



# Appendix K

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## Mitigation Monitoring and Reporting Program

Exhibit T



# Mitigation Monitoring and Reporting Program

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## Introduction

In accordance with the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.), El Dorado County prepared an Environmental Impact Report (EIR) (State Clearinghouse No. 2020049050) that identified potentially significant impacts prior to mitigation related to Air Quality, Biological Resources and Tribal Cultural Resources. The EIR also identifies mitigation measures that would reduce the identified impacts to less-than-significant levels. CEQA and the CEQA Guidelines (Public Resources Code Section 21081.6 and 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 proposed DR19-0006-Cool General Retail Project (proposed project) because the EIR identifies significant adverse impacts related to the project implementation, and mitigation measures have been identified to reduce those impacts. Adoption of the MMRP would occur along with approval of the proposed project EIR.

## Purpose of Mitigation Monitoring and Reporting Program

The MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a sufficient manner before and during project construction and operation. The MMRP table has been prepared to assist the responsible parties in implementing the mitigation measures. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring conditions; and the agency or party responsible for ensuring that the monitoring is performed.

## Reporting

In accordance with the executed EIR Mitigation Monitoring Agreement for the project, El Dorado County shall require the applicant to maintain records documenting compliance of the activity with the required mitigation measures. The reports shall be designed to simply and clearly identify whether mitigation measures have been adequately implemented. At a minimum, each report shall identify the mitigation measures or conditions to be monitored for implementation, whether 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

Mitigation Measure	Monitoring				Verification		
	Implementing Party <sup>1</sup>	Type of Monitoring Action <sup>2</sup>	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<b>Air Quality</b>							
<b>Mitigation Measure AQ-1:</b> Asbestos Assessment and Minimization. The proposed project applicant (or their successor) shall provide a geologic evaluation of the property to determine that no serpentine, ultramafic rock, or asbestos is likely to be found in the area to be disturbed. This geologic evaluation shall be prepared by a Professional Geologist and submitted to the Air Pollution Control Officer (APCO) for consideration prior to issuance of building permits. If an exemption is not granted by the APCO, the proposed project sponsor shall adhere to all applicable regulations and control measures for fugitive dust emissions and asbestos hazards mitigation as required by the El Dorado County Air Quality Management District (EDCAQMD) Rule 223 (Fugitive Dust) and Rule 223-2 (Fugitive Dust – Asbestos Hazard Mitigation).	Appl.	OTC	PBP	EDCAQMD			
<b>Biological Resources</b>							
<b>Mitigation Measure BIO- 1:</b> If project-related construction activities including site clearing, tree removal and grading are scheduled during the nesting season (typically February 1 to September 30), a focused pre-construction survey for nests shall be conducted by a qualified biologist within three (3) days prior to the beginning of project-related activities. The qualified biologist shall survey the area	Appl.	OTC	PGP	EDCPD			

Mitigation Measure	Monitoring				Verification		
	Implementing Party <sup>1</sup>	Type of Monitoring Action <sup>2</sup>	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<p>within a minimum 500-foot radius around the boundaries of the project site. If an active nest is found, a non-disturbance buffer shall be established around the nest. The width of the buffer shall be determined by the qualified biologist based on the species of bird, its general tolerance of disturbance, and the type of activity proposed. If a lapse in project-related work of seven (7) days or longer occurs, another focused survey shall be conducted.</p> <p><b>Monitoring Requirement:</b> The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and implement the avoidance measures determined by the qualified biologist prior to initiation of construction activities. This mitigation measure shall be noted on grading and construction plans. If a pre-construction survey is required, the applicant shall provide evidence of the survey to the El Dorado County Planning and Building Department to verify compliance prior to issuance of grading and building permits.</p> <p>Monitoring Responsibility: El Dorado County Planning and Building Department.</p>							
<p><b>Mitigation Measure BIO- 2:</b> A pre-construction survey shall be performed by a qualified biologist 30 days prior to initiation of construction activities to assess whether roosting bats occur in the</p>	Appl.	OTC	PGP	EDCPD			

Mitigation Measure	Monitoring				Verification		
	Implementing Party <sup>1</sup>	Type of Monitoring Action <sup>2</sup>	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<p>abandoned house on the proposed subdivision site. If any roosting bats are detected, consultation with CDFW shall be initiated to identify appropriate measures to be taken to avoid and/or minimize impacts to the species, which can include approval to exclude any bats potentially found on the site before vegetation removal or grading.</p> <p>Monitoring Requirement: This mitigation measure shall be noted on grading and construction plans. The applicant shall provide evidence of the survey to the El Dorado County Planning and Building Department to verify compliance prior to issuance of grading and building permits.</p> <p>Monitoring Responsibility: El Dorado County Planning and Building Department.</p>							
<b>Tribal Cultural Resources</b>							
<p><b>Mitigation Measure TCR-1:</b> If any Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate tribal representatives from culturally affiliated tribes shall be immediately notified. Work at the discovery location shall not resume, until the potential TCR is determined, in consultation with culturally affiliated tribes, that the find is not a TCR, or that the find is a TCR and all necessary investigation and evaluation of the</p>	Appl.	CPI	DPC	EPCPD			

Mitigation Measure	Monitoring				Verification		
	Implementing Party <sup>1</sup>	Type of Monitoring Action <sup>2</sup>	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<p>discovery under the requirements the Public Resources Code has been satisfied. Preservation in place is the preferred alternative, and every effort must be made to preserve the identified resource in place, including but not limited to project redesign. Should be project redesign be required, the project shall be required to obtain a revision to the Design Review Permit. The contractor shall implement any measures deemed by the County to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find as necessary.</p> <p>Monitoring Requirement: This mitigation measure shall be noted on grading and construction plans.</p> <p>Monitoring Responsibility: El Dorado County Planning and Building Department.</p>							

1 Appl. = Applicant  
 2 CPI = Construction Period Inspection, OTC = One-time Confirmation Action  
 3 DPC = During Project Construction; PBP = Prior to Issuance of Building Permit; PGP = Prior to Issuance of Grading Permit;  
 4 EDCPD = El Dorado County Planning Division; EDCAQMD = El Dorado Air Quality Management District

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