

MITIGATION MONITORING AND
REPORTING PROGRAM

COUNTY OF EL DORADO
GREEN VALLEY CONVENIENCE CENTER
(PD12-0003)
ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO. 2013062011

Prepared for:

COUNTY OF EL DORADO
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DECEMBER 2015

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Green Valley Convenience Center (PD 12-0003). This MMRP has been prepared pursuant to California Public Resources Code Section 21081.6, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." An MMRP is required for the proposed project because the EIR for the proposed project has identified potentially significant impacts, and measures have been identified to mitigate those impacts.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR. All revisions to mitigation measures that were necessary as a result of responding to public comments and incorporating staff-initiated revisions have been incorporated into this MMRP.

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The MMRP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in the EIR.

The County of El Dorado will be the primary agency, but not the only agency, responsible for implementing the mitigation measures. In some cases, other public agencies will implement measures. In other cases, the project applicant will be responsible for implementation of measures and the County's role is exclusively to monitor measure implementation. In those cases, the project applicant may choose to require the construction contractor to implement specific mitigation measures prior to and/or during construction. The County will continue to monitor mitigation measures that are required to be implemented during the operation of the project.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described below.

- **Mitigation Measure:** The mitigation measures are taken verbatim from the ER, in the same order that they appear in the EIR.
- **Implementation Responsibility:** Identifies the department within the County, project applicant, or consultant responsible for implementing the mitigation measure.
- **Timing:** Identifies at which stage of the project mitigation must be completed.
- **Compliance Verification Responsibility:** Identifies the County department responsible for verifying compliance with the mitigation.
- **Verification:** Indicates date mitigation measure requirements were implemented (if ongoing) or completed.

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MM #	Mitigation Measure	Implementation Responsibility	Timing	County Department Compliance Verification Responsibility	Verification (Date and Initials)
Transportation and Circulation					
TRA-3	The applicant shall prepare and implement a signal timing plan for the Green Valley Road/Sophia Parkway intersection to provide a longer green phase for the westbound left-turn movement. The plan shall be prepared by a California-licensed civil engineer or traffic engineer and shall be submitted to the County Transportation Division. The applicant shall also restripe the protected left-turn pocket on westbound Green Valley Road to extend the length to 350 feet to coincide with the length of the raised median. The applicant shall ensure the signal timing is adjusted and restriping is completed in coordination with the County Transportation Division prior to the issuance of the occupancy permit.	Project applicant	Prior to occupancy	Transportation Division	
TRA-10	A portion of the curb along Sophia Parkway adjoining the project driveway south of project shall be marked as "No Parking." The applicant shall coordinate with the County Transportation Division to determine the specific distance where parking would be prohibited.	Project applicant	Prior to occupancy	Transportation Division	
TRA-11	Project conditions of approval shall require the following: a. Soil import haul truck traffic shall be limited to non-peak hours only. The exact hours will be determined when the encroachment permit is issued, based on the most recent traffic counts available from the Transportation Division at the time the permit is issued. Haul trucks may not exit the site via left turn onto Green Valley Road. b. Prior to activities that would involve improvements on Green Valley Road and Sophia Parkway, the applicant's contractor shall notify the El Dorado County Transportation Division to determine specific traffic controls that shall be implemented, including but not limited to signage, barriers,	Project applicant	Prior to and during construction	Transportation Division	

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MM #	Mitigation Measure	Implementation Responsibility	Timing	County Department Compliance Verification Responsibility	Verification (Date and Initials)
	flaggers, and notifications to public regarding potential lane closures or narrowing.				
Biological Resources					
BIO-2	<p>Migratory Birds/Raptors. <u>Preconstruction Surveys and Protection/Avoidance Measures.</u> If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active bird and raptor nests. If construction is scheduled to begin between 1 February and 31 August, then a qualified biologist shall conduct a preconstruction survey for active nests at the construction site. In order to avoid take (Fish and Game Code Section 86) of protected birds and raptors (Fish and Game Code Sections 3503, 3503.5, 3511, and 3513), a preconstruction bird and raptor nest survey shall be conducted within 10 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW)-approved biologist in order to identify active nests in the project site vicinity. The results of the survey shall be submitted to the CDFW and County of El Dorado Development Services Division. If active raptor nests are found, a quarter-mile (1,320 feet) initial temporary nest disturbance buffer shall be established. If active passerine nests are found, a 200-foot (500 feet for special-status species) initial temporary nest disturbance buffer shall be established. If project-related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an on-site biologist/monitor experienced with the species' behavior shall be retained by the project proponent to monitor the nest and shall, along with the project proponent, consult with the CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest</p>	Project applicant	Prior to and during construction	Planning Division	

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	<p>disturbance buffer if birds/raptors are not exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the birds/raptors, over time it may be determined that the on-site biologist/monitor may no longer be necessary due to the birds/raptors' acclimation to construction-related activities. The proposed actions shall be included in a work plan, approved by the CDFW, and submitted to the County of El Dorado Development Services Division. Take of a nesting bird listed under the California Endangered Species Act would require an incidental take permit.</p>				
BIO-3	<p>Riparian Vegetation</p> <p>a. Best management practices that conform with the County's California Stormwater Pollution Prevention Plan, issued by the State Water Resources Control Board for erosion and sediment control, shall be incorporated into the project development plans and implemented as approved by Building Services during the grading permit process.</p> <p>b. No equipment shall be allowed within the seasonal stream.</p> <p>c. Construction fencing shall be installed between the edge of construction disturbance and the seasonal stream to prevent and avoid accidental fill and/or equipment entering the setback and creek. The fencing shall be installed prior to initiation of any grading.</p> <p>d. The project applicant shall have the current Streambed Alteration Agreement issued by the CDFW revalidated, or the applicant shall submit a new Section 1600 notification to the CDFW. A grading permit shall not be issued until documentation has been provided to the County that the existing Streambed Alteration Agreement has been revalidated, or that a Streambed Alteration Agreement is not required by the CDFW.</p> <p>e. Within one year of the initiation of project construction, the project applicant shall implement the revegetation plantings identified in the project landscaping plan (Figure 2.0-8 of the Draft EIR).</p>	Project applicant	<p>a-c) prior to and during construction</p> <p>d) prior to construction</p> <p>e) within one year of project construction</p> <p>f) prior to final inspection and annually for five years thereafter</p>	Planning Division	

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	<p>f. Proof of planting shall be submitted to County of El Dorado Development Services Division prior to final inspection. The revegetation plantings shall be monitored annually, in the late summer or early autumn. The number and species of surviving trees shall be counted and their condition and general health recorded. A monitoring report of the number and condition of surviving trees shall be made annually for a period of five years, no later than 31 December, to the County and the CDFW. The monitoring report shall discuss the overall site conditions, compare the surviving trees to the success criterion, and recommend contingency measures if appropriate.</p>				

Mitigation Measures Agreement

Project: PD12-0003 Green Valley Convenience Center

As the applicant, owner, or their legal agent, I hereby agree to incorporate all required mitigation measures, as identified in the related Mitigation Monitoring and Reporting Program, which are necessary in order to avoid or reduce potentially significant environmental effect that would occur as a result of project implementation.

I understand that by agreeing to incorporate the identified mitigation measures, all potentially adverse environmental impacts will be reduced to an acceptable level and a "Draft Environmental Impact Report" will be prepared and circulated in accordance with County procedures for implementing the California Environmental Quality Act (CEQA). I also understand that additional mitigation measures may be required following the review of the "Draft Environmental Impact Report" by the public, affected agencies, and by the applicable advisory and final decision making bodies.

I understand the required mitigation measures incorporated into the project will be subject to the El Dorado County Mitigation Monitoring and Reporting Program adopted in conjunction with the Final Environmental Impact Report.

This agreement shall be binding on the applicant/property owner and on any successors or assigns in interest.

IN WITNESS WHEREOF, the Planning Director or his assign, representing the County of El Dorado, and the applicant/owner or his legal agent have executed this agreement on this 24 day of December, 2015.

El Dorado County Planning Services

By: Jennifer Franich

Jennifer Franich, Associate Planner

Print name and title above

Signature of Applicant/Owner/Agent:

Cameron Park Petroleum, Inc
Marc Strauch, President

Print name and address below:

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Marc Strauch, President
301 Natoma St Suite 202
Folsom, Ca 95630