CARSON CREEK SPA EIR ADDENDUM MITIGATION MONITORING AND REPORTING PROGRAM

Introduction

In accordance with the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.), the Addendum to the Carson Creek Specific Plan (CCSP) Environmental Impact Report (EIR) (State Clearinghouse No. 94072021) identifies potentially significant impacts prior to mitigation related to Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Recreation, Tribal Cultural Resources, and Utilities and Service Systems. The Addendum to the CCSP EIR identifies mitigation measures that would reduce the identified impacts to less-than-significant levels with the exception of Air Quality, where a significant and unavoidable impact would occur, as recognized in the CCSP EIR.

The EIR Addendum also mentions four mitigation measures from the original CCSP EIR related to Transportation but notes that those measures have already been implemented. Therefore, those measures are not included in this MMRP.

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 Carson Creek Specific Plan Amendment and Heritage Carson Creek project (planning application file numbers TM20-0001 and SP-R20-0001) because the EIR Addendum 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 adoption of the EIR Addendum for the proposed project.

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

As a function of implementing the MMRP, El Dorado County will require the project applicant to maintain records documenting the specific actions taken to comply with the required mitigation measures. El Dorado County will use these reports as part of the verification that each mitigation measure has been correctly and completely implemented prior to issuance of various permits in the project implementation process. The reports shall identify the mitigation measures or conditions of approval being implemented, the process by which implementation has occurred, verification that applicable performance standards have been achieved, and whether further action is required.

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
AIR QUALITY		
Mitigation Measure 4.6-1: Phase I (Grading Phase) Construction Emissions a) The project applicant shall comply with El Dorado County AQMD Rule 223 as required by the Air Pollution Control Officer. The project applicant shall prepare a fugitive dust control plan to be submitted to and approved by the AQMD prior to the commencement of construction. Control measures to be outlined in the plan may include, but are not limited to, the following: • Application of water or suitable chemicals or other specified covering on materials stockpiles, wrecking activity, excavation, grading, sweeping, clearing of land, solid waste disposal operations, or construction	**Implementation:** Project Applicant/Contractors construction plans, documents, and contracts include notes requiring compliance with dust control measures El Dorado County AQMD review and approve dust control plan **Monitoring:** El Dorado County though verification of AQMD approval of dust control plan and review of monthly reports	Fugitive dust is controlled in compliance with AQMD Rule 223 such that visible dust emissions during construction are minimized. Any burning of dry vegetation is permitted and conducted in compliance with AQMD Rule 300 Monthly reports are submitted throughout construction

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
or demolition of buildings or structures (all exposed soil shall be kept visibly moist during grading); • Installation and use of hoods, fans, and filters to enclose, collect, and clean the emissions of dusty materials; • Covering or wetting at all times when in motion of open-bodied trucks, trailer or other vehicles transporting materials which create a nuisance by generating particulate matter in areas where the general public has access; • Application of asphalt, oil, water, or suitable chemicals on dirt roads; • Paving of public or commercial parking surfaces; • Removal from paved streets and parking surfaces of earth or other materials which has a tendency to become airborne; • Limiting traffic speeds on all unpaved road surfaces to 15 mph; • Suspending all grading operations when wind speeds exceed 20 miles per hours (including instantaneous gusts); • Alternate means of control as approved by the Air Pollution Control Officer b) Construction equipment engines shall be maintained in proper operating condition c) Under Rule 223, Fugitive Dust, a Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees must be	**Timing/Reporting:** Prior to issuance of grading permit – dust control plan approved During construction– contractors adhere to dust control plan requirements During construction – project applicant submits monthly reports documenting procedures used to implement dust control requirements	

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
submitted to and approved by the AQMD prior to start of project construction prior to issuance of a Grading Permit. The specific dust control measures in the FDP must comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention d) Any burning of dry vegetation removed from the site must be permitted through the AQMD and comply with Rule 300.		
Mitigation Measure 4.6-2: Phase II (Facilities Phase) Construction Emissions a. Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.) • The CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (California Code of Regulations Section 2449 et al, title 13, article 4.8, chapter 9, which applies to all self-propelled diesel-fueled engines greater than 25 horsepower. • All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the ARB. A copy of the current portable equipment registration shall be with said equipment. b. Construction equipment engines shall be maintained in proper operating condition. c. Low-emission stationary construction equipment shall be used.	**Implementation:** Project Applicant/Contractors ▪ submit construction fleet list and construction schedule for each construction phase to AQMD; ▪ prepare and implement construction crew commute plan El Dorado County AQMD review and approve construction fleet **Monitoring:** El Dorado County though verification of AQMD approval of construction fleet and review of monthly reports **Timing/Reporting:** Prior to issuance of grading and/or building permits for each	Construction fleet meets CARB Regulation Construction employees achieve and average 1.5 AVO every month Paving and architectural coating materials used onsite comply with AQMD Rules 224 and 215 Monthly reports are submitted throughout construction

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d. A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees. e. Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources, reducing or changing hours of construction, and scheduling activity during off-peak hours shall be developed and implemented. f. The project applicant shall comply with El Dorado County AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials. g. The project applicant shall comply with El Dorado County AQMD Rule 215 Architectural Coatings.	construction phase – construction fleet and schedule approved by AQMD; construction crew commute plan approved by El Dorado County During construction– contractors adhere to construction fleet and worker commute plans During construction– contractors used approved paving and architectural coating materials During construction – project applicant submits monthly reports documenting procedures used to implement construction fleet and worker commute plans and documenting the type and quantity of paving and architectural coating materials used	
Mitigation Measure 4.6-3: Stationary Source Emissions a. The applicant shall incorporate energy-saving design features into future levels of project implementation as feasible and appropriate. The feasibility and appropriateness of each measure can best be determined at future, more-detailed levels of planning. These design features may include, but are not limited to, the following: • Solar or low-emission water heaters;	**Implementation:** Project Applicant construction plans identify specific energy saving features to be installed **Monitoring:** El Dorado County through review of plans and building inspections	Energy saving design features are installed during construction No woodburning devices are installed

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
• Central water heating systems; • Shade trees; • Energy-efficient and automated air conditioners; • Double-pane glass in all windows; • Energy-efficient low-sodium parking lot lights; • Adequate ventilation systems for enclosed parking facilities; • Energy-efficient lighting and lighting controls. b. No woodburning appliances, such as but not limited to woodstoves and fireplaces, shall be installed within the Carson Creek SPA project site	**Timing:** Prior to issuance of building permits for each construction phase – building plans identify energy saving features Prior to issuance of certificates of occupancy – energy saving features installed	
BIOLOGICAL RESOURCES		
Mitigation Measure 4.8-3: Special Status Plants Prior to issuance of a grading permit, habitat within onsite or offsite areas of disturbance that is suitable to support special status plant species shall be surveyed in accordance with CDFW's protocol plant surveys. If any significant populations of these species are found in areas proposed for development, avoidance should be undertaken to the extent feasible. If the plants cannot be avoided, a mitigation plan shall be prepared by a qualified biologist. If the plants are listed as threatened or endangered, the mitigation plan shall be developed in consultation with and subject to approval by CDFW. The plan may include measures such as transplantation or revegetation in protected areas onsite. If no special-status plants are observed, then a letter report documenting the results of the	**Implementation:** Project Applicant ▪ retain qualified biologist to conduct floristic survey and transplant/revegetation/other mitigation plan if necessary ▪ modify construction plans to avoid populations of special status plants and/or to incorporate transplantation/revegetation/ other mitigation plan	Floristic survey completed prior to any ground disturbing activities or vegetation clearing where suitable habitat is present Avoidance of rare plant populations incorporated in project design to the extent feasible and protected during construction Transplantation/revegetation/other mitigation completed in accordance with biologist's recommendations if applicable

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
surveys should be provided to the project proponent for their records, and no additional measures are recommended.	**Monitoring:** El Dorado County through review of floristic survey report, and review of construction and mitigation plans if necessary **Timing:** Prior to issuance of grading, permits for each construction phase – floristic survey completed during blooming or other appropriate period; transplant/revegetation/ other mitigation plan prepared and implemented if necessary During construction – any rare plant populations to be avoided are flagged as a no-disturbance zone	
Mitigation Measure BIO-1: Special Status Birds Migratory birds and other birds of prey protected under 50 CFR 10 of the MBTA and/or Section 3503 of the California Fish and Game Code have the potential to nest in the non-native annual grassland and within the trees and emergent vegetation within the riparian habitat. Vegetation clearing operations, including pruning or removal of trees and shrubs, should be completed between September 1 and February 14, if feasible. If vegetation removal begins during the nesting season (February 15 to August 31), a qualified biologist shall conduct a pre-	**Implementation:** Project Applicant ▪ conduct vegetation clearing and tree pruning outside the nesting season when feasible, after completion of required surveys for special status species where required by Mitigation Measures 4.8-3, BIO-2, BIO-3, and BIO-4	Vegetation clearing and tree pruning occurs outside the nesting season where feasible and after special status species surveys are completed where necessary Pre-construction nesting survey is completed 14 days and 72 hours prior to any ground disturbance, vegetation clearing, or tree

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
construction survey for active nests. The pre-construction survey shall be conducted within 14 days prior to commencement of ground-disturbing activities for planning purposes. An additional pre-construction survey shall be conducted within 72 hours of commencement of ground-disturbing activities. If the pre-construction survey shows that there is no evidence of active nests, then a letter report shall be submitted to the County and no additional measures are required. If construction does not commence within 72 hours of the pre-construction survey, or halts for more than 72 hours, an additional pre-construction survey shall be completed prior to restarting construction during the nesting season. If any active nests are located within the area of disturbance, an appropriate no-disturbance buffer zone shall be established around the nests, as determined by the biologist. The biologist should mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or until the young have successfully fledged. Buffer zones are typically 100 feet for migratory bird nests and 250 feet for raptor nests, but will vary depending on the species (e.g., colonial nesting tricolored blackbird), level of activity and observed responses to construction activities. If active nests are found onsite, a qualified biologist shall monitor nests weekly during construction to evaluate potential nesting disturbance by construction activities. If establishing the typical buffer zone is impractical, the qualified biologist may reduce the buffer depending on the species but also must conduct daily monitoring to ensure that the nest is not disturbed, and no forced fledging occurs. Daily monitoring shall occur until the qualified biologist determines that the nest is no longer occupied. Once it has been determined by the biologist that the nest is no longer active, then a letter report shall be submitted	▪ Retain qualified biologist to conduct pre-construction nesting bird survey ▪ Modify construction plans to identify any recommended no-disturbance buffer zones **Monitoring:** El Dorado County through review of pre-construction survey reports, repeat nesting survey reports if required, and review of construction plans if no-disturbance buffers are recommended **Timing:** Prior to issuance of grading, building permits for each construction phase – applicant submits pre-construction survey report and modified construction plans if necessary; any required no-disturbance buffers are flagged or fenced During construction – applicant submits repeat nesting surveys if necessary	pruning/removal during the nesting season No-disturbance buffer zones are flagged or fenced in the field and maintained during construction until approved for removal by qualified biologist, if necessary Nesting surveys are repeated if construction halts for more than 72 hours at any point during construction

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
to the project proponent for their records and no additional measures are recommended.	During construction - construction activities avoid any established no-disturbance buffers	
Mitigation Measure BIO-2: Western Pond Turtle A qualified biologist shall conduct a pre-construction surveys for western pond turtle and western spadefoot toad prior to the start of ground disturbance within and adjacent to habitat that could support each species. Surveys for western pond turtle must occur no more than 14 days prior to the start of grading or vegetation clearing within 500 feet of any riparian habitat. If no western pond turtles are observed, then a letter report documenting the results of the survey should be provided to the project proponent for their records, and no additional measures are recommended. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey is recommended. If western pond turtles are found, additional avoidance measures are recommended including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities, performing a Worker Awareness Training to all construction workers, and being present on the site during grading activities within 500 feet of the perennial and intermittent drainages and their surrounding riparian habitat for the purpose of relocating any western pond turtles found within the construction footprint to suitable habitat away from the construction zone, but within the preserve within the Site. Surveys for western spadefoot toad must occur no more than 48 hours prior to the start of grading or vegetation clearing within 200 feet of any vernal pools and/or seasonal wetlands.	**Implementation:** Project Applicant – ▪ retain qualified biologist to conduct pre-construction western pond turtle survey and Worker Awareness Training if necessary, and to monitor grading within 500 feet of drainages and riparian habitat if necessary ▪ retain qualified biologist to conduct pre-construction western spadefoot toad surveys and identify no-disturbance areas if necessary **Monitoring:** El Dorado County through review of pre-construction survey reports, contract for qualified biologist, and monthly reports **Timing:** Prior to issuance of grading, building permits for each	Pre-construction survey for western pond turtle is completed no more than 14 days prior to any ground disturbance or vegetation clearing within 500 feet of riparian habitat Pre-construction survey for western spadefoot toad is completed 48 hours prior to any ground disturbance or vegetation clearing within 200 feet of vernal pools and seasonal wetland. Avoidance measures are implemented throughout construction where required

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The survey shall be conducted by a biologist who has been approved by California Department of Fish and Wildlife. If any western spadefoot toad individuals or populations are observed within the survey area, a no-disturbance area shall be established (flagged or fenced) within 200 feet of that location and no construction activity shall occur in that area until the animal voluntarily leaves the area. If no western spadefoot toads are observed, then a letter report documenting the results of the survey should be provided to the project proponent for their records, and no additional measures are recommended. If construction within each habitat feature that could support this species does not commence within 48 hours of the survey, a new survey shall be completed.	construction phase –pre-construction surveys are completed and report submitted to and reviewed by County During construction – qualified biologist monitors grading if/where necessary During construction – applicant submits monthly reports identifying any planned grading within 500 feet of drainages and riparian habitat and within 200 feet of vernal pools and seasonal wetlands and evidence of survey completion	
Mitigation Measure BIO-3: Valley Elderberry Longhorn Beetle A pre-construction survey for valley elderberry shrubs shall be completed by a qualified biologist prior to issuance of any grading permits that address construction activities within 150 feet of any riparian vegetation. If elderberry shrubs are identified onsite, a no-disturbance buffer with a radius of 100 feet shall be established around each shrub during the flight season of valley elderberry longhorn beetle (March – July). Outside of the flight season, a no-disturbance buffer of at least 20 feet shall be established for any activities that could damage or kill an elderberry shrub (e.g., trenching, paving). If elderberry shrubs are found within areas where disturbance is unavoidable, the shrubs shall be transplanted to the onsite or adjacent open space parcels in accordance with the USFWS	**Implementation:** Project Applicant – ▪ retain qualified biologist to conduct pre-construction elderberry shrub survey, define limits of any no-disturbance zones, and develop transplantation plan if necessary ▪ modify construction plans to implement any required no-disturbance zone and/or transplantation plans	Pre-construction survey is completed prior to any ground disturbance or vegetation clearing within 150 feet of riparian vegetation Avoidance measures are implemented throughout construction where required

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Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (2017).	**Monitoring:** El Dorado County through review of pre-construction survey reports, contract for qualified biologist, and monthly reports **Timing:** Prior to issuance of grading, building permits for each construction phase – applicant submits pre-construction survey report During construction – applicant submits monthly reports regarding any completed or planned grading within 150 feet of riparian vegetation and status of no-disturbance areas and avoidance measures if any are established	
Mitigation Measure BIO-4: Burrowing Owl A pre-construction survey for burrowing owl shall be completed by a qualified biologist in accordance with the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (2012 Staff Report) (CDFW 2012) prior to issuance of grading permits. Surveys shall be conducted no more than 30 days and no less than 14 days prior to the commencement of construction activities. If construction activities are delayed	**Implementation:** Project Applicant – ▪ retain qualified biologist to conduct pre-construction burrowing owl survey and, where necessary, impact assessment and mitigation plan	Pre-construction survey is completed between 30 and 14 days prior to issuance of a grading permit Avoidance measures are implemented throughout construction where required

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
for more than 30 days after the initial preconstruction surveys, then a new preconstruction survey shall be required. If any burrowing owls are identified onsite during construction, the CDFW-approved project biologist shall be notified immediately. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the CDFW verifies through non-invasive methods that either: (1) the owls have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If active burrows are observed within 500 feet of the project site, an impact assessment shall be prepared and submitted to the CDFW, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If it is determined that project activities may result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the project proponent shall delay commencement of construction activities until the biologist determines that the burrowing owls have fledged and the burrow is no longer occupied. If this is infeasible, a mitigation plan shall be developed in consultation with and subject to approval by CDFW. The mitigation plan shall provide for replacement of the number of burrows, and burrowing owls that would be impacted by project development.	▪ modify construction plans if necessary to implement no-disturbance buffers from active nests **Monitoring:** El Dorado County through review of pre-construction survey reports, contract for qualified biologist monitoring, and monthly reports **Timing:** Prior to issuance of grading, building permits for each construction phase – applicant submits pre-construction survey report During construction – qualified biologist completes repeat survey and submits report when necessary Prior to and during construction – impact assessment and mitigation plan are prepared and submitted to CDFW if necessary During construction – no-disturbance buffers from active nests are maintained	Burrow replacement plan is implemented if required

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
Mitigation Measure 4.8-2: Loss of Wetlands a) Prior to issuance of a grading permit for any offsite circulation infrastructure, an aquatic resource delineation shall be conducted for the Emergency Evacuation Route and future public roadway and shall be verified by USACE. Any federal or state jurisdictional aquatic resources impacted as a result of project development shall be replaced or rehabilitated on a "no-net-loss" basis in accordance with USACE and RWQCB mitigation guidelines. El Dorado County has also supported the protection of wetlands as specified in the County's General Plan under Objective 7.4.2. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to USACE. The project applicant shall also obtain a Clean Water Act Section 401 Water Quality Certification from the RWQCB. b) Prior to issuance of a grading permit for any offsite circulation infrastructure, a Streambed Alteration Agreement shall be obtained from CDFW, pursuant to Section 1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFW in developing appropriate mitigation, and shall abide by the conditions of any executed Agreement. c) Grading activities within the onsite or offsite areas of disturbance shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance. Appropriate runoff controls such as berms, storm grates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control	**Implementation:** Project Applicant – ▪ retain qualified biologist to conduct aquatic resource delineation and obtain resource agency permits ▪ include all required erosion control and water quality protection measures and facilities in grading and drainage plans **Monitoring:** El Dorado County through review of permit conditions, grading and drainage plans, and monthly reports **Timing:** Prior to issuance of a grading, building permit for construction of any offsite (outside the CCSP area) circulation infrastructure – applicant completes aquatic resource delineation and obtains any required permits; grading and construction plans include erosion control measures	Aquatic resource delineation is completed for offsite circulation infrastructure Agency permits are obtained prior to disturbance of any jurisdictional aquatic resources for construction of offsite circulation infrastructure Erosion control measures are implemented and maintained

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siltation, and the potential discharge of pollutants into drainages.	During construction – construction contractors maintain erosion control measures During construction – applicant submits monthly reports that document the steps taken to implement and maintain erosion control measures	
CULTURAL RESOURCES		
Mitigation Measure 4.11-1: Archaeological Resources a) Prior to grading and construction activities, significant cultural resources found within the onsite or offsite areas of disturbance shall be recorded or described in a professional report and submitted to the North Central Information Center at California State University at Sacramento. b) Prior to issuance of a grading permit, El Dorado County shall verify that project construction documents include the following note: "If any cultural resources, such as structural features, mining equipment, unusual amounts of bone or shell artifacts, or architectural remains, are encountered during any construction activities, the contractor shall suspend all work within 100 feet of the find and immediately notify the County's Planning Services Division." During grading and construction activities, the name and telephone number of an El Dorado County approved, licensed archaeologist shall be available at the project site. In the event a heritage resource is encountered during grading or construction activities, the project applicant shall insure that	**Implementation:** Project Applicant – ▪ ensure construction plans and contracts include required notes ▪ retain qualified archaeologist to conduct worker awareness training and evaluate any resources that may be uncovered **Monitoring:** El Dorado County by verifying construction plans and contracts include required notes and contract for qualified archaeologist has been executed **Timing:**	All construction workers receive archaeological resource awareness training Any archaeologist resources encountered during construction are evaluated, and any recommended management practices are implemented

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all activities will cease in the vicinity of the recovered heritage resource until an archaeologist can examine the find in place and determine its significance (i.e., whether it is a "historical resource" or a "unique archaeological resource"). If a find is authenticated, the archaeologist shall: i. provide management recommendations should potential impacts to the resource be found to be significant (possible management recommendations for historical or unique archaeological resources could include resource avoidance or data recovery excavations where avoidance is infeasible in light of project design or layout); ii. consult with the local Native American tribe to determine if the find is a tribal cultural resource. If so, consultation shall be consistent with the requirements of California Public Resources Code Sections 21084.3(a) and (b) and CEQA Guidelines Section 15370 and shall include consideration of requiring compensation for the impact by replacing or providing substitute resources or environments; and iii. As warranted by any cultural resources found on site, prepare reports for resources identified as potentially eligible for listing in the California Register of Historical Resources in consultation with the State Historic Preservation Officer, and if applicable, tribal representatives. c) Grading and construction activities may resume, after the resource is either retrieved or found to be not of consequence. d) Prior to issuance of a grading permit, El Dorado County shall verify that project construction documents include the following note "Prior to commencement of ground disturbing activities in each construction phase, all construction workers	Prior to issuance of grading permits for each construction phase – worker awareness training completed Throughout all ground disturbing activities – construction crew halts work to allow for evaluation of any discovered cultural resources	

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shall receive worker cultural resources awareness training conducted by a qualified archaeologist and shall receive a worker cultural resources awareness brochure prepared by the same qualified archaeologist." Worker cultural resources awareness training may also be conducted through a video created by a qualified archaeologist specifically for this project. The program shall include relevant information regarding sensitive tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating state laws and regulations. The worker cultural resources awareness training shall also describe appropriate avoidance and minimization measures for resources that have the potential to be located within the onsite or offsite areas of disturbance and shall outline what to do and who to contact if any potential archaeological resources or artifacts are encountered. The program shall also underscore the requirement for confidentiality and culturally appropriate treatment of any kind of significance related to Native Americans and behaviors, consistent with Native American tribal values. Worker cultural resources awareness training shall instruct workers to recognize potential cultural resources, such as the presence of discolored or dark soil, fire-affected material, concentrations of lithic materials, or other characteristics observed to be atypical of the surrounding area; lithic or bone tools that appear to have been used for chopping, drilling, or grinding; projectile points; fired clay ceramics or non-functional items; non-local high-quality materials such as chert and obsidian; and historic artifacts such as glass bottles and shards, ceramic material, building or domestic refuse, ferrous metal, or old features such as concrete foundations or privies.		

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ENERGY		
Mitigation Measure 4.6-3 (see Air Quality section above)		
GEOLOGY AND SOILS		
Mitigation Measure 4.9-1: Liquefaction The El Dorado County Department of Transportation (DOT) shall consult with the El Dorado County Planning Department during the grading permit approval process to ensure that earth resources impacts related to development in the Carson Creek Specific Plan area and adjacent parcels that would support offsite circulation infrastructure are sufficiently addressed. Prior to the approval of a grading permit for development of the Carson Creek SPA project including offsite circulation infrastructure, the applicant shall submit to, and receive approval from, the El Dorado County Department of Transportation (DOT) a soils and geologic hazards report meeting the requirements for such reports provided in the El Dorado County Grading Ordinance. If proposed improvements to the Carson Creek drainage would be located in areas identified as susceptible to soils or geologic hazards, proposed improvements to the Carson Creek drainage shall be designed to prevent failure or damage due to such hazards.	**Implementation:** Project Applicant – submit a soils and geologic hazards report and grading and drainage plans that implement any recommendations in that report **Monitoring:** El Dorado County through review of soils and geologic hazards report and grading and drainage plans **Timing:** Prior to issuance of grading permits for each construction phase – report and plans submitted and approved by County DOT and Planning Department	Soils and geologic hazards are evaluated Site improvements are designed to prevent failure or damage associated with any soil or geologic hazards present.
Mitigation Measure 4.9-4: Ground Rupture Prior to the issuance of building permits, all structures shall be designed in accordance with the Uniform Building Code (UBC),	**Implementation:** Project Applicant – building designs reflect compliance with	Buildings are constructed in compliance with UBC and site-

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Chapter 23. Although wood frame buildings of not more than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, structures shall adhere to the design factors presented for UBC Zone 3, as a minimum. Final design standards shall be in accordance with the findings of detailed geologic and geotechnical analyses for proposed building sites.	the UBC and project geotechnical report **Monitoring:** El Dorado County through review of building plans **Timing:** Prior to issuance of building permits – building plans reviewed and approved by El Dorado County	specific geotechnical recommendations
Mitigation Measure 4.9-7: Topographic Alteration (Ground Stability and Erosion Potential) Prior to the issuance of grading permits for development within the CCSP area and for construction of offsite circulation infrastructure, grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations. These findings all include methods to control soil erosion and ground instability. Some potential methods include: a. Uncemented silty soils are prone to erosion. Cut slopes and drainage ways within native material shall be protected from direct exposure to water run off immediately following grading activities. Any cut or fill slopes and their appurtenant drainage facilities shall be designed in accordance with the El Dorado County Grading Ordinance and the Uniform Building Code guidelines. In general, soil slopes shall be no steeper than 2: l (horizontal to vertical) unless authorized by the Geotechnical Engineer. Slope angles shall be designed to conform to the competence of	**Implementation:** Project Applicant – grading, drainage, and utility plans reflect compliance with the geotechnical report **Monitoring:** El Dorado County through review of grading, drainage, and utility plans **Timing:** Prior to issuance of grading permits – grading, drainage, and utility plans reviewed and approved by El Dorado County	Grading and drainage and utility infrastructure installation are completed in compliance with geotechnical report recommendations

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
the material into which they are excavated. Soil erosion and instability may be accelerated due to shearing associated with the Foothills Fault System, and/or Mormon Island Fault Zone. b. Drainage facilities shall be lined as necessary to prevent erosion of the site soils immediately following grading activities. c. During construction, trenches greater than 5 feet in depth shall be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the Geotechnical Engineer in accordance with the Occupational Safety and Health Administration regulations if personnel are to enter the excavations. d. Surface soils may be subject to erosion when excavated and exposed to weathering. Erosion control measures shall be implemented during and after construction to conform with National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards. e. Rainfall shall be collected and channeled into an appropriate collection system designed to receive the runoff, minimize erosion and convey the runoff off-site. Conduits intended to convey drainage water off site shall be protected with energy dissipating devices as appropriate, and in some areas potentially lined with an impermeable, impact proof material. f. Parking facilities, roadway surfaces, and buildings all have impervious surfaces which concentrate runoff and artificially change existing drainage conditions. Collection systems shall be designed where possible to divert natural drainage		

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
away from these structures, to collect water concentrated by these surfaces and to convey water away from the site in accordance with the National Pollution Discharge Elimination System, Storm Drain Standards and El Dorado County Standards.		
HAZARDS AND HAZARDOUS MATERIALS		
Mitigation Measure 4.22-6: Underground Storage Tanks Prior to the issuance of a grading permit for any onsite or offsite grading, the extent (soil and/or groundwater) of potential onsite contamination resulting from the historical operations of the Wetsel-Oviatt Sawmill and Southern Pacific Railroad shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.	**Implementation:** Project Applicant – retain hazardous materials specialist to evaluate potential contamination, consult with appropriate regulatory agencies, and develop a remediation plan if warranted **Monitoring:** El Dorado County through review of contamination assessment reports, correspondence with regulatory agencies, and remediation plan if warranted **Timing:** Prior to issuance of grading permits for work within 1,000 feet of Wetsel-Oviatt Sawmill or Southern Pacific Railroad – potential contamination is	Vegetation removal and grading does not occur in areas with potential contamination prior to completion of the assessment and implementation of any required remediation plan

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
	evaluated and any required remediation plan is implemented	
HYDROLOGY AND WATER QUALITY		
Mitigation Measure 4.10-1: Increased Surface Runoff a) Prior to the approval of the first small lot subdivision improvement plan or small lot final map, a condition of approval shall be placed on the tentative map that states that, prior to the issuance of a grading permit, the project applicant shall prepare, submit and obtain approval of final drainage plans from the El Dorado County Department of Transportation. In addition, prior to the issuance of a grading permit for construction of any offsite circulation infrastructure, the project applicant shall submit and obtain approval of final drainage plans from the El Dorado County Department of Transportation These final drainage plans shall demonstrate that future post-development stormwater discharge levels from the project will meet El Dorado County standards and the standards of the County's MS4 Permit to provide onsite treatment of stormwater prior to water leaving the site or entering a waterbody, maintain runoff at existing stormwater discharge levels, and permanently maintain bio-retention basins. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1995 and revised in September 2020. The project applicant shall form a drainage zone of benefit (ZOB) or other appropriate entity to ensure that all stormwater drainage facility maintenance requirements are met. The drainage plan shall include, at a minimum, written text addressing existing	**Implementation:** Project Applicant – submit final drainage report and grading and drainage plans **Monitoring:** El Dorado County through review of drainage report, grading plan, drainage plan **Timing:** Prior to issuance of grading permits – drainage report, grading plan, and drainage plan reviewed and approved by El Dorado County During construction – BMPs to reduce erosion and water quality degradation are constructed and maintained Throughout project operation – BMPs to reduce erosion and water quality degradation are permanently maintained	Stormwater discharge is maintained at pre-development levels BMPs to reduce erosion and water quality degradation are constructed and maintained

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows, proposed onsite improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All onsite drainage facilities shall be constructed to El Dorado County Department of Transportation satisfaction. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective by the Department of Transportation, will be implemented as necessary and appropriate: Soil Stabilization Practice • Straw Mulching • Hydromulching • Jute Netting • Revegetation • Preservation of Existing Vegetation Sediment Barriers • Straw Bale Sediment Barriers • Filter Fences • Straw Bale Drop Inlet Sediment Barriers Site Construction Practices • Winterization • Traffic Control		

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
• Dust Control Runoff Control in Slopes/Street • Diversion Dikes • Diversion Swales • Sediment Traps b) Specific measures shall be identified in the final drainage plans to maintain the existing stormwater discharge flows (ensure there is no increase in post-development flows) at the Southern Pacific Railroad bridge (Malby Crossing) at the site's southern end. These measures shall be presented in the final drainage plans, shall meet El Dorado County Standards to maintain stormwater discharge at pre-development levels, and shall be approved by El Dorado County Transportation prior to improvement plan approval. Maintenance of the bio-retention basins and drainage facilities shall include periodic inspections (e.g., annual) to ensure facility integrity and debris removal as necessary.		
Mitigation Measure 4.10-5: Short-Term Construction-Related Water Quality a) Prior to issuance of a grading permit, the developer shall obtain from the CVRWQCB a General Construction Activity Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of stormwater discharges during construction activities. b) Prior to issuance of a grading permit, the project applicant shall submit to the El Dorado County Department of Transportation and the Resource Conservation District for	**Implementation:** Project Applicant – ▪ obtain General Construction Activity Stormwater Permit ▪ Submit erosion control plan **Monitoring:** El Dorado County through review of drainage report, grading plan, drainage plan	Stormwater discharge is maintained at pre-development levels BMPs to reduce erosion and water quality degradation are constructed and maintained

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
review and approval an erosion control program which indicates that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements. The erosion control plan shall include BMPs as discussed in mitigation measures 4.10-1, and as follows: sediment basins, sediment traps, silt fences, hay bale dikes, gravel construction entrances, maintenance programs, and hydroseeding. c. Stormwater runoff during the construction period from graded areas shall be detained within the construction and staging area in temporary detention basins or roadside ditches and/or permanent roadside ditches. Areas disturbed during construction that are not developed, paved, or improved to serve as stormwater management/water quality facilities shall be backfilled, graded and/or compacted to provide a smooth transition to surrounding areas and shall be revegetated.	**Timing:** Prior to issuance of grading permits – drainage report, grading plan, and drainage plan reviewed and approved by El Dorado County During construction – BMPs to reduce erosion and water quality degradation are constructed and maintained Throughout project operation – BMPs to reduce erosion and water quality degradation are permanently maintained	
Mitigation Measure 4.10-6: Long-Term Water Quality Impacts a)Onsite stormwater management facilities such as bio-retention basins shall be constructed and maintained throughout the project to receive stormwater runoff to allow for capture and settling of sediment prior discharge to receiving waters. Periodic maintenance of stormwater management facilities, such as debris removal, shall occur on a monthly basis or more frequently as needed to ensure continued effectiveness. b) Prior to issuance of a grading permit, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain	**Implementation:** Project Applicant – ▪ Submit grading and drainage plans that include stormwater management facilities ▪ submit surface water pollution control plan **Monitoring:** El Dorado County through review of drainage report,	Stormwater management facilities installed and maintained Surface water pollution is minimized

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
cleaning) to reduce long-term surface water quality impacts. Parking lot sweeping shall occur on a weekly basis and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil, gas and grease trap separators in the project parking lot. These grease trap separators will be cleaned annually. The project applicant shall develop a financial mechanism, to be approved by the El Dorado County Department of Transportation that ensures the long-term implementation of the program.	grading plan, drainage plan, and surface water pollution control plan **Timing:** Prior to issuance of grading permits – drainage report, grading plan, drainage plan, and surface water pollution control plan reviewed and approved by El Dorado County During construction – stormwater management facilities are constructed and maintained Throughout project operation – surface water pollution control plan implemented	
LAND USE AND PLANNING		
Mitigation Measure 4.7-4: Stationary Source Noise Where the development of a project could result in the exposure of onsite noise-sensitive land uses to projected onsite or offsite stationary source noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that stationary source noise levels would exceed applicable County noise standards at proposed onsite noise sensitive uses, the County shall require that prior to approval of the final map, building plans	**Implementation:** Project Applicant – ▪ submit plans for installation of noise attenuation measures at Broadridge facility and evidence of agreement from facility owners for installation of those measures ▪ submit evidence of noise attenuation measure installation	Noise exposure levels within project site comply with County standards

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
must identify the specific noise attenuation measures, such as setbacks, sound barrier walls, noise berms and/or modifications to the noise source along with evidence that the owner of the noise source has agreed to those modifications, as necessary to reduce stationary source noise levels at proposed noise sensitive uses to conform with the applicable County standards, specifically to ensure that hourly L_{eq} exterior noise levels at residential uses are equal to or less than 55 dBA (daytime), 50 dBA (evening), and 45 dBA (nighttime) and maximum noise levels are 70 dBA (daytime), 60 dBA (evening) and 50 dBA (nighttime).	and acoustical analysis demonstrating residual noise exposure levels within the project site **Monitoring:** El Dorado County through review of plans for installation of noise attenuation measures and residual noise exposure **Timing:** Prior to issuance of grading permits – noise attenuation measures installed and analysis demonstrates that residual noise exposure levels comply with County standards	
Mitigation Measure 4.14-1: Law Enforcement Services The project applicant shall ensure adequate law enforcement personnel and equipment to serve the Specific Plan area through the following mechanism: Prior to the issuance of each building permit, the project applicant will be required to obtain service letter from the El Dorado County Sheriff's Department identifying that law enforcement staff and equipment are available to serve the proposed land use upon occupancy and the Department has	**Implementation:** Project Applicant – obtain service letter from Sheriff's Department **Monitoring:** El Dorado County through review of service letter **Timing:**	Service letter obtained

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
reasonably estimated that annual funding is available to provide adequate staff and equipment in the future.	Prior to issuance of building permits – service letter obtained	
Mitigation Measure 4.12-1: Schools The project applicant shall enter into a written agreement with the affected school district for the mitigation of impacts to school facilities or the demand therefor in accordance with General Plan Policy 5.8.1.1. School mitigation fees shall be the amount in effect at the time building permits are issued.	**Implementation:** Project Applicant – obtain agreement with school district and pay school mitigation fees **Monitoring:** El Dorado County through review of school district agreement and collection of mitigation fees **Timing:** Prior to issuance of building permits – agreement obtained and mitigation fees paid	School mitigation fees paid
Mitigation Measure 4.16-1: Active Parks and Recreational Facilities The CCSP project developer was required to pay in-lieu fees for the purchase and development of approximately 7 acres of active parks and recreation facilities in addition dedicating 31.2 acres for such purposes. Actual land and in-lieu fees will vary based on the final densities proposed in each phase of dedication development. For the Carson Creek SPA project, the project applicant shall dedicate land and/or pay in-lieu fees consistent with the requirements of County Code Section 120.12.090 as it exists at the time of final map approval. As it is currently adopted, County Code Section 120.12.090 requires	**Implementation:** Project Applicant – offer park site for dedication and/or pay parkland in-lieu fees **Monitoring:** El Dorado County through verification that in-lieu fees are paid **Timing:**	Parkland in-lieu fees paid and/or offer of dedication made

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
the project applicant to dedicate land and/or pay in-lieu fees sufficient for the provision of 4 acres of parkland.	Prior to recordation of final map – park site offer of dedication made and/or parkland in-lieu fees paid	
Mitigation Measure 4.18-1: Water Consumption Implementation of the following mitigation measures would reduce potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits. a. In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project b. Low-volume and low-flow fixtures shall be installed to reduce water consumption. c. Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.	**Implementation:** Project Applicant – ▪ Prepare and submit FPR ▪ Include low-volume and low-flow fixtures in building plans ▪ Install efficient irrigation systems **Monitoring:** El Dorado County through review of FPR and building plans **Timing:** Prior to issuance of building permits – FPR submitted, building plans include water-efficient fixtures and irrigation During construction – water-efficient fixtures and irrigation installed	Water-efficient fixtures and irrigation systems installed

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
NOISE		
Mitigation Measure 4.7-1: Short-term Construction Noise Impacts Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: • Between the hours of 7:00 a.m., and 5:00 p.m., on any weekday • Between the hours of 8:00 a.m. and 5:00 p.m., on Saturdays • Prohibited on Sundays and holidays At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.	**Implementation:** Project Applicant – ▪ Include construction time restrictions in all construction contracts ▪ Include requirement for keeping excavation equipment engine doors closed or shielded in construction contracts **Monitoring:** El Dorado County through verification that construction contracts include required provisions **Timing:** Prior to issuance of grading permits – construction contracts include required provisions ▪ During construction – timing and equipment provisions implemented	Construction does not occur outside of permitted hours Excavation equipment engine doors remain closed or shielded
Mitigation Measure 4.7-4 (see Land Use and Planning section above)		

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
PUBLIC SERVICES		
Mitigation Measure 4.12-1 (see Land Use and Planning section above)		
Mitigation Measure 4.14-1 (see Land Use and Planning section above)		
Mitigation Measure 4.16-1 (see Land Use and Planning section above)		
RECREATION		
Mitigation Measure 4.16-1 (see Land Use and Planning section above)		
TRIBAL CULTURAL RESOURCES		
Mitigation Measure 4.11-1 (see Cultural Resources section above)		
UTILITIES AND SERVICE SYSTEMS		
Mitigation Measure 4.18-1 (see Land Use and Planning section above)		

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Mitigation Measure	Implementation, Monitoring, Reporting, and Timing	Performance Evaluation Criteria
TOPICS FOR WHICH NO MITIGATION MEASURES ARE REQUIRED OR MITIGATION MEASURES HAVE ALREADY BEEN IMPLEMENTED:		
▪ Aesthetics ▪ Agriculture and Forestry Resources ▪ Greenhouse Gas Emissions ▪ Mineral Resources ▪ Population/Housing ▪ Transportation and Circulation		

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Mitigation Measures Agreement

Project: SP-R20-0001, TM20-0001

Carson Creek Specific Plan Amendment (State Clearinghouse No. 94072021)

And Heritage at Carson Creek Tentative Subdivision Map

As the applicant, owner, or their legal agent, I hereby agree to incorporate and implement all required mitigation measures, as identified in the related Mitigation Monitoring and Reporting Program (MMRP), the Carson Creek Specific Plan (CCSP), and the CCSP EIR, which are necessary in order to avoid or reduce potentially significant environmental effects 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 as explained in the CEQA Findings prepared for the Project.

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 EIR Addendum.

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 4TH day of MAY, 2021.

El Dorado County Planning Division

By: _____

GINA HAMILTON, SR. PLANNER

Print name and title above

Signature of Applicant/Owner/Agent:

_____

Print name and address below:

Larry Gualco

1025 Creekside Ridge Drive, Suite 240

Roseville, CA 95678