1. Executive Summary

This Final Environmental Impact Report (Final EIR) has been prepared to provide an assessment of the potential environmental consequences of approving and implementing the proposed Terra Vi Lodge project (project or proposed project). This executive summary includes the conclusions of the environmental analysis contained in the Draft EIR and presents a summary of impacts and mitigation measures identified. The remainder of this Final EIR contains corrections and clarifications to the text and analysis of the Draft EIR, where warranted, along with a response to comments matrix and a list of commenters. For a complete description of the proposed project, see Chapter 3, Project Description, of the Draft EIR. For a complete discussion of alternatives to the proposed project, see Chapter 6, Alternatives, of the Draft EIR.

The Draft EIR addressed the environmental effects associated with approval and implementation of the proposed project. The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An EIR is a public document designed to provide the public, local, and State governmental agency decision-makers with an analysis of potential environmental consequences to support informed decision-making.

The Draft EIR was prepared pursuant to the requirements of CEQA[1] and the State CEQA Guidelines[2] to determine if approval of the proposed project could have a significant effect on the environment. The County of Tuolumne, as the Lead Agency, reviewed and revised as necessary all submitted drafts, technical studies, and reports to reflect its own independent judgment, including reliance on applicable County technical personnel and review technical reports. Information for the Draft EIR was obtained from on-site field observations; discussions with public service agencies; analysis of adopted plans and policies; review of available studies, reports, data, and similar literature in the public domain; and specialized environmental assessments (e.g., air quality, biological resources, cultural resources, greenhouse gas emissions, noise, and transportation).

1.1 ENVIRONMENTAL PROCEDURES

The Draft EIR, in conjunction with this Final EIR, have been prepared to assess the environmental effects associated with approval and development of the proposed project. The main purposes of the documents as established by CEQA are:

- To disclose to decision-makers and the public the significant environmental effects of proposed activities.

[1] The CEQA Statute is found at California Public Resources Code, Division 13, Sections 21000 to 21177.

[2] The CEQA Guidelines are found at California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 to 15387.

- To identify ways to avoid or reduce environmental damage.
- To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- To disclose to the public reasons for agency decision of projects with significant environmental effects.
- To foster interagency coordination in the review of projects.
- To enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation identified in the statute and in the CEQA Guidelines. It provides the information needed to assess the environmental consequences of a proposed project, to the extent feasible. An EIR is intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences associated with a proposed project that has the potential to result in significant, adverse environmental impacts. An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Prior to approving a proposed project, the lead agency must consider the information contained in the EIR, determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines, determine that it reflects the independent judgment of the lead agency, adopt findings concerning the project's significant environmental impacts and alternatives, and adopt a Statement of Overriding Considerations if the proposed project would result in significant impacts that cannot be avoided.

1.2 REPORT ORGANIZATION

This Final EIR is organized into the following chapters:

- Chapter 1: Executive Summary. Summarizes environmental consequences that would result from implementation of the project, describes recommended mitigation measures, and indicates the level of significance of environmental impacts before and after mitigation. Underline text in Table 1-1 represents language that has been added to the impacts and mitigation measures in the EIR; text in ~~strikethrough~~ has been deleted from the EIR.
- Chapter 2: Introduction. Provides an overview describing the use and organization of this Final EIR.
- Chapter 3: Revisions to the Draft EIR. Contains corrections to the text and graphics of the Draft EIR. Underline text represents language that has been added to the EIR; text in ~~strikethrough~~ has been deleted from the EIR.
- Chapter 4: List of Commenters. Lists the names of agencies and individuals who commented on the Draft EIR.
- Chapter 5: Comments and Responses. Presents comments received from agencies and the public on the Draft EIR alongside responses to each comment. Also contains "master responses" that provide comprehensive responses to key issues raised by several comments.

- **Appendix:** The appendix for this Final EIR contains the following:
  - Appendix K: Comments Received on the Draft EIR
  - Appendix L: Supplemental Noise Analysis
  - Appendix M: Supplemental Hydrogeology Information
  - Appendix N: Supplemental Trip Generation Information
  - Appendix O: Supplemental Biological Resources Information
  - Appendix P: Vehicle Miles Traveled
  - Appendix Q: Comments on the Project Application
  - Appendix R: Mitigation Monitoring and Reporting Program
  - Appendices A through J are located within the Draft EIR

The Draft EIR is available online and incorporated here by reference. It constitutes part of the Final EIR.

1.2.1 TYPE AND PURPOSE OF THE EIR

According to Section 15121(a) of the CEQA Guidelines, the purpose of an EIR is to:

> *Inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.*

The EIR was prepared as a project EIR, pursuant to Section 15161 of the CEQA Guidelines. As a project EIR, the environmental analysis discussed the changes in the environment that would result from the development of the Terra Vi Lodge project. The Draft EIR examined the specific short-term impacts (project construction) and long-term impacts (project operation) that would occur as a result of project approval by the Tuolumne County Planning Commission, along with cumulative impacts. The conclusions made in the Draft EIR are listed in Table 1-1 of this Final EIR below.

1.3 SUMMARY OF THE PROPOSED PROJECT

The proposed project is designed as a hotel lodge comprised of various single, two-, and three-story elements. The building design accommodates a setback, maximizing the distance between taller structures and adjacent residential properties to minimize visibility from both public and private views. Elements of the project include a public market, general lodge with 100 guestrooms, two manager's suites, and multi-purpose uses, indoor and outdoor areas, and seven guest cabins providing 26 guestrooms, as well as five employee apartments with four rooms in each unit, for a total of 20 employee rooms. A total of 40 jobs would be created once the project is operational. The proposed project would develop 18 percent (11.5 acres) of the project site with buildings, roads, and parking. An additional 1.4 acres would be used for the primary septic system. Refer to Figure 3-4 in Chapter 3, Project Description, of

the Draft EIR for the proposed project's site plan. Additional project plans are provided in Appendix B, Project Site Plans, of the Draft EIR.

1.4 SUMMARY OF PROJECT ALTERNATIVES

The Draft EIR analyzed alternatives to the proposed project that were designed to reduce the significant environmental impacts of the proposed project and feasibly attain some of the proposed project objectives. There is no set methodology for comparing the alternatives or determining the environmentally superior alternative under CEQA. Identification of the environmentally superior alternative involves weighing and balancing all of the environmental resource areas by the County. The following alternatives to the proposed project were considered and analyzed in detail:

- No Project Alternative
- Alternate Location Alternative
- Reduced Footprint Alternative

Chapter 6, Alternatives, of the Draft EIR, includes a complete discussion of these alternatives and of alternatives that were considered, but not carried forward for detailed analysis.

1.5 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR identify issues to be resolved. With regard to the proposed project, the major issues identified to be resolved in the Draft EIR include decisions by the County of Tuolumne, as Lead Agency, related to:

- whether the Draft EIR adequately described the environmental impacts of the proposed project;
- whether the benefits of the proposed project override those environmental impacts that cannot be feasibly avoided or mitigated to a level of insignificance;
- whether the identified mitigation measures should be adopted or modified; and
- whether there are any alternatives to the proposed project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic objectives.

1.6 AREAS OF CONCERN

The County of Tuolumne issued a Notice of Preparation of a Draft EIR on May 2, 2019 and held a scoping meeting on May 13, 2019 to receive scoping comments. Due to a clerical issue, the NOP for the Draft EIR was reissued and submitted to the Office of Planning and Research State Clearinghouse on November 15, 2019 for an additional 30-day review period. During the scoping period for this EIR, responsible agencies and interested members of the public were invited to submit comments as to the scope and content of the EIR. While every environmental concern applicable to the CEQA process is addressed in the Draft EIR,

the list is not necessarily exhaustive; rather, it attempts to capture those concerns that are likely to generate the greatest interest based on the input received during the scoping process. The comments received focused primarily on the following issues and the chapters in which these issues were addressed in the EIR are indicated in parentheses:

- Lighting impacts because of cumulative projects. (Chapter 4.1, Aesthetics)
- Natural beauty of the area will be compromised. (Chapter 4.1, Aesthetics)
- Impacts on scenic vistas and scenic views (Chapter 4.1, Aesthetics)
- Air quality impacts. (Chapter 4.2, Air Quality)
- Odors created by the proposed use. (Chapter 4.2, Air Quality)
- Potential protected species on-site. (Chapter 4.3, Biology)
- Archaeological resources on-site. (Chapter 4.4, Cultural Resources)
- Presence and capacity of solar. (Chapter 4.5, Energy)
- Increase in electricity demand. (Chapter 4.5, Energy)
- Cause evacuation issues. (Chapter 4.9, Hazards)
- Not enough water. (Chapter 4.10, Hydrology and Water Quality)
- Could reduce water supply of adjacent residential wells. (Chapter 4.10, Hydrology and Water Quality)
- Non-compliant with zoning. (Chapter 4.11, Land Use and Planning)
- Potential noise impacts to neighboring properties. (Chapter 4.12, Noise)
- Not enough housing for employees. (Chapter 4.13, Population and Housing)
- Potential traffic impacts to emergency service vehicles. (Chapter 4.14, Public Services and Recreation and Chapter 4.15, Transportation)
- Potential impacts to availability of emergency services. (Chapter 4.14, Public Services and Recreation and Chapter 4.15, Transportation)
- Impacts to schools. (Chapter 4.14, Public Services and Recreation and Chapter 4.15, Transportation)
- Potential traffic impacts associated with the driveway being located off of Sawmill Mountain Road. (Chapter 4.15, Transportation)
- Increase in overall traffic. (Chapter 4.15, Transportation)
- Need transit services to Yosemite. (Chapter 4.15, Transportation)
- Potential traffic impacts with nearby cumulative projects. (Chapter 4.15, Transportation)
- Solid waste generation. (Chapter 4.16, Utilities and Service Systems)
- Sewage and drainage issues, including sewage contaminating water supply. (Chapter 4.16, Utilities and Service Systems)
- Increased risk of wildfire. (Chapter 4.17, Wildfire)

- Cumulative impacts of neighboring development. (All chapters)
- Requests for project alternatives to consider a different location. (Chapter 6, Alternatives)

1.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Under CEQA, a significant impact on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance.

As determined in the Draft EIR, the proposed project has the potential to generate significant environmental impacts in a number of areas. Pursuant to Section 15126.2(b) of the CEQA Guidelines, an EIR must describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. As shown in Table 1-1, all significant impacts would be reduced to a less-than-significant level if the mitigation measures identified in the Draft EIR are adopted and implemented, with the exception of Impacts GHG-1.1, GHG-1.2, and NOI-3.1. As described in detail in Chapter 7, CEQA-Mandated Sections, of the Draft EIR, the proposed project would have no significant impact on agricultural or mineral resources, due to existing conditions in the project area. Accordingly, these topics were not analyzed further in the Draft EIR.

Table 1-1 summarizes the conclusions of the environmental analysis contained in the Draft EIR and presents a summary of impacts and mitigation measures identified. It is organized to correspond with the environmental issues discussed in Chapters 4.1 through 4.17. Table 1-1 is arranged in four columns: 1) environmental impact; 2) significance without mitigation; 3) mitigation measures; and 4) significance with mitigation. For a complete description of potential impacts, please refer to the specific discussions in Chapters 4.1 through 4.17.

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
AESTHETICS			
AES-1: The project would not have a substantial adverse effect on a scenic vista.	LTS	N/A	N/A
AES-2: The project would not substantially degrade the view from a scenic highway, including, but not limited to, trees, rock outcroppings, and historic buildings.	NI	N/A	N/A
AES-3: The project would change but would not degrade the existing visual character or quality of public views of the site and its surroundings.	LTS	N/A	N/A
AES-4: The proposed project includes the installation of photovoltaic panels to generate solar energy. Because the location and materials for the panels is not yet known, the panels have the potential to become sources of glare, which would be a *significant* impact.	S	**AES-4:** Proposed photovoltaic panels shall be designed to ensure the following: ▪ The angle at which panels are installed precludes, or minimizes to the maximum extent practicable, glare observed by viewers on the ground. ▪ The reflectivity of materials used shall not be greater than the reflectivity of standard materials used in residential and commercial developments. ▪ Panels shall be sited to minimize their visibility from Highway 120.	LTS
AES-5: The proposed project would not contribute to significant cumulative aesthetics impacts.	LTS	N/A	N/A
AIR QUALITY			
AQ-1: The project would not conflict with or obstruct implementation of the applicable air quality plan.	LTS	N/A	N/A
AQ-2: The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under applicable federal or State ambient air quality standards.	LTS	N/A	N/A
AQ-3: The project would not expose sensitive receptors to substantial pollutant concentrations.	LTS	N/A	N/A
AQ-4: The project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	LTS	N/A	N/A
AQ-5: The project would not, in combination with past, present, and reasonably foreseeable projects, result in significant impacts regarding air quality.	LTS	N/A	N/A

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EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
BIOLOGICAL RESOURCES			
BIO-1.1: The project has the potential, through habitat modification, to adversely affect the Crotch bumble bee, a species identified as a candidate for listing as endangered under the CESA.	S	**BIO-1.1a:** Preconstruction Bee Surveys. Prior to issuance of grading permits for any staging, construction, or ground disturbing activities between February 1 and November 30th of the construction year, a qualified biologist shall survey the project boundaries for active Crotch bumble bee nests. If identified, CDFW shall be consulted for guidance on buffer distances to avoid colony disturbance (e.g., buffer surrounding the nest itself, entry/exits, and avoiding direct disturbance). If full avoidance cannot be achieved through buffers, no construction shall occur until the nest is no longer occupied. No pesticides or herbicides shall be used so long as the species occupies the site. This measure shall be incorporated into the project bid package and contract. The measure is the responsibility of the qualified biologist under contract to either the County or construction contractor. **BIO -1.1b:** Environmental Awareness Training. All contractors involved in site development, applicable County department staff, and environmental specialists (e.g., biologist) shall attend a mandatory Environmental Awareness Training prior to any site disturbances. The program shall address proper implementation of mitigation measures contained herein. This measure shall be incorporated into the project bid package and contract and implemented throughout project construction. The project biologist shall have the authority to stop work or remove any construction worker on-site that has not completed training. The measure is the responsibility of the qualified biologist under contract to either the County or construction contractor.	LTS
BIO-1.2: The project has the potential, through habitat modification, to adversely affect the Fisher, a species state-listed as threatened under the CESA.	S	**BIO-1.2a:** Implement Mitigation Measure BIO -1.1b. **BIO -1.2b:** Avoid Inadvertent Animal Trapping During Construction. To avoid inadvertently trapping special-status or common animal species during construction, all excavated steep-walled holes or trenches more than two feet deep shall be covered at the end of each working day with plywood or	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		similar material, or provided with one or more escape ramps constructed of earth fill or wooden planks, or equivalent, at each end of the trench. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped animal is discovered, the contractor shall place an escape ramp or other appropriate structure to allow the animal to escape. Alternatively, the contractor shall contact the project biologist or California Department of Fish and Wildlife for assistance. Similarly, stored pipes or other materials providing potential cover for animals shall be inspected prior to installation or use to ensure that they are unoccupied. **BIO -1.2c:** Food and Trash Disposal. All food and food-related trash shall be enclosed in sealed trash containers at the end of each workday and removed completely from the construction site every day to avoid attracting wildlife. This measure shall be implemented throughout project construction. The measure is the responsibility of the construction contractor. **BIO -1.2d:** Construction Hours. Project construction shall be limited to 7:00 a.m. to 7:00 p.m. unless an emergency exists.	
BIO-1.3: The project has the potential, through habitat modification, to adversely affect the spotted bat (*Euderma maculatum*).	S	**BIO-1.3:** Implement Mitigation Measure BIO-1.2d.	LTS
BIO-1.4: The project has the potential, through habitat modification, to adversely affect the Western mastiff bat (*Eumops perotis californicus*).	S	**BIO-1.4:** Implement Mitigation Measure BIO-1.2d.	LTS
BIO-1-5: The project has the potential, through habitat modification, to adversely affect the Silver-haired bat (*Lasionycteris noctivagans*).	S	**BIO-1.5a:** Preconstruction Surveys Suitable Bat Roosting (or Nursery) Areas and Provisions for Protection, if Identified. The project sponsor or contractor shall implement the following measures: ▪ 15 days or fewer before commencing ground-disturbing activities between April and September of the construction year, a qualified biologist shall survey snags, trees, rock crevices and other suitable cavities and structures on the site for roosting bats or bat nurseries. ▪ If bats are not found and there is no evidence of bat use, construction may proceed.	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		▪ If bats are found or evidence of use by bats is present, CDFW shall be consulted for guidance on measures to avoid or minimize disturbance to the colony or nursery. Subject to CDFW approval, measures may include excluding bats from roosts before construction begins. If nurseries are discovered, no work shall occur within buffer areas as established by CDFW until all young are self-sufficient and have left the nursery. ▪ This mitigation measure shall be incorporated into the project bid package and contract. Surveys shall occur within 15 days of commencing construction that occurs between April and September. **BIO-1.5b:** Implement Mitigation Measure BIO-1.2d.	
BIO-1.6: The project has the potential, through habitat modification, to adversely affect the Hoary bat (*Lasiurus cinereus*).	S	**BIO-1.6:** Implement Mitigation Measures BIO-1.5a and BIO-1.2b.	LTS
BIO-1.7: The project has the potential, through habitat modification, to adversely affect the Long eared myotis (*Myotis evotis*).	S	**BIO-1.7:** Implement Mitigation Measures BIO-1.2d and BIO-1.5a.	LTS
BIO-1.8: The project has the potential, through habitat modification, to adversely affect the special-status olive-sided flycatcher (*Contopus cooperi*).	S	**BIO-1.8:** Pre-Construction Bird/Raptor Survey. Prior to issuance of grading permits for construction occurring between February 1st and August 30th (e.g., excavation, ground disturbance, or vegetation removal) a preconstruction survey for nesting birds shall be conducted in accordance with the CDFW guidelines and a no-disturbance buffer shall be established, if necessary. If equipment staging, site preparation, vegetation removal, grading, excavation or other project-related construction activities are scheduled during the avian nesting season (generally February 1 through August 30), a focused survey for active nests would be conducted by a qualified biologist within 15 days prior to the beginning of project-related activities. Following initial pre-construction surveys in year one of project construction, bird surveys shall be repeated annually so long as outside construction continues. Surveys shall be repeated within 15 days prior to resuming outdoor construction activities for the first time between February 1st and	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		August 30th whenever outdoor construction activities have ceased for more than one month (e.g., if outdoor construction shuts down for the season due to winter rains in late November, preconstruction bird surveys would occur again within 15 days prior to recommencing outdoor site work between February 1st and August 30th. If work recommences in January and continues without interruption through August 30th, then no additional preconstruction survey is required). Surveys shall be conducted in all suitable habitat in the BSA. If an active nest is found, the bird shall be identified to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300± feet for raptors unless otherwise specified; (b) 345 feet for spotted owls; or (~~b~~c) 75± feet for other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is determined that nesting is complete and the young have fledged. For species protected under the California Fish and Game Code (CFGC), if active nests are closer than those distances to the nearest work site and there is the potential for bird disturbance, CDFW shall be contacted for approval to work within 300± feet of raptors, or 75± feet of other non-special-status bird species. This measure shall be incorporated into the project bid package and contract. Surveys shall occur within 15 days of commencing construction that occurs between February 1st and August 30th.	
BIO-1.9: The project has the potential, through habitat modification, to adversely affect the special-status American peregrine falcon (*Falco peregrinus anatum*).	S	**BIO-1.9:** Implement Mitigation Measure BIO-1.8.	LTS
BIO-1.10: The project has the potential, through habitat modification, to adversely affect the special-status California spotted owl (*Strix occidentalis occidentalis*).	S	**BIO-1.10:** Implement Mitigation Measure BIO-1.8.	LTS
BIO-1.11: The project has the potential, through habitat modification, to adversely affect protected bird species.	S	**BIO-1.11:** Implement Mitigation Measure BIO-1.8.	LTS
BIO-1.12: The project has the potential to interfere substantially with the movement of native resident wildlife species.	S	**BIO-1.12:** Implement Mitigation Measures BIO -1.2b, BIO -1.2c, and BIO -1.2d.	LTS

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EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
BIO-1.13: The project has the potential, through habitat modification, to adversely affect the special-status Small's southern clarkia (*Clarkia australis*).	S	**BIO-1.13:** Pre-Construction Botanical Survey. Surveys shall occur during the bloom season prior to issuance of grading permits during the bloom period for *Clarkia australis* (May through August) and *Erythranthe filicaulis* (April through August). If found, the location of special-status plant populations shall be clearly identified in the field by staking, flagging, or fencing prior to the commencement of activities that may cause disturbance. A buffer surrounding the populations shall be established by a qualified botanist based on the plant species, its habitat, and the nature of the proposed project activity. No activity shall occur within the buffer area. If sensitive plant species cannot be avoided, transplanting (perennial species), seed collection and dispersal (annual species) may be undertaken by a qualified botanist. If transplanting or seed collection/dispersal is employed, ongoing monitoring for 5 years shall be conducted to assess the effectiveness of mitigation. The performance standard for mitigation is no net reduction in the size or viability of the local plant population. Prior to salvaging plants, written permission shall be obtained from the landowner and CDFW shall be notified 10 days prior to salvage activities or, for emergency situations, CDFW shall be notified within 14 days following salvage activities consistent with the provisions of the California Native Plant Protection Act (California Fish and Game Code Sections 1912 and 1913) and California Penal Code Section 384a. Salvage shall be in accordance with California Fish and Game Code Sections 1912 and 1913(c) including CDFW notification. The performance standard for this mitigation measure is no net reduction in the size or viability of local sensitive plant populations. This measure shall be incorporated into the project bid package and contract. Surveys shall occur during the bloom season prior to commencing construction during the bloom period for *Clarkia australis* (May through August) and *Erythranthe filicaulis* (April through August).	LTS
BIO-1.14: The project has the potential, through habitat modification, to adversely affect the special-status Slender-stemmed monkeyflower (*Erythranthe filicaulis*).	S	**BIO-1.14:** Implement Mitigation Measure BIO-1.13.	LTS
BIO-1.15: The project has the potential to interfere substantially with the movement of native resident wildlife species.	S	**BIO -1.15:** Food and Trash Enclosures. Trash shall be stored in an animal-resistant enclosure, or bear shed throughout the life of the project. Trash enclosure design shall be approved by the project biologist prior to	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		installation. The project proponents are encouraged to visit http://www.waste101.com/bear-aware/ or contact the Tahoe Truckee Sierra Disposal or similar entity, for appropriate designs. This measure shall be implemented prior to issuance of an occupancy permit. The measure is the responsibility of the construction contractor. A Notice of Action shall be filed with the County Clerk on the project parcels including the project conditions specifying that this measure shall be continued throughout the life of the project.	
BIO-2: The project has the potential to spread invasive plant species.	S	**BIO-2:** Minimize the spread of invasive plant species through the following: ▪ The project landscaping planting palette shall be revised to ensure that all plantings are non-invasive species. ▪ All hay, straw, hay bales, straw bales, seed, mulch or other material used for erosion control on the project site shall be free of noxious weed seeds and propagules (Food and Agriculture Code Sections 6305, 6341 and 6461). ▪ All equipment brought to the project site shall be thoroughly cleaned of all dirt and vegetation prior to entering the site to prevent importing noxious weeds and shall be cleaned of all dirt and vegetation prior to exiting the site to prevent exporting noxious weeds. (Food and Agriculture Code Section 5401). ▪ All material brought to the site, including rock, gravel, road base, sand, and topsoil, shall be free of noxious weeds and propagules. (Food and Agriculture Code Sections 6305, 6341 and 6461).	LTS
BIO-3.1: The project has the potential to degrade waters of the U.S. indirectly by degrading water quality through construction activities.	S	**BIO-3.1:** Install Temporary Environmentally Sensitive Area (ESA) Fencing to Protect Sensitive Drainages during Construction Activities that Disturb Soils. Prior to issuance of grading permits, the project contractor shall implement the following: ▪ Install high-visibility/ESA fencing (e.g., orange construction safety fencing) a minimum of 50 feet from the centerline of both sides of Ephemeral Channel-1 (Northwest corner of the project site) during any time when disturbing soils within 50 feet of the drainage channel (fencing is not required when soil disturbances are not occurring so long as erosion control from any prior soil disturbances within 50 feet has been installed).	LTS

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Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		Fencing shall be of flexible material that allows for deer passage. Install silt fencing, fiber rolls, or equivalent erosion and sediment control devices on the project side of the ESA fencing to prevent disturbances and erosion into the adjacent drainage. Silt fencing or other materials, as required, shall be installed consistent with the applicable water quality requirements specified in the project's Storm Water Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP). Fencing or other erosion control materials or devices shall be shown on the final construction documents. ▪ No construction-related materials, equipment, trash or other related debris shall be allowed, stored or staged within the fenced area. ESA Fencing shall remain in place until soil disturbances within 50 feet have been completed and erosion control measures have been installed in accordance with approved plans. Fallen fencing shall immediately be repaired as necessary to remain visible during all construction activities. ▪ Fenced areas shall be avoided throughout project construction (i.e., active soil disturbing activities) and shall be monitored by the project manager throughout construction. ▪ This measure shall be incorporated into the project bid package and contract. ▪ All ESA Fencing shall be removed from the site after construction activities are completed.	
BIO-3.2: The project has the potential to fill waters of the U.S. totaling 0.001 acre.	S	**BIO-3.2:** Comply with Section 404 of the federal Clean Water Act. Within the Caltrans right-of-way, the applicant shall secure an encroachment permit from Caltrans and comply with all conditions of the Caltrans encroachment permit including the following as it applies to Ephemeral Channel-2: ▪ Prior to issuance of grading permits, comply with Section 404 and Section 401 of the Clean Water Act and comply with all current regulations (i.e., at the time of disturbance) pertaining to fill of Ephemeral Channel-2 (0.001 acre). ▪ If regulations in place at the time of site disturbance require permits from the USACE for filling an ephemeral drainage: the acreage, location, and method(s) for compensation for fill shall be determined during the permitting process in accordance with USACE standards. The project shall	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		adhere to a "no net loss" standard for waters of the U.S. and waters of the State. Suitable habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods approved by the USACE and Central Valley Regional Water Quality Control Board, as jurisdictionally appropriate. The replacement of waters will be equivalent to the nature of the habitat lost and will be provided at a suitable ratio to ensure that, at a minimum, there is no net loss of habitat acreage or value. The replacement habitat will be set aside in perpetuity for habitat use. ▪ Compensation may also include purchasing credits from a Corps and/or state or federally approved mitigation bank at a ratio prescribed in the applicable Section 404 Permit as necessary to achieve no net loss of waters of the U.S. For waters of the state, compensation may be through the National Fish and Wildlife Foundation Sacramento District California In-Lieu Fee Program. ▪ Alternatively, if final project plans allow for full avoidance and no fill of Ephemeral Channel 2 pursuant to the determination of the project's wetlands biologist; Mitigation Measures BIO-3.1 and BIO-3.2 may be substituted to ensure avoidance. ▪ This measure shall occur prior to issuance of grading permits. All permit provisions shall be implemented and maintained in accordance with the applicable permits.	
BIO-3.3: The project has the potential to adversely impact waters of the U.S. indirectly by degrading water quality through construction activities.	S	**BIO-3.4:** Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP). Prior to issuance of grading permits, the project contractor shall implement the following: ▪ Prepare an Erosion Control Plan for implementation for any construction to take place between October 15 and May 15 of any year. In the absence of such an approved plan, all construction shall cease on or before October 15, except that necessary to implement erosion control measures. If necessary, the plan shall be submitted to the County Public Works Department for review and approval. ▪ Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit - California's National Pollution Discharge Elimination System (NPDES) general permit for	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		construction related storm water discharges for the disturbance of one acre or more. Disturbances of less than one acre may also require an NOI for coverage under the NPDES General Permit for construction-related storm water discharge and the State Water Resources Control Board Permitting Unit shall be contacted for determination of permit requirements. Commercial and Industrial developments may require an NOI even if less than one acre is to be disturbed. Obtain coverage or an exemption from these requirements. [Federal Water Pollution Control Act, Section 401, California Clean Water Act]. The permit may include preparation of a Stormwater Pollution Prevention Plan (SWPPP). ▪ This measure shall be incorporated into the project bid package and contract.	
BIO-4.1: The project has the potential to indirectly interfere with the movement of native resident mule deer traveling to and from winter range through the introduction of additional people, pets and traffic.	S	**BIO-4.1a:** Enhance Rim Fire Burned Deer Winter Range and/or Data. Prior to issuance of a certificate of occupancy, the project proponents shall contribute $1,100 per acre for approximately 43.4 acres to a non-profit (e.g., Yosemite Stanislaus Solutions) to be used for activities associated with either enhancing deer winter range or providing updated research data to support herd management within the footprint of the Rim Fire. **BIO-4.1b:** Keep Dogs Leashed. The project sponsor shall implement the following: ▪ Dogs shall be kept on leash or otherwise prohibited from running free outdoors. Signs shall be posted along all project trails stating that dogs shall be kept on leash. ▪ The project website, booking site, and/or brochures shall advise visitors of this requirement. A Notice of Action shall be filed with the County Clerk on the project parcels including the project conditions specifying that this measure shall be continued throughout the life of the project. **BIO-4.1c:** Stay on Trails/Education. The project sponsor shall implement the following: ▪ Visitors shall be required to stay on designated trails at the project site when hiking within the project boundaries to minimize wintering deer/human interactions. Signs shall be posted along all project trails	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		stating that visitors shall stay on trails and shall not approach deer (in particular between November 30 and April 30 when deer are expected to be migrating to and from their wintering grounds). In consultation with the project biologist, the project proponents shall prepare an interpretive trail sign/plaque or signs/plaques describing the life history of the Yosemite Deer Herd, the area's importance as wintering deer habitat and as a migratory corridor, and the necessity to avoid approaching non-resident deer during their winter migrations. ▪ The project website, booking site, and/or brochures shall advise visitors of the requirement to avoid approaching non-resident deer during winter migrations.	
BIO-4.2: If there is fencing associated with the project, it has the potential to trap, injure, or impede deer movements, resulting in deer injuries or fatalities. This would indirectly interfere with the movement of native resident mule deer traveling to and from winter range.	S	**BIO-4.2a:** Deer-Friendly Fencing. Prior to issuance of a final certificate of occupancy, the project contractor shall implement the following: ▪ To prevent trapping, injuring, or impeding deer movement; barbed wire fencing is prohibited. Non barb-wired fencing immediately surrounding structures (e.g., storage facilities, swimming pools) where deer are less likely to travel is permitted. Additional Fencing design shall be subject to review and approval by the project biologist following one of the recommended designs found in a Landowner's Guide to Wildlife Friendly Fences: How to Build a Fence with Wildlife in Mind. 2nd edition, 2012 (or as may be updated) by the Montana Dpt. of Fish Wildlife and Parks. Alternative fencing designs shall be approved by CDFW prior to installation. ▪ A Notice of Action shall be filed with the County Clerk on the project parcels including the project conditions specifying that this measure shall be continued throughout the life of the project. **BIO-4.2b:** Implement Mitigation Measures BIO-4.1b and BIO-4.1c.	LTS
BIO-5.1: The project has the potential to conflict with Public Resources Code 21083.4 related to oak tree protection.	S	**BIO-5.1a:** Implement Mitigation Measure BIO -1.1b. **BIO-5.1b:** Native Oak Tree Protection. Throughout project construction, for native oak trees greater than 5 inches diameter at breast height (DBH), to be retained, to the maximum extent feasible:	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		▪ Limit ground-disturbing activities to outside the dripline of native oaks and preferably outside 1-1/2 times the dripline. ▪ No storage equipment, supplies, vehicles, debris, construction wastewater, paint, stucco, concrete or any other clean-up waste, and temporary or permanent structures shall be placed within the driplines. ▪ Avoid cutting oak roots. ▪ Use boring, rather than trenching, within driplines. ▪ Avoid equipment damage to limbs, trunks, and roots of oaks trees. ▪ Do not attach signs, ropes, cables or other items to trees.	
BIO-5.2: Although not planned to do so, construction activities have the potential encroach within open space boundaries intended to protect wildlife habitat.	S	**BIO-5.2:** Install ESA Fencing along the existing Open Space Zoning District boundaries where active construction will occur within 50 feet of the boundaries. The project contractor shall install ESA fencing along existing open space boundaries where active construction will occur within 50 feet of existing open space boundaries. Fencing shall be shown on the final construction documents. This measure shall be incorporated into the project bid package and contract and implemented prior to issuance of grading permits.	LTS
BIO-6: The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.	NI	N/A	N/A
BIO-7: Increased traffic from the proposed project in combination with proposed adjacent projects could increase deer fatalities along Highway 120 within the project vicinity, interfering with migrating native mule deer.	S	**BIO-7:** Implement Mitigation Measures BIO-4.1a and BIO-4.2a.	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
CULTURAL AND TRIBAL CULTURAL RESOURCES			
CULT-1: Ground disturbing activities may result in unanticipated discoveries of cultural resources. Construction activities as part of the proposed project could impair or destroy previously undiscovered prehistoric or historical resources extracted during earth disturbing activities.	S	**CULT-1a:** Prior to the issuance of grading permits, the County shall confirm the applicant has required all construction crews to undergo adequate training for the identification of federal- or State-eligible cultural resources, and that the construction crews are aware of the potential for previously undiscovered archaeological or paleontological resources on-site, of the laws protecting these resources and associated penalties, and of the procedures to follow should they discover cultural resources during project-related work. Examples of prehistoric resources may include: stone tools and manufacturing debris; milling equipment such as bedrock mortars, portable mortars, and pestles; darkened or stained soils (midden) that may contain dietary remains such as shell and bone; as well as human remains. Historic resources may include: burial plots; structural foundations; mining spoils piles and prospecting pits; cabin pads; and trash scatters consisting of cans with soldered seams or tops, bottles, cut (square) nails, and ceramics. **CULT-1b:** In the event that unanticipated discoveries of potentially sensitive cultural resources are encountered during the construction period, all activity should cease within 100 feet of the find until a qualified archaeologist or paleontologist, who meets federal criteria under 36 CFR 61, can determine the significance of the find and determine the appropriate mitigation. If the deposits are determined to be non-significant by a qualified archaeologist or paleontologist, avoidance is not necessary. If the deposits are determined to be potentially significant by the qualified archaeologist or paleontologist, the resources shall be avoided if feasible. If avoidance is not feasible, project impacts shall be mitigated in accordance with the recommendations of the archaeologist and paleontologist, in coordination with the County, local tribes, and the CEQA Guidelines Section 15126.4 (b)(3)(C), which requires implementation of a data recovery plan. The data recovery plan shall include provisions for adequately recovering all scientifically consequential information from and about any discovered archaeological or paleontological materials and include recommendations for the treatment of these resources. In-place preservation of the archaeological or paleontological resources is the preferred manner of mitigating potential	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		impacts, as it maintains the relationship between the resource and the archaeological or paleontological context. In-place preservation also reduces the potential for conflicts with the religious or cultural values of groups associated with the resource. Other mitigation options include, but are not limited to, the full or partial removal and curation of the resource. The County shall confirm that the project applicant has retained a qualified archeologist and paleontologist for the preparation and implementation of the data recovery plan. The recovery plan shall be submitted to the project applicant, the County, and the Central California Information Center. A data recovery plan shall not be required for resources that have been deemed by the Central California Information Center as adequately recorded and recovered by studies already completed. Once the recovery plan is reviewed and approved by the County and any appropriate resource recovery completed, project construction activity within the area of the find may resume.	
CULT-2: Ground disturbing activities may result in unanticipated discoveries of archaeological resources.	S	**CULT-2:** Implement Mitigation Measures CULT-1a and CULT-1b.	LTS
CULT-3: Construction activities may result in unanticipated discovery of human remains interred outside of dedicated cemeteries.	S	**CULT-3:** If human remains are encountered during ground-disturbing activities within the project site, the project contractor and/or on-site supervisor shall immediately halt all work within 100 feet of the discovery and the project contractor shall immediately notify the Tuolumne County Coroner (Coroner), and the Tuolumne County Community Development Department. In coordination with the County, the project applicant and contractor shall contact a qualified archaeologist meeting federal criteria under 36 CFR 61 to assess the situation and consult with the appropriate agencies. If the human remains are of Native American origin, the Coroner shall notify the NAHC within 24 hours of this identification. The NAHC will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment or disposition, with proper dignity, of the remains and any associated grave goods. Upon completion of the assessment, the qualified archaeologist shall prepare a report documenting the background to the finds and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD.	LTS

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Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		The report shall be submitted to the project applicant, the County, and the Central California Information Center. Once the report is reviewed and approved by the County, and any appropriate treatment completed, project construction activity within the area of the find may resume.	
CULT-4: Implementation of the proposed project may cause a substantial adverse change in the significance of a TCR, as defined in Public Resources Code Section 21074.	S	**CULT-4a:** Implement Mitigation Measures CULT-1a and CULT-1b. **CULT-4b:** Prior to the initiation of any construction activities, the project applicant shall provide one-time site access to a Tuolumne Band representative(s) to remove native plants for the purpose of transplanting them to the Four Seasons Native Plant Nursery on the Tuolumne Rancheria. **CULT-4c:** The project site plan shall be amended to identify a 50-foot buffer around the top of the knoll (see Figure 4.4-1 of the Draft EIR) as a Me-Wuk Open Space area. This area will be available for quiet enjoyment for the following uses: guest/visitor recreational activities, guest/visitor assembly, and guest/visitor programs. The project developer shall not construct or otherwise place any permanent structures or improvements within the 50-foot buffer. **CULT-4d:** Prior to the initiation of any construction activities, the project applicant shall provide one-time site access to a Tuolumne Band representative(s) to gather firewood on the project site.	LTS
CULT-5: The project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to cultural resources and Tribal Cultural Resources.	LTS	N/A	N/A
ENERGY			
ENE-1: The project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.	LTS	N/A	N/A
ENE-2: The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	LTS	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
ENE-3: The project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to energy conservation and renewable energy.	LTS	N/A	N/A
FORESTRY RESOURCES			
FOR-1: The project would not conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).	NI	N/A	N/A
FOR-2: The project would not result in an adverse effect associated with the loss of forest land or conversion of forest land to non-forest land.	LTS	N/A	N/A
FOR-3: The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.	NI	N/A	N/A
FOR-4: The proposed project would result in less-than-significant cumulative impacts with respect to forestry resources.	LTS	N/A	N/A
GEOLOGY AND SOILS			
GEO-1: The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; ii) strong seismic ground shaking; iii) seismic-related ground failure, including liquefaction; iv) landslides, mudslides, or other similar hazards.	LTS	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
GEO-2: The project would not result in substantial soil erosion or the loss of topsoil.	LTS	N/A	N/A
GEO-3: The project would not be located on a geologic 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.	LTS	N/A	N/A
GEO-4: The project site contains small quantities of expansive soil, as defined by Table 18-1-B of the Uniform Building Code (1994), but would not create substantial direct or indirect risks to life or property.	LTS	N/A	N/A
GEO-5: The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	LTS	N/A	N/A
GEO-6: The project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	LTS	N/A	N/A
GEO-7: Project impacts are not cumulatively significant with other development projects in the vicinity.	LTS	N/A	N/A
GREENHOUSE GAS EMISSIONS			
GHG-1.1: Construction of the proposed project would result in a net increase in GHG emissions.	S	**GHG -1.1a:** The proposed project shall use electrically powered construction equipment, where feasible. **GHG-1.1b:** The net increase in GHG emissions associated with the Terra Vi Lodge Project could be further reduced by the applicant purchasing carbon credits to offset GHG emissions. Carbon credits, however, are market-based. The availability, amount, and price of carbon credits fluctuate over time. As a result, it is unknown if local carbon credit offsets would be available at the time the project is implemented. Additional carbon credit offsets are available on a statewide or national level. However, even though the impact of GHG emissions is considered to be global in scale, the CEQA legal adequacy of applying statewide or national offsets to individual local projects has been questioned. In addition, while the County considered application of carbon credits to offset GHG emissions due to the proposed project, the	SU

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		County General Plan places a higher priority on implementing local mitigation measures before application of offsets. As a result of the unknown availability of local carbon credits, mitigation measures needed to eliminate any net increase in GHG emissions are considered to be not available, application of this mitigation measure is not considered to reduce the GHG emissions impacts of the project to a less-than-significant level, and this impact is considered to be significant and unavoidable.	
GHG-1.2: Operation of the proposed project would result in a net increase in GHG emissions.	S	**GHG-1.2a:** The proposed project shall use electrically powered landscape equipment during outdoor landscaping and maintenance activities. **GHG-1.2b:** As noted in the description of Mitigation Measure GHG-1.1b, because of the unknown availability of local carbon credits, mitigation measures needed to eliminate any net increase in GHG emissions are considered to be not available, application of this mitigation measure is not considered to reduce the GHG emissions impacts of the project to a less-than-significant level, and this impact is considered to be significant and unavoidable.	SU
GHG-2: The project would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.	LTS	N/A	N/A
HAZARDS AND HAZARDOUS MATERIALS			
HAZ-1: The project would not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.	LTS	N/A	N/A
HAZ-2: The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	LTS	N/A	N/A
HAZ-3: The project would not emit hazardous emissions or handle hazardous materials, substances or waste within ¼-mile of an existing or proposed school.	NI	N/A	N/A
HAZ-4: The project would not be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a	NI	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
result, create a significant hazard to the public or the environment.			
HAZ-5: Operation of an emergency helipad on the proposed project could result in safety hazard impacts to people working or residing within the project area.	S	**HAZ-5:** Prior to the start of any helipad operations on the project site, the project shall receive airspace determination approvals from the Federal Aviation Administration, a building permit from the Tuolumne County Building Division, and a Letter of Land Use Consistency from the Tuolumne County Airport Land Use Commission.	LTS
HAZ-6: The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LTS	N/A	N/A
HAZ-7: The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.	LTS	N/A	N/A
HAZ-8: The proposed project would result in less-than-significant cumulative impacts with respect to hazards and hazardous materials.	LTS	N/A	N/A
HYDROLOGY AND WATER QUALITY			
HYD-1: The proposed project may increase post-project runoff thus violating water quality standards.	S	**HYD-1a:** A Drainage Plan for the site shall be prepared prior to issuance of building permits to address the post-construction requirements of the Statewide Construction General Permit. The Drainage Plan shall specify ~~that specifies~~ how runoff on the site will be managed in order to protect water quality. The plans will include detailed runoff calculations to appropriately size culverts, bridges, retention ponds/areas, and roadside ditches to meet the drainage requirements of the project site. The purpose of the plan will be to prevent the creation of localized on- or off-site flooding and to prevent any negative water quality effects off-site. If necessary, the plan shall be submitted to the Engineering Development Division of the Tuolumne County Public Works Department for review and approval. **HYD-1b:** Detention and/or retention facilities shall be designed to the satisfaction of the Tuolumne County Engineering Development Department staff and shall be included in the drainage report as described in Mitigation Measure HYD-1. These facilities shall capture surface runoff and retain flows such that the rate of surface runoff does not exceed existing flows. Maintenance of retention facilities shall be required by Tuolumne County.	LTS

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Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
HYD-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	LTS	N/A	N/A
HYD-3: The proposed project would increase impervious surfaces and post-project stormwater volumes which could exceed pre-project development volumes thus requiring the expansion of existing stormwater facilities or the construction of new facilities.	S	**HYD-3:** Implement Mitigation Measures HYD-1a and HYD-1b.	LTS
HYD-4: The proposed site is not located in a 100-year floodplain, dam inundation, tsunami, or seiche zone and would not release pollutants due to inundation from a flood hazard.	NI	N/A	N/A
HYD-5: The proposed project would not obstruct or conflict with the implementation of a water quality control plan or sustainable groundwater management plan.	LTS	N/A	N/A
HYD-6: The proposed project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to hydrology and water quality.	LTS	N/A	N/A
LAND USE AND PLANNING			
LU-1: The project would not physically divide an established community.	LTS	N/A	N/A
LU-2: The project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LTS	N/A	N/A
LU-3: The proposed project would not result in significant cumulative impacts with respect to land use and planning.	LTS	N/A	N/A

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Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
NOISE			
NOI-1.1: The project would generate a substantial permanent increase in maintenance yard noise in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, State, or federal standards.	S	**NOI-1.1:** In order to satisfy applicable Tuolumne County General Plan daytime and nighttime noise level limits at the nearest existing sensitive use to the project, and subsequently result in maintenance yard noise levels at or below ambient noise conditions at that use, the following noise mitigation measures shall be implemented: ▪ Construct a solid noise barrier measuring ~~8~~ 11 feet in height along the north, east and west sides of the maintenance yard boundary, as depicted in Figure 4.12-2. The barrier could be constructed of either masonry or precast concrete panels. A noise barrier constructed of wood (or wood composite) fence material with overlapping slat construction would also be sufficient. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the slats which would result in reduced noise barrier effectiveness. ▪ Ensure that the generator selected for the maintenance yard have a reference noise level not to exceed 70 dB at a distance of 50 feet. Depending on the power requirements of the equipment, the implementation of a custom engineered generator enclosure may be required in order to achieve an overall equipment noise level of 70 dB at 50 feet.	LTS
NOI-1.2: The project would generate combined on-site operational noise in the vicinity of the project in excess of standards established in the Tuolumne General Plan daytime and nighttime hourly average noise level standards.	S	**NOI-1.2a:** To satisfy applicable Tuolumne County General Plan noise level increase criteria at the nearest existing sensitive use to the project, the project shall limit on-site truck deliveries to daytime hours only (7:00 a.m. to 10:00 p.m.) and limit refuse collection activities to daytime hours only (7:00 a.m. to 10:00 p.m.). **NOI-1.2b:** Implement Mitigation Measure NOI-1.1.	LTS
NOI-2: The project would not result in generation of excessive groundborne vibration or groundborne noise levels.	LTS	N/A	N/A
NOI-3.1: Noise levels associated with use of the proposed emergency helipad could result in substantial temporary	S	**NOI-3.1:** ~~While mitigation measures related to flight path design and helipad location could potentially be effective in reducing noise levels at the existing residences nearest to the project emergency helipad, it is also possible that~~	SU

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increases in ambient daytime and/or nighttime noise levels at nearby existing sensitive uses.		~~noise exposure associated with the selected flight path could impact other sensitive uses along the route. In addition, due to the nature of the operations associated with the proposed helipad (emergency situations), mitigation measures such as limitations on aircraft models and frequency of flights per day (i.e., number per day and time of day) are generally considered to be infeasible in application. Because there are no identified feasible mitigation measures that would ensure noise levels generated by emergency flight operations at the project emergency helipad would not result in substantial increases in ambient noise levels, this impact is considered to be significant and unavoidable.~~ As part of the design and approvals process for the proposed helipad, the project sponsor shall relocate the helipad to a location on the project site farther from residential buildings, if another feasible location can be identified.	
NOI-3.2: Noise levels associated with use of the proposed emergency helipad could exceed the Tuolumne County General Plan 40 dB L_{max} interior noise level standard within the sensitive interior areas of the proposed development.	S	**NOI-3.2a:** Window and door assemblies of all lodging within the proposed development should be upgraded to a minimum STC rating of 32. **NOI-3.2b:** Disclosure statements should be provided to inform guests of the potential for elevated interior noise levels during emergency operations at the helipad, especially during nighttime hours.	LTS
NOI-4: The proposed project would result in a less-than-significant cumulative impact with respect to noise.	LTS	N/A	N/A
POPULATION AND HOUSING			
POP-1: The project would not induce substantial unplanned population growth or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	LTS	N/A	N/A
POP-2: The project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.	NI	N/A	N/A

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POP-3: The project would not contribute to significant cumulative population and housing impacts.	LTS	N/A	N/A
PUBLIC SERVICES AND RECREATION			
PS-1: The proposed project has the potential to increase demand for fire protection services to the project site. The construction or alteration of fire protection facilities to meet the increase in demand could cause significant environmental impacts.	S	**PS-1:** Prior to issuance of the certificate of occupancy, the project sponsor shall provide trained and certified emergency staff. The project shall provide enough staff to ensure that two emergency staff are on premises and available to respond to emergencies at all times. The emergency staff shall be trained to meet Tuolumne County Fire Department volunteer fire service standards. Staffing may be provided by Terra Vi employees who have completed the required training. The Terra Vi project shall provide personal protection equipment (PPE) and positive communication equipment for all emergency staff. PPE and communication equipment shall be stored in a central, secure location. Communication systems shall permit uninterrupted contact between all firefighters at all times and at all locations on or within the property. In addition, there shall be communication at all times between a fire officer and recognized Emergency Command Center (ECC). All equipment required shall be approved by and become property of Tuolumne County and maintained per manufacturer and National Fire Protection Association (NFPA) standards by the Terra Vi project sponsor.	LTS
PS-2: The proposed project, in combination with cumulative projects, has the potential to increase demand for fire protection services in the service area. The construction or alteration of fire protection facilities to meet the increase in demand could cause significant environmental impacts.	S	**PS-2:** Implement Mitigation Measure PS-1.	LTS
PS-3: The proposed project has the potential to increase demand for police services to the project site. The construction or alteration of police facilities to meet the increase in demand could cause significant environmental impacts.	S	**PS-3:** The Terra Vi Lodge shall include private security personnel on staff (Manager on Duty) to provide security, complaint resolution, and interfaces with law enforcement/emergency personnel in case of an incident, emergency, or evacuation. These personnel shall be on-site 24 hours a day, seven days a week. The security personnel shall make regular rounds of the	LTS

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EXECUTIVE SUMMARY

TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		Terra Vi Lodge and employee housing and report internally any incidences, as well as report to local authorities if the situation warrants it.	
PS-4: The proposed project, in combination with cumulative projects, has the potential to increase demand for police services in the service area. The construction or alteration of police facilities to meet the increase in demand could cause significant environmental impacts.	S	**PS-4:** Implement Mitigation Measure PS-3.	LTS
PS-5: The proposed project would not result in the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.	NI	N/A	N/A
PS-6: The proposed project would not result in cumulative impacts with respect to school services.	NI	N/A	N/A
PS-7: The proposed project would not result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.	LTS	N/A	N/A
PS-8: The proposed project would result in less-than-significant cumulative impacts with respect to the construction of other public facilities.	LTS	N/A	N/A
PS-9: The project would not result in the need for new or physically altered park facilities or other recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.	LTS	N/A	N/A
PS-10: The project would not increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated.	LTS	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
PS-11: The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LTS	N/A	N/A
PS-12: The project, in combination with past, present and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to parks.	LTS	N/A	N/A
TRANSPORTATION			
TRANS-1.1: The project has the potential to generate transit ridership in excess of available capacity on the YARTS line serving the SR 120 corridor, during the peak usage period (May 27 to September 2).	S	**TRANS-1.1:** The project applicant shall provide an on-site transit coordinator to coordinate guest transit use to help ensure smooth operations at the project site bus stop. The on-site transit coordinator would also serve as a point of contact between Terra Vi Lodge, YARTS, and the County to assist in identifying and responding to issues related to transit services that may arise at the project site.	LTS
TRANS -1.2: The project would result in construction automobile and truck traffic that accesses the site from SR 120 and, in combination with necessary lane closures, this activity would temporarily disrupt background traffic flow. The project's construction truck traffic could result in deterioration of the condition of Sawmill Mountain Road.	S	**TRANS-1.2a:** The project applicant or contractor shall prepare a Construction Traffic Control Plan as part of the Caltrans encroachment permit application for all work within the state right of way on SR 120. **TRANS-1.2b:** Prior to the start of any construction activity on-site or in the SR 120/Sawmill Mountain Road intersection, the applicant shall coordinate with the Tuolumne County Public Works Department for an on-site inspection of Sawmill Mountain Road to assess the road surface conditions. Following completion of project construction, but prior to issuance of an occupancy permit, the applicant shall schedule a post-construction inspection to determine if deterioration of the road surface occurred, and if so, the applicant/contractor shall restore the road to pre-construction conditions.	LTS
TRANS-2: The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	LTS	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
TRANS-3: The site distance for project-generated traffic turning right (westerly) from Sawmill Mountain Road onto SR 120 is 400 feet, which does not meet the minimum site distance requirements of 500 feet.	S	**TRANS-3:** Construction of the proposed left turn lane from SR 120 to Sawmill Mountain to accommodate project-generated traffic will require cutting the hillside and vegetation removal in conformance with Caltrans standards, which will open the line of ~~site~~ sight to an acceptable distance, as determined by Caltrans. The project sponsor shall obtain encroachment permit approval from Caltrans prior to the start of construction on the proposed project site and shall complete improvements to SR 120 prior to operation of the proposed project.	LTS
TRANS-4: The project would not result in inadequate emergency access.	LTS	N/A	N/A
TRANS-5: The project, in combination with past, present, and reasonably foreseeable projects, would not in significant cumulative impacts with respect to transportation and traffic, including mass transit, non-motorized transit.	LTS	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
UTILITIES AND SERVICE SYSTEMS			
UTIL-1: The proposed project would not require or result in the construction of new water facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.	LTS	N/A	N/A
UTIL-2: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.	LTS	N/A	N/A
UTIL-3: The proposed project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to water service.	LTS	N/A	N/A
UTIL-4: The proposed project would result in the construction of new wastewater treatment facilities, the construction of which would not cause significant environmental effects.	LTS	N/A	N/A
UTIL-5: The proposed project would not connect to the public sewer system and would not impact the wastewater treatment provider.	NI	N/A	N/A
UTIL-6: The proposed project, in combination with past, present, and reasonably foreseeable projects would result in less-than-significant cumulative impacts with respect to wastewater service.	LTS	N/A	N/A
UTIL-7: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the proposed project's solid waste disposal needs.	LTS	N/A	N/A
UTIL-8: The proposed project would comply with federal, State, and local statutes and regulations related to solid waste.	LTS	N/A	N/A

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
UTIL-9: The proposed project, in combination with past, present, and reasonably foreseeable development, would not result in significant impacts with respect to solid waste.	LTS	N/A	N/A
UTIL-10: The proposed project would increase post-project runoff and may result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	S	**UTIL-10:** Implement Mitigation Measures HYD-1a and HYD-1b.	LTS
UTIL-11: The proposed project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to stormwater infrastructure.	LTS	N/A	N/A
UTIL-12: The proposed project would not result in a substantial increase in electrical service demands and would not require new energy supply facilities and transmission infrastructure or capacity enhancing alterations to existing facilities.	LTS	N/A	N/A
UTIL-13: The proposed project, in combination with past, present, and reasonably foreseeable projects, would result in less-than-significant cumulative impacts with respect to energy conservation.	LTS	N/A	N/A
WILDFIRE			
WF-1: The project would be located in a State Responsibility Area, but it would not substantially impair an adopted emergency response plan or emergency evacuation plan.	LTS	N/A	N/A
WF-2: The project includes several project features that would address and reduce wildfire hazards. However, project landscaping plans are not consistent with these measures. Therefore, the project has the potential to, due to the increase of people and vehicles on the project site, exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire.	S	**WF-2:** Prior to issuance of building permits, the applicant shall submit a Wildland Fire Prevention Plan and Vegetation Management Plan to the Tuolumne County Fire Prevention Bureau for review and approval. The project site plan and landscaping documents shall be revised to conform to the Vegetation Management Plan. These revisions shall include, but are not limited to, the following measures:	LTS

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TABLE 1-1 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance without Mitigation	Mitigation Measures	Significance with Mitigation
		▪ The perimeter of all structures shall be surrounded by a 5-foot non-combustible zone. ▪ Project landscaping shall be fire resistant, with a planting palette consisting of native hardwoods and other fire-resistant native vegetation. ▪ Landscape plantings shall be installed in a way that strategically staggers placement and planting heights to provide effective screening of the proposed project from adjacent roadways. ▪ Areas within 200 feet of all structures shall be managed as defensible space (in compliance with the California Fire Code and Public Resources Code Section 4291, with vegetative fuels that would produce 2-foot or shorter flames. ▪ The entire project site, including open all undeveloped areas, shall be managed as fire-resistant landscaping that adheres to CAL FIRE's firescaping requirements, with widely spaced trees and shrubs. ▪ Any new plantings in the undeveloped areas of the site shall include a greater proportion of oaks. ▪ Undeveloped areas of the project site shall be managed so that they do not grow back in as high a density as existed before the 2013 Rim Fire. Brush and grass in these areas shall be maintained and managed so that continuous groupings do not exceed 120 square feet in area.	
WF-3: The project would be located in a State Responsibility Area and would require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) but would not exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.	LTS	N/A	N/A
WF-4: The project would be located in a State Responsibility Area and would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	LTS	N/A	N/A
WF-5: The project would not contribute to significant cumulative wildfire impacts.	LTS	N/A	N/A

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