

December 29, 2020

DRAFT Revised Mitigation Measure GHG-1.1b/GHG-1.2b:

The project applicant shall prepare a GHG emissions reduction plan with the goal to achieve net zero emissions, and shall submit the plan to the Tuolumne County Community Development Department for review and approval prior to the issuance of occupancy permits. The plan shall demonstrate a reduction in emissions by 53,712 MTCO₂e (1771.71 MTCO₂e over the hotel lifetime of 30 years plus 561 MTCO₂e from one-time construction emissions), or by an amount determined by a future GHG technical study. Any future technical study prepared to determine the amount of emission reduction needed shall be submitted to the Tuolumne County Community Development Department for verification of its findings. The emissions reduction plan shall demonstrate how emissions will be reduced and/or offset through the following:

- As a first step, the plan shall consider and incorporate direct, on-site measures to reduce emissions, and incorporate if feasible. Examples of such measures include increased renewable energy production and usage, fuel switching (e.g. use of electricity rather than propane), increased transportation demand management (TDM) measures, or other feasible measures.
- If net zero emissions cannot be fully achieved through direct, on-site measures, the project applicant shall purchase or attain carbon credits to offset the project's remaining GHG emissions. The purchased and/or attained carbon credits shall be purchased/attained on an annual basis over 30 years, and may consist of either voluntary offsets, Forecasted Mitigation Units (FMU), or a combination of both voluntary offsets and FMUs. Offsets shall be purchased from approved California Air Resources Board (CARB) Offset Project Registries (e.g., American Carbon Registry, Climate Action Reserve, or VERRA) or any registry approved by CARB to act as a registry under the California Cap and Trade program. FMUs shall be purchased and/or attained through the Climate Action Reserve under its Climate Forward program. Attained carbon credits (voluntary offsets or FMUs) shall prioritize GHG reduction benefits in the order as follows: 1) Local, 2) Regional, 3) State, 4) National, and 5) International. 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). Such credits shall be based on protocols consistent with the criteria set forth in Section 95972, subdivision (a), 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 Tuolumne County and/or the Tuolumne County Air Pollution Control District.