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 EI 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

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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.

	MITIGATION MONITORING AND REPORTING PROGRAM Town and Country Village El Dorado Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off	
		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.	Project Development Area and Project Buildout 4.1-3 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.	El Dorado County	In conjunction with submittal of improvement plans		
4.1-5	visual character associated with development of the proposed project in combination with future buildout of the El Dorado County General Plan.	Project Development Area and Project Buildout 4.1-5 Implement Mitigation Measure 4.1-3.	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.	Program Study Area 4.2-2(a) 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	El Dorado County Air Quality Management District (EDCAQMD)	At the time of application submittal for development of the Program Study Area		

	Town and Country Village El Dorado Project							
Impact			Monitoring	Implementation				
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
		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. 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: Prohibit natural gas on-site; Install rooftop solar; Install on-site EV charging equipment beyond the CalGreen Code requirements; Design internal roadways to maximize pedestrian and bicycle access; and Include 100-volt electrical receptacles on the exterior of buildings for purposes of charging or powering electric landscaping equipment. Quantified emissions and identified reduction measures shall be submitted to EDCAQMD and the El Dorado County	El Dorado County					

Mitigation Measures Planning and Building Department for review and approval. 2-2(b) Implement Mitigation Measure 4.11-3. Project Development Area and Project Buildout	Monitoring Agency See Mitigation Measure 4.11-3	See Mitigation	Sign-off
Planning and Building Department for review and approval. 2-2(b) Implement Mitigation Measure 4.11-3. Project Development Area and Project	See Mitigation Measure 4.11-3	See Mitigation	Sign-off
review and approval. 2-2(b) Implement Mitigation Measure 4.11-3. Project Development Area and Project	Measure 4.11-3		
Project Development Area and Project	Measure 4.11-3		
		Measure 4.11-3	
.2-3 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	EDCAQMD El Dorado County Planning and Building	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	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	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

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MITIGATION MONITORING AND REPORTING PROGRAM **Town and Country Village El Dorado Project Implementation Impact** Monitoring Number **Mitigation Measures Schedule** Sign-off **Impact** Agency 4.2-6 Result in a cumulatively Program Study Area considerable net Implement Mitigation Measures 4.2-2(a) and See Mitigation See Mitigation 4.2-6 Measures 4.2-2(a) Measures 4.2increase of any criteria 4.11-3. pollutant for which the 2(a) and 4.11-3 and 4.11-3 project region is in nonattainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). 4.2-7 Generation of GHG Project Development Area and Project emissions that may have Buildout a significant impact on 4.2-7(a) The following requirements shall be noted El Dorado Prior to project the environment or improvement plan County on project improvement plans, subject to conflict with an review and approval by the El Dorado Planning and approval applicable plan, policy or County Planning and Building Department: Building regulation of an agency Department adopted for the purpose The proposed project shall be of reducing the designed such that the project is built emissions of GHGs. all-electric. and natural gas infrastructure shall be prohibited onsite: 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.

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		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 prewiring 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. 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	. Agocy				

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	_	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.						
		(1) 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.						
		(2) 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.						
		(3) Permanent: GHG reductions and removal enhancements are not						
		reversible or, when GHG reductions						
		reversible or, when Gird reductions						

	Town and Country Village El Dorado Project							
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	_	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.						
		(4) 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.						
		(5) 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.						
		(6) 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.						

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	<u>-</u>	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.					
		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.					
		Types of GHG Credits.					
		GHG credits may be in the form of GHG					
		offsets for prior reductions of GHG					

Town and Country Village El Dorado Project							
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		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). Verification and Independent Review of GHG Credits					

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Number Impact	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. • 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. • GHG credits are real, permanent, quantifiable, verifiable, enforceable, and additional, as defined in this measure. • GHG credits are purchased according to the geographic prioritization standard defined in this measure under Geographic Prioritization of GHG Credits. 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	Agency	Schedule	Sign-off			

	Town and Country Village El Dorado Project						
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off		
		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. Program Study Area 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. Construction-related GHG emissions can be reduced through several options, including, but not limited to, the following: • Modify the construction schedule to reduce the intensity of construction to lower emissions; • Ensure that phases of development do not overlap;	County Planning and Building	Prior to the initiation of construction of the Program Study Area			

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		 Use of renewable diesel for construction fuel rather than diesel; Improve fuel efficiency from construction equipment by: 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 Using equipment with new technologies (repowered engines, electric drive trains). 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; Use alternative fuels for generators at construction sites such as propane or solar, or use electrical power; 						

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Number Ir	mpact	 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; 	Agency	Schedule	Sign-off	

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		 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. 						
		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.						
		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						

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		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.				
		4.2-7(c) Implement Mitigation Measure 4.11-3.	See Mitigation Measure 4.11-3	See Mitigation Measure 4.11-3		
		Project Development Area and Project Buildout 4.2-7(d) 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: • T-7: Implement Commute Trip Reduction Marketing;	El Dorado County Planning and Building Department El Dorado County Department of Transportation	At the time of issuance of first certificate of occupancy for commercial uses		

MITIGATION MONITORING AND REPORTING PROGRAM **Town and Country Village El Dorado Project Implementation Impact** Monitoring Number **Impact Mitigation Measures Schedule** Sign-off Agency **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. 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. 4.3 Biological Resources 4.3-1 Impacts to special-status Project Development Area and Project plant species either Buildout directly (e.g., threaten to If construction has not commenced prior to El Dorado 4.3-1 Prior to the eliminate a plant the first day of spring 2026, a new round of County commencement of community) or through special-status plant surveys shall be Planning and construction substantial habitat conducted in on- and off-site areas Building activities. if modifications. proposed for disturbance, prior to the Department construction has not commencement of construction according commenced prior to U.S. fish and the first day of to the following requirements: Wildlife Service spring 2026 project (USFWS) Before implementation construction activities and during the blooming period for the special-status plant

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		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. 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	California Department of Fish and			

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		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. 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.	ngocy	Schlaule		
		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				

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		used for preserved and compensatory						
		populations:						
		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.						
		 Compensatory and preserved populations shall be self-producing. 						
		Populations would be considered						
		self-producing when:						
		o plants reestablish annually						
		for a minimum of 5 years						
		with no human intervention,						
		such as supplemental						
		seeding; and						
		 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.						
		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						
		management, conservation						

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		easement 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.					
		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.					
		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.					
4.3-2	Impacts to Crotch's Bumble bee either directly (e.g., cause a wildlife population to drop below self-	Project Development Area and Project Buildout 4.3-2 If, at the time of project implementation, Crotch's bumble bee is not designated as a	El Dorado County	No more than 14 days prior to the			

MITIGATION MONITORING AND REPORTING PROGRAM **Town and Country Village El Dorado Project Impact** Monitoring **Implementation** Number **Mitigation Measures** Sign-off **Impact** Agency Schedule sustaining levels, California Endangered Species Act (CESA) Planning and commencement of candidate or CESA listed, mitigation is not | Building threaten to eliminate an construction required. However, if the species is a CESA Department animal community) or activities, if through substantial candidate or CESA listed or is otherwise completing all initial considered to be a special-status species, habitat modifications ground-disturbing the following mitigation shall be required. activities between September 1 and If feasible, initial ground-disturbing activities March 31 is not associated with development of the project feasible and at the site (e.g., grading, vegetation removal, time of project staging) shall take place between implementation, and September 1 and March 31 (i.e., outside the Crotch's bumble colony active period) to avoid potential bee is designated as a CESA impacts on Crotch bumble bee. Regardless of the feasibility of the above limited candidate or CESA operating period, a qualified biologist listed species, or is familiar with bumble bees of California and otherwise experienced using survey methods for considered a bumble bees (qualified biologist) shall special-status conduct a habitat assessment and focused species 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

	Town and Country Village El Dorado Project					
Impact			Monitoring	Implementation		
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off	
Number	Impact	results shall be submitted to the applicant and El Dorado County Planning and Building Department a minimum of seven days before construction begins. 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. Suitable floral resources for Crotch bumble	Agency	Schedule	Sign-off	
		bee include species in the following families:				

	nentation edule Sign-off
Apocynaceae, Asteraceae, Boraginaceae,	edule Sign-off
At a minimum, preconstruction survey methods shall include the following: 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; 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; Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat; 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; Look for concentrated bumble bee	

	Town and Country Village El Dorado Project						
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off		
Number	Impact	If bumble bees are observed, attempt to photograph the individual and identify it to species.	Agency	Scriedure	Sign-on		
		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.					
		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.					
		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.					

	Iown and Country Village El Dorado Project							
Impact			Monitoring	Implementation				
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
		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: • 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. 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. If Crotch's bumble bees are located, and after coordination with CDFW take of						

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
Number	Impact	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. Documentation of compliance with the foregoing measures and any required coordination with CDFW or acquisition of an	Agency	Schedule	Sign-on		
		ITP shall be provided to the El Dorado County Planning and Building Department prior to commencement of any project construction activities.					
4.3-3	Impacts to vernal pool fairy shrimp either directly (e.g., cause a wildlife population to drop below selfsustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.	Project Development Area (and Sewer Alternative 2) 4.3-3 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	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			

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 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. If the presence of vernal pool fairy shrimp is confirmed or inferred for the proposed project, and the habitat they inhabit will be		Town and Country Village El Dorado Project					
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 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. If the presence of vernal pool fairy shrimp is confirmed or inferred for the proposed project, and the habitat they inhabit will be	Impact			Monitoring	Implementation		
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. If the presence of vernal pool fairy shrimp is confirmed or inferred for the proposed project, and the habitat they inhabit will be	Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off	
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	Number	Impact	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. 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	Agency	Schedule	Sign-on	

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
		and Building Department prior to the issuance of the grading permit. 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.					
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.	Project Development Area and Project Buildout 4.3-4 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. 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		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			

Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation		
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off	
		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. 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.		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,	Off-Site Sewer Pipe Alignments Only 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		Prior to initiation of ground disturbance activities within 100		

MITIGATION MONITORING AND REPORTING PROGRAM **Town and Country Village El Dorado Project Impact Monitoring Implementation** Number **Mitigation Measures** Sign-off **Impact** Agency Schedule threaten to eliminate an feet of Carson mitigate potential impacts to foothill yellowanimal community) or legged frog (FYLF): El Dorado Creek, associated through substantial County with the off-site habitat modifications. As part of the CWA Section 404 Planning and sewer pipe USACE permitting for the project, the Building USACE will conduct formal Department 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. 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. • 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

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.

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
		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 Rana boylii in lotic					
		environments and CDFW's					
		Considerations for Conserving the					
		Foothill Yellow-Legged Frog.					
		 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					
		Show pack, tilling and rate of spring		L	1		

	Iown and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
	•	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.					
		 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					

Town and Country Village El Dorado Project						
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off	
		hours. Work shall not re-initiate in the project site until the project applicant demonstrates compliance with CESA. • 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 offsite, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to				

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
		preserve land, or any other method					
		acceptable to USFWS and CDFW.					
		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.					
		procedence.					
		o 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					

	Iown and Country Village El Dorado Project							
Impact			Monitoring	Implementation				
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
	•	with suitable breeding habitat,						
		two consecutive seasons of						
		negative egg mass/larval						
		surveys are recommended to						
		support a negative finding.						
		 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.						
		 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						

	Town and Country Village El Dorado Project							
Impact			Monitoring	Implementation				
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
	•	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.						
		 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 Corpor Crock						
		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						
		wrille construction activities are						

GPA22-0003/SP-R21-0002/Z21-0013/PD21-0005/TM22-0005/CUP23-0008 Town and Country Village El Dorado Exhibit Q - Mitigation Monitoring and Reporting Program

	Iown and Country Village El Dorado Project							
Impact			Monitoring	Implementation				
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
		ongoing and shall be regularly inspected and fully maintained at all times. The project proponent shall develop a Water Diversion Plan for FYLF and submit it to CDFW for approval prior to any instream 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, pressuretreated 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	Agency					

	Town and Country Village El Dorado Project					
Impact			Monitoring	Implementation		
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off	
	_	accordance with the Peek et al				
		(2017) Visual encounter survey				
		protocol for Rana boylii 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				
4.3-6	lucus cata ta manthi via atama	of completion of all surveys.				
4.3-6	Impacts to northwestern pond turtle either directly	Off-Site Sewer Pipe Alignments Only				
	(e.g., cause a wildlife	4.3-6 Prior to ground-disturbing activities near	El Dorado	Within 30 days prior		
	population to drop below	Carson Creek, a qualified biologist who is	County	to starting project		
	self-sustaining levels,	knowledgeable and experienced in the	Planning and	activities and no		
	threaten to eliminate an	biology, life stages, natural history, and identification of local fish and wildlife	Building	more than 48 hours		
	animal community) or	resources at the project site (qualified	Department	prior to construction,		
	through substantial	biologist) shall survey the project site where	USACE	where construction		
	habitat modifications.	suitable habitat (including nest sites) occurs	USACE	activities overlap		
	nashat mamadana.	for northwestern pond turtle. Surveys shall	USFWS	with suitable aquatic		
		be performed within 30 days prior to starting	USEVVS	habitat (i.e., Carson		
		project activities and shall be conducted	CDFW	Creek), and where construction will		
		within a minimum of 500 feet upstream and	CDEW	CONSTRUCTION WILL		
L		within a minimum of 500 feet upstream and		1		

	Town and Country Village El Dorado Project							
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off			
		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.		occur in arroyo willow riparian scrub or oak woodlands within 150 feet of these aquatic resources				
		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. 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						

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
		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.					
		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					

	Town and Country Village El Dorado Project						
Impact		Militarian Marauma	Monitoring	Implementation	C:		
Number	Impact	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.	Agency	Schedule	Sign-off		
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.	Project Development Area and Project Buildout 4.3-7 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). The project proponent shall implement the following: • If ground disturbance or other	CDFW El Dorado County Planning and Building Department	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			

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
		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:					
		bullet areas.					
		o 0.5-mile for bald eagle and					
		golden eagle;					
		o 0.25-mile for tree-nesting					
		raptors; and					
		 500 feet for all other species. 					
		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					

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
		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.					
		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).					

	Town and Country Village El Dorado Project							
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off			
		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. If active nests are not found during the required pre-construction surveys, further mitigation shall not be required. 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. Burrowing Owl Burrowing owl pre-construction surveys of suitable habitat shall be conducted by a qualified biologist						

	Town and Country Village El Dorado Project							
Impact			Monitoring	Implementation				
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
	•	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.						
		 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.						
		 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						

	Town and Country Village El Dorado Project							
Impact			Monitoring	Implementation				
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
		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.						
		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						

Town and Country Village El Dorado Project							
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
	-	incorporates the following goals and	_				
		standards:					
		o 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.					
		o 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.					
		o 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					

	Town and Country Village El Dorado Project							
Impact			Monitoring	Implementation				
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
	•	shall aim to consolidate and	<u> </u>					
		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.						
		mur ozr m						
		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						

	Town and Country Village El Dorado Project								
Impact			Monitoring	Implementation					
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off				
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.	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. • 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. Project Development Area and Project Buildout 4.3-8 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. 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	El Dorado	Up to one (1) year prior to the start of construction activities Within 14 days prior to tree removal if roosting habitat is identified	3igii=oii				

	Town and Country Village El Dorado Project					
Impact			Monitoring	Implementation		
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off	
		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. If pre-construction surveys indicate that roosts of special-status bats are not present,			9	
		or that roosts are inactive or potential habitat is unoccupied, further mitigation is not required. 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.				
		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				

Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation		
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off	
		biologist. Project activities shall not occur				
		within this buffer until after the roosts are				
		unoccupied as determined by a qualified				
		biologist.				
		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.				
		excluded from the original roost sites.				
		Prior to exclusion activity, the qualified				
		biologist shall quantify the average number				

Town and Country Village El Dorado Project					
Impact			Monitoring	Implementation	
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off
		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.			
		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.			
		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			

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
		the monitoring period, the qualified biologist shall provide recommendations for habitat modifications and additional monitoring. 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. Documentation of compliance with the foregoing requirements shall be provided to EI Dorado County Planning and Building Department prior to commencement of any project construction activities.					
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.	Project Development Area (and Off-Site Sewer Pipe Alignments) 4.3-9 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	CDFW El Dorado County Planning and Building Department	Within 14 days prior to the initiation of any construction activities			

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
Number	Ппрасс	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	Адепсу	Scriedule	Sigii-oii		
		individual ringtail. The camera trap may be removed once construction begins. 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. 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					

	Town and Country Village El Dorado Project						
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off		
Number	Impact	Biologist shall conduct necessary removals 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. 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.	Agency	Scriedule	Sign-on		
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.	Off-Site Sewer Pipe Alignments Only 4.3-10 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.	El Dorado County Planning and Building Department CDFW	Prior to the commencement of ground-disturbing activities associated with the off-site sewer pipe			

	Town and Country Village El Dorado Project							
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off			
		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. The applicant shall compensate loss of riparian woodland habitat such that no net loss of habitat function and values occurs by: Restoring and preserving degraded riparian habitat outside the project site or on the project site (at least 1:1); Purchasing riparian habitat credits at an agency-approved mitigation bank (at least 1:1); or 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).						

Town and Country Village El Dorado Project					
Impact			Monitoring	Implementation	
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off
		The applicant shall prepare and implement			
		a Compensatory Mitigation Plan that			
		includes the following elements:			
		 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.			
		For restoring or enhancing riparian habitat autoida the project site the			
		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			

	Town and Country Village El Dorado Project							
Impact Number	Impact		Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off		
			funding mechanisms, and parties responsible for long-term management and monitoring of the restored or enhanced habitat. • 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.					
			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.					
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.	Project 4.3-11(a)	Development Area and Project Buildout 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	El Dorado County Planning and Building Department USACE	Prior to initiation of any ground disturbance activities			

	Town and Country Village El Dorado Project						
Impact				Monitoring	Implementation		
Number	Impact		Mitigation Measures	Agency	Schedule	Sign-off	
			a location and by methods acceptable to the USACE through the preparation and approval by USACE of a wetland mitigation and monitoring plan.				
			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.				
			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.				
		4.3-11(b)	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-	County Planning and Building Department Regional Water	Prior to initiation of any ground disturbance activities		

	Town and Country Village El Dorado Project							
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off			
		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. 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. 4.3-11(c) Implement Mitigation Measure 4.3-10. 4.3-11(d) 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: Clean Water Act Section 401 Water Quality Certification and Order (WDID No. 5A09CR00228); Streambed Alteration Agreement (EPIMS Notification No. ELD-34364-R2); and Section 404 Permit (ID No. SPK-2022-00634).	See Mitigation Measure 4.3-10 El Dorado County Planning and Building Department USACE CDFW	See Mitigation Measure 4.3-10 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				

	Town and Country Village El Dorado Project							
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off			
		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.						
4.3-13	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Project Development Area and Off-Site Sewer Pipe Alternatives 4.3-13 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: 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.	Planning and	Prior to initiation of ground disturbing activities within the Project Development Area and Off-Site Sewer Pipe Alignments				

GPA22-0003/SP-R21-0002/Z21-0013/PD21-0005/TM22-0005/CUP23-0008 Town and Country Village El Dorado Exhibit Q - Mitigation Monitoring and Reporting Program

Impact Number Impact Mitigation Measures Monitoring Agency 1. In accordance with the ORMP, and based on current impact estimates for	Implementation Schedule	Sign-off
1. In accordance with the ORMP, and based on	Schedule	Sign-off
1. In accordance with the ORMP, and based on		
ORMP, and based on		
ORMP, and based on		
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		

	Town and Country Village El Dorado Project							
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		design, that the project would impact a lesser amount of Heritage/Individual oak trees.						
		 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; 						
		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;						
		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 e. A combination of options a through d						
		above.						

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		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.				
4.3-14	Cumulative loss of habitat for special-status species and oak woodlands.	Project Development Area and Project Buildout 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(d), and 4.3-13.		
		4.4 Cultural Resources		<u> </u>		
4.4-1	Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.	Project Development Area and Project Buildout 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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		Dorado County Planning and Building Department. If historical artifacts are not found, further mitigation is not required. 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. 4.4-1(b) 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	El Dorado County Planning and Building	Prior to initiation of ground disturbing activities			

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		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.	County Department of Transportation					
		4.4-1(c) 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.	County	Prior to construction of the off-site sewer line alignments to the west of Bass Lake Road				
		4.4-1(d) 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	County Planning and Building Department El Dorado	Prior to the approval of final improvement plans for the off-site sewer line alignment				

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	•	that the proposed sewer line design and non-construction buffers are sufficient to preserve the historic macadam surface intact.	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.	Project Development Area and Project Buildout 4.4-2(a) 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 multicomponent 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.	El Dorado	Prior to initiation of ground-disturbing activities associated with the Project Development Area				
		4.4-2(b) 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		Prior to initiation of ground-disturbing activities				

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		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 EI Dorado County Planning and Building Department. 4.4-2(c) 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 EI Dorado County shall arrange for either 1) total avoidance of the resource, if possible; 2) test excavations or		If archeological resources are discovered during project construction				

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		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							
4.4-3	Disturb any human remains, including those interred outside of dedicated cemeteries.	Project Development Area and Project Buildout 4.4-3 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. 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	County Planning and Building Department El Dorado County Coroner	Prior to project improvement plan approval					

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		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.					
		4.5 Geology and Soils					
4.5-2	Result in substantial soil erosion or the loss of topsoil.	Project Development Area and Project Buildout 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	County Planning and Building Department El Dorado County Department of Transportation	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.	Project Development Area and Project Buildout 4.5-3 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. The design-level geotechnical engineering report shall address, at a minimum, the following: • Compaction specifications and subgrade preparation for on-site soils; • Structural foundations; • Slope configuration and grading practices; and		Prior to final design approval and issuance of building permits				

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		Expansive/unstable soils, including fill. 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.					
		4.6. Hazards and Hazardous Materia	als				
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.	Project Development Area and Project Buildout 4.6-2(a) 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.	County Planning and	Prior to issuance of a grading permit for any off-site improvements			
		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					

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Number	Impact	4.6-2(b)	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. 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	County	If indicators of apparent soil contamination (soil	Sign-off		
			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		staining, odors, debris fill material, etc.) are encountered within the off-site improvement areas			

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		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.							
		Program Study Area 4.6-2(c) 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.	County Environmental Management	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	Project Development Area and Project Buildout 4.7-1 Implement Mitigation Measure 4.5-2.							

MITIGATION MONITORING AND REPORTING PROGRAM **Town and Country Village El Dorado Project Impact Monitoring Implementation** Number **Mitigation Measures** Sign-off **Impact** Agency Schedule or otherwise substantially See Mitigation See Mitigation degrade surface or Measure 4.5-2 Measure 4.5-2 ground water quality during construction. 4.7-2 Violate any water quality Project Development Area standards or waste 4.7-2(a) As part of the Improvement Plan submittal El Dorado Prior to project discharge requirements process, the Preliminary Drainage Report | County improvement plan or otherwise substantially provided during environmental review shall | Planning and approval degrade surface or be submitted in final format. The Final Building ground water quality Drainage Report may require more detail Department during operations. than that provided in the preliminary report, and will be reviewed in concert with the El Dorado Improvement Plans to confirm conformity | County between the two. The report shall be Engineer 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.

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		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.	County Planning and Building Department El Dorado County	Prior to approval of final project improvement plans			
		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	County Planning and Building Department	Prior to approval of final project improvement plans			

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	Impact	4.7-2(d)	Planning and Building Department for review and approval. 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: • Limit the use of fertilizers and/or pesticides. Mosquito larvicides shall be applied only when absolutely necessary. • Visually inspect for ponding water to ensure that filtration is occurring. • After all major storm events, inspect basins to ensure that the system is functioning as intended and is not clogged. • Continue general landscape maintenance, including pruning and cleanup throughout the year. • Irrigate throughout the dry season. Irrigation shall be provided with	El Dorado County Planning and Building	Prior to the completion of construction			

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		sufficient quantity and frequency to allow plants to thrive. • Excavate, clean and or replace and screen or filter media to ensure ongoing infiltration. Project Development Area and Project Buildout 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 onsite 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.	El Dorado County Planning and Building Department El Dorado County Engineer	As part of the improvement plan submittal process for each component of subsequent development associated with the Program Study Area					
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	Project Development Area 4.7-4(a) Implement Mitigation Measure 4.7-2(a). Project Development Area and Project Buildout 4.7-4(b) Implement Mitigation Measure 4.7-2(e).	See Mitigation Measure 4.7- 2(a)	See Mitigation Measure 4.7-2(a)					

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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.	Project Development Area 4.9-2(a) 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.	El Dorado County Planning and Building Department	Prior to improvement plan approval		
		4.9-2(b) 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	Building	In conjunction with the submittal of improvement plans and/or issuance of Building Permits		

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_	Impact	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: • Noise Barriers: 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. • Shielding/Setbacks: 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.		<u>-</u>	Sign-off				
		• Event Sound System							
		Configurations: The loudness of a							
1		sound system is highly variable upon	ı		1				

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		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. • Outdoor Event Restrictions: 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).						
		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).						

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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.	A.9-3 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.		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.	Project Development Area and Project Buildout 4.11-1 The Improvement Plans 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: • Guidance on the number and size of trucks per day entering and leaving the project site; • Identification of arrival/departure times that would minimize traffic impacts; • Locations of staging areas; • Locations of employee parking and methods to encourage carpooling and use of alternative transportation; • Methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions); • Criteria for use of flaggers and other traffic controls; • Preservation of safe and convenient passage for bicyclists and	El Dorado County Department of Transportation	Prior to the commencement of construction activities			

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		pedestrians through/around construction areas; • Monitoring for roadbed damage and timing for completing repairs; • Limitations on construction activity during peak/holiday weekends and special events; • Preservation of emergency vehicle access; • Removing traffic obstructions during emergency evacuation events; and • Providing a point of contact for County residents and guests to obtain construction information, have questions answered, and convey complaints. 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.						
		 All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant. Roadways shall be maintained clear of debris (e.g., rocks) that could 						

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		otherwise impede travel and impact public safety.	11901101					
4.11-3	Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	4.11-3 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). Unbundling of Parking Costs from Rent 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. Reduced Parking Supply		Prior to issuance of an occupancy permit for the multi-family housing, provide a parking plan				

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Number 4.11-6	Impact Cumulatively conflict with	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 multifamily unit; therefore, reducing the parking supply to one space per unit would reduce VMT by a maximum of 6.85 percent.		Schedule	Sign-off			
	or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	4.11-6 Implement Mitigation Measure 4.11-3.	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	Project Development Area and Project Buildout 4.12-1(a) Tribal Cultural Resources Awareness Training. The following language shall be noted on project Improvement Plans, subject to review and approval by the El	El Dorado County Planning and Building Department	Prior to the initiation of construction activities and noted on project improvement plans				

	Town and Country Village El Dorado Project							
Impact	_	Militar Manager	Monitoring	Implementation	G: 55			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
		Dorado County Planning and Building						
		Department:						
		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:						
		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						

	Town and Country Village El Dorado Project						
Impact	_		Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
		amounts of shell or bone, significant soil color variations, etc.) Regulations governing archeological resources and tribal cultural resources. Consequences of disregarding or violating laws protecting archeological or tribal cultural resources. Steps to take if a worker encounters a possible resource. 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. 4.12-1(b) Tribal Monitoring Related to P-09-00087 and Off-Site Improvement Areas. 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	El Dorado County Planning and Building Department	Prior to project improvement plan approval and during construction			

	Iown and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
	_	improvements plans prior to their approval					
		by the County.					
		The project proponent shall contact					
		the UAIC THPO					
		(<u>thpo@auburnrancheria.com</u>) 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.					
		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					
1		determined unnecessary by the					
		UAIC. A contracted UAIC certified					
		Tribal Monitor shall spot check up to					
		16 hours per month the ground-					

Town and Country Village El Dorado Project							
Impact			Monitoring	Implementation			
Number	Impact		Agency	Schedule	Sign-off		
Number	Impact	disturbing activities within all other areas of the project site. 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. Appropriate treatment of TCRs may include but is not limited to: Recordation of the resource(s); Avoidance and preservation of the resource(s) and 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. To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log. The Tribal Monitor(s) shall wear the appropriate safety equipment while	_	Schedule	Sign-off		

	Town and Country Village El Dorado Project						
Impact Number	Impact	Mitigation Measures	Monitoring	Implementation Schedule	Sign_off		
Number	Impact	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. 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. The CEQA lead agency shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project. 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	El Dorado County Planning and Building Department	Prior to project improvement plan approval and during construction	Sign-off		
		activities. These measures shall be included as notes on the project improvements plans prior to their approval by the County.					
		The project proponent shall contact the UAIC THPO					

	Town and Country Village El Dorado Project						
Impact			Monitoring	Implementation			
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off		
		(<u>thpo@auburnrancheria.com</u>) 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.					
		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.					
		• 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.					
		Appropriate treatment of TCRs or					
		other cultural finds may include but is					
		not limited to:					
		Recordation of the resource(s);Avoidance and preservation of					
		the resource(s); and					
		o Recovery and reburial of the					
		resource(s) onsite or in a					
		feasible off-site location in a					

	Town and Country Village El Dorado Project							
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off			
_	Impact	designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC. • To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log. • The Tribal Monitor (s) shall wear the appropriate safety equipment while on the construction site. • 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. • 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. • The CEQA lead agency shall assist	_	_	Sign-off			
		with resolution of disagreements between the project						

	Town and Country Village El Dorado Project							
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off			
		proponent/contractor and the Tribe if such occurs on the project. 4.12-1(d) Unanticipated Discoveries. 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. 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	A Tribal representative El Dorado County Planning and Building Department	If any suspected TCRs are discovered during ground disturbing activities				

	Town and Country Village El Dorado Project						
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off		
		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.					
		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.					
		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.					
		Work at the TCR discovery location shall not resume until authorization is granted by the Lead Agency in coordination with the culturally affiliated Tribe.					

MITIGATION MONITORING AND REPORTING PROGRAM **Town and Country Village El Dorado Project Implementation Impact** Monitoring **Mitigation Measures** Number **Impact Agency Schedule** Sign-off 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. 4.12-1(e) Implement Mitigation Measure 4.4-2(a). See Mitigation See Mitigation Measure 4.4-2(a) Measure 4.4-2(a) 4.14. Wildfire 4.14-2 Due to slope, prevailing Project Development Area and Project winds, and other factors, Buildout exacerbate wildfire risks. 4.14-2 In conjunction with In conjunction with the submittal of and prior | CAL FIRE and thereby expose to the approval of Improvement Plans, the the submittal of and project occupants to, applicant shall submit a Vegetation El Dorado Hills prior to the approval pollutant concentrations Management Plan (VMP) for review and Fire Department of improvement from a wildfire or the approval by CAL FIRE, EDHFD, and the El (EDHFD) plans uncontrolled spread of a Dorado County Planning and Building wildfire. Department. The VMP shall identify roles, El Dorado responsibilities, and financial resources to County ensure successful implementation. The Planning and VMP shall be implemented by the project | Building developer and maintained in perpetuity and | Department

GPA22-0003/SP-R21-0002/Z21-0013/PD21-0005/TM22-0005/CUP23-0008 Town and Country Village El Dorado Exhibit Q - Mitigation Monitoring and Reporting Program

Town and Country Village El Dorado Project								
Impact	_		Monitoring	Implementation				
Number	Impact	_	Agency	Schedule	Sign-off			
Number	Impact	may include, but not necessarily be limited to, the following: • Management of the Open Spaces/Oak Woodlands During Project Construction or Adjacent Construction: • 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 • If applicable, prior to working within Open Space/Oak Woodland areas adjacent to wetlands, a qualified wetland	Agency	Schedule	Sign-off			
		biologist shall flag the wetland boundary and monitor construction activities to prevent encroachment into the wetland areas. o All construction machinery shall be equipped with CAL FIRE-approved spark arrestors. • Open Space/Oak Woodland Maintenance						

Town and Country Village El Dorado Project								
Impact			Monitoring	Implementation				
Number	Impact	Mitigation Measures	Agency	Schedule	Sign-off			
		o 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:						
		minimum, the following.						

GPA22-0003/SP-R21-0002/Z21-0013/PD21-0005/TM22-0005/CUP23-0008 Town and Country Village El Dorado Exhibit Q - Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM **Town and Country Village El Dorado Project Impact** Monitoring Implementation **Mitigation Measures** Number **Impact Agency** Schedule Sign-off > An assessment of dead vegetative matter (thatch) and management recommendations. needed; and > An evaluation of general site conditions and recommendations for remedial fuel reduction actions to be included in the annual monitoring memo.