACE and the El Dorado County Planning Division prior to commencement of grading activities within 25 feet of on-site aquatic resources.</i></p> <p>f) <i>Prior to approval of the final project improvement plans, all grading plans will note that all work within 25 feet of aquatic resources shall be conducted in the dry season when water is not present and will include adequate setback for preserved seasonal and perennial drainages. Measures to minimize erosion and runoff into seasonal and perennial drainages that are preserved will also be included in all grading plans. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtrations systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants into preserved drainages. Proof of compliance shall be provided to the El Dorado County Planning Division.</i></p>				
<b>NOISE</b>				
<p>4.6-1 <u>Phase 1 (Year 2005) or Phase 2 (Through Year 2015) Short-Term Construction Noise (MC&amp;FP Area)</u>  Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days:</p> <ul style="list-style-type: none"> <li>Between the hours of 7:00 AM and 7:00 PM on any weekday</li> </ul>	At the time of the letting of the construction contract and during	El Dorado County Planning and Building Department		



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<ul style="list-style-type: none"> <li>Between the hours of 8:00 AM and 6:00 PM on Saturdays</li> <li>Prohibited on Sundays and holidays</li> </ul> <p><i>At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated such that resultant noise levels do not exceed those provided in Table 6-2 of the General Plan by keeping engine doors during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise levels that do not exceed the County's non-transportation noise standard (Table 6-2 of the General Plan).</i></p>	construction activities			
<p>4.6-2 <u>Short-term Construction Noise (The Crossings Project, El Dorado Villages Shopping Center)</u>  Implement Mitigation Measure 4.6-1. No further mitigation is required.</p>	See Mitigation Measure 4.6-1	See Mitigation Measure 4.6-1		
<p>4.6-4(a) <i>In order to reduce the potential for adverse reaction to music generated by resort guests and noise generated during events with amplified speech or music, the project applicant shall enforce the following measures during project operations:</i></p> <ol style="list-style-type: none"> <li><i>The use of outdoor speakers/stereos/amplified music devices on the premises shall be limited to daytime hours only (7:00 AM to 7:00 PM);</i></li> <li><i>Periodic checks shall be performed by facility management to ensure that outdoor speakers/stereos/amplified music devices are not audible at the property lines of the project site;</i></li> <li><i>Events utilizing sound amplification equipment shall be limited to daytime (7:00 AM to 7:00 PM) and evening (7:00 PM to 10:00 PM) hours;</i></li> <li><i>If amplified music or speech is generated during events, the speakers shall be oriented to the south, north, or east, and not in a westerly direction;</i></li> </ol>	During project operations	Facility Management		

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<p>5. Amplified sound levels shall not exceed 85 dBA <math>L_{eq}</math> at a reference position 100 feet from the speakers. Resort representatives shall procure a Type 2 sound level meter and conduct reference sound checks 100 feet from the stage to ensure levels do not exceed 85 dBA at that distance; and</p> <p>6. Complaints from nearby residents regarding speaker noise and/or amplified speech or music shall be addressed immediately by facility management.</p>				
<p>4.6-7 <u>Traffic Noise (The Crossings Project)</u>  Implementation of the following mitigation measures would ensure that traffic noise impacts are reduced to a less-than-significant level:</p> <ul style="list-style-type: none"> <li>The project applicant for The Crossings Project shall contribute on a fair-share basis to the funding of traffic noise attenuation measures, such as sound barriers, noise berms, or setbacks, required to ensure that traffic noise levels do not exceed applicable County standards, as presented in Table 6-1 of the General Plan. The project's fair share shall be determined by the County, in consultation with the project applicant, based on the project's relative contribution to the traffic noise level.</li> </ul>	Prior to the issuance of building permits	El Dorado County Planning and Building Department		
<b>HYDROLOGY AND WATER QUALITY</b>				
<p>4.8-3 <u>Long-Term Surface Water Quality Degradation (MC&amp;FP Area, The Crossings Project, El Dorado Villages Shopping Center)</u>  The following mitigation measure is for the significant impact of long-term surface water quality degradation that would occur after the retail development and roadway improvements in the MC&amp;FP Area, and The Crossings Project and the El Dorado Villages Shopping Center as individual projects:</p> <p>a) The developers of retail projects in the MC&amp;FP Area, and developers of The Crossings Project and El Dorado Villages Shopping Center shall construct on-site detention basins.</p>	<p>Prior to issuance of grading permit</p> <p>In conjunction with the submittal of improvement plans</p>	<p>El Dorado County Department of Transportation</p> <p>El Dorado County Environmental Management Department</p>		

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<p><i>These basins shall be constructed at the commencement of grading, and be maintained throughout the construction period to receive stormwater runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters.</i></p> <p>b) <i>Prior to issuance of grading permit for retail or roadway improvement projects in the MC&amp;FP Area, and developers of The Crossings Project and El Dorado Villages Shopping Center, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain inlet clearing) to reduce long-term surface water quality impacts. Parking lot sweeping shall occur on a weekly basis, and storm drain inlet clearing shall occur semi-annually. The plan shall also include the installation of oil, gas and grease trap separators in the project parking lot. The project applicant shall develop a financial mechanism, to be approved by the El Dorado County Department of Transportation, which ensures the long-term implementation of the program.</i></p> <p>c) <i>In conjunction with the submittal of improvements plans for The Crossings Project, the project applicant shall submit design-level drawings for the proposed dump station. The dump station design shall include, but not be limited to, installation of a concrete pad with slopes around the sewer system connection to prevent raw sewage from contaminating adjacent areas in the unlikely event of an accidental spill at the dump station. The design of the dump station shall be reviewed and approved by the El Dorado County Environmental Management Department.</i></p>				