

The Crossings Phases 2 and 3 RV Resort and Campground Project Addendum and Mitigation Monitoring and Reporting Program

Errata Sheet March 2025

Introduction

This Errata presents, in ~~strike-through~~ and double-underline format, the revisions to The Crossings Phases 2 and 3 RV Resort and Campground Project (proposed project) Addendum and Mitigation Monitoring and Reporting Program (MMRP). The revisions to the Addendum reflected in this Errata do not affect the adequacy of the environmental analysis contained in the Addendum, as explained further below. Because the changes presented below would not result in any new significant impacts or increase in impact significance from what was identified in the IS/MND, the conclusion set forth in the Addendum remains that the conditions in CEQA Guidelines Section 15162 are not triggered by the proposed project. As such, an addendum, with inclusion of the revisions presented herein, remains the appropriate environmental document for the proposed project, pursuant to CEQA Guidelines Section 15164.

Changes to the Addendum

Biological Resources - Mitigation Measure 4.9-10

Mitigation Measure 4.9-10 pertains to wetlands and was modified in the Addendum to apply more appropriately to the currently proposed Phases 2 and 3. At the request of the applicant, the County agrees that the current wording in subsections 'e' and 'f' is unnecessarily restrictive because it would not allow any on-site grading to occur prior to mitigating on-site wetland impacts. Instead, it is reasonable to allow on-site grading within a specified buffer distance from the wetlands, but any further encroachment into the wetland area cannot occur until wetland impact compensation has occurred. As a result, the following additional changes to Mitigation Measure 4.9-10 are proposed and shown in red.

Mitigation Measure 4.9-10: Loss of Jurisdictional Waters of the United States, including Wetlands (MC&FP Area, ~~Sundance Plaza~~ The Crossings Project, El Dorado Villages Shopping Center)

- a) *Prior to issuance of a grading permit, for the MC&FP (excluding ~~Sundance Plaza~~ 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.*
- b) *Prior to issuance of a grading permit, a formal wetland delineation shall be completed for the El Dorado Villages Shopping Center site.*
- c) *If wetlands on the site are determined to be jurisdictional and can be avoided, no further mitigation will be required.*
- 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.*

- 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 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 issuance of grading permits commencement of grading within 25 feet of on-site aquatic resources. ~~Habitat compensation will also be in accordance with El Dorado County which has adopted a “no-net-loss” policy under General Plan Policy 7.3.3.2; this policy allows wetland habitat compensation on- or off-site, but at a minimum 1:1 ratio. Also in accordance with General Plan Policy 7.3.3.2, a wetland study and mitigation monitoring program will be submitted to the County and concerned state and federal agencies (i.e., USACE, CDFG) for review prior to permit approval.~~*
- f) *Prior to approval of the final project improvement plans, All grading plans will note that all work within 25 feet of on-site 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.*

Noise – Addendum Pages 46 and 49 and Mitigation Measure 4.6-7

The Noise section of the Addendum is hereby revised in red track changes to clarify that window retrofitting of existing residences along the Headington Road Extension is no longer required due to the substantial reduction in trips that would result from the proposed RV Resort and Campground use.

According to the ENA, using trip-generation factors published by the Institute of Transportation Engineers (ITE), the approximately 535,000 sf of retail space anticipated for the entire Sundance Plaza Project in the 1998 EIR would generate approximately 43 daily vehicle trips per thousand square feet of retail, for a total of approximately 23,000 daily vehicle trips. The ENA determined that retail development approved in Phases 2 and 3 would theoretically generate approximately 15,600 daily vehicle trips.

Using daily trip generations of the currently proposed project provided in the Transportation Impact Analysis (TIA) prepared for the proposed project by KD Anderson & Associates, Inc. (KD Anderson) (see Attachment 8 to this Addendum),¹ Bollard determined that the currently proposed project would generate approximately 2,599 daily vehicle trips. As a result, the ENA determined that the currently proposed project would generate traffic noise levels approximately eight dBA L_{dn} lower than the traffic noise levels which would have been generated by the previously approved commercial and retail development. ~~However, because existing residences in the project vicinity would still be exposed to traffic noise levels exceeding the County’s 60 dBA L_{dn} noise standard~~

¹ KD Anderson & Associates, Inc. *Transportation Impact Analysis for The Crossings at El Dorado Phases 2 and 3 RV Park Alternative*. February 22, 2024.

~~for transportation noise. Because no off-site traffic noise impacts (i.e., defined as a substantial noise increase equating to 3 dB or greater increase) were identified for the previously approved commercial / retail development (per Table 4.6-9 of the 1998 EIR), a similar finding of no off-site traffic noise impacts would be identified for the currently proposed RV Park & Hotel project. Therefore, Mitigation Measure 4.6-7 would still no longer apply to the currently proposed project. However, because Mitigation Measure 4.6-7 uses outdated names for the proposed project, the measure has been modified.~~

Page 49 is hereby revised in red to clarify the conclusion section:

Conclusion

Based on the analysis above, given implementation of Mitigation Measures 4.6-1 and 4.6-2 of the 1998 EIR, potential impacts related to construction noise would be reduced to a less-than-significant level. ~~Furthermore, implementation of Mitigation Measure 4.6-7 of the 1998 EIR, as amended, would ensure that potential impacts related to traffic noise would be reduced to a less-than-significant level.~~ Similarly, implementation of new Mitigation Measure 4.6-4(a) would ensure that impacts related to operational noise, specifically operational noise associated with guest outdoor speaker noise and noise generated during on-site events or use of amplified speech/music, would be reduced to a less-than-significant level. In addition, Bollard concluded that relative to the noise generation of the previously approved project analyzed in the 1998 EIR and the 2011 Addendum, the proposed project would generate lower noise levels at the nearest residential uses. It is noted that because Mitigation Measure 4.6-4 of the 1998 EIR applied to the anticipated development of commercial uses throughout the project site, the measure is no longer relevant to the currently proposed project.

Mitigation Measure 4.6-7 is hereby revised to delete the second bullet (shown in red):

Mitigation Measure 4.6-7: Traffic Noise (~~Sundance Plaza~~ The Crossings Project)

Implementation of the following mitigation measures would ensure that traffic noise impacts are reduced to a less-than-significant level:

- *The project applicant for ~~the Sundance Plaza project~~ 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.*
- ~~*Prior to the completion of the proposed Headington Road Extension, or private drive aisle, whichever is approved by the County, inhabited residences within 200 feet of the roadway centerline shall be equipped with double-pane glass windows, to be paid for by the project applicant.*~~

Changes to Mitigation Monitoring and Reporting Program

In addition to the above text changes to the Addendum, the Mitigation Measure Monitoring and Reporting Program is correspondingly revised as shown on the following pages (only revised sections are shown in red):

MITIGATION MONITORING AND REPORTING PROGRAM
The Crossings Phases 2 and 3 RV Resort and Campground Project

Mitigation Measure	Implementation Schedule	Monitoring Agency	VERIFICATION OF COMPLIANCE	
			Initials	Date
BIOLOGICAL RESOURCES				
<p>4.9-10 <u>Loss of Jurisdictional Waters of the United States, including Wetlands (MC&FP Area, The Crossings Project, El Dorado Villages Shopping Center)</u></p> <p>a) <i>Prior to issuance of a grading permit, for the MC&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.</i></p> <p>b) <i>Prior to issuance of a grading permit, a formal wetland delineation shall be completed for the El Dorado Villages Shopping Center site.</i></p> <p>c) <i>If wetlands on the site are determined to be jurisdictional and can be avoided, no further mitigation will be required.</i></p> <p>d) <i>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.</i></p> <p>e) <i>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 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</i></p>	<p>Prior to issuance of a grading permit 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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Mitigation Measure	Implementation Schedule	Monitoring Agency	VERIFICATION OF COMPLIANCE	
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<p><i>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 issuance of grading permits commencement of grading 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 <u>within 25 feet of on-site aquatic resources</u> 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>				
NOISE				
<p>4.6-7 <u>Traffic Noise (The Crossings Project)</u> <i>Implementation of the following mitigation measures would ensure that traffic noise impacts are reduced to a less-than-significant level:</i></p> <ul style="list-style-type: none"> <i>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.</i> <i>Prior to the completion of the proposed Headington Road</i> 	<p>Prior to the issuance of building permits</p>	<p>El Dorado County Planning and Building Department</p>		

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Extension, or private drive aisle, whichever is approved by the County, inhabited residences within 200 feet of the roadway centerline shall be equipped with double-pane glass windows, to be paid for by the project applicant.				