

Mitigation Monitoring and Reporting Program

Introduction

Section 21081.6 of the Public Resources Code and Section 15097 of the State CEQA Guidelines require a lead agency that approves or carries out a project, where a CEQA document has identified significant environmental effects, to adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval in order to mitigate or avoid significant effects on the environment.”

The intent of the following Mitigation Monitoring and Reporting Program (MMRP) for the Creekside Plaza Project (proposed project) is to ensure implementation of the mitigation measures identified within the Subsequent Environmental Impact Report (SEIR) for the proposed project. El Dorado County (County) is the lead agency that must adopt the mitigation monitoring program for proposed project.

The CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a lead agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with State CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of the actions identified in the SEIR.

Compliance Checklists

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the SEIR prepared for the proposed project. This MMRP is intended to be used by El Dorado County staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the Draft SEIR.

The Draft SEIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes the impact by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by El Dorado County. The table attached to this report identifies the mitigation measures, the monitoring action

for each mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. El Dorado County will be responsible for monitoring compliance.

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The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

Methodology

The County has agreed to implement the mitigation measures listed in this MMRP as part of the proposed project. The MMRP is contained within the following matrix and consists of the following components:

- mitigation measures contained in the Draft SEIR, as adopted by the County;
- implementation/monitoring responsibility;
- timing/schedule; and
- verification responsibility.

This MMRP shall be maintained in the County's files for use in implementing mitigation measures adopted as part of the proposed project.

Changes to Mitigation Measures

All mitigation measures listed in the table below are identical to the mitigation measures provided in the Draft SEIR for the proposed project. Any substantive change in the MMRP shall be reported in writing. Modifications to the mitigation measures may be made by the County subject to one of the following findings, documented by evidence included in the record:

- The mitigation measure included in the Draft SEIR and the MMRP is no longer required because the significant environmental impact identified in the Draft SEIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors; or
- The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the Draft SEIR and the MMRP; and
- The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the Final SEIR and the proposed project; and
- The modified or substitute mitigation measures are feasible, and the County, through measures included in the MMRP or other County procedures, can ensure implementation.

Impact Number	Impact	Mitigation Measure	Implementation / Monitoring Responsibility	Timing / Schedule	Verification Responsibility
3.1 NOISE					
Impact 2	Increases in Offsite Noise Levels Due to the Revised Project	NOISE-1 The following measures shall be incorporated into the Project construction operations: <ul style="list-style-type: none"> ▪ Noise-generating construction activities shall occur within the hours and days identified in Policy 6.5.1.11 of the El Dorado County General Plan. ▪ All noise-producing Project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition. ▪ All mobile or fixed noise-producing equipment used on the Project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of Project activity. ▪ Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible. ▪ Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive uses. 	County and contractors	During construction activities	County

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Impact Number	Impact	Mitigation Measure	Implementation / Monitoring Responsibility	Timing / Schedule	Verification Responsibility
		<ul style="list-style-type: none"> Project area and site access road speed limits shall be established and enforced during the construction period. Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels. 			
		NOISE-2 The construction of solid noise barriers ranging from 6 to 7 feet-in-height (relative to base elevation of car wash tunnel) shall be erected at the locations shown in Exhibits 3.1-1 and 3.1-2. The solid noise barriers shall take the form of a masonry wall, earthen berm, or combination of the two. Other materials may be acceptable but shall be reviewed by an acoustical consultant and approved by El Dorado County prior to construction.	Contractor	Prior to project operation	County
		NOISE-3 All car wash tunnel operations shall be limited to daytime hours (7:00 a.m. to 10:00 p.m.).	Project owner	During project operation	County
		NOISE-4 The drive-through site design shall include the installation of the HME SP10 (or equivalent model) speaker post.	Contractor	Prior to project operation	County

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		Additionally, the automatic volume control (AVC) option shall be enabled at all times during speaker operation.			
		NOISE-5 All drive-through operations shall be limited to daytime hours (7:00 a.m. to 10:00 p.m.)	Project owner	During project operation	County
		NOISE-6 All truck deliveries within the development shall be limited to daytime hours (7:00 a.m. to 7:00 p.m.).	Project owner	During project operation	County
		NOISE-7 Project vacuum operations shall be limited to daytime and evening hours (7:00 a.m. to 10:00 p.m.).	Project owner	During project operation	County
3.2 TRANSPORTATION AND TRAFFIC					
Impact 3	Substantially increase hazards due to geometric design features (e.g., sharp curves or dangerous intersections) or incompatible	TRANS-1 The project shall implement the following improvements at the Golden Center Drive/Forni Road intersection. 1. Install a high-visibility crosswalk across the east side of the intersection to indicate the preferred crossing location for pedestrians; 2. Install crosswalk signage to indicate pedestrians shall not cross Forni Road at Golden Center Drive, and direct pedestrians to the crosswalk at the intersection of Forni Road and Missouri Flat Road;	Contractor	Prior to project operation	County

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	uses (e.g., farm equipment)	<p>3. Install a crosswalk across the Project driveway at the Golden Center Drive/Forni Road intersection;</p> <p>4. Install a sidewalk along the entire Project frontage on Forni Road; 3. Install a sidewalk along the entire Project frontage on Forni Road;</p> <p>5. If feasible, the sidewalk along the south side of the Golden Center Drive/Project driveway intersection should be wrapped into the site to provide direct access to the convenience store entrance from Forni Road (the site plan shows a pathway/sidewalk constructed connecting the proposed pedestrian crossing on the north side of Golden Center Drive into the Project site, which provides access past the car wash and to the fast food restaurant);</p> <p>6. Install a No Parking Zone along the Forni Road Project frontage to maximize sight distance at the driveway;</p> <p>7. Coordinate with the County to conduct a speed survey to identify an appropriate posted speed limit along Forni Road in the Project vicinity (the roadway is not currently signed which may confuse motorists as to the prima facie speed, signs in advance of the Herbert Green Middle School provide a 25-mph speed limit when children are present);</p> <p>8. Install school zone flashing beacon signs at the northern and southern limits of the school speed zone consistent with section 4L.101 of the California Manual</p>			

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		<p>on Uniform Traffic Control Devices, 11th Edition (MUTCD); and</p> <p>9. Install flexible channelizers along the centerline of Forni Road between Golden Center Drive and the school driveway to the north. Flexible channelizers shall be consistent with Section 3H.01 Channelizing Devices of the California MUTCD.</p>			
		<p>TRANS-2</p> <p>The following on-site improvements shall be constructed:</p> <ol style="list-style-type: none"> 1. Install a crosswalk at the fast-food drive-through entrance to provide pedestrian access across the site to Forni Road; 2. Limit landscaping adjacent to any driveways, conveyor-system entrances and exits to vegetation no higher than 2 feet to provide visibility at key locations; 3. Install a stop sign with limit line at the car wash conveyor-system exit; 4. Limit truck access to off-hours as the drive aisle/fueling stations/vacuum spaces could be blocked while trucks are loading/unloading; 5. Install “Do Not Block” markings and/or signage at internal intersections where one-way traffic flow is present; 	Contractor	Prior to project operation	County

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		<p>6. Add center line striping at the driveway and on Road 2233 between the north driveway and Missouri Flat Road; and</p> <p>7. Plant low lying vegetation in the west corner of the Road 2233 / Project Driveway intersection.</p>			
4.1.4	Oak Resources	<p>BIO-6 Interior Live Oak Woodland and Oak Trees</p> <p>Impacts to retained oak trees on the Project site would be minimized by implementing the following measures:</p> <ul style="list-style-type: none"> ▪ Tree protection shall be accomplished by fencing the trees outside of the work area with either an orange plastic fence or chain link fence that keeps work activities out of the protected area. Fencing shall be installed prior to commencement of any grading or construction activities. ▪ A sign shall be placed on the fencing every 50 feet or on each side of an angled or polygon fence that states Tree Protection Zone. ▪ If any work is proposed in the tree protection area, the soil shall be covered with 4 inches of wood chip mulch to protect against soil compaction. The fencing may be opened to allow the approved work, and after the work is completed, the fencing shall be put back in place. ▪ Pruning of the trees shall be performed in the outer edge of the canopy to reduce leverage and end weights 	Contractor	Prior to project grading or construction activities	County

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		<p>and allow the center of the canopies to grow and fill in with foliage.</p> <ul style="list-style-type: none"> ▪ If roots are encountered, prior to excavating the roots the roots shall be pruned at the outside edge of the excavation. ▪ When root pruning, the smallest size roots as possible be pruned, cuts shall be performed with handsaws, loppers, chainsaws, or power saws appropriate for the size of the root being cut. The roots shall be exposed by excavating prior to cutting. ▪ Roots shall be pruned prior to root removal within the tree protection area to limit the damage and tearing of roots back towards the tree. Root pruning shall be overseen by a qualified arborist. ▪ An oak woodland removal permit shall be obtained for the project. ▪ Impacts to oak woodlands shall be mitigated by one of the following: <ol style="list-style-type: none"> 1. Paying an in-lieu fee of \$8,285 per acre. At a 1.5:1 ratio, the applicant will pay \$30,323.10 (1.5 x 2.44 acres x \$8,285), 2. Establish conservation easements with on-site replacement planting and approved by the County, or 3. Implement other County-approved off-site mitigation and approved by the County. 			

