



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

TUOLUMNE COUNTY BOARD OF SUPERVISORS DECISION FOR SITE DEVELOPMENT PERMIT SDP18-003 TERRA VI LODGE

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DATE: January 14, 2021

SURFACE/MINERAL
RIGHTS OWNER: Hardin Flat, LLC

APPLICANT: Hansji Corporation

PROJECT AND LOCATION

- PROJECT DESCRIPTION:
1. Site Development Permit SDP18-003 to allow a lodging development that includes guest rooms, detached cabins, employee housing, a market, event space, and other support buildings. The project site is 64.04± acres and is zoned C-K (Commercial Recreation) and O (Open Space) by the Tuolumne County Ordinance Code.
 2. Resolution to Certify the Final Environmental Impact Report for Site Development Permit SDP18-003, Adopt the CEQA Findings and Statement of Overriding Considerations, and Adopt the Mitigation Monitoring and Reporting Plan.

LOCATION: The project site is located at 11262 Sawmill Mountain Road, approximately 20 miles east of the community of Groveland. The site is within a portion of Section 26, Township 1 South, Range 18 East, Mount Diablo Baseline and Meridian, and is located within Supervisorial District 4. Assessor's Parcel Numbers 068-120-060 and 068-120-061.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the size, scale, and potentially significant impacts resulting from the project require the preparation of an Environmental Impact Report (EIR). Consistent with CEQA, the EIR is an informational document which will inform public agency decision-makers and the public about the potential environmental effects of the project, and about mitigation measures and/or alternatives to the project to minimize the project's significant adverse impacts (CEQA Guidelines Section 15121(a)).

DECISION

On December 31, 2020, a decision was rendered by the Board of Supervisors, approving Site Development Permit SDP18-003, based upon the following Findings and subject to the attached list of Conditions.

FINDINGS

A. *The proposed project is consistent with the Tuolumne County General Plan.*

B. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use.

Effective Date

This permit shall not become effective until any appeal filed pursuant to Section 17.68.130 of the Tuolumne County Ordinance Code has been concluded or the time for filing an appeal has expired.

Protest

The developer/permittee/property owner/subdivider and/or successor-in-interest may protest any fee or exaction subject to Government Code section 66000 imposed as a condition of approval in accordance with Government Code section 66020. The protest must satisfy the requirements of Government Code section 66020(a) and must be filed with the Board of Supervisors within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the County of the subject development.

Expiration

If this permit is not activated pursuant to Section 17.68.158 of the Tuolumne County Ordinance Code or if the change in the use of land or buildings for which this permit is granted is not begun prior December 31, 2023, this permit shall expire and be of no further effect. The expiration of this permit may be extended in accordance with Section 17.68.160 of the Tuolumne County Ordinance Code.

Respectfully,



Quincy Yaley, AICP
Community Development Department Director-Development

QY:tv

NOTE: THIS IS NOT A BUILDING PERMIT

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**CONDITIONS OF APPROVAL
TERRA VI/HANSJI CORPORATION
SITE DEVELOPMENT PERMIT SDP18-003**

General Conditions:

1. LU As a condition of the grant of approval of this Permit, and as a continuing condition of approval of the Permit, developer/permittee/applicant/property owner/subdivider, and the successor in interest shall defend, indemnify, save and hold harmless the County of Tuolumne, its elected and appointed officials, officers, agents, employees and volunteers from any and all claims, actions, proceedings, or liability of any nature whatsoever (including attorney's fees and costs awards) arising out of, or in connection with the County's review or approval of the application or project on which this condition is imposed, or arising out of or in connection with the acts or omissions of the above described person, and his/her/its agents, employees, or contractors, during any work performed in connection with the application or project. With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the project including any contention the project approval is defective because a county ordinance, resolution, policy, standard, or plan is not in compliance with local, state or federal law. With respect to acts or omissions of the above described person and his/her/its agents, employees, or contractors, the obligation hereunder shall apply regardless of whether the County prepared, supplied, or approved plans, specifications or both. If the defense right is exercised, the County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the above described person will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings. For any breach of this obligation the County may, without notice, rescind its approval of the application or project to which this covenant/condition is attached. This condition is in addition to the executed Indemnification Agreement identified as Exhibit A to these conditions (TCOC, Section 17.68.150)
2. LU All measures identified in the approved Mitigation Monitoring and Reporting Program (SCH# 2019110286) shall be required for this project (Exhibit B to these conditions). (TCOC, Section 17.68.150)

Conditions to be met prior to issuance of a grading permit:

3. ED Submit an Grading Plan and secure a Grading Permit from the Engineering Division prior to any grading on site. (TCOC, Section 12.20.100 and 12.20.050)
4. ED Secure an Encroachment Permit from the US Forest Service prior to any construction activities within the Sawmill Mountain right of way. (TCOC, Section 17.68.150)
5. ED Provide proof of primary access to the site to the Engineering Development and the Tuolumne County Fire Department. (TCOC, Section 17.68.150)

6. LU/ED Secure an Encroachment Permit from the California Department of Transportation (CalTrans) District 10 Permit Office prior to any construction activities within the State right-of-way along Highway 120. (TCOC, Section 17.68.150)
7. ED An Encroachment Permit, or appropriate Agreement in lieu of an Encroachment Permit shall be obtained from the US Forest Service for any work that may be proposed within the road right-of-way/easement along Sawmill Mountain Road (aka Forest Route 1S03), a Maintenance Level 3 road. The US Forest Service shall review project plans as they affect Sawmill Mountain Road and provide clearance from the National Environmental Policy Act (NEPA) The US Forest Service may require the formation of a CSA for road maintenance by the developer over the Forest Service segment of the project improvements. After review of project plans, the appropriate FS instrument would be determined and a single authorization of use & maintenance of the road would be issued. (TCOC, Section 12.04, 17.69.150)
8. ED A Road and Public Utility Easement shall be dedicated (or verified that it has been dedicated) for Sawmill Mountain Road (Forest Road 1S03) as it intersects the project property. (TCOC, Section 17.68.150)
9. ED On-site roads shall be designed in accordance with Chapter 11.12 of the TCOC. Basic road design and construction standards shall meet Title 11 requirements as they pertain to road widths of a minimum of 12 feet with turnouts and a minimum 4 inches of compacted aggregate base surfacing. (TCOC, Chapter 11.12)
10. ED/LU A parking area plan shall be submitted to the Roads Division for review and acceptance. Plans shall address internal traffic circulation, parking stall layout and include necessary striping, marking, and signing. All parking areas and traveled ways on the site shall be paved, striped and lined in accordance with approved plans. The parking plan shall be submitted in connection with the site grading and drainage plans. (TCOC, Section 17.60.020 and Section 17.68.150)
11. ED/BD Parking spaces for the physically handicapped shall be located, constructed, maintained and otherwise meet all requirements set forth in the State Accessibility Standards, Chapter 2-71 of the California Building Standards Code (Title 24 California Code of Regulations) and as may be amended from time to time. (TCOC, Section 17.60.070(G))
12. ED/LU A Drainage Study shall be submitted to the Engineering Division of the Community Resources Agency and address the entire on-site area and additional storm water runoff and the ability of downstream drainage ditches and culverts to handle the runoff. On-site detention/retention of the additional runoff caused by the site development shall be required (TCOC, Section 11.04.050(E))
13. ED The Drainage Plan shall be required and address the concerns below:
 1. The project site including the parking lot drainage and other areas where development may contribute to runoff.
 2. The increased runoff and effect to downstream drainages, culverts, and adjacent property.

3. On-site detention/retention. This feature may be proposed as subsurface under the parking area.
(TCOC, Title 11 and Title 12)

14. ED Provide proof that slope and drainage easements have been obtained or provided in such locations as necessary to accommodate cut and fill slopes, setbacks, and flow from the site. Also provide a 15-foot wide drainage easement along all existing pipes that are not located in a road and public utility easement. (TCOC, Section 17.68.150)
15. ED All property corners shall be monumented and clearly visible. Where a clear line of sight between lot corners is not possible, appropriate markers shall be set along the property line to mark the boundaries while construction is in progress. (TCOC, Chapter 12.20)

Conditions to be met prior to issuance of a building permit:

16. FPB 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:
- 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.
(CEQA MM WF-2 SCH# 2019110286)
17. LU Submit a Landscape plan to the Land Use and Natural Resources Division for review and approval. The landscape plan shall be consistent with the plan approved in certified Environmental Impact Report. (TCOC, Chapter 15.28)
18. LU Submit a lighting plan to the Land Use and Natural Resources Division for review and approval prior to the installation of any exterior lighting. The landscape plan shall be consistent with the plan approved in certified

Environmental Impact Report. Lighting shall be provided in the SR120/Sawmill Mountain Road intersection, in accordance to Caltrans standards for the State Highway (Project Description; TCOC, Section 17.68.150)

19. ED 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. (CEQA MM TRANS-1.2b SCH# 2019110286)
20. BD Building Permits are required for all non-exempt structures being constructed on this project site pursuant to Section 105 of the California Building Code. (TCOC, Section 17.68.150)
21. FPD Roads shall be constructed to have an unobstructed clearance width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. The configuration of the fire apparatus access roads shall be indicated on the site plan and shall be approved by the Fire Prevention Division. (CFC, Section 503; and TCOC, Title 11)
22. FPD All construction and plans shall comply with the most current adopted version of the California Building and Fire Codes. (TCOC, Section 17.68.150)
23. EH A complete application for a permit to operate a Public Water System shall be submitted to the California State Water Resources Control Board with consultant designed plans. Written approval of the plans and verifications of an adequate and safe source of potable water or written approval for the connection to an approved Public Water System shall be submitted to the Environmental Health Division of the CRA prior to issuance of a Building Permit for the water system. (California Health and Safety Code, Section 116525; California Retail Food Code, Chapter 2, Section 114189; California Code of Regulations, Title 22, Chapter 16)
24. EH Prior to the issuance of a Building Permit, plans for a commercial on-site sewage treatment and disposal system shall demonstrate compliance with Chapter 13.08 of the TCOC and shall be approved by the Environmental Health Division. Plans and construction of the on-site sewage treatment and disposal system facilities shall be approved and overseen by the California State Water Resources Control Board if the quantity of wastewater to be treated by the on-site sewage treatment and disposal system facilities exceeds 10,000 gallons per day. All waste discharge permits shall be obtained from the California State Water Resources Control Board prior to operation. (TCOC, Chapter 13.08)
25. EH An application with complete plans for each proposed food facility shall be submitted to the Environment Health Division. The plans shall demonstrate compliance with the California Retail Food Code. The plans shall be approved by the Environmental Health Division prior to the issuance of a building permit for a food facility. (TCOC, Section 17.68.150)

26. EH Details for refuse storage facilities shall be included on the food facility plans and shall demonstrate compliance with Article 4 of the California Retail Food Code. (TCOC, Section 17.68.150)
27. ED/SUR Any necessary easements on the parcel(s) for underground dry utilities, wet utilities, or sewer leach field areas should be recorded in accordance with the requirements dictated by the County Surveyor and/or Environmental Health Division. (TCOC, Section 17.68.150)
28. FPB The required fire flow for the proposed 54,000 square foot building is 6,250 gpm at 20-psi for 4 hours with Type V –B construction. Fire flow is determined by the square footage of the largest building on site including all horizontal projections. A reduction of up to 75%, as approved, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire-flow shall not be less than 1,500 gallons per minute. (CFC Section 507.3)
29. FPB The required fire flow shall be on site, tested and approved by Tuolumne County Fire Prevention prior to the issuance of any building permits. (TCOC Chapter 15.20.010)
30. FPB County Standard Dry Barrel Hydrant shall be available within 300 feet of the furthest portion of all proposed buildings measured by way of drivable access. Tuolumne County Fire Prevention shall approve all hydrant plans, locations and installations. (TCOC Chapter 15.20)
31. FPB All commercial occupancy fire suppressions systems will be based on building size and type of occupancy. Submit plans and calculations for the Automatic Engineered Fire Sprinkler System to Tuolumne County Fire Prevention for review and approval prior to the issuance of a building permit or the installation of any portion of the system. Plan check fees are assessed upon completion of review. (TCOC Section 15.20.10)
32. FPB Sprinkler systems and the buildings shall be protected by an approved automatic electronic fire alarm system. The fire alarm system shall meet all the requirements of NFPA 72 for such systems, and shall monitor water flow, main valve tamper, manual fire alarm boxes, strobes and horns. The fire alarm system shall be monitored at an approved central station as specified in NFPA 72. Plans and specifications and listing numbers shall be submitted to Tuolumne County Fire Prevention for review and approval prior to installation of any portion of the fire alarm system. Plan check fees shall be assessed upon completion of review. (CFC Section 903.4)
33. FPB Roads shall be provided within 150 feet of all portions of the exterior walls of the proposed buildings. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. The configuration of the fire apparatus access roads shall be indicated on the site plan and shall be approved by Fire Prevention. (CFC Sections 503, TCOC Title 11)

34. FPB For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by Tuolumne County Fire Prevention. (CFC Section 503)
35. FPB Permits shall be required for any above ground fuel storage tanks. Tuolumne County Fire Prevention shall inspect each tank. A permit constitutes permission to maintain, store, use or handle materials, or to conduct a process that will produce conditions hazardous to life or property. Such permission shall not be construed as authority to violate, cancel or set aside any of the provisions of the California Fire Code. The issuance of permits will occur at the time of the inspection with the payment of permit/inspection fee. This permit is active for a period of one year from the date issuance, and shall be renewed at that time, or the tanks must be removed. (CFC Sections 3801.2 and 105)

Conditions to be met during the construction phase:

36. LU If a cultural resource is discovered during the activities authorized by this Permit, the person in possession of the parcel for which the permit was issued and all persons conducting any activity authorized by this permit shall comply with the following provisions:
- A. The person discovering the cultural resource shall notify the Community Development Department by telephone within 4 hours of the discovery or the next working day if the department is closed.
 - B. When the cultural resource is located outside the area of disturbance, the Community Development Department shall be allowed to photodocument and record the resource and construction activities may continue during this process. On parcels of two or more gross acres, the area of disturbance includes building pads, septic areas, driveways or utility lines, grading and vegetation removal, plus 300 feet. On parcels of less than 2 gross acres, the area of disturbance equals the boundaries of the parcel.
 - C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by the Community Development Department may continue. A qualified professional, as defined in Section 17.04.657 of the Tuolumne County Ordinance Code, such as an archaeologist or an historian, shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
 - D. When the cultural resource is determined to not be significant, the qualified professional or Community Development Department shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Development Department.
 - E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by a qualified professional archaeologist or historian or a cultural resource management plan shall be prepared by a qualified

professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The qualified professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the Community Development Department. All further activity authorized by this permit shall comply with the cultural resources management plan.

A cultural resource is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Tuolumne County, the State of California, or the nation which is 50 years of age or older or has been listed on the National Register of Historic Places, the California Register of Cultural Resources, or the Tuolumne County Register of Cultural Resources. (TCOC, Section 14.10.150)

37. ED The applicant shall submit an erosion control plan for any construction to take place between October 15 and May 15 of any year. In the absence of such approved and implemented plan, all construction shall cease on or before October 15 (TCOC, Title 12).
38. ED Drainage improvements shall be installed in accordance with approved drainage plans. (TCOC Title 11, 12, and General Plan)
39. ED All soils disturbed by grading shall be reseeded or hydro-mulched or otherwise stabilized as soon as possible and before October 15 of the construction year and emergency erosion control measures shall be utilized as requested by County officials (TCOC, Title 12).
40. ED The implemented parking area control plan, referenced in Condition 10, shall provide commercial driveways shall be a minimum of twenty-foot wide to meet the requirements of Title 11. The onsite roads shall be paved and extended to within 150 feet of all portions of all buildings. The looped road(s) shall provide a minimum outside radius of 50 feet for the turning of interstate trucks and fire apparatus as approved by the Fire Prevention Bureau. (TCOC, Title 11.16.020)
41. ED Road improvements to Sawmill Mountain Road along the project frontage shall include a minimum of a 10 foot wide northbound lane, 10 foot wide southbound lane, a 4 foot wide paved shoulder on the east side of the roadway, and a 2 foot wide paved shoulder on the west side of the roadway. The road shall be improved with a design section capable of supporting a Traffic Index of no less than 6.5 along the project frontage, between SR120 and just past the proposed main entrance to the site, and to a Traffic Index of no less than 5.0 from just beyond the main site entrance to the northerly property line. (TCOC 11.12.007).
42. ED All Title 11 standard roads shall meet the following requirements:
 - a. The Engineering Division shall be notified prior to commencement of road improvements. Quality control personnel will establish schedules for periodic inspections at the time the construction staking is inspected. Roads constructed without proper periodic inspections or not in conformance with approved plans are subject to rejection.

- b. The applicant shall provide adequate traffic striping, marking and signs during and after construction.
 - c. The developer shall give reasonable advance notice of commencement of construction and keep the CRA Engineering Division informed of all changes in the construction schedule. After completion of the work, the applicant shall submit as-built plans.
 - d. Plan check and inspection fees, as required by Ordinance, shall be submitted to the CRA Engineering Division prior to approval of improvements plans.
 - e. The developer shall remedy any defect in the improvements on any county, State, or Forest Service road arising from any faulty or defective materials or workmanship occurring within 12 months of the Department's acceptance of the work or formal acceptance by the Board of Supervisors. A maintenance warranty agreement shall be enacted when applicable (TCOC, Title 11).
43. ED The property owner shall improve the shoulders of Sawmill Mountain Road (Forest Route 1S03) through the project frontage to facilitate pedestrian access. (Tuolumne County General Plan Trails)
44. ED All soils disturbed by grading shall be reseeded or hydro-mulched or otherwise stabilized as soon as possible and before October 15 of the construction year. Emergency erosion control measures shall be utilized as requested by County officials. (TCOC, Title 12)
45. BD/ED The contractor shall be responsible for dust abatement during construction and development operations. A water truck or other watering device shall be on the construction site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at all other intervals, as need dictates, to control dust. (TCOC, Section 12.20.370)
46. ED/APCD Exposed serpentine gravel is prohibited on the project site, unless exempted pursuant to the Tuolumne County Air Pollution Control District Rules and Regulations, Regulation IX, Rule 904 Section (F) or Rule 908 Section (C) or (D)(3). No person shall use, apply, sell, supply, or offer for sale or supply any restricted material (as defined in subsection (l)(20) of Rule 904) for surfacing, unless it has been tested and determined to have an asbestos content that is less than 0.25 percent. Any roadway including road shoulders or any surface that is subject to vehicular travel or pedestrian access must be completely covered with non-restricted material. (Health and Safety Code, Sections 93105 and 93106)
47. AG All hay, straw, hay bales, straw bales, seed, mulch or other material used for erosion control or landscaping on the project site shall be free of noxious weed seeds and propagules. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)

48. AG All equipment brought to the project site for construction shall be thoroughly cleaned of all dirt and vegetation prior to entering the site, in order to prevent importing noxious weeds. (Food and Agriculture Code, Section 5401)
49. AG All material brought to the site, including rock, gravel, road base, sand, and top soil, shall be free of noxious weed seeds and propagules. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)
50. AG The property owner shall maintain and implement an effective program for the monitoring and control of noxious weeds. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 5401 and 5402)

Conditions to be met prior to the issuance of a Certificate of Occupancy:

51. LU The final project shall meet all requirements mandated by federal, state or local law. Federal or state law may require additional obligations beyond those required by these conditions or local requirements, including additional analysis of environmental or other issues, over which the County has no control. (TCOC, Section 17.68.150)
52. LU/BD All construction on the site shall adhere to the site plan approved by Tuolumne County. Any significant deviation from the plans shall require approval of supplemental plans submitted by the property owner. (TCOC, Section 17.68.150)
53. LU/BD/ED All parking on the site shall adhere to the site plan approved by the Engineering Division. Any significant deviation from the plan shall require approval of supplemental plans submitted by the property owner. (TCOC, Chapter 17.60)
54. LU/BD The applicable Traffic Impact Mitigation Fee shall be paid to Tuolumne County prior to issuance of a Certificate of Occupancy by the Building and Safety Division. (TCOC, Chapter 3.54)
55. ED Drainage improvements shall be installed in accordance with approved drainage plans. Any significant deviation from the plan shall require approval of supplemental plans submitted by the property owner. (TCOC, Title 12)
56. LU 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 shall be approved by CDFW prior to installation. (CEQA MM BIO-4.2a SCH# 2019110286)

57. LU The Applicant, at the time of the issuance of the first building permit for the Project ("Anniversary Date"), shall pay an annual fee per rental unit (prorated equivalent to the operational season of the Project) to the Tuolumne County ("Annual Fee"). The payment of the Annual Fee shall represent the Project's fair share of costs associated with the provision of emergency services, including fire and medical response services to the Project. The payment of the Annual Fee shall continue until such time as the County develops its own alternative fee or tax program for fire and emergency services or until the County develops an alternative fee program for the area, inclusive of the Project site, at which time the Annual Fee shall cease and the Applicant shall pay the County's alternative fee or participate in the County's tax program for fire and emergency services. Payment of the Annual Fee shall be deemed due and payable on the Anniversary Date each year until an alternative program is instituted by the County. (TCOC, Section 17.68.150)

On-Going conditions:

58. ED Commercial driveways, meeting the requirements of Title 11 for onsite roads must be extended to within 150 feet of all portions of all buildings. (TCOC, Title 11)
59. EH A permit to operate a public water system shall be obtained from the California State Water Resources Control Board prior to operation of any public water system. (California Health and Safety Code, Section 116525)
60. EH All storage and removal of refuse, rubbish, and recyclables shall be in compliance with the requirements specified in TCOC, Chapter 8.05 and CCR Title 14 and Title 27. (TCOC, Chapter 8.05)
61. SW Excepting disruptions in normal refuse collection schedules, refuse shall not be allowed to remain on the premises for more than seven days unless it is satisfactorily composted, used as animal food, used as soil amendments, or some other beneficial use provided such use does not create a nuisance. (TCOC, Section 8.05.035)
62. SW Persons hauling solid waste from their residence or solid waste produced in the course of their own business (including building contractors) are required to deliver solid waste only to facilities identified and authorized by the Tuolumne County Board of Supervisors by Resolution, including the Cal Sierra Transfer Station, the Pinecrest Transfer Station, or the Groveland Transfer Station. (TCOC, Section 7.12.050)
63. SW If a business located on the project site generates more than four (4) cubic yards of solid waste per week, recycling is required, even if this quantity of generation happens only occasionally. Recycling can include subscribing to recycling service provided by the franchise hauler of the collection area, self-hauling recyclables to a recycling center, or donating recyclables to a charitable cause. Space shall be included on the project site for recycling and garbage receptacles. (Natural Resources, Division 7, Chapter 9.1, Sections 18835-18837)

64. SW Space shall be provided on the project site for organics recycling to comply with AB 1826. (TCOC, Section 17.68.150)
65. SW 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 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. (CEQA MM BIO-1.15 SCH# 2019110286)
66. EH The handling, use or storage of hazardous materials on-site shall be in compliance with Chapter 13.24 of the Tuolumne County Ordinance Code, Chapter 6.95 of the California Health and Safety Code, and Title 19 of the California Code of Regulations. The handling, storage or use of hazardous materials, above threshold quantities, shall be permitted by the Tuolumne County Environmental Health Division, Certified Unified Program Agency (CUPA). (TCOC, Chapter 13.24; CHSC, Chapter 6.95; and CCR, Title 19)
67. LU 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.). (CEQA MM NOI-1.2a SCH# 2019110286)
68. APCD Prior to the burning of any vegetation on the project site, or burning associated with the project, obtain a burn permit from the Tuolumne County Air Pollution Control District (APCD), the United States Forest Service, and/or the California Department of Forestry. Only clean dry vegetation shall be burned on the site on a California Air Resources Board declared permissive burn day. Applicant shall comply with all open burning regulations pursuant to APCD Regulation III – *Open Burning*, including but not limited to prohibiting the use of fires to dispose of construction/demolition debris, and garbage. (California Health and Safety Code; California Public Resources Code Sections 41800 & 41802; General Plan, Implementation Program 12.D.d; TCAPCD Rules and Regulations, Regulation III)
69. LU Prior to the cutting or removal of commercial tree species, a harvesting plan and application for conversion of timberland shall be submitted to the California Department of Forestry and Fire Protection (CalFire) for review and approval in accordance with Public Resources Code Sections 4581 and 4621(a). If the area of timber operations is less than three acres in size, a Less Than Three Acre Conversion Exemption may be used. (TCOC, Section 17.68.150)
70. LU All lighting for the proposed project shall be designed to direct the lighting downward to the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards, and utilize low or high pressure sodium lamps instead of halogen type lights. Exterior lighting fixtures shall have the International Dark Sky Fixture seal of approval. (Project Description; TCOC Section 17.68.150)
71. LU All deliveries would occur at the designated loading dock during normal delivery hours (8:00 am to 5:00 pm). (Project Description)

72. LU The helipad at the project site would be for emergency uses only. The pad shall be made for any emergency use by a public or private entity and community and shall be used for emergencies only. The applicant shall be required to follow the California Code of Regulations (CCR) to establish an emergency medical landing site and must adhere to the relevant citations from the CCRs and the Public Utilities Code (PUC) and ensure that the sponsor applicant the signed original Emergency Medical Services authorization letter (Project Description, TCOC 17.68.150)
73. EH A valid permit to operate shall be issued by the Environmental Health Division of the CRA prior to operation of any food facility. (CHSC Part 7, Section 114381)
74. FPD For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by the Tuolumne County Fire Prevention Division. (CFC, Section 503)
75. EH All buildings and plumbing fixtures must have adequate means for the disposal of human wastes, either by connection to an approved on-site wastewater treatment and disposal system or where permitted, an approved graywater system. (TCOC, Sections 13.08.170 and 13.08.231)
76. EH All special design and commercial on-site sewage treatment and disposal systems shall comply with an operation, maintenance, and monitoring program (TCOC, Section 13.08.220)
77. LU Any proposed directional signs along State Highway 120 shall be installed outside of the State right of way and in accordance with the State Outdoor Advertising Program regulation and Federal Laws. (TCOC, Section 17.68.150)
78. LU 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. (CEQA MM BIO-4.1b SCH# 2019110286)
79. LU The Applicant shall on the project Anniversary Date (described in Condition 57), pay an annual fee per rental unit (prorated equivalent to the operational season of the Project) to the Tuolumne County. (TCOC, Section 17.68.150)
80. LU The applicant shall monitor the monitoring wells in a manner similar to the production wells for groundwater levels and the monitoring data shall be provided to the State as part of the water system permit and provided to the Environmental Health Division. (Board of Supervisors, December 31, 2020; TCOC, Section 17.68.150)

A Notice of Action shall be recorded for Conditions 1 through 80 to notify all owners of this parcel of the conditions of this entitlement and these responsibilities. Any violations observed by the Community Development Department during regular site inspections or in response to complaints shall be referred to the agency having jurisdiction over the condition for resolution or referred to the Code Compliance Officer for enforcement. (TCOC, Section 17.68.150)

COMMUNITY DEVELOPMENT DEPARTMENT CONTACT PERSON: Quincy Yaley

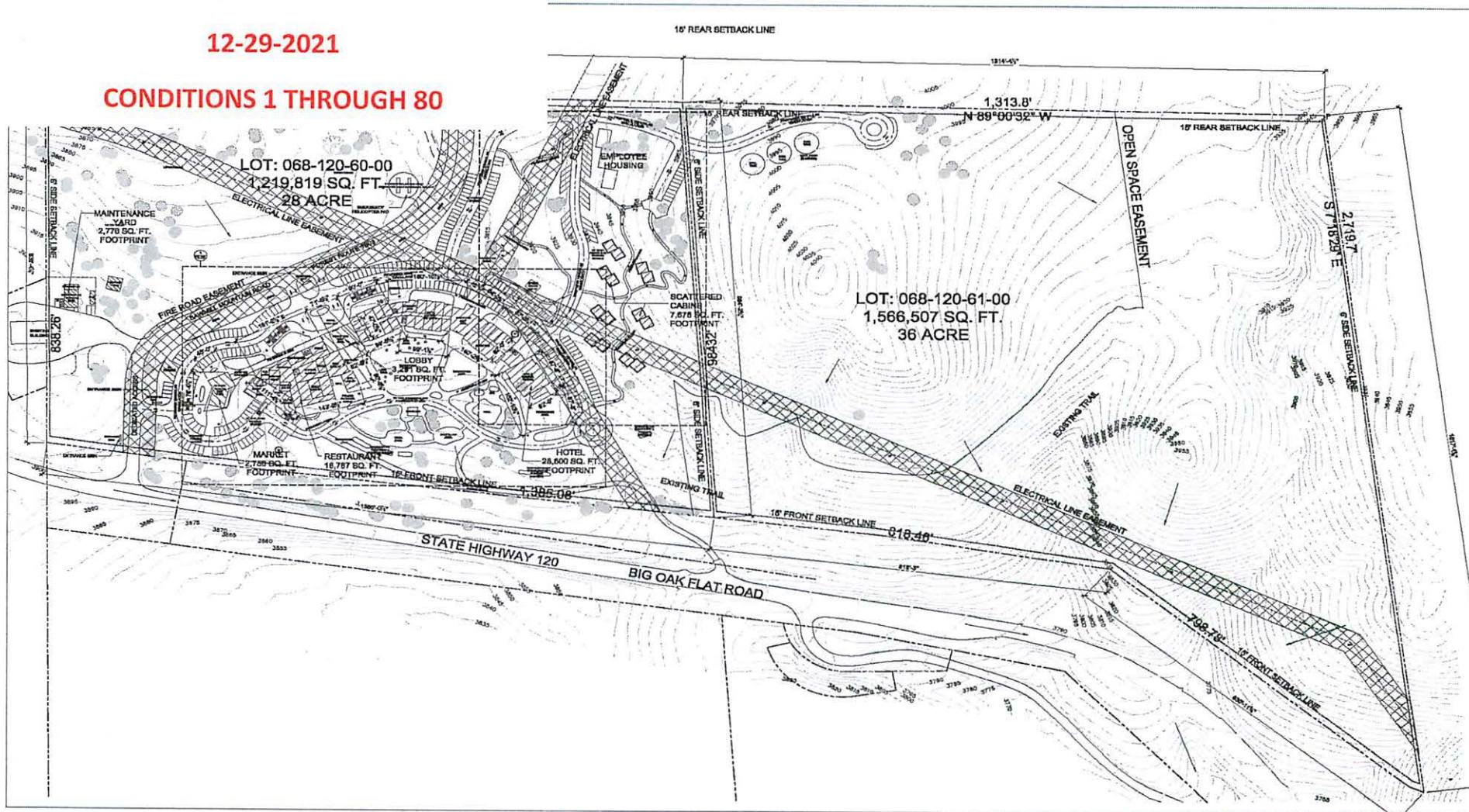
S:\Planning\PROJECTS\Site Development Permit\2018\SDP18-003 Terra VI (Hardin Flat LLC)\BOS\TV CONDITIONS.doc

APPROVED

BOARD OF SUPERVISORS

12-29-2021

CONDITIONS 1 THROUGH 80

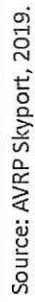


Source: AVRP Skyport, 2019.

TERRA VI

12-29-2021

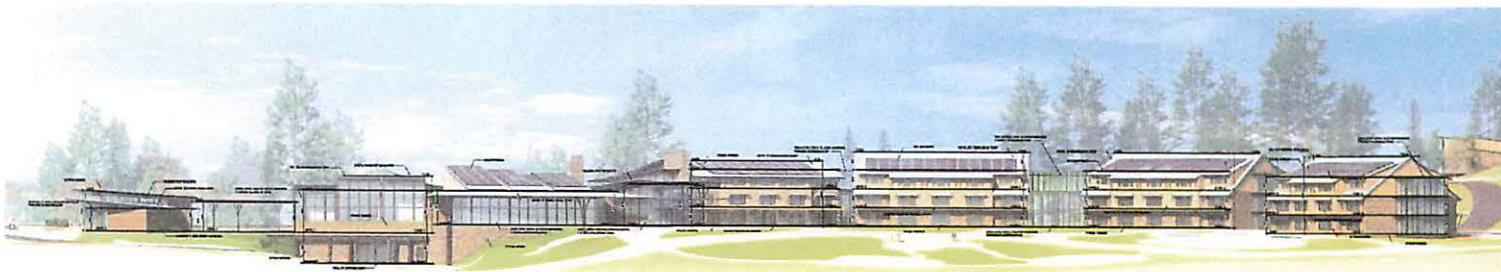
CONDITIONS 1 THROUGH 80



TERRA VI



NORTH ELEVATION
SCALE: 1"= 30'-0"



SOUTH ELEVATION
SCALE: 1"= 30'-0"

CONCEPTUAL ELEVATIONS



NOT FOR CONSTRUCTION
**Terra Vi Lodge
Yosemite**
Yosemite, CA 95321

REV	DATE	DESCRIPTION	D
1		SUBMITTAL 1	11/18
2		SUBMITTAL 2	05/19

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CONDITIONS 1 THROUGH 80

TERRA VI

avro
SKYPORT
201 Madison Ave 200
San Diego
California 92101
P 619 704 2700
F 619 704 2000
www.avrodesign.com
877-487-1

CONSULTANT:

PROJECT NAME:



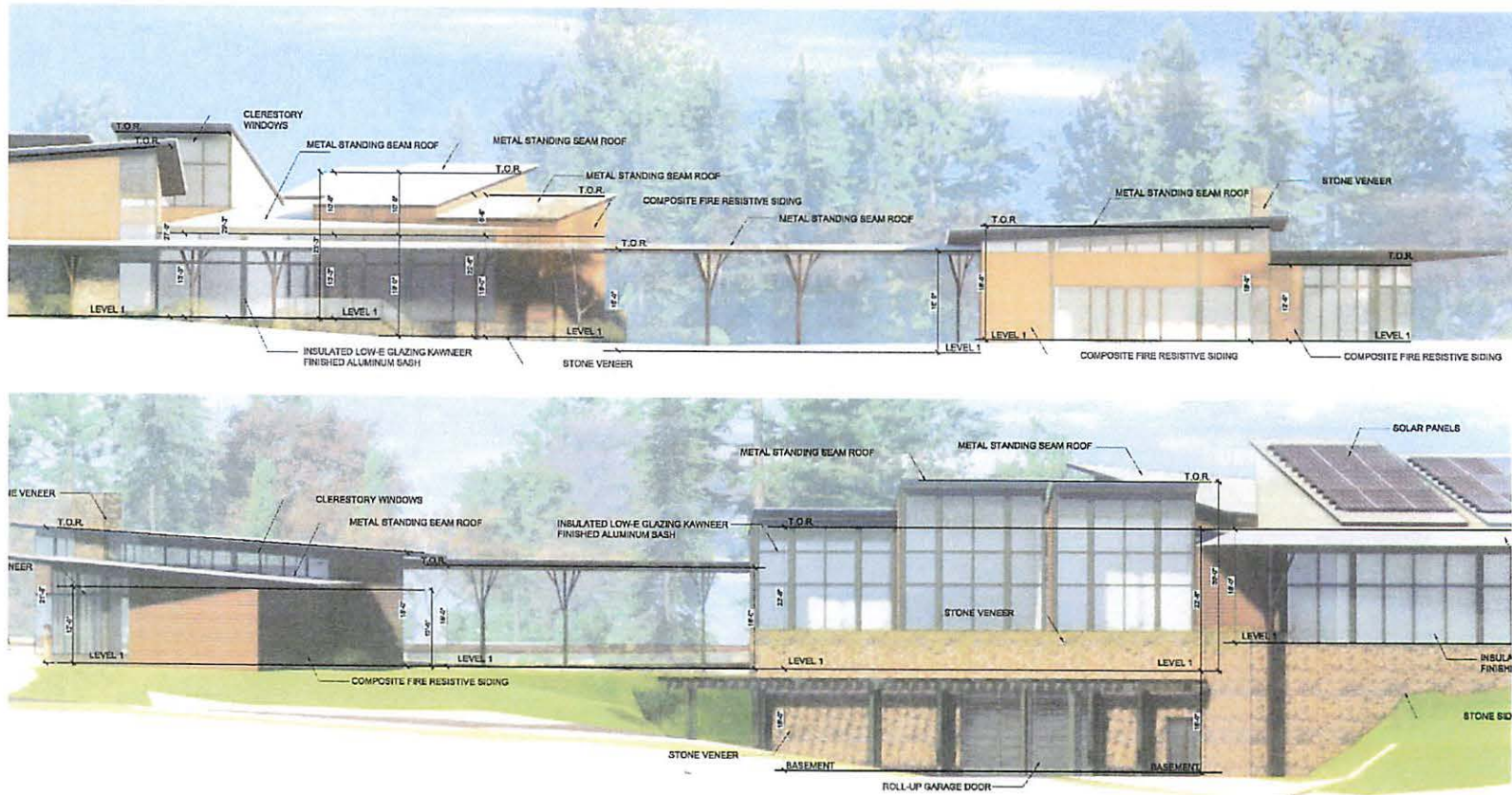
NOT FOR CONSTRUCTION
Terra Vi Lodge
Yosemite
Yosemite, CA 95321

SHEET DATE: 11/10/2018
SHEET DESCRIPTION: ELEVATION
SHEET NUMBER: 02

PROJECT NO: 18010-02
APPROVED BY: [Signature]
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SHEET TITLE: ELEVATION

SHEET NUMBER:

A2.02



APPROVED

BOARD OF SUPERVISORS

12-29-2021

CONCEPTUAL ELEVATIONS

CONDITIONS 1 THROUGH 80

Exhibit B – Mitigation Monitoring and Reporting Plan

Mitigation Monitoring and Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Terra Vi Lodge Project, herein referred to as the "proposed project" or "project." The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the proposed project. The MMRP includes the following information:

- The full text of the mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measures;
- The agency responsible for monitoring the implementation; and
- The monitoring action and frequency.

Tuolumne County must adopt this MMRP, or an equally effective program, if it approves the proposed project with the mitigation measures that were adopted or made conditions of project approval.

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
AESTHETICS					
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.	Project Sponsor and Construction Contractor	Prior to Installation of Solar Panels	Tuolumne County Community Development Department Building and Safety Division	Review Construction Plans and Specifications/ Conduct Site Inspections	Prior to Installation/ During Regularly Scheduled Construction Site Inspections
BIOLOGICAL RESOURCES					
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.	Consulting Biologist	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Survey/ Confirm CDFW Consultation	Once for Survey/ Ongoing if Active Crotch Bumble Bee Nests are Identified
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.					

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
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.	Consulting Biologist/ Construction Contractor or County	Prior to Issuance of Grading Permits/ Throughout Project Construction	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Training	Ongoing
BIO-1.2a: Implement Mitigation Measure BIO -1.1b.	<i>See Mitigation Measure BIO-1.1b.</i>				
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 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.	Construction Contractor/ Consulting Biologist	During Construction	Tuolumne County Community Development Department Building and Safety Division	Confirm Presence of Covers for Holes and Trenches	During Regularly Scheduled Construction Site Inspections

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
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.	Construction Contractor	During Construction	Tuolumne County Community Development Department Building and Safety Division	Confirm Presence of Trash Cans	During Regularly Scheduled Construction Site Inspections
BIO-1.2d: Construction Hours. Project construction shall be limited to 7:00 a.m. to 7:00 p.m. unless an emergency exists.	Construction Contractor	During Construction	Tuolumne County Community Development Department Building and Safety Division	Confirm Compliance with Construction Hours	Ongoing
BIO-1.3: Implement Mitigation Measure BIO-1.2d.			<i>See Mitigation Measure BIO-1.2d.</i>		
BIO-1.4: Implement Mitigation Measure BIO-1.2d.			<i>See Mitigation Measure BIO-1.2d.</i>		
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. - 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	Consulting Biologist/ Project Sponsor /Construction Contractor	Prior to Ground-Disturbing Activities	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Survey/ Confirm CDFW Consultation	Once for Survey/ Ongoing if Survey Finds Evidence of Bat Roosting

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
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.				<i>See Mitigation Measure BIO-1.2d.</i>	
BIO-1.6: Implement Mitigation Measures BIO-1.5a and BIO-1.2b.				<i>See Mitigation Measures BIO-1.5a and BIO-1.2b.</i>	
BIO-1.7: Implement Mitigation Measures BIO-1.2d and BIO-1.5a.				<i>See Mitigation Measures BIO-1.2d and BIO-1.5a.</i>	
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 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	Consulting Biologist/ Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Survey	Once for Survey(s)/ Ongoing if Nesting Birds Identified and Until They Have Left the Nest

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
bird surveys would occur again within 15 days prior to recommending 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 (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 (CFGF), 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: Implement Mitigation Measure BIO-1.8.				See Mitigation Measure BIO-1.8.	
BIO-1.10: Implement Mitigation Measure BIO-1.8.				See Mitigation Measure BIO-1.8.	
BIO-1.11: Implement Mitigation Measure BIO-1.8.				See Mitigation Measure BIO-1.8.	
BIO-1.12: Implement Mitigation Measures BIO -1.2b, BIO -1.2c, and BIO -1.2d.				See Mitigation Measures BIO-1.2b, BIO-1.2c, and BIO-1.2d.	

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
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 <i>Clarkia australis</i> (May through August) and <i>Erythranthe filicaulis</i> (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 <i>Clarkia australis</i> (May through August) and <i>Erythranthe filicaulis</i> (April through August).	Consulting Biologist/ Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Survey	Once for Survey/ Ongoing if Survey Finds Evidence of the <i>Clarkia</i> <i>australis</i> or <i>Erythranthe</i> <i>filicaulis</i> Species

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
BIO-1.14: Implement Mitigation Measure BIO-1.13.					
<i>See Mitigation Measure BIO-1.13.</i>					
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 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.	Project Sponsor	Prior to Issuance of Occupancy Permit	Tuolumne County Community Development Department Building and Safety Division	Inspect Trash Enclosures On-site/ Confirm Filing of Notice of Action with County Clerk	Once
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).	Project Sponsor/ Consulting Landscape Architect/ Construction Contractor	Prior to Approval of Landscaping Plan/ During Construction	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review Revised Landscaping Palette/ Inspect Construction Equipment and Materials	Once/ During Regularly Scheduled Site Inspections

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
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). 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.	Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Building and Safety Division	Inspect Temporary Environmentally Sensitive Area Fencing	During Regularly Scheduled Construction Site Inspections

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
All ESA Fencing shall be removed from the site after construction activities are completed.					
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 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.	Project Sponsor / Consulting Biologist Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Building and Safety Division	Review Approved Encroachment Permit/ Confirm Compliance with Permit Conditions	Once

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1. MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
- 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-3.4: 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 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	Project Contractor	Prior to Issuance of Grading Permits	Tuolumne County Public Works Departments/ Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Approve Erosion Control Plan/ Confirm Attainment of NPDES General Permit for Construction	Once for Each Document

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1. MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
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-4.1a: 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.	Project Sponsor	Prior to Issuance of Certificate of Occupancy	Tuolumne County Community Development Department Land Use and Natural Resources Division	Confirm Payment of Mitigation Fee	Once
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.	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Inspect Signage/ Confirm Project Materials and Notice of Action with County Clerk	Once
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 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	Project Applicant/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Inspect Signage/ Confirm Project Materials and Notice of Action with County Clerk	Once

MITIGATION MONITORING AND REPORTING PROGRAM

TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

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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.					
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.	Project Sponsor/ Consulting Landscape Architect/ Construction Contractor	Prior to Issuance of a Certificate of Occupancy	Tuolumne County Community Development Department Building and Safety Division	Site Inspection/ Confirmation of CDFW Approval for Alternative Fencing Designs and Filing of Notice of Action with County Clerk	Once
BIO-4.2b: Implement Mitigation Measures BIO-4.1b and BIO-4.1c.	<i>See Mitigation Measures BIO-4.1b and BIO-4.1c.</i>				
BIO-5.1a: Implement Mitigation Measure BIO -1.1b.	<i>See Mitigation Measure BIO-1.1b.</i>				
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: Limit ground-disturbing activities to outside the dripline of native oaks and preferably outside 1-1/2 times the dripline.	Construction Contractor	During Construction	Tuolumne County Community Development Department Building and Safety Division	Conduct Site Inspection	During Regularly Scheduled Construction Site Inspections

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- 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: 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.	Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Building and Safety Division	Inspect Temporary Environmentally Sensitive Area Fencing	During Regularly Scheduled Construction Site Inspections
This measure shall be incorporated into the project bid package and contract and implemented prior to issuance of grading permits.					
BIO-7: Implement Mitigation Measures BIO-4.1a and BIO-4.2a.			See Mitigation Measures BIO-4.1a and BIO-4.2a.		
CULTURAL RESOURCES					
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	Project Sponsor/ Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Training	Once

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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 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	Construction Contractor/ Qualified Archaeologist or Paleontologist	During Construction	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Recommendations	As Needed if Resources are Discovered and Recommendations are Made

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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: Implement Mitigation Measures CULT-1a and CULT-1b.	See Mitigation Measures CULT-1a and CULT-1b.				
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	Construction Contractor/ Qualified Archaeologist	During Construction	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Recommendations	As Needed if Resources are Discovered and Recommendations are Made

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remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. 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-4a: Implement Mitigation Measures CULT-1a and CULT-1b.		See 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.	Project Sponsor	Prior to Issuance of Any Construction Permits	Tuolumne County Community Development Department Building and Safety Division	Confirm Invitation to Access Site	Once
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.	Project Sponsor	Prior to Issuance of Any Construction Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review Revised Site Plan	Once
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.	Project Sponsor	Prior to Issuance of Any Construction Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Confirm Invitation to Access Site	Once

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GREENHOUSE GAS EMISSIONS					
GHG -1.1a: The proposed project shall use electrically powered construction equipment, where feasible.	Construction Contractor	During Construction	Tuolumne County Community Development Department Building and Safety Division	Inspect Construction Equipment	During Regularly Scheduled Construction Site Inspection
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 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.			No feasible measures.		
GHG-1.2a: The proposed project shall use electrically powered landscape equipment during outdoor landscaping and maintenance activities.	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department	Inspect Landscaping Maintenance Fleet and Tools	Once

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			Building and Safety Division		
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.			No feasible measures.		
HAZARDS AND HAZARDOUS MATERIALS					
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.	Project Sponsor	Prior to Use of Helipad	Tuolumne County Community Development Department Building and Safety Division	Confirm Applicable Approvals	Once
HYDROLOGY AND WATER QUALITY					
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 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.	Project Sponsor/ Consulting Civil Engineer	Prior to Issuance of Building Permits	Tuolumne County Community Development Department Public Works Department	Review and Approve Drainage Plan	Once

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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.	Project Sponsor/ Consulting Civil Engineer	Prior to Issuance of Building Permits	Tuolumne County Engineering Development Department	Review Detention and Retention Facility Design	Once
HYD-3: Implement Mitigation Measures HYD-1a and HYD-1b.			<i>See Mitigation Measures HYD-1a and HYD-1b.</i>		
NOISE					
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 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.	Project Sponsor/ Consulting Landscape Architect/ Construction Contractor	Prior to Issuance of Building Permits	Tuolumne County Community Development Department Building and Safety Division	Confirm Noise Barrier on Site Plans/ Review Generator Specifications	Once

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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.).	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Conduct Site Inspection	As Needed
NOI-1.2b: Implement Mitigation Measure NOI-1.1.	<i>See Mitigation Measure NOI-1.1.</i>				
NOI-3.1: 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.	Project Sponsor/ Consulting Civil Engineer	Prior to Issuance of Any Helipad Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review Revised Site Plan	Once
NOI-3.2a: Window and door assemblies of all lodging within the proposed development should be upgraded to a minimum STC rating of 32.	Project Sponsor/ Consulting Architect	Prior to Issuance of Building Permits	Tuolumne County Community Development Department Building and Safety Division	Review Window Specifications	Once
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.	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review Disclosure Materials	Ongoing

TERRA VI LODGE YOSEMITE PROJECT FINAL ENVIRONMENTAL IMPACT REPORT
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PUBLIC SERVICES AND RECREATION					
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.	Project Sponsor/ Lodge General Manager	Prior to Issuance of Certificate of Occupancy	Tuolumne County Fire Department	Confirm Trained Emergency Staff and Equipment	Once
PS-2: Implement Mitigation Measure PS-1.			<i>See Mitigation Measure PS-1.</i>		
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 Terra Vi Lodge and employee housing and report internally any	Project Applicant/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Confirm Trained Emergency Staff	Once

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incidences, as well as report to local authorities if the situation warrants it.					
PS-4: Implement Mitigation Measure PS-3.			See Mitigation Measure PS-3		
TRANSPORTATION					
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.	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Confirm On-site Transit Coordinator	Once
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.	Project Sponsor/ Construction Contractor	Prior to Construction	Tuolumne County Public Works Department	Review Construction Traffic Control Plan	Once
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.	Project Sponsor/ Construction Contractor	Prior to Construction	Tuolumne County Public Works Department	Conduct Site Inspection	Twice (Once Prior to Construction to Assess Pre-Construction Conditions and Once Following Restoration to Confirm Adequacy of Restoration Improvements)
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 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 Applicant/ Consulting Civil Engineer	Prior to Construction	Tuolumne County Public Works Department	Review Approved Encroachment Permit	Once

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project site and shall complete improvements to SR 120 prior to operation of the proposed project.					
UTILITIES AND SERVICE SYSTEMS					
UTIL-10: Implement Mitigation Measures HYD-1a and HYD-1b.			See Mitigation Measures HYD-1a and HYD-1b.		
WILDFIRE					
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: ▪ 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.	Project Sponsor/ Consulting Landscape Architect/ Lodge General Manager	Prior to Issuance of Building Permits	Tuolumne County Fire Prevention Bureau	Review and Approve Wildland Fire Prevention Plan and Vegetation Management Plan	Once

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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.					