

4. MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Town and Country Village El Dorado Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the EIR for the proposed project. unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

4.2 COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR 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 EIR.

The EIR 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 impacts 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. The applicant will be responsible for fully understanding and effectively



implementing the mitigation measures contained within the MMRP. The County will be responsible for monitoring compliance.

4.3 MITIGATION MONITORING AND REPORTING PROGRAM

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.



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4.1 Aesthetics					
4.1-3	In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage point) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.	<i>Project Development Area and Project Buildout</i> 4.1-3 <i>In conjunction with submittal of improvement plans, the project applicant shall submit a Final Landscape Plan. As part of the Final Landscape Plan, trees along public roadways on the project frontage shall be a minimum of 24-inch box size as well as a mix of 36-inch and 48-inch box sizes. Trees shall be placed to screen the proposed development to the maximum extent feasible. The Final Landscape Plan shall be subject to review and approval by El Dorado County Planning and Building Department.</i>	El Dorado County Planning and Building Department	In conjunction with submittal of improvement plans	
4.1-5	Long-term changes in visual character associated with development of the proposed project in combination with future buildout of the El Dorado County General Plan.	<i>Project Development Area and Project Buildout</i> 4.1-5 <i>Implement Mitigation Measure 4.1-3.</i>	See Mitigation Measure 4.1-3	See Mitigation Measure 4.1-3	
4.2 Air Quality, Greenhouse Gas Emissions, and Energy					
4.2-2	Conflict with or obstruct implementation of the applicable air quality plan during project operation.	<i>Program Study Area</i> 4.2-2(a) <i>At the time of application submittal for development of the Program Study Area, the project applicant shall retain a qualified air quality consultant to conduct an analysis to quantify the project's operational ROG emissions. If ROG emissions are determined to be less than or equal to 64.1 lbs/day (i.e., 76.90 lbs/day presented in</i>	El Dorado County Air Quality Management District (EDCAQMD)	At the time of application submittal for development of the Program Study Area	



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		<p><i>Table 4.2-9 minus the 12.8 lbs/day required for the project to be below the applicable EDCAQMD threshold of significance), further mitigation is not required.</i></p> <p><i>If ROG emissions are determined to exceed 64.1 lbs/day, the qualified air quality consultant shall identify measures to reduce the project's operational ROG emissions to below 64.1 lbs/day, or to the maximum extent feasible, as determined by the County. Emission reduction measures may include, but are not limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>Prohibit natural gas on-site;</i> • <i>Install rooftop solar;</i> • <i>Use no VOC paints for architectural coatings;</i> • <i>Install on-site EV charging equipment beyond the CalGreen Code requirements;</i> • <i>Design internal roadways to maximize pedestrian and bicycle access; and</i> • <i>Include 100-volt electrical receptacles on the exterior of buildings for purposes of charging or powering electric landscaping equipment.</i> <p><i>Quantified emissions and identified reduction measures shall be submitted to EDCAQMD and the El Dorado County</i></p>	El Dorado County Planning and Building Department		



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		<i>Planning and Building Department for review and approval.</i> 4.2-2(b) <i>Implement Mitigation Measure 4.11-3.</i>	See Mitigation Measure 4.11-3	See Mitigation Measure 4.11-3	
4.2-3	Expose sensitive receptors to substantial pollutant concentrations.	<i>Project Development Area and Project Buildout</i> 4.2-3 <i>Prior to the approval of improvement plans, a qualified geologist or geotechnical engineer shall be retained to conduct additional geologic evaluations of the portion of the site located within an El Dorado County review area for NOA to determine the presence or absence of naturally occurring asbestos. In the event that naturally occurring asbestos is located on-site, an Asbestos Dust Mitigation Plan shall be prepared and submitted to the EDCAQMD and the El Dorado County Planning and Building Department for review and approval. The Asbestos Dust Mitigation Plan shall comply with the El Dorado County Code Section 8.44.030(B), which provides performance standards for ensuring that adverse impacts do not result from asbestos dust during construction. The plan shall address compliance with EDCAQMD Rule 223-2, Fugitive Dust – Asbestos Hazard Mitigation, and the CARB's Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations.</i>	EDCAQMD El Dorado County Planning and Building Department	Prior to the approval of improvement plans	



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4.2-6	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	<i>Program Study Area</i> 4.2-6 Implement Mitigation Measures 4.2-2(a) and 4.11-3.	See Mitigation Measures 4.2-2(a) and 4.11-3	See Mitigation Measures 4.2-2(a) and 4.11-3	
4.2-7	Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.	<i>Project Development Area and Project Buildout</i> 4.2-7(a) The following requirements shall be noted on project improvement plans, subject to review and approval by the El Dorado County Planning and Building Department: <ul style="list-style-type: none"> The proposed project shall be designed such that the project is built all-electric, and natural gas infrastructure shall be prohibited on-site; and The project shall be constructed to include electric vehicle (EV) ready parking spaces at the ratio with which the current CalGreen Tier 2 standards require EV Capable spaces. 	El Dorado County Planning and Building Department	Prior to project improvement plan approval	



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		<p><i>If the use of all-electric for any project component(s) (e.g., an appliance) is not enforceable or commercially feasible at the time of issuance of building permit, the applicant shall be required to include pre-wiring to allow for the future retrofit of all natural gas appliances with all-electric appliances and purchase off-site mitigation credits or forecasted mitigation units ("FMUs") (collectively, "GHG credits") for project-related GHG emissions from the component(s) using natural gas instead of electric. The emissions from the use of natural gas shall be calculated by a qualified professional utilizing EDCAQMD-, CARB-, or the USEPA-approved emissions models and quantification methods available and submitted to the County for review and approval, which shall include third-party review by a qualified consultant of the County's selection and be subject to applicant reimbursement of consultant costs.</i></p> <p><i>Any and all GHG credits to off-set for the use of natural gas must be created through a CARB-approved registry. These registries are currently the ACR, CAR, and Verra, although CARB may accredit additional registries in the future. These registries use robust accounting protocols for all GHG credits created for their exchange, including the six currently approved CARB protocols. This mitigation measure specifically requires</i></p>			



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		<p><i>GHG credits created for the project originate from a CARB-approved protocol or a protocol that is equal to or more rigorous than CARB requirements under 17 CCR 95972. The selected protocol must demonstrate that the GHG-emissions reductions are real, permanent, quantifiable, verifiable, enforceable, and additional. Definitions of these terms from 17 CCR 95802(a) are provided below.</i></p> <p>(1) <i>Real: GHG reductions or enhancements result from a demonstrable action or set of actions and are quantified using appropriate, accurate, and conservative methodologies that account for all GHG emissions sources, GHG sinks, and GHG reservoirs within the [GHG credit] project boundary and account for uncertainty and the potential for activity-shifting and market-shifting leakage.</i></p> <p>(2) <i>Additional: GHG reductions or removals that exceed any GHG reduction, or removals otherwise required by law, regulation, or legally binding mandate, and that exceed any GHG reductions or removals that would otherwise occur in a conservative BAU scenario.</i></p> <p>(3) <i>Permanent: GHG reductions and removal enhancements are not reversible or, when GHG reductions</i></p>			



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		<p>and GHG-removal enhancements may be reversible, mechanisms are in place to replace any reversed GHG-emission reductions and GHG-removal enhancements to ensure that all credited reductions endure for at least 100 years.</p> <p>(4) <i>Quantifiable: The ability to accurately measure and calculate GHG reductions or GHG-removal enhancements relative to a project baseline in a reliable and replicable manner for all GHG emission sources, GHG sinks, or GHG reservoirs included within the [GHG credit] project boundary, while accounting for uncertainty, activity-shifting, and market-shifting leakage.</i></p> <p>(5) <i>Verifiable: A [GHG credit] project report assertion is well-documented and transparent such that it lends itself to an objective review by an accredited verification body.</i></p> <p>(6) <i>Enforceable: The authority for CARB to hold a particular party liable and take appropriate action if any of the provisions of this article are violated. Note that this definition of enforceability is specific to the Cap-and-Trade regulation, where CARB holds enforcement authority, but this measure will employ GHG credits from the voluntary market, where CARB has no enforcement authority.</i></p>			



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		<p><i>Applying the definition to this mitigation measure means that GHG reductions must be owned by a single entity and backed by a legal instrument or contract that defines exclusive ownership.</i></p> <p>Geographic Prioritization of GHG Credits GHG credits from reduction projects in the County will be prioritized before projects in larger geographies (i.e., northern California, California, United States, and international). The applicant will inform brokers of the required geographic prioritization for the procurement of GHG credits. GHG credits from reduction projects identified in the County that are of equal or lesser cost compared to the settlement price of the latest Cap-and-Trade auction must be included in the transaction. GHG credits from reduction projects outside of the County may be purchased if adequate credits cannot be found in the County or if they exceed the maximum price identified above. The economic and geographic analysis undertaken to inform the selection of GHG credits must be provided by the applicant to the County as part of the required documentation discussed below under Plan Implementation and Reporting.</p> <p>Types of GHG Credits. GHG credits may be in the form of GHG offsets for prior reductions of GHG</p>			



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		<p><i>emissions verified through protocols or FMUs for future committed GHG emissions meeting protocols. Because emissions reductions from GHG offsets have already occurred, their benefits are immediate and can be used to compensate for an equivalent quantity of project-generated emissions at any time. GHG credits from FMUs must be funded and implemented within 5 years of project GHG emissions to qualify as a GHG credit under this measure (i.e., there can only be a maximum of 5 years lag between project emissions and their real-world reductions through funding a FMU in advance and implementing the FMU on the ground). Any use of FMUs that result in a time lag between project emissions and their reduction by GHG credits from FMUs must be compensated through a prorated surcharge of additional FMUs proportional to the effect of the delay. Because emissions of CO₂ in the atmosphere reach their peak radiative forcing within 10 years, a surcharge of 10 percent for every year of lag between project emissions and their reduction through a FMU will be added to the GHG credit requirement (i.e., 1.10 FMUs would be required to mitigate 1 metric ton of project GHG emissions generated in the year prior to funding and implementation of the FMU).</i></p> <p>Verification and Independent Review of GHG Credits</p>			



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		<p><i>All GHG credits will be verified by an independent verifier accredited by the ANSI National Accreditation Board (ANAB) or CARB, or an expert with equivalent qualifications to the extent necessary to assist with the verification. Following the standards and requirements established by the accreditation board (i.e., ANAB or CARB), the verifier will certify the following.</i></p> <ul style="list-style-type: none"> <i>GHG credits conform to a CARB-approved protocol or a protocol that is equal to or more rigorous than CARB requirements under 17 CCR 95972. Verification of the latter requires certification that the credits meet or exceed the standards in 17 CCR 95972.</i> <i>GHG credits are real, permanent, quantifiable, verifiable, enforceable, and additional, as defined in this measure.</i> <i>GHG credits are purchased according to the geographic prioritization standard defined in this measure under Geographic Prioritization of GHG Credits.</i> <p><i>Verification of GHG offsets must occur as part of the certification process for compliance with the accounting protocol. Because FMUs are GHG credits that will result from future projects, additional verification must occur beyond initial</i></p>			



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		<p><i>certification is required. Verification for FMUs must include initial certification and independent verification every 5 years over the duration of the FMU generating the GHG credits. The verification will examine both the GHG credit realization on the ground and its progress toward delivering future GHG credits. The applicant will retain an independent verifier meeting the qualifications described above to certify reductions achieved by FMUs are achieved following completion of the future reduction project.</i></p> <p><i>Program Study Area</i></p> <p><i>4.2-7(b) Prior to the initiation of construction of the Program Study Area, the project applicant shall demonstrate that construction-related GHG emissions would be reduced to 1,100 MTCO₂e/yr and shall submit proof to the El Dorado County Planning and Building Department.</i></p> <p><i>Construction-related GHG emissions can be reduced through several options, including, but not limited to, the following:</i></p> <ul style="list-style-type: none"> <i>• Modify the construction schedule to reduce the intensity of construction to lower emissions;</i> <i>• Ensure that phases of development do not overlap;</i> 	El Dorado County Planning and Building Department	Prior to the initiation of construction of the Program Study Area	



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		<ul style="list-style-type: none"> • <i>Use of renewable diesel for construction fuel rather than diesel;</i> • <i>Improve fuel efficiency from construction equipment by:</i> <ul style="list-style-type: none"> ○ <i>Minimizing idling time either by shutting equipment off when not in use or reducing the time of idling to no more than three minutes (five-minute limit is required by the state airborne toxics control measure [Title 13, sections 2449(d)(3) and 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site; and</i> ○ <i>Using equipment with new technologies (repowered engines, electric drive trains).</i> • <i>Perform on-site emission reductions such as implementing on-site material hauling with trucks equipped with on-road engines (if determined to be less emissive than the off-road engines) or real, quantifiable, permanent, verifiable, and enforceable on-site emission reductions;</i> • <i>Use alternative fuels for generators at construction sites such as propane or solar, or use electrical power;</i> 			



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		<ul style="list-style-type: none"> • Use a CARB-approved low carbon fuel for construction equipment; (NOX emissions from the use of low carbon fuel must be reviewed and increases mitigated.) • Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes; • Reduce electricity use in the construction office by using LED bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones; • Recycle or salvage non-hazardous construction and demolition debris (goal of at least 75 percent by weight); • Use locally sourced or recycled materials for construction materials (goal of at least 20 percent based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials). Wood products utilized should be certified through a sustainable forestry program; • Minimize the amount of concrete for paved surfaces or utilize a low carbon concrete option; 			



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		<ul style="list-style-type: none"> • Produce concrete on-site if determined to be less emissive than transporting ready mix; • Use SmartWay certified trucks for deliveries and equipment transport; and • Develop a plan to efficiently use water for adequate dust control. <p>The project applicant may elect to implement any combination of the foregoing measures to reduce construction-related GHG emissions. All GHG emissions reductions must be quantified. Compliance with the aforementioned measures shall be ensured by the El Dorado County Planning and Building Department.</p> <p>If the quantified reduction measures do not reduce construction-related GHG emissions to below 1,100 MTCO₂e/yr, offsite carbon credits may be purchased to make up the difference. The purchase of off-site mitigation credits shall be negotiated with the County and EDCAQMD at the time that credits are sought. Off-site mitigation credits shall be real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). The offsets shall be retired, and emissions must be offset through the year 2045. Such credits shall be based on CARB-approved protocols</p>			



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		<p><i>that are consistent with the criteria set forth in subdivision (a) of Section 95972 of Title 17 of the California Code of Regulations, and shall not allow the use of offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by El Dorado County and/or the EDCAQMD. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) any registry established by EDCAQMD.</i></p> <p>4.2-7(c) <i>Implement Mitigation Measure 4.11-3.</i></p> <p><i>Project Development Area and Project Buildout</i></p> <p>4.2-7(d) <i>The below CAPCOA-recommended employer-based trip reduction programs shall be offered by the project applicant for the commercial uses within the Project Development Area and Program Study Area, to the satisfaction of the El Dorado County Department of Transportation:</i></p> <ul style="list-style-type: none"> • T-7: <i>Implement Commute Trip Reduction Marketing;</i> 	<p>See Mitigation Measure 4.11-3</p> <p>El Dorado County Planning and Building Department</p> <p>El Dorado County Department of Transportation</p>	<p>See Mitigation Measure 4.11-3</p> <p>At the time of issuance of first certificate of occupancy for commercial uses</p>	



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		<ul style="list-style-type: none"> • T-8: Provide Ridesharing Program; • T-10: Provide End-of-Trip Bicycle Facilities; • T-11: Provide Employer-Sponsored Vanpool; and • T-13: Implement Employee Parking Cash-Out. <p>The lease agreements for all commercial tenants shall include language notifying tenants that they are required to inform their employees of the above-listed programs and provide related informational materials. The project applicant shall be required to provide an annual report to the El Dorado County Planning and Building Department and Department of Transportation, on the level of employee participation in each program over the course of the previous year.</p>			
4.3 Biological Resources					
4.3-1	Impacts to special-status plant species either directly (e.g., threaten to eliminate a plant community) or through substantial habitat modifications.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.3-1 If construction has not commenced prior to the first day of spring 2026, a new round of special-status plant surveys shall be conducted in on- and off-site areas proposed for disturbance, prior to the commencement of construction according to the following requirements:</p> <p>Before implementation of project construction activities and during the blooming period for the special-status plant</p>	<p>El Dorado County Planning and Building Department</p> <p>U.S. fish and Wildlife Service (USFWS)</p>	Prior to the commencement of construction activities, if construction has not commenced prior to the first day of spring 2026	



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		<p><i>species with potential to occur on the project site, a qualified botanist shall conduct protocol-level surveys for special-status plants in the off-site improvement areas and shall resurvey the main project site following survey methods from CDFW's Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the El Dorado County foothills region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and State statutes and regulations related to plants and plant collecting.</i></p> <p><i>The surveys shall be conducted in accordance with the USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants, the CNPS Botanical Survey Guidelines of the California Native Plant Society, and Protocols for Surveying and Evaluating Impacts to Special Status</i></p>	California Department of Fish and Wildlife (CDFW)		



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		<p><i>Native Plant Populations and Natural Communities. The survey results shall be submitted to the El Dorado County Planning and Building Department prior to the commencement of construction activities. If special-status plant species are not found, further mitigation shall not be required.</i></p> <p><i>If special-status plants are found during special-status plant surveys and cannot be avoided, the applicant and a qualified botanist shall, in coordination/consultation with CDFW or USFWS, as appropriate depending on species status, develop and implement a site-specific mitigation strategy to compensate for loss of occupied habitat or individuals according to CDFW and USFWS guidelines.</i></p> <p><i>Mitigation measures shall include, at a minimum, preserving and enhancing existing populations, establishing populations through seed collection or transplantation from the site that is to be affected, and/or restoring or creating habitat in sufficient quantities to offset loss of occupied habitat or individuals. Potential mitigation sites could include suitable locations within or outside the project site. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value. The following success criteria shall be</i></p>			



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		<p><i>used for preserved and compensatory populations:</i></p> <ul style="list-style-type: none"> • <i>The extent of occupied area and plant density (number of plants per unit area) in compensatory populations shall be equal to or greater than that in the affected occupied habitat.</i> • <i>Compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when:</i> <ul style="list-style-type: none"> ○ <i>plants reestablish annually for a minimum of 5 years with no human intervention, such as supplemental seeding; and</i> ○ <i>reestablished and preserved habitats contain an occupied area and flower density comparable to those in the existing occupied habitat areas in similar habitat types in the project vicinity.</i> • <i>If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including designating responsible parties for long-term management, conservation</i> 			



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		<p><i>easeement holders, long-term management requirements, success criteria, including at a minimum, those listed above and other details, as determined appropriate by a qualified biologist to target the preservation of long-term viable populations.</i></p> <p><i>Documentation of the completion of the mitigation strategy and coordination/consultation process with CDFW or USFWS shall be provided to El Dorado County before commencement of any project construction activities.</i></p> <p><i>If plants listed under the Federal Endangered Species Act or the California Endangered Species Act are located within the project impact area and those plants cannot be avoided, the project proponent shall coordinate with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) (as appropriate) for issuance of an Incidental Take Permit (ITP) and shall implement similar mitigation measures as outlined above and ultimately approved by the appropriate agency.</i></p>			
4.3-2	Impacts to Crotch's Bumble bee either directly (e.g., cause a wildlife population to drop below self-	<p><i>Project Development Area and Project Buildout</i></p> <p>4.3-2 <i>If, at the time of project implementation, Crotch's bumble bee is not designated as a</i></p>	El Dorado County	No more than 14 days prior to the	



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	sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications	<p><i>California Endangered Species Act (CESA) candidate or CESA listed, mitigation is not required. However, if the species is a CESA candidate or CESA listed or is otherwise considered to be a special-status species, the following mitigation shall be required.</i></p> <p><i>If feasible, initial ground-disturbing activities associated with development of the project site (e.g., grading, vegetation removal, staging) shall take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on Crotch's bumble bee. Regardless of the feasibility of the above limited operating period, a qualified biologist familiar with bumble bees of California and experienced using survey methods for bumble bees (qualified biologist) shall conduct a habitat assessment and focused survey for Crotch's bumble bee prior to the commencement of any ground-disturbing activities. Surveys shall be performed when Crotch's bumble bee is most likely to be identified, typically from April through August (i.e., the colony active period) when floral resources and ideal weather conditions are present, and shall follow the methods in Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (CDFW 2023). Surveys shall be conducted during the colony active period closest to the start of planned construction activities. Survey</i></p>	Planning and Building Department	commencement of construction activities, if completing all initial ground-disturbing activities between September 1 and March 31 is not feasible and at the time of project implementation, and Crotch's bumble bee is designated as a CESA candidate or CESA listed species, or is otherwise considered a special-status species	



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		<p><i>results shall be submitted to the applicant and El Dorado County Planning and Building Department a minimum of seven days before construction begins.</i></p> <p><i>The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying qualified biologist shall select the most appropriate days based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources.</i></p> <p><i>Suitable floral resources for Crotch bumble bee include species in the following families:</i></p>			



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		<p><i>Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae.</i></p> <p><i>At a minimum, preconstruction survey methods shall include the following:</i></p> <ul style="list-style-type: none"> • <i>Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present;</i> • <i>If bumble bees are observed, watch any bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;</i> • <i>Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;</i> • <i>If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;</i> • <i>Look for concentrated bumble bee activity;</i> • <i>Listen for the humming of a nest colony; and</i> 			



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		<ul style="list-style-type: none"> <i>If bumble bees are observed, attempt to photograph the individual and identify it to species.</i> <p><i>The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a list of bumble bee species observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a Crotch's bumble bee nest(s) may be present or if construction activities could result in take of Crotch bumble bees. The survey report shall be submitted to the El Dorado County Planning and Building Department prior to the commencement of construction activities.</i></p> <p><i>The applicant shall submit a survey report to CDFW within 1 month of survey completion and shall notify CDFW and El Dorado County within 24 hours if Crotch's bumble bees are detected.</i></p> <p><i>If bumble bees are not located during the preconstruction survey or the bumble bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the California Department of Fish and Wildlife (CDFW) is not required.</i></p>			



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		<p><i>If Crotch's bumble bees are detected during the focused survey, appropriate avoidance measures shall be implemented. Avoidance measures shall include, but not be limited to, the following:</i></p> <ul style="list-style-type: none"> <i>Protective buffers shall be implemented around active nesting colonies or overwintering queens until the identified sites are no longer active. A qualified biologist, in coordination with CDFW, shall determine the appropriate buffer size to protect nesting colonies or overwintering queens; however, the buffer shall be a minimum of 50 feet.</i> <p><i>If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either (1) the bumble bees present are positively identified as common (i.e., not a special-status species), or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.</i></p> <p><i>If Crotch's bumble bees are located, and after coordination with CDFW take of</i></p>			



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		<p><i>Crotch's bumble bees cannot be avoided, the project applicant shall obtain an ITP from CDFW, and the applicant shall implement all conditions identified in the ITP. Mitigation required by the ITP may include, but not be limited to, the project applicant translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the project site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.</i></p> <p><i>Documentation of compliance with the foregoing measures and any required coordination with CDFW or acquisition of an ITP shall be provided to the El Dorado County Planning and Building Department prior to commencement of any project construction activities.</i></p>			
4.3-3	Impacts to vernal pool fairy shrimp either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.	<p><i>Project Development Area (and Sewer Alternative 2)</i></p> <p>4.3-3 <i>If potential habitat for vernal pool fairy shrimp is identified within areas proposed for improvements, the project applicant shall redesign or modify project components to avoid the identified habitat to the maximum extent feasible. If avoidance of the identified habitat is not feasible, the project applicant shall either retain a USFWS-permitted</i></p>	El Dorado County Planning and Building Department	Prior to initiation of any ground disturbance activities within the Project Development Area and/or Sewer Alternative 2	



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		<p><i>biologist to conduct protocol-level branchiopod surveys to determine presence/absence of vernal pool fairy shrimp or the project applicant shall assume presence of the species. If the project applicant chooses to conduct the protocol level surveys, the project applicant shall employ a qualified biologist who is authorized by USFWS to conduct vernal pool branchiopod surveys (qualified biologist) to conduct surveys for vernal pool fairy shrimp prior to initiation of any ground disturbance activities within the Project Development Area and/or Sewer Alternative 2. Any such surveys shall be conducted in accordance with the Survey Guidelines for the Listed Large Branchiopods (USFWS 2017). Survey results shall be provided to the El Dorado County Planning and Building Department within 90 days of completion of all surveys.</i></p> <p><i>If the presence of vernal pool fairy shrimp is confirmed or inferred for the proposed project, and the habitat they inhabit will be impacted by the project, Endangered Species Act (ESA) consultation with USFWS shall be required to address impacts on the species before any ground-disturbing activities occurs within the occupied habitat. Documentation of the completion of ESA consultation shall be provided to the El Dorado County Planning</i></p>			



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		<p><i>and Building Department prior to the issuance of the grading permit.</i></p> <p><i>In addition, if the presence of vernal pool fairy shrimp is confirmed or inferred for the proposed project, the project applicant shall compensate for direct and indirect effects on occupied or presumed occupied habitat for vernal pool fairy shrimp by purchasing the appropriate mitigation credits from a USFWS-approved conservation property/mitigation bank. Minimum mitigation ratios shall be 2:1 preservation, for direct effects, and 1:1 preservation for indirect effects (within 250 feet of ground disturbance) or as determined by USFWS during ESA consultation.</i></p>			
4.3-4	Impacts to monarch butterfly either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.3-4 <i>If, at the time of project implementation, monarch butterfly is not designated as a federal Endangered Species Act (FESA) candidate or FESA listed, mitigation is not required. However, if the species is a FESA candidate or FESA listed or is otherwise considered to be a special-status species, the following mitigation shall be required.</i></p> <p><i>If ground disturbance occurs within annual brome grassland in on- and off-site improvement areas during the time when milkweed plants may host monarch eggs or caterpillars (approximately mid-March</i></p>	El Dorado County Planning and Building Department	No earlier than 15 days prior to construction, if construction occurs within annual brome grassland in on- and off-site improvement areas during the time when milkweed plants may host monarch eggs or caterpillars (approximately mid-March through late	



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		<p><i>through late September), a pre-construction survey shall be conducted by a qualified biologist who is knowledgeable and experienced in the biology, life stages, natural history, and identification of local fish and wildlife resources at the project site (qualified biologist) no earlier than 15 days prior to construction within the proposed impact area and a 50-foot buffer in accessible areas. The biologist shall comprehensively search the survey area for milkweed plants, and all milkweed plants found shall be surveyed for monarch eggs, larvae (i.e., caterpillars), and chrysalises. Additionally, other plants immediately adjacent to milkweed plants shall also be searched for chrysalises. If eggs, caterpillars, or chrysalises are not detected, additional mitigation measures are not necessary. Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys.</i></p> <p><i>If eggs, caterpillars or chrysalises are found, the plants shall be avoided with a 50-foot buffer until metamorphosis is completed and adult butterflies emerge and voluntarily leave the host plant.</i></p>		September), and monarch butterfly is considered a FESA candidate or FESA listed species or is otherwise considered to be a special-status species.	
4.3-5	Impacts to foothill yellow-legged frog either directly (e.g., cause a wildlife population to drop below self-sustaining levels,	<p>Off-Site Sewer Pipe Alignments Only</p> <p>4.3-5 Prior to initiation of ground disturbance activities within 100 feet of Carson Creek, associated with the off-site sewer pipe, the following measures shall be taken to</p>	USACE USFW	Prior to initiation of ground disturbance activities within 100	



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	threaten to eliminate an animal community) or through substantial habitat modifications.	<p><i>mitigate potential impacts to foothill yellow-legged frog (FYLF):</i></p> <ul style="list-style-type: none"> <i>As part of the CWA Section 404 USACE permitting for the project, the USACE will conduct formal Endangered Species Act consultation with the USFWS on potential impacts to federally-listed species or species that are proposed for listing; this may include FYLF. 1 If the USACE consults with USFWS on FYLF, the project applicant shall prepare a Biological Assessment, which will include details on potential impacts and mitigation for FYLF, to be submitted to the USACE and the USFWS.</i> <i>If take of FYLF is determined to be likely, the project applicant shall submit an application for an CDFW Code Section 2081 Incidental Take Permit.</i> <i>To determine the presence or absence of FYLF within Carson Creek, protocol FYLF surveys shall be conducted by a qualified biologist. To increase the likelihood of detection, surveys shall include at least one visual encounter survey (VES) during the breeding and/or</i> 	El Dorado County Planning and Building Department	feet of Carson Creek, associated with the off-site sewer pipe	

¹ The USACE may choose not to consult with USFWS on FYLF as direct impacts to USACE jurisdictional FYLF habitat are not proposed; impacts would only be indirect.



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		<p>oviposition period (generally April through June), a tadpole survey four to eight weeks after the breeding survey(s), and a subadult survey in late summer/early fall (generally late August through early October). The survey shall be conducted in accordance with the Peek et al (2017) Visual encounter survey protocol for <i>Rana boylei</i> in lotic environments and CDFW's Considerations for Conserving the Foothill Yellow-Legged Frog.</p> <ul style="list-style-type: none"> Regardless of whether FYLF are detected during the bioassessment surveys, the project applicant shall develop a Pre-Construction Survey Plan for FYLF and submit it to the USFWS and CDFW for review at least 30 calendar days prior to commencing ground-disturbing or in-water work activities within 500 feet upstream and downstream of the construction area (if permitted by adjacent land owners). The Pre-Construction Survey Plan shall include what life-stage(s) shall be surveyed for, survey method(s), and timing of survey(s). The Pre-Construction Survey Plan shall also provide justification for timing and methodology of survey design (e.g., watershed characteristics, regional snow pack, timing and rate of spring 			



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		<p>runoff, day length, average ambient air and water temperatures, local and seasonal conditions). For sites with suitable breeding habitat, egg mass/larval surveys shall be conducted to support a negative finding.</p> <ul style="list-style-type: none"> • Within three to five days prior to entering or working within 100 feet of Carson Creek, a qualified biologist who is knowledgeable and experienced in the biology, life stages, natural history, and identification of local fish and wildlife resources at the project site shall perform a pre-construction survey, as specified in the Pre-Construction Survey Plan, within the 500-foot upstream and downstream buffer zone to the construction area (if permitted by adjacent land owners). The survey shall include a description of any standing or flowing water. The project applicant shall provide Pre-Construction Survey results, notes, and observations to CDFW prior to commencing ground disturbing and in-water activities. • If the qualified biologist encounters any life stages of FYLF during pre-construction surveys, ground-disturbing or in-water activities shall be suspended at the project site, and CDFW shall be notified within 24 			



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		<p>hours. Work shall not re-initiate in the project site until the project applicant demonstrates compliance with CESA.</p> <ul style="list-style-type: none"> If it is determined that take of FYLF is likely to occur, the project applicant shall abide by mitigation measures developed during the course of the Endangered Species Act consultation with the USFWS and CDFW. These mitigation measures could include, but are not limited to, seasonal work restrictions for initial ground disturbance, pre-construction surveys by a qualified biologist, the installation of wildlife exclusion fencing, biological monitoring, and worker environmental awareness training. A qualified biologist is defined as a person who is knowledgeable and experienced in the biology, life stages, natural history, and identification of local fish and wildlife resources at the project site. If it is determined that take of FYLF is likely to occur, additional measures could include preservation, restoration, or enhancement of habitat on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to 			



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		<p><i>preserve land, or any other method acceptable to USFWS and CDFW.</i></p> <p><i>The mitigation measures listed below may be implemented if take of FYLF is likely to occur. The mitigation measures listed below may differ from mitigation measures included in a USFWS Biological Opinion or a CDFW Incidental Take Permit. If that occurs, the measures in the USFWS Biological Opinion and CDFW Incidental Take Permit take precedence.</i></p> <ul style="list-style-type: none"> ○ <i>The project proponent shall develop a Pre-Construction Survey Plan for FYLF and submit it to the USFWS and CDFW for approval prior to ground-disturbing activities with 100 feet of Carson Creek. The Plan shall include what life-stage(s) shall be surveyed for, survey method(s), and timing of survey(s). The Plan shall provide justification for timing and methodology of survey design (e.g., watershed characteristics, regional snow pack, timing and rate of spring runoff, day length, average ambient air and water temperatures, local and seasonal conditions). For sites</i> 			



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		<p><i>with suitable breeding habitat, two consecutive seasons of negative egg mass/larval surveys are recommended to support a negative finding.</i></p> <ul style="list-style-type: none"> ○ <i>Within 3-5 days prior to entering or working within 100-feet of Carson Creek, a USFWS and CDFW-approved biologist shall perform a pre-construction survey, as specified in the Pre-Construction Survey Plan, within 500-foot buffer zone upstream and downstream of the construction area (if permitted by adjacent land owners). The survey shall include a description of any standing or flowing water. Permittee shall provide Pre-Construction Survey notes and observations to the USFWS and CDFW prior to commencing Covered Activities.</i> ○ <i>The project proponent shall develop a Relocation Plan for FYLF and submit it to the USFWS and CDFW for approval prior to ground-disturbing activities within 100 feet of Carson Creek. The Relocation Plan shall include what life stage(s) will be relocated (e.g., adults or egg masses) and specific protocols for each life</i> 			



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		<p>stage. The Relocation Plan shall quantify the amount, location, and quality of suitable receiving habitat (e.g., breeding and dispersal habitat). The Relocation Plan shall include capture and handling methods specific to each life stage. Relocation shall not occur without first obtaining the proper permits from USFWS and CDFW, and all relocation shall be conducted by a qualified biologist.</p> <ul style="list-style-type: none"> ○ The project proponent shall ensure that Covered Activities, involving construction and heavy equipment use (such as excavation, grading, and contouring), that are conducted in streams, ponds, and riparian areas are limited to the period from May 1 to October 15 of each year (Dry Season). Any work outside of the Dry Season shall be subject to approval of the USFWS and CDFW. ○ Prior to the start of construction within 100 feet of Carson Creek, high visibility orange fencing shall be installed around approved work areas. The fencing shall remain in place while construction activities are 			



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		<p>ongoing and shall be regularly inspected and fully maintained at all times.</p> <ul style="list-style-type: none"> ○ The project proponent shall develop a Water Diversion Plan for FYLF and submit it to CDFW for approval prior to any in-stream activities. The Water Diversion Plan shall contain detailed descriptions of the water intake screening (e.g., screen material, size, cleaning method, etc.), the duration of the water diversion, how the project proponent will ensure that aquatic life will be maintained or relocated from the dewatered area, diversion materials (unacceptable materials that are deleterious to fish and wildlife include particle board, plastic sheeting, bentonite, pressure-treated lumber, creosote, concrete, or asphalt), and monitoring methods for the diversion. ● If it is determined that take of FYLF is unlikely to occur, the Applicant shall conduct a pre-construction Visual Encounter Survey (VES) survey for the species within 15 days prior to initiation of ground disturbance within 100 feet of Carson Creek. The survey shall be conducted in 			



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		<i>accordance with the Peek et al (2017) Visual encounter survey protocol for Rana boylei in lotic environments and CDFW's Considerations for Conserving the Foothill Yellow-Legged Frog, but only implement the life-stage survey(s) that are appropriate for the time of year of the survey (which will be based on when construction commences). If survey results are negative, then no further mitigation will be required. If FYLF are found during the survey, then take should be considered likely to occur, and consultation with USFWS and CDFW as outlined above shall occur. Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys.</i>			
4.3-6	Impacts to northwestern pond turtle either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.	<i>Off-Site Sewer Pipe Alignments Only</i> 4.3-6 <i>Prior to ground-disturbing activities near Carson Creek, a qualified biologist who is knowledgeable and experienced in the biology, life stages, natural history, and identification of local fish and wildlife resources at the project site (qualified biologist) shall survey the project site where suitable habitat (including nest sites) occurs for northwestern pond turtle. Surveys shall be performed within 30 days prior to starting project activities and shall be conducted within a minimum of 500 feet upstream and</i>	El Dorado County Planning and Building Department USACE USFWS CDFW	Within 30 days prior to starting project activities and no more than 48 hours prior to construction, where construction activities overlap with suitable aquatic habitat (i.e., Carson Creek), and where construction will	



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		<p><i>downstream of the proposed activity where accessible. If detected during surveys, a site-specific avoidance, minimization, and/or relocation plan shall be prepared and implemented by a qualified biologist with proper handling permits. The plan shall include daily construction monitoring. The plan shall be submitted to CDFW.</i></p> <p><i>Another northwestern pond turtle survey shall be conducted no more than 48 hours prior to construction where construction activities overlap with suitable aquatic habitat (i.e., Carson Creek), and where construction will occur in arroyo willow riparian scrub or oak woodlands within 150 feet of these aquatic resources. If northwestern pond turtles or nests are not found, further mitigation is not required. Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys.</i></p> <p><i>If a northwestern pond turtle is observed within the proposed impact area, work shall be suspended in a 100-foot radius of the animal until the animal leaves the project site on its own volition. If necessary, a qualified biologist shall notify CDFW to determine the appropriate procedures related to relocation, which shall include, but not be limited to, obtaining a valid and applicable CDFW Scientific Collecting</i></p>		<p>occur in arroyo willow riparian scrub or oak woodlands within 150 feet of these aquatic resources</p>	



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		<p><i>Permit. Any worker who inadvertently injures or kills a northwestern pond turtle or who finds a northwestern pond turtle dead, injured, or entrapped must immediately report the incident to the applicant, who must then immediately notify CDFW. Entrapped northwestern pond turtles shall be relocated by a qualified biologist with a valid and applicable CDFW Scientific Collecting Permit if approved by CDFW. If a northwestern pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings shall occur as stipulated above, if necessary.</i></p> <p><i>If, as part of the CWA Section 404 USACE permitting for the project, the USACE determines that formal Endangered Species Act (ESA) consultation with the USFWS is needed, the project proponent shall abide by the mitigation measures developed during the course of the ESA consultation, which shall supersede these measures. These mitigation measures could include, but are not limited to, seasonal work restrictions for initial ground disturbance, dewatering protocols, pre-construction surveys by a</i></p>			



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*Final EIR
Town and Country Village El Dorado Project
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		<i>qualified biologist, the installation of wildlife exclusion fencing, turtle relocation, nest avoidance, biological monitoring, and worker environmental awareness training. Additional measures could include preservation, restoration, or enhancement of habitat on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to USFWS.</i>			
4.3-7	Impacts to nesting birds and raptors protected under the MBTA and CFGC either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.3-7 <i>To minimize the potential for loss of special-status bird species, raptors, and other native birds, project activities (e.g., tree removal, vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the non-breeding season (approximately September 1 through January 31, as determined by a qualified biologist who is knowledgeable and experienced in the biology, life stages, natural history, and identification of local fish and wildlife resources at the project site (qualified biologist).</i></p> <p><i>The project proponent shall implement the following:</i></p> <ul style="list-style-type: none"> <i>If ground disturbance or other construction activities are proposed</i> 	<p>CDFW</p> <p>El Dorado County Planning and Building Department</p>	Within 15 days prior to the beginning of construction activities, and to be repeated if there is a break of construction of more than 14 days during the nesting season	



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		<p>during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors and migratory bird nests shall be conducted by a qualified biologist within 15 calendar days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within the following buffer areas:</p> <ul style="list-style-type: none"> ○ 0.5-mile for bald eagle and golden eagle; ○ 0.25-mile for tree-nesting raptors; and ○ 500 feet for all other species. <ul style="list-style-type: none"> • Burrowing owl pre-construction surveys of suitable habitat shall be conducted within 14 days prior to the beginning of construction activities consistent with the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012). • If active raptor nests are found, construction activities shall not take place within 0.25-mile for golden eagle or within 500 feet of other raptor nest(s) until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer shall be established. Daily 			



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		<p><i>monitoring of the nest by a qualified biologist during project activities shall be required if the activity has potential to adversely affect the nest as determined by the qualified biologist or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist. Documentation of compliance with the foregoing requirements and of any required coordination with CDFW shall be provided to El Dorado County Planning and Building Department prior to commencement of any project construction activities.</i></p> <ul style="list-style-type: none"> <i>The limit of work shall be indicated by bright orange temporary fencing or other similar highly-visible marker. Construction activities or personnel shall not cross the fencing, except with approval of a qualified biologist. If trees containing nests or burrows must be removed as a result of project implementation, removal shall be completed during the nonbreeding season (September 1 to January 31) if possible, or after a qualified biologist determines that the young have fledged (during the breeding season).</i> 			



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		<ul style="list-style-type: none"> <i>If any special-status species are encountered during project activities and the individual may be harmed, or they do not leave the Project site independently within 2 hours, work shall be suspended, CDFW notified, and conservation measures shall be developed in agreement with CDFW according to CDFW protocols prior to re-initiating the activity. Conversely, if during project activities, any species listed pursuant to the CESA are encountered, work shall be suspended, and CDFW notified. Work may not re-initiate until the Project proponent has consulted with CDFW and can demonstrate compliance with CESA.</i> <i>If active nests are not found during the required pre-construction surveys, further mitigation shall not be required.</i> <i>Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys. Surveys shall be repeated if there is a break of construction of more than 14 days during the nesting season.</i> <p><u><i>Burrowing Owl</i></u></p> <ul style="list-style-type: none"> <i>Burrowing owl pre-construction surveys of suitable habitat shall be conducted by a qualified biologist</i> 			



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		<p><i>within 14 days prior to the beginning of any ground-disturbing construction activities on and within 500 feet of the project site and off-site improvements using survey methods consistent with the CDFW Staff Report on Burrowing Owl Mitigation (CDFW 2012). Inaccessible areas (e.g., adjacent private property) shall not be surveyed directly, but the qualified biologist may use binoculars or a spotting scope to survey the inaccessible areas.</i></p> <ul style="list-style-type: none"> <i>If occupied burrows are not found, the qualified biologist shall submit a report documenting the survey methods and results to the project proponent and to the El Dorado County Planning and Building Department, and further mitigation shall not be required.</i> <i>If an active burrow is found within 500 feet of pending construction activities, the project proponent shall establish and maintain a minimum buffer of 164 feet around the occupied burrow throughout construction. The actual buffer size shall be determined by the qualified biologist based on the time of year and level of disturbance in accordance with guidance provided in the CDFW Staff Report on</i> 			



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		<p><i>Burrowing owl Mitigation, and may be as large as 1,640 feet (CDFW 2012). The protection buffer may be adjusted if, in coordination with CDFW, a qualified biologist determines that an alternative buffer would not disturb a burrowing owl from use of the burrow because of particular site features or other buffering measures. If occupied burrows are present that cannot be avoided or adequately protected with a no-disturbance buffer, and the burrowing owl does not depart independently within a few days, the burrow(s) shall be buffered and avoided for the duration of occupancy, through the end of nesting (as determined by a Qualified Biologist) or an Incidental Take Permit (ITP) shall be obtained in order to exclude owls from the burrow(s). Burrowing owls shall not be excluded from occupied burrows until the ITP is approved by CDFW.</i></p> <ul style="list-style-type: none"> <i>If burrowing owls are evicted from burrows and the burrows are destroyed by project activities, the project proponent shall mitigate the loss of occupied habitat in accordance with the ITP. The applicant shall retain a qualified biologist to develop a burrowing owl mitigation and management plan that</i> 			



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		<p><i>incorporates the following goals and standards:</i></p> <ul style="list-style-type: none"> ○ <i>Mitigation lands shall be selected based on comparison of the habitat lost to the compensatory habitat, including type and structure of habitat; disturbance levels; potential for conflicts with humans, pets, and other wildlife; density of burrowing owls; and relative importance of the habitat to the species throughout its range.</i> ○ <i>If feasible, mitigation lands shall be provided adjacent or proximate to the project site so that displaced owls can relocate with reduced risk of injury or mortality. The feasibility of providing mitigation adjacent or proximate to the project site depends on availability of sufficient habitat to support displaced owls that may be preserved in perpetuity.</i> ○ <i>If habitat suitable for burrowing owl is not available for conservation adjacent or proximate to the project site, mitigation lands can be secured off-site and</i> 			



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		<p><i>shall aim to consolidate and enlarge conservation areas outside planned development areas and within foraging distance of other conservation lands. Mitigation may also be accomplished through purchase of mitigation credits at a CDFW-approved mitigation bank, if available. Alternative mitigation sites and acreages may also be determined in coordination with CDFW.</i></p> <p><i>If burrowing owl habitat mitigation is completed through permittee-responsible conservation lands, the mitigation plan shall include mitigation objectives, site selection factors, site management roles and responsibilities, vegetation management goals, financial assurances and funding mechanisms, performance standards and success criteria, monitoring and reporting protocols, and adaptive management measures. Success shall be based on the number of adult burrowing owls and pairs using the site and whether the numbers are maintained over time. Measures of success, as</i></p>			



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		<p><i>suggested in the CDFW Staff Report, shall include site tenacity, the number of adult owls present and reproducing, colonization by burrowing owls from elsewhere, changes in distribution, and trends in stressors.</i></p> <ul style="list-style-type: none"> <i>Documentation of compliance with the foregoing requirements and the coordination process with CDFW shall be provided to El Dorado County before commencement of any project construction activities.</i> 			
4.3-8	Impacts to roosting bats either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.3-8 <i>A qualified biologist who is familiar with bats and bat ecology (qualified biologist) shall conduct a bat habitat assessment of all potential roosting trees within the proposed impact footprint. This habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one (1) year prior to the start of construction.</i></p> <p><i>If potential roosting habitat is identified within the areas proposed for impact, the qualified biologist shall survey the potential roosting habitat within 14 days prior to tree removal to determine presence of roosting bats in suitable habitat (e.g., large trees, crevices, cavities, exfoliating bark, foliage, buildings) on and adjacent to the project site. These surveys are recommended to be</i></p>	El Dorado County Planning and Building Department	<p>Up to one (1) year prior to the start of construction activities</p> <p>Within 14 days prior to tree removal if roosting habitat is identified</p>	



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		<p><i>conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras or a combination thereof. Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys.</i></p> <p><i>If pre-construction surveys indicate that roosts of special-status bats are not present, or that roosts are inactive or potential habitat is unoccupied, further mitigation is not required.</i></p> <p><i>If evidence of bat maternity roosts or hibernacula is observed, the species and number of bats using the roost shall be determined by a qualified biologist using noninvasive methods. Bat detectors (i.e., acoustic monitoring) or evening emergence surveys shall be used if deemed necessary to supplement survey efforts by the qualified biologist.</i></p> <p><i>A no-disturbance buffer of 250 feet shall be established around active pallid bat, Townsend's big-eared bat, or western red bat maternity roosts or hibernacula, as well as substantial maternity roosts or hibernacula of other bat species considered to be a wildlife nursery by the qualified</i></p>			



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		<p><i>biologist. Project activities shall not occur within this buffer until after the roosts are unoccupied as determined by a qualified biologist.</i></p> <p><i>If roosts of pallid bat, Townsend's big-eared bat, or western red bat are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in coordination with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) resulting from the project shall be replaced in coordination with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during coordination with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost sites.</i></p> <p><i>Prior to exclusion activity, the qualified biologist shall quantify the average number</i></p>			



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		<p><i>of bats present at the roost by species and season, compare the replacement habitat with the habitat to be removed to ensure the replacement habitat is of sufficient or equal size, and monitor the temperature of the existing roost with a temperature datalogger to compare to the replacement habitat.</i></p> <p><i>Within one year of the installation of replacement habitat, post-construction monitoring of the replacement habitats shall begin. A qualified biologist shall monitor the replacement habitats on year one, three, and five. If the success criteria (as defined below) is met, the monitoring may be reduced or discontinued as recommended by the qualified biologist in coordination with CDFW.</i></p> <p><i>For day roost monitoring, conduct daytime inspections and evening exit counts to assess presence/absence of bats and the average number of bats, collect photo documentation to show use or lack of use by bats, record the location of bat use in the replacement habitat as well as the numbers and species of bats, as possible, in the replacement structure. Mitigation shall be considered successful when the target species has occupied the replacement habitat and when the estimated population of the replacement habitat has reached the goals set forth in the bat mitigation plan. If success criteria have not been met during</i></p>			



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		<p><i>the monitoring period, the qualified biologist shall provide recommendations for habitat modifications and additional monitoring.</i></p> <p><i>After the replacement roosts are constructed and bats are confirmed to be absent from the original roost site by a qualified biologist, the roost tree or building may be removed. For roost trees, a two-step tree removal process supervised by a qualified biologist shall be implemented, including removal of all branches that do not provide roosting habitat on the first day, and removal of the remaining portion of the tree on the following day.</i></p> <p><i>Documentation of compliance with the foregoing requirements shall be provided to El Dorado County Planning and Building Department prior to commencement of any project construction activities.</i></p>			
4.3-9	Impacts to Northern California ringtail either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.	<p><i>Project Development Area (and Off-Site Sewer Pipe Alignments)</i></p> <p>4.3-9 <i>Within 14 days prior to the initiation of any construction activities, a qualified biologist who is knowledgeable and experienced in the biology, life stages, natural history, and identification of local fish and wildlife resources at the project site (qualified biologist) shall conduct non-invasive preconstruction surveys for Northern California ringtail and ringtail nests in suitable habitats (riparian habitats, oak</i></p>	<p>CDFW</p> <p>El Dorado County Planning and Building Department</p>	Within 14 days prior to the initiation of any construction activities	



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		<p><i>woodlands with shrubby understory, and/or trees five inches diameter at breast height (DBH) or greater in riparian areas, particularly those with cavities) that will be disturbed by construction activity. Non-invasive methods may include camera traps and track plates as well as physical surveys of suitable habitat. If ringtail are found prior to the initiation of, and/or during construction activities, a qualified biologist shall consult with CDFW prior to relocation of any individual ringtail. The camera trap may be removed once construction begins.</i></p> <p><i>If a ringtail nest is observed within the project area during the preconstruction survey, a qualified biologist shall establish a 250-foot no-disturbance buffer and the nest shall be fenced off and avoided until the young have left the nest, and the nest is no longer active as determined by the qualified biologist. A qualified biologist shall monitor to ensure that ringtails do not disperse into the construction area.</i></p> <p><i>If any ringtails are observed within the project area, work shall be suspended in a 100-foot radius of the animal until the animal leaves the project area on its own volition. If necessary, the qualified biologist shall notify CDFW to determine the appropriate procedures related to relocation. All necessary permits for removal will be obtained from CDFW, and a Qualified</i></p>			



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		<p><i>Biologist shall conduct necessary removals</i></p> <p><i>Any worker who inadvertently injures or kills a ringtail or who finds one dead, injured, or entrapped must immediately report the incident to a qualified biologist.</i></p> <p><i>CDFW may require mitigation for potential impacts to ringtail as part of a streambed alteration agreement. If CDFW assigns mitigation that is more stringent than the measure proposed above, the CDFW measure shall take precedence.</i></p>			
4.3-10	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.	<p><i>Off-Site Sewer Pipe Alignments Only</i></p> <p>4.3-10 <i>Prior to the commencement of ground-disturbing activities associated with the off-site sewer pipe, the project proponent shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs. Mitigation may include restoration or enhancement of resources on- or off-site, purchase habitat credits from an agency-approved mitigation/ conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable to CDFW.</i></p>	<p>El Dorado County Planning and Building Department</p> <p>CDFW</p>	Prior to the commencement of ground-disturbing activities associated with the off-site sewer pipe	



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		<p><i>If proposed project activities are determined to be subject to CDFW jurisdiction, the applicant shall abide by the measures to protect fish and wildlife resources required by any executed agreement before any vegetation removal or activity that may affect the resource. Measures to protect fish and wildlife resources shall include, at a minimum, a combination of the following mitigation.</i></p> <p><i>The applicant shall compensate loss of riparian woodland habitat such that no net loss of habitat function and values occurs by:</i></p> <ul style="list-style-type: none"> <i>• Restoring and preserving degraded riparian habitat outside the project site or on the project site (at least 1:1);</i> <i>• Purchasing riparian habitat credits at an agency-approved mitigation bank (at least 1:1); or</i> <i>• Preserving existing riparian habitat of equal or better value to the affected riparian habitat through a conservation easement or deed restriction at a ratio sufficient to offset the loss of riparian habitat function (at least 1:1).</i> 			



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		<p><i>The applicant shall prepare and implement a Compensatory Mitigation Plan that includes the following elements:</i></p> <ul style="list-style-type: none"> <i>For preserving existing riparian habitat outside the project site in perpetuity, the Compensatory Mitigation Plan shall include a summary of the proposed compensation lands (e.g., the number and type of credits, location of mitigation bank or easement), parties responsible for the long-term management of the land, and the legal and funding mechanism for long-term conservation (e.g., holder of conservation easement or fee title). The applicant shall provide evidence in the plan that the necessary mitigation has been implemented or that the applicant has entered into a legal agreement to implement it and that compensatory habitat shall be preserved in perpetuity.</i> <i>For restoring or enhancing riparian habitat outside the project site, the Compensatory Mitigation Plan shall, at a minimum, include a description of the proposed habitat improvements, success criteria that demonstrate the performance standard of maintained habitat function has been met, legal and</i> 			



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		<p><i>funding mechanisms, and parties responsible for long-term management and monitoring of the restored or enhanced habitat.</i></p> <ul style="list-style-type: none"> <i>Compensatory mitigation may be satisfied through compliance with permit conditions, or other authorizations obtained by the applicant (e.g., Lake and Streambed Alteration Agreement), if such requirements are equally or more effective than the mitigation identified above.</i> <p><i>Documentation of compliance with this mitigation measure and receipt of a Lake and Streambed Alteration Agreement from CDFW (or a letter from CDFW stating that such an Agreement is not required) shall be provided to El Dorado County before commencement of any project construction activities.</i></p>			
4.3-11	Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	<p><i>Project Development Area and Project Buildout</i></p> <p><i>4.3-11(a) Prior to initiation of any ground disturbance activities, the project proponent shall apply for a Section 404 permit from the U.S. Army Corps of Engineers (USACE) for impacts to regulated Waters (Waters) of the U.S. Waters that will be impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat creation, restoration, rehabilitation, and/or replacement shall be at</i></p>	<p>El Dorado County Planning and Building Department</p> <p>USACE</p>	Prior to initiation of any ground disturbance activities	



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		<p><i>a location and by methods acceptable to the USACE through the preparation and approval by USACE of a wetland mitigation and monitoring plan.</i></p> <p><i>For creating, restoring or rehabilitating wetlands or waters of the U.S. on or outside the project site, the wetland mitigation and monitoring plan shall include, at a minimum, a description of the proposed habitat improvements, success criteria that demonstrate the performance standard of maintained habitat function has been met, legal and funding mechanisms, and parties responsible for long-term management and monitoring of the restored or enhanced habitat.</i></p> <p><i>Compensatory mitigation may be satisfied through compliance with permit conditions, or the purchase of agency-approved mitigation bank credits, if these requirements are equally or more effective than the mitigation identified above.</i></p> <p>4.3-11(b) <i>Prior to initiation of any ground disturbance activities, the project proponent shall apply for WDRs and/or a Water Quality Certification from the RWQCB (depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time) and adhere to the certification conditions. Waters of the state that will be impacted shall be replaced or rehabilitated on a “no-</i></p>	<p>El Dorado County Planning and Building Department</p> <p>Regional Water Quality Control</p>	<p>Prior to initiation of any ground disturbance activities</p>	



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		<p><i>net-loss" basis. Habitat creation, restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the RWQCB through the preparation and approval by the RWQCB of a wetland mitigation and monitoring plan.</i></p> <p><i>Compensatory mitigation may be satisfied through compliance with permit conditions, or the purchase of agency approved-mitigation bank credits, if such requirements are equally or more effective than the mitigation identified above.</i></p>	Board (RWCQB)		
		<p>4.3-11(c) <i>Implement Mitigation Measure 4.3-10.</i></p>	See Mitigation Measure 4.3-10	See Mitigation Measure 4.3-10	
		<p>4.3-11(d) <i>If the project applicant proceeds with the proposed off-site water main to be installed within the alignment of the approved Bass Lake North Bike Trail, the project applicant shall implement all mitigation measures included in the following resource agency permit documents:</i></p> <ul style="list-style-type: none"> <i>Clean Water Act Section 401 Water Quality Certification and Order (WDID No. 5A09CR00228);</i> <i>Streambed Alteration Agreement (EPIMS Notification No. ELD-34364-R2); and</i> <i>Section 404 Permit (ID No. SPK-2022-00634).</i> 	<p>El Dorado County Planning and Building Department</p> <p>USACE</p> <p>CDFW</p> <p>RWQCB</p>	<p>If the project applicant proceeds with the proposed off-site water main to be installed within the alignment of the approved Bass Lake North Bike Trail</p>	



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		<i>Agreement from CDFW (if applicable), as well as the Clean Water Act permit from USACE (if required), shall be provided to El Dorado County Planning and Building Department prior to commencement of any project construction activities.</i>			
4.3-13	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	<p><i>Project Development Area and Off-Site Sewer Pipe Alternatives</i></p> <p>4.3-13 <i>Prior to initiation of ground disturbing activities within the Project Development Area and Off-Site Sewer Pipe Alignments, the applicant shall submit a final version of the Oak Resources Technical Report (ORTR) and an Oak Resources Code Compliance Certificate to the El Dorado County Planning and Building Department that address all on-site and off-site oak tree and oak woodland impacts. The following mitigation for oak woodlands and individual oak trees shall be accomplished using one or more of the following options:</i></p> <p style="margin-left: 40px;"><i>a. In-lieu fee payment based on the percent of on-site Oak Woodland impacted by the development and the DBH inches of trees impacted to be either used by the County to acquire off-site deed restrictions and/or conservation easements or to be given by the County to a land conservation organization to acquire off-site deed restrictions and/or conservation easements.</i></p>	El Dorado County Planning and Building Department	Prior to initiation of ground disturbing activities within the Project Development Area and Off-Site Sewer Pipe Alignments	



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		<ol style="list-style-type: none"> 1. In accordance with the ORMP, and based on current impact estimates for the Project Development Area and Off-Site Sewer Pipe Alignments, the project proponent would be required to mitigate at a ratio of 1:1 for impacts to 0 to 50 percent of the Oak Woodland within the project area. Based on this ratio, the project would require approximately 2.7 acres of Oak Woodland mitigation, unless it can be shown in the final ORTR, based on final project design, that the project would impact a lesser amount of oak woodland. 2. In accordance with the ORMP, based on a mitigation ratio of 3:1 for Heritage Trees and 1:1 for smaller trees, impacts to trees for the project combined with the off-site sewer alignments would incur mitigation (DBH) of up to 1,291.1 to 1,310.6 DBH inches, unless it can be shown in the final ORTR, based on final project 			



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		<p><i>design, that the project would impact a lesser amount of Heritage/Individual oak trees.</i></p> <p><i>b. Off-site deed restriction or conservation easement acquisition for purposes of off-site oak woodland conservation consistent with Chapter 4.0 (Priority Conservation Areas) of the ORMP;</i></p> <p><i>c. Replacement planting within an area on-site for up to 50 percent of the total oak woodland mitigation requirement consistent with Section 2.4 (Replacement Planting Guidelines) of the ORMP. This area shall be subject to a Deed Restriction or Conservation Easement;</i></p> <p><i>d. Replacement planting within an area off-site for up to 50 percent of the total oak woodland mitigation requirement. Off-site replacement planting areas shall be consistent with Section 2.4 (Replacement Planting Guidelines) and Chapter 4.0 (Priority Conservation Areas) of the ORMP. This area shall be subject to a Deed Restriction or Conservation Easement; or</i></p> <p><i>e. A combination of options a through d above.</i></p>			



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		<i>The final form of mitigation shall be approved by the El Dorado County Planning and Building Department prior to initiation of any ground disturbing activities.</i>			
4.3-14	Cumulative loss of habitat for special-status species and oak woodlands.	<i>Project Development Area and Project Buildout</i> 4.3-14 Implement Mitigation Measures 4.3-1, 4.3-2, 4.3-3, 4.3-4, 4.3-5, 4.3-6, 4.3-7, 4.3-8, 4.3-9, 4.3-10, 4.3-11(a) through 4.3-11(d), and 4.3-13.	See Mitigation Measures 4.3-1, 4.3-2, 4.3-3, 4.3-4, 4.3-5, 4.3-6, 4.3-7, 4.3-8, 4.3-9, 4.3-10, 4.3-11(a) through 4.3-11(d), and 4.3-13.	See Mitigation Measures 4.3-1, 4.3-2, 4.3-3, 4.3-4, 4.3-5, 4.3-6, 4.3-7, 4.3-8, 4.3-9, 4.3-10, 4.3-11(a) through 4.3-11(d), and 4.3-13.	
4.4 Cultural Resources					
4.4-1	Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.	<i>Project Development Area and Project Buildout</i> 4.4-1(a) Prior to initiation of ground-disturbing activities, a qualified cultural resources specialist shall conduct a Phase II Archaeological Testing Program using a metal detector within any of the historic road segments delineated in the Cultural Resources Study prepared for the proposed project by Historic Resource Associates (HRA) that have an earthen surface in order to recover and document any historical artifacts that lie within the road prism. A report summarizing the results of the Phase II Archaeological Testing Program shall be submitted for review and approval to the El	El Dorado County Planning and Building Department	Prior to initiation of ground disturbing activities	



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		<p><i>Dorado County Planning and Building Department. If historical artifacts are not found, further mitigation is not required.</i></p> <p><i>If historical artifacts are found, the qualified archaeologist shall assess the significance of the find in accordance with criteria for listing established by the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) and make recommendations for further evaluation and treatment, as necessary, which could include, but not be limited to, avoidance of the historical artifact(s) and preservation in place, planning construction to avoid historical artifact(s), deeding the historical artifact(s) into permanent conservation easements; capping or covering the historical artifact(s) with a layer of soil before building on the artifact(s), or planning parks, greenspace, or other open space to incorporate the historical artifact(s). The recommendations shall be documented in the project record and implemented by the project applicant.</i></p>			
		<p>4.4-1(b) <i>Prior to the initiation of ground-disturbing activities, a professional archaeologist shall observe the placement of temporary drip fencing in order to protect the portions of the Sacramento-Placerville Road, Mormon Hill Road-Lincoln Highway that occur within the project site and would be avoided by construction of the future private road and</i></p>	El Dorado County Planning and Building Department	Prior to initiation of ground disturbing activities	



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		<p><i>surface parking area associated with the proposed hotel/event center. If surfacing is needed to establish a hiking, equestrian, or bike trail on the historic road, surface materials shall be compatible in color and material to the existing road surface. Verification of the foregoing requirement shall be confirmed by the El Dorado County Planning and Building Department and County Department of Transportation.</i></p> <p>4.4-1(c) <i>Prior to construction of the off-site sewer line alignments to the west of Bass Lake Road, a professional archaeologist/historian shall provide preconstruction training to all contractors and staff who will participate in the construction of the buried sewer line within or near the prism of the historic road segments. Documentation of the training (i.e., a sign-in sheet) shall be retained at the project site and shall be submitted with applicable reports to the El Dorado County Planning and Building Department.</i></p> <p>4.4-1(d) <i>Prior to approval of the final improvement plans for the off-site sewer line alignments, the plans shall demonstrate that the historic macadam surface along Old Bass Lake Road is fully avoided. The final off-site sewer line improvement plans shall be reviewed by the El Dorado County Planning and Building Department, County Department of Transportation, and a qualified historian/archaeologist, who shall confirm</i></p>	<p>County Department of Transportation</p> <p>El Dorado County Planning and Building Department</p> <p>El Dorado County Planning and Building Department</p> <p>El Dorado County</p>	<p>Prior to construction of the off-site sewer line alignments to the west of Bass Lake Road</p> <p>Prior to the approval of final improvement plans for the off-site sewer line alignment</p>	



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		<i>that the proposed sewer line design and non-construction buffers are sufficient to preserve the historic macadam surface intact.</i>	Department of Transportation Qualified historian/archaeologist		
4.4-2	Cause a substantial adverse change in the significance of a unique archeological resource pursuant to CEQA Guidelines Section 15064.5.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.4-2(a) <i>Prior to initiation of ground-disturbing activities associated with the Project Development Area, the project contractor shall install drip-line fencing along the eastern boundary of the Project Development Area, between the intermittent drainage and just north of the multi-component archaeological site (P-09-000807/CA-ELD-000719/H/BLR-2 and CA-ELD-000719/H/BLR-3). The foregoing requirement shall be noted on the final improvement plans and subject to review and approval by the El Dorado County Planning and Building Department.</i></p> <p>4.4-2(b) <i>Prior to initiation of ground-disturbing activities, a qualified archaeologist shall conduct a short awareness training session for all construction workers and supervisory personnel. The course shall explain the importance of, and legal basis for, the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event cultural resources or human remains/burials</i></p>	<p>El Dorado County Planning and Building Department</p> <p>El Dorado County Planning and Building Department</p>	<p>Prior to initiation of ground-disturbing activities associated with the Project Development Area</p> <p>Prior to initiation of ground-disturbing activities</p>	



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		<p><i>are uncovered during construction activities, including work curtailment or redirection and to immediately contact their supervisor and the archaeological monitor. The worker education session shall include visuals of artifacts (prehistoric and historic) that might be found in the project vicinity and take place on the construction site immediately prior to the start of construction. Documentation of the training (i.e., a sign-in sheet) shall be retained at the site and shall be submitted with applicable reports to the El Dorado County Planning and Building Department.</i></p> <p>4.4-2(c) <i>If archaeological resources are discovered during project construction, then all work must halt within a 100-foot radius of the discovery. A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologists, shall be called to evaluate the significance of the find. Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP/CRHR. If a potentially eligible resource is encountered, then the archaeologist and El Dorado County shall arrange for either 1) total avoidance of the resource, if possible; 2) test excavations or</i></p>	El Dorado County Planning and Building Department	If archeological resources are discovered during project construction	



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		<i>total data recovery; or 3) other alternative forms of mitigation. The determination shall be formally documented in writing and submitted to El Dorado County as verification that the provisions in CEQA for managing unanticipated discoveries have been met</i>			
4.4-3	Disturb any human remains, including those interred outside of dedicated cemeteries.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.4-3 <i>The following language shall be noted on the project improvement plans, subject to review and approval by the El Dorado County Planning and Building Department.</i></p> <p><i>If articulated or disarticulated human remains are encountered on the project site or within the off-site water line or off-site sewer line alignments during construction activities, all work within 50 feet of the find must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The El Dorado County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall determine and notify a Most Likely Descendant (MLD). Further actions shall be determined, in part, by the desires of the MLD. The MLD shall be afforded 48 hours to make recommendations regarding the disposition of the remains following</i></p>	<p>El Dorado County Planning and Building Department</p> <p>El Dorado County Coroner</p> <p>NAHC</p>	Prior to project improvement plan approval	



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		<i>notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the NAHC.</i>			
4.5 Geology and Soils					
4.5-2	Result in substantial soil erosion or the loss of topsoil.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.5-2 Prior to issuance of any grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the CVRWQCB. The contractor shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework for identification, assignment, and implementation of BMPs. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. Construction (temporary) BMPs for the project may include, but are not limited to: fiber rolls, straw bale barrier, straw wattles, storm drain inlet protection, velocity dissipation devices, silt fences, wind erosion control, stabilized construction entrance, hydroseeding, revegetation techniques, and dust control measures. The SWPPP shall be submitted to both the County Planning and Building Department</p>	<p>El Dorado County Planning and Building Department</p> <p>El Dorado County Department of Transportation</p> <p>CVRWQCB</p>	Prior to issuance of any grading permits	



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		and the County Department of Transportation for review and approval and shall remain on the project site during all phases of construction.			
4.5-3	Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.5-3 <i>Prior to final design approval and issuance of building permits for the proposed project, the project applicant shall submit a design-level geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer to the El Dorado County Planning and Building Department, for review and approval. The report shall include the geotechnical recommendations specified in the Preliminary Geotechnical Engineering Study prepared for the proposed project, unless it is determined in the design-level report that one or more recommendations need to be revised.</i></p> <p><i>The design-level geotechnical engineering report shall address, at a minimum, the following:</i></p> <ul style="list-style-type: none"> • <i>Compaction specifications and subgrade preparation for on-site soils;</i> • <i>Structural foundations;</i> • <i>Slope configuration and grading practices; and</i> 	El Dorado County Planning and Building Department	Prior to final design approval and issuance of building permits	



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		<ul style="list-style-type: none"> <i>Expansive/unstable soils, including fill.</i> <p><i>Prior to issuance of any building permits, the foundation and improvement plans shall incorporate design-level recommendations. All foundation and improvement plans shall be reviewed and approved by the El Dorado County Planning and Building Department prior to issuance of any building permits.</i></p>			
4.6. Hazards and Hazardous Materials					
4.6-2	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.6-2(a) <i>Prior to issuance of a grading permit by El Dorado County for any off-site improvements associated with the proposed project, the project applicant shall ensure that a Phase I Environmental Site Assessment (ESA) is prepared and submitted to the County for review and approval.</i></p> <p><i>The Phase I ESA shall be prepared in accordance with the American Society for Testing and Materials (ASTM) E1527-21 standard (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) by a State-licensed engineering geologist for the purpose of observing and assessing the conditions encountered at the proposed off-site improvement areas and providing conclusions and recommendations relative</i></p>	El Dorado County Planning and Building Department	Prior to issuance of a grading permit for any off-site improvements	



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		<p>to any hazardous conditions or materials identified within the off-site improvement areas. The Phase I ESA shall include, but not necessarily be limited to, review of the physical setting of the off-site improvement areas; historical sources review (i.e., aerial photographic review, historical and current U.S. Geological Survey [USGS] topographic maps, historical local abstracts, certified Sanborn maps); review of applicable federal, State, and local environmental databases; a field reconnaissance of the off-site improvement areas; and findings and conclusions. All recommendations set forth in the Phase I ESA shall be appropriately incorporated into the project and shall be subject to review and approval by the El Dorado County Planning and Building Department. If the Phase I ESA does not recommend further investigation of the off-site improvement areas, additional mitigation shall not be required.</p> <p>4.6-2(b) If indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered within the off-site improvement areas as part of the Phase I ESA, the impacted area(s) shall be isolated from surrounding, non-impacted areas. A State-licensed engineering geologist shall conduct a Phase II ESA of the impacted area(s) and obtain samples of the potentially impacted soil for analysis of the contaminants of concern in accordance with</p>			
			El Dorado County Environmental Management Department	If indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered within the off-site improvement areas	



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		<p><i>applicable U.S. Environmental Protection Agency (USEPA) Methods and comparison with applicable regulatory screening levels (i.e., Environmental Screening Levels, California Human Health Screening Levels, Regional Screening Levels, etc.). The Phase II ESA shall be submitted for review and approval to El Dorado County. Where the soil contaminant concentrations exceed the applicable regulatory screening levels, the impacted soil shall be excavated and disposed of off-site at a licensed landfill facility to the satisfaction of the El Dorado County Environmental Management Department.</i></p> <p><i>Program Study Area</i> 4.6-2(c) <i>In conjunction with submittal of an application for project-level entitlements for the Program Study Area, the project applicant shall identify whether the one active well within the Program Study Area would remain in place or be abandoned. If the well will be abandoned, such abandonment shall be done in accordance with the El Dorado County Well Construction and Water Supply Standards Ordinance, to the satisfaction of the El Dorado County Environmental Management Department.</i></p>	El Dorado County Environmental Management Department	In conjunction with submittal of an application for project-level entitlements for the Program Study Area	
4.7 Hydrology and Water Quality					
4.7-1	Violate any water quality standards or waste discharge requirements	<p><i>Project Development Area and Project Buildout</i> 4.7-1 <i>Implement Mitigation Measure 4.5-2.</i></p>			



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	or otherwise substantially degrade surface or ground water quality during construction.		See Mitigation Measure 4.5-2	See Mitigation Measure 4.5-2	
4.7-2	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during operations.	<p><i>Project Development Area</i></p> <p><i>4.7-2(a) As part of the Improvement Plan submittal process, the Preliminary Drainage Report provided during environmental review shall be submitted in final format. The Final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: written text addressing existing conditions; the effects of the proposed improvements; all appropriate calculations; watershed maps; changes in flows and patterns; and proposed on- and off-site improvements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final drainage report shall be prepared in conformance with the requirements set forth by El Dorado County at the time of Improvement Plan submittal and shall be approved by the El Dorado County Planning and Building Department and the County Engineer.</i></p>	<p>El Dorado County Planning and Building Department</p> <p>El Dorado County Engineer</p>	Prior to project improvement plan approval	



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		<p>4.7-2(b) Prior to approval of final project improvement plans, a detailed Best Management Practice (BMP) and water quality maintenance plan shall be submitted to the El Dorado County Planning and Building Department, and the County Engineer for review and approval as part of preparation of the project's Final Drainage Report. The BMP and water quality maintenance plan shall meet the standards of the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment. Site-design measures, source-control measures, hydromodification management, and Low-Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the improvement plans.</p>	<p>El Dorado County Planning and Building Department</p> <p>El Dorado County Engineer</p>	<p>Prior to approval of final project improvement plans</p>	
		<p>4.7-2(c) Prior to approval of final project improvement plans, the project applicant shall submit a Report of Waste Discharge and a Form 200 to obtain coverage under the State Water Resources Control Board (SWRCB) Order WQ 2014-0153-DWQ, General Waste Discharge Requirements (WDR) for Small Domestic Wastewater Treatment Systems. All WDR Permit requirements shall be incorporated into the project design and shown on the improvement plans. Proof of compliance shall be submitted to the El Dorado County</p>	<p>El Dorado County Planning and Building Department</p> <p>SWRCB</p>	<p>Prior to approval of final project improvement plans</p>	



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		<p><i>Planning and Building Department for review and approval.</i></p> <p>4.7-2(d) <i>Prior to the completion of construction, the applicant shall prepare and submit an acceptable Stormwater Control Operation and Maintenance Plan, identifying the maintenance entity for the project's storm drainage system and maintenance requirements, for review and approval to the El Dorado County Planning and Building Department. The Stormwater Control Operation and Maintenance Plan shall be incorporated into the project's Final Drainage Plan. Typical routine maintenance consists of the following:</i></p> <ul style="list-style-type: none"> • <i>Limit the use of fertilizers and/or pesticides. Mosquito larvicides shall be applied only when absolutely necessary.</i> • <i>Visually inspect for ponding water to ensure that filtration is occurring.</i> • <i>After all major storm events, inspect basins to ensure that the system is functioning as intended and is not clogged.</i> • <i>Continue general landscape maintenance, including pruning and cleanup throughout the year.</i> • <i>Irrigate throughout the dry season. Irrigation shall be provided with</i> 	El Dorado County Planning and Building Department	Prior to the completion of construction	



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		<p>sufficient quantity and frequency to allow plants to thrive.</p> <ul style="list-style-type: none"> Excavate, clean and or replace and screen or filter media to ensure ongoing infiltration. <p><i>Project Development Area and Project Buildout</i></p> <p>4.7-2(e) As part of the Improvement Plan submittal process for each component of subsequent development associated with the Program Study Area, a Drainage Report shall be prepared by a Registered Civil Engineer that includes pre- and post-development hydrology calculations, as well as calculations for required treatment areas to ensure that the separately constructed on-site drainage systems comply with the El Dorado County Stormwater Management Plan (SWMP) and the NPDES Phase II MS4 General Permit, and any other applicable regulations at the time of permit issuance. The drainage report shall be submitted to the El Dorado County Planning and Building Department and the County Engineer for review and approval.</p>	<p>El Dorado County Planning and Building Department</p> <p>El Dorado County Engineer</p>	<p>As part of the improvement plan submittal process for each component of subsequent development associated with the Program Study Area</p>	
4.7-4	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of	<p><i>Project Development Area</i></p> <p>4.7-4(a) Implement Mitigation Measure 4.7-2(a).</p> <p><i>Project Development Area and Project Buildout</i></p> <p>4.7-4(b) Implement Mitigation Measure 4.7-2(e).</p>	<p>See Mitigation Measure 4.7-2(a)</p>	<p>See Mitigation Measure 4.7-2(a)</p>	



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	impervious surfaces, in a manner which would: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.		See Mitigation Measure 4.7-2(e)	See Mitigation Measure 4.7-2(e)	
4.9 Noise					
4.9-2	Generation of a substantial permanent increase in ambient noise levels associated with the Project Development Area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<p><i>Project Development Area</i></p> <p>4.9-2(a) <i>All on-site truck circulation at the project site shall be prohibited during nighttime hours (10:00 PM to 7:00 AM). The applicant shall include language prohibiting nighttime deliveries in all vendor contracts associated with the proposed project. The language shall be reviewed and approved by the El Dorado County Planning and Building Department prior to Improvement Plan approval.</i></p> <p>4.9-2(b) <i>In conjunction with the submittal of Improvement Plans and/or issuance of Building Permits, the project applicant shall include design and operational measures to ensure Event Center/Museum noise</i></p>	<p>El Dorado County Planning and Building Department</p> <p>El Dorado County Planning and Building Department</p>	<p>Prior to improvement plan approval</p> <p>In conjunction with the submittal of improvement plans and/or issuance of Building Permits</p>	



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<p style="text-align: center;">MITIGATION MONITORING AND REPORTING PROGRAM Town and Country Village El Dorado Project</p>					
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		<p><i>complies with the applicable noise standards. Available design and operational measures to ensure Event Center/Museum noise are in compliance could include, but not necessarily be limited to, the following:</i></p> <ul style="list-style-type: none"> • Noise Barriers: <i>The placement of permanent or temporary noise barriers would be an effective method to reduce event crowd and outdoor event amplified music noise at nearby residential receivers. The degree of effectiveness of noise barriers is dependent upon location, height and final elevation relative to nearby receivers, and shall be assessed using construction drawings.</i> • Shielding/Setbacks: <i>A site design that integrates shielding and/or setbacks from the outdoor event area could be an effective method to reduce event crowd and outdoor event amplified music noise at nearby residential receivers. The effectiveness would depend on degree of shielding and/or setback distances relative to nearby receivers, and shall be assessed using construction drawings.</i> • Event Sound System Configurations: <i>The loudness of a sound system is highly variable upon volume level, speaker placement,</i> 			



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		<p><i>and speaker orientation/directionality relative to receivers. Implementation of a sound system loudness restriction (i.e., 70 dB at 50 feet), required speaker placement (i.e., setbacks/screening) and speaker facing would be effective measures to reduce outdoor event amplified music levels at nearby receivers.</i></p> <ul style="list-style-type: none"> • Outdoor Event Restrictions: <i>Restrictions on outdoor events, specifically with regards to allowable hours/time of day, would be effective in avoiding the potential of outdoor event crowd and outdoor event amplified music noise exceeding applicable General Plan noise level criteria (e.g., outdoor events restricted during nighttime hours).</i> <p><i>In conjunction with the submittal of Improvement Plans and/or issuance of Building Permits, a design-level acoustical analysis shall be submitted to the El Dorado County Planning and Building Department that demonstrates the included measures comply with applicable noise level criteria, including El Dorado County General Plan daytime, evening and nighttime hourly average (Leq) and maximum (Lmax) noise level standards at the closest residential receivers and General Plan exceedance criteria (Policy 6.5.1.13).</i></p>			



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4.9-3	Generation of a substantial permanent increase in ambient noise levels associated with Project Buildout in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<p><i>Project Buildout</i></p> <p>4.9-3 <i>In conjunction with submittal of site-specific development plans for the Program Study Area, a noise impact study shall be prepared by a qualified noise consultant that addresses combined on-site operations noise level exposure associated with full buildout of the project (i.e., Project Development Area and Program Study Area) and submitted by the project applicant for review and approval to the El Dorado County Planning and Building Department. The noise impact study shall include an analysis of on-site operational noise exposure associated with full Project Buildout at nearby existing noise-sensitive receivers. The analysis shall include associated mitigation measures (as appropriate) to reduce full Project Buildout on-site operations noise levels to a state of compliance with applicable El Dorado County General Plan daytime, evening and nighttime exterior noise level criteria and General Plan increase significance criteria at nearby existing noise-sensitive receptors to the extent feasible. Mitigation measures may include, but not necessarily be limited to, reducing on-site traffic volumes, reducing on-site vehicle speeds, constructing noise barriers and shielding/screening, using setbacks, implementing noise-reducing pavement, and implementing operational restrictions.</i></p>	El Dorado County Planning and Building Department	In conjunction with submittal of site-specific development plans for the Program Study Area	



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4.11. Transportation					
4.11-1	Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system during construction activities.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.11-1 <i>The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing and traffic control plan shall be provided to the El Dorado County Department of Transportation for review and approval. The construction signing and traffic control plan shall include (but not be limited to) items such as:</i></p> <ul style="list-style-type: none"> • <i>Guidance on the number and size of trucks per day entering and leaving the project site;</i> • <i>Identification of arrival/departure times that would minimize traffic impacts;</i> • <i>Approved truck circulation patterns;</i> • <i>Locations of staging areas;</i> • <i>Locations of employee parking and methods to encourage carpooling and use of alternative transportation;</i> • <i>Methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions);</i> • <i>Criteria for use of flaggers and other traffic controls;</i> • <i>Preservation of safe and convenient passage for bicyclists and</i> 	El Dorado County Department of Transportation	Prior to the commencement of construction activities	



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		<p><i>pedestrians through/around construction areas;</i></p> <ul style="list-style-type: none"> <i>Monitoring for roadbed damage and timing for completing repairs;</i> <i>Limitations on construction activity during peak/holiday weekends and special events;</i> <i>Preservation of emergency vehicle access;</i> <i>Removing traffic obstructions during emergency evacuation events; and</i> <i>Providing a point of contact for County residents and guests to obtain construction information, have questions answered, and convey complaints.</i> <p><i>The construction signing and traffic control plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional performance standards would be developed once details of project construction are better known.</i></p> <ul style="list-style-type: none"> <i>All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant.</i> <i>Roadways shall be maintained clear of debris (e.g., rocks) that could</i> 			



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		<i>otherwise impede travel and impact public safety.</i>			
4.11-3	Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	<p><i>Program Study Area</i></p> <p>4.11-3 <i>The below measures shall be implemented as practicable, to the satisfaction of the El Dorado County Engineer. VMT mitigation is based on guidance from the California Air Pollution Officers Association (CAPCOA).</i></p> <p><i>Unbundling of Parking Costs from Rent</i></p> <p><i>Unbundling, or separating, a residential project's parking costs from property costs shall require those who wish to purchase parking spaces to do so at an additional cost. On the assumption that parking costs are passed through to the vehicle owners/drivers using the parking spaces, unbundling would result in decreased vehicle ownership, and thus, a reduction in VMT and GHG emissions. Unbundling may not be available to all residential developments, depending on funding sources. Unbundling would reduce parking demand by up to 15.7 percent under ideal conditions, based on an upper limit of \$300 per month per parking space. Benefits are proportional to the fee; for example, a \$150/month fee would provide half the benefit of a \$300/month fee.</i></p> <p><i>Reduced Parking Supply</i></p>	El Dorado County Engineer	Prior to issuance of an occupancy permit for the multi-family housing, provide a parking plan	



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		<i>Reducing the total parking supply available at a residential project or site would create scarcity and add additional time and inconvenience to trips made by private auto, thus disincentivizing driving as a mode of travel. Reducing the convenience of driving would result in a shift to other modes and decreased VMT, and thus, a reduction in GHG emissions and VMT. Evidence of the effects of reduced parking supply is strongest for residential developments. Such measures would reduce VMT by up to 13.7 percent if all on-site parking was eliminated, and by up to a prorated amount based on a lower level of implementation. Generally, El Dorado County requires one and a half to two parking spaces per multi-family unit; therefore, reducing the parking supply to one space per unit would reduce VMT by a maximum of 6.85 percent.</i>			
4.11-6	Cumulatively conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	<i>Program Study Area</i> 4.11-6 <i>Implement Mitigation Measure 4.11-3.</i>	See Mitigation Measure 4.11-3	See Mitigation Measure 4.11-3	
4.12. Tribal Cultural Resources					
4.12-1	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074	<i>Project Development Area and Project Buildout</i> 4.12-1(a) <i>Tribal Cultural Resources Awareness Training. The following language shall be noted on project Improvement Plans, subject to review and approval by the El</i>	El Dorado County Planning and Building Department	Prior to the initiation of construction activities and noted on project improvement plans	



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		<p><i>Dorado County Planning and Building Department:</i></p> <p><i>Prior to the initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific Tribal Cultural Resource (TCR) Awareness Training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally affiliated Native American Tribes. The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any finds of significance to culturally affiliated Native American Tribes. All personnel required to receive the training shall also be required to sign a form that acknowledges receipt of the training, which shall be submitted to the El Dorado County Planning and Building Department for review and approval. As a component of the training, a brochure will be distributed to all personnel associated with the project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:</i></p> <ul style="list-style-type: none"> <i>Field indicators of potential archaeological or cultural resources (i.e., what to look for, for example: archaeological artifacts, exotic or non-native rock, unusually large</i> 			



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		<p><i>amounts of shell or bone, significant soil color variations, etc.)</i></p> <ul style="list-style-type: none"> <i>Regulations governing archeological resources and tribal cultural resources.</i> <i>Consequences of disregarding or violating laws protecting archeological or tribal cultural resources.</i> <i>Steps to take if a worker encounters a possible resource.</i> <p><i>The training shall include project specific guidance for on-site personnel including protocols for resource avoidance, when to stop work, and who to contact if potential archeological or TCRs are identified. The training shall also address the stoppage of work if potentially significant cultural resources are discovered during ground disturbing activities, and in the case of possible human remains the proper course of action requiring immediate contact with the County Coroner and the NAHC.</i></p> <p>4.12-1(b) <u>Tribal Monitoring Related to P-09-00087 and Off-Site Improvement Areas.</u> The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities. These measures shall be included as notes on the project</p>	El Dorado County Planning and Building Department	Prior to project improvement plan approval and during construction	



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		<p><i>improvements plans prior to their approval by the County.</i></p> <ul style="list-style-type: none"> <i>The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 2 to 3 months prior to project ground-disturbing activities within the areas identified for monitoring in the confidential tribal monitoring exhibit provided by UAIC to the County (e.g., P-09-000807 and off-site improvement areas) to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time.</i> <i>A contracted Tribal Monitor(s) shall monitor the vegetation grubbing, stripping, grading, trenching, and other ground disturbing activities in the project area surrounding P-09-000807, as indicated on the confidential tribal monitoring exhibit provided by the UAIC to the County. All ground-disturbing activities within such area, including rebuild or previously disturbed, shall be subject to Tribal Monitoring unless otherwise determined unnecessary by the UAIC. A contracted UAIC certified Tribal Monitor shall spot check up to 16 hours per month the ground-</i> 			



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		<p><i>disturbing activities within all other areas of the project site.</i></p> <ul style="list-style-type: none"> • <i>Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion, shall be of an adequate duration for the Tribal Representative to examine the resource.</i> • <i>Appropriate treatment of TCRs may include but is not limited to:</i> <ul style="list-style-type: none"> ○ <i>Recordation of the resource(s);</i> ○ <i>Avoidance and preservation of the resource(s); and</i> ○ <i>Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no further disturbance. The location of the reburial shall be acceptable to the UAIC.</i> • <i>To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log.</i> • <i>The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.</i> 			



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		<ul style="list-style-type: none"> <i>The Tribal Monitor, in consultation with the UAIC THPO and the project proponent, shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.</i> <i>In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24-hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.</i> <i>The CEQA lead agency shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project.</i> <p><i>4.12-1(c) Tribal Spot Monitoring Related to 60.5-acre Project Site. The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities. These measures shall be included as notes on the project improvements plans prior to their approval by the County.</i></p> <ul style="list-style-type: none"> <i>The project proponent shall contact the UAIC THPO</i> 	El Dorado County Planning and Building Department	Prior to project improvement plan approval and during construction	



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		<p><i>(thpo@auburnrancheria.com) at least 2 to 3 months prior to project ground-disturbing activities to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time.</i></p> <ul style="list-style-type: none"> • <i>A contracted UAIC Certified Tribal Monitor(s) shall spot check up to 16 hours per month the ground disturbing activities within the 60.5-acre project site.</i> • <i>Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.</i> • <i>Appropriate treatment of TCRs or other cultural finds may include but is not limited to:</i> <ul style="list-style-type: none"> ○ <i>Recordation of the resource(s);</i> ○ <i>Avoidance and preservation of the resource(s); and</i> ○ <i>Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a</i> 			



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		<p><i>designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC.</i></p> <ul style="list-style-type: none"> <i>To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log.</i> <i>The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.</i> <i>The Tribal Monitor, in consultation with the UAIC THPO and the project proponent, shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.</i> <i>In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.</i> <i>The CEQA lead agency shall assist with resolution of disagreements between the project</i> 			



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		<p><i>proponent/contractor and the Tribe if such occurs on the project.</i></p> <p>4.12-1(d) <u>Unanticipated Discoveries</u>. If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal representative and El Dorado County Planning and Building Department shall be immediately notified, and the Tribal Representative in coordination with El Dorado County shall determine if the find is a TCR (PRC Section 21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</p> <p>The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction</p>	<p>A Tribal representative</p> <p>El Dorado County Planning and Building Department</p>	<p>If any suspected TCRs are discovered during ground disturbing activities</p>	



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		<p><i>process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.</i></p> <p><i>The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.</i></p> <p><i>The construction contractor(s) and El Dorado County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.</i></p> <p><i>Work at the TCR discovery location shall not resume until authorization is granted by the Lead Agency in coordination with the culturally affiliated Tribe.</i></p>			



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		<p><i>If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.</i></p> <p>4.12-1(e) Implement Mitigation Measure 4.4-2(a).</p>	See Mitigation Measure 4.4-2(a)	See Mitigation Measure 4.4-2(a)	
4.14. Wildfire					
4.14-2	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.	<p><i>Project Development Area and Project Buildout</i></p> <p>4.14-2 <i>In conjunction with the submittal of and prior to the approval of Improvement Plans, the applicant shall submit a Vegetation Management Plan (VMP) for review and approval by CAL FIRE, EDHFD, and the El Dorado County Planning and Building Department. The VMP shall identify roles, responsibilities, and financial resources to ensure successful implementation. The VMP shall be implemented by the project developer and maintained in perpetuity and</i></p>	<p>CAL FIRE</p> <p>El Dorado Hills Fire Department (EDHFD)</p> <p>El Dorado County Planning and Building Department</p>	In conjunction with the submittal of and prior to the approval of improvement plans	



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		<p><i>may include, but not necessarily be limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>Management of the Open Spaces/Oak Woodlands During Project Construction or Adjacent Construction:</i> <ul style="list-style-type: none"> ○ <i>Prior to construction activities, all Open Space/Oak Woodland boundaries shall be designated by placing high visibility construction fencing and/or silt fencing. Fencing shall be maintained in good condition until permanent post and cable fencing can be installed; and</i> ○ <i>If applicable, prior to working within Open Space/Oak Woodland areas adjacent to wetlands, a qualified wetland biologist shall flag the wetland boundary and monitor construction activities to prevent encroachment into the wetland areas.</i> ○ <i>All construction machinery shall be equipped with CAL FIRE-approved spark arrestors.</i> • <i>Open Space/Oak Woodland Maintenance</i> 			



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		<ul style="list-style-type: none"> ○ Ongoing Fuel Load Management activities shall focus on areas close to homes or on borders, as approved by the County and include activities to mow annual grasses, remove dead and/or diseased trees, snags, and debris, limb live trees up to a height of 10 feet above ground where feasible, and remove understory fuels over one foot in height, where feasible. The use of goats shall be the preferred method of reducing vegetation materials; alternative methods, such as plastic string weed trimmers or other County-approved equipment may be acceptable, but shall be limited to the maximum extent feasible. Chipping of material shall be permitted. Chipped material shall be removed from the site unless otherwise approved by the County. Prescribed burning shall be prohibited and herbicide use shall not be allowed within the fuel load reduction area; and ○ Annual monitoring memos shall be submitted to the County by June 30 of each year. The memos shall include, at a minimum, the following: 			



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		<ul style="list-style-type: none"> ➤ An assessment of dead vegetative matter (thatch) and management recommendations, if needed; and ➤ An evaluation of general site conditions and recommendations for remedial fuel reduction actions to be included in the annual monitoring memo. 			

