

# **Tuolumne County General Plan Update Project**

## **Mitigation Monitoring and Reporting Program**

State Clearinghouse No. 2015082027

PREPARED FOR:  
Tuolumne County  
Community Resources Agency  
2 South Green Street  
Sonora, CA 95370

**December 2018**

# **Tuolumne County General Plan Update Project**

## **Mitigation Monitoring and Reporting Program**

State Clearinghouse No. 2015082027

PREPARED FOR:

**Tuolumne County  
Community Resources Agency  
2 South Green Street  
Sonora, CA 95370**

CONTACT:

**Quincy Yaley, AICP  
CRA Assistant Director - Development**

PREPARED BY:

**Ascent Environmental, Inc.  
455 Capitol Mall, Suite 300  
Sacramento, CA 95814**

CONTACT:

**Mike Parker, AICP  
Project Manager**

**December 2018**

# MITIGATION MONITORING AND REPORTING PROGRAM

The following Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines to provide for the monitoring of mitigation measures required of the proposed Tuolumne County General Plan Update, as set forth in the environmental impact report (EIR) prepared for the project.

Section 21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the State CEQA Guidelines require public agencies “to adopt a reporting or monitoring program for changes to the project which it has adopted or made conditions of project approval in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the project because the EIR identified potentially significant adverse impacts related to implementation of the General Plan Update and mitigation measures have been identified to reduce those impacts.

This MMRP will be adopted by the Tuolumne County Board of Supervisors when it approves the project and will be kept on file at the Tuolumne County Community Resources Agency, 2 South Green Street, Sonoma, CA 95370. Tuolumne County is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed.

This MMRP is to be used by the Tuolumne County to ensure that all adopted mitigation measures identified in the EIR are implemented and that implementation is documented. Where the mitigation consists of changes to the text of the General Plan, the efficacy of this mitigation will be further monitored under Government Code Section 65400, which mandates that counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor’s Office of Planning and Research, and the Housing and Community Development by April 1 of each year. These reports are intended to identify where modification to policies and implementation programs, included those edited herein through mitigation, are necessary to improve local implementation.

The MMRP is presented in tabular format. The table columns contain the following information:

**Mitigation Measure:** Provides the text of the mitigation measures (as amended through the Final EIR), each of which has been adopted and incorporated into the project. The numbering of mitigation measures follows the numbering sequence found in the EIR. Mitigation measures that are referenced more than once in the EIR are not duplicated in the MMRP table.

**Implementation Responsibility:** Identifies the entity responsible for complying with the requirements and conditions of the mitigation measure.

**Timing:** Lists the timeframe in which the mitigation will be implemented.

**Verification:** This column is to be dated and signed by the person (either project manager or his/her designee) responsible for verifying compliance with the requirements of the mitigation measure.

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p><b>3.2 Agricultural and Forest Resources</b></p>			
<p><b>Mitigation Measure 3.2-1: Evaluate and Conserve High-Value Agricultural Land and Important Farmland at a 1:1 Ratio</b>                      The County will include the following as a new implementation program of the General Plan Update.  <b>Implementation Program 8.A.x</b> [Specific numbering to be provided with Final General Plan Update]: Establish a new procedure that includes the following requirements for evaluating development on lands with an Agricultural land use designation and/or on land identified by the latest NRCS soils data as containing potential Important Farmland:                      If land designated Agricultural (according to the General Plan land use diagram in the General Plan Update) is proposed for non-agricultural development and qualifies as High-Value Agricultural Land, as defined below, and/or if land is proposed for non-agricultural development that is identified by the most recent NRCS soils data as containing soils that could be classified as Important Farmland (i.e., Prime Farmland, Unique Farmland, or Farmland of Statewide Importance), as defined below, the County shall require the applicant to purchase agricultural conservation easements at a 1:1 ratio (acres preserved : acres converted) commensurate with the type of land that is being converted. Mitigation shall be required at a 1:1 ratio regardless of whether the land is High-Value Agricultural Land or Important Farmland [Prime Farmland, Unique Farmland, or Farmland of Statewide Importance]. Proof of the purchase shall be provided to the County prior to issuance of grading permits. The County shall determine whether land qualifies as High-Value Agricultural Land or Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as follows:</p> <ol style="list-style-type: none"> <li>1. For any proposed non-agricultural development on land designated Agricultural (according to the land use diagram in the General Plan Update), the County shall require, prior to issuing a completeness letter, the submittal to and approval by the Tuolumne County planning staff of the Tuolumne County Agricultural Rating System Matrix to determine whether the land proposed for development qualifies as High-Value Agricultural Land. If the results of the Tuolumne County Agricultural Rating System Matrix provided in Exhibit 3.2-1 of the Recirculated Draft EIR indicate that the land proposed for development does not qualify as High-Value Agricultural Land, the County shall continue to step 2. If the results of the Tuolumne County Agricultural Rating System Matrix indicate that the land proposed for development does qualify as High-Value Agricultural Land, the County shall require the purchase of conservation easements as described above.</li> <li>2. For any proposed non-agricultural development on land identified by the most recent NRCS soils data as containing soils that could be classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, the County shall require the purchase of conservation easements as described above. The applicant may elect to prepare a Land Evaluation Site Assessment to determine if or how much of the land proposed for development would actually qualify as Important Farmland (based on factors other than soil type) and to more accurately determine the specific type of Important Farmland (i.e. Prime Farmland, Unique Farmland, or Farmland of Statewide</li> </ol>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>Importance) that would require purchase of conservation easements.</p> <p>If a piece of land qualifies as both High-Value Agricultural Land and Important Farmland, compensatory mitigation will not be required for both farmland types.</p>			
<p><b>Mitigation Measure: 3.2-3 Adopt an Implementation Program to Limit Growth-Inducing Public Services</b></p> <p>The County shall add the following implementation program under Policy 8.B.4 of the General Plan Update:</p> <p><b>Implementation Program 8.B.x</b> [Specific numbering to be provided with Final General Plan Update]: Establish development standards to provide County staff with discretion to deny development that proposes to introduce growth-inducing public services like public sewer systems and potable public water into agricultural areas.</p>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	
<p><b>3.4 Biological Resources</b></p>			
<p><b>Mitigation Measure 3.4-2: Implement Oak Woodland Mitigation Guidelines</b></p> <p>The following new implementation programs shall be added under General Plan Policy 16.B.5:</p> <p><b>Implementation Program 16.B.x</b> [specific numbering to be provided in the Final General Plan Update]: When considering discretionary development proposals, the County, through CEQA reviews, will require that project applicants map oak woodland resources on the project site and, where feasible, establish buffers around existing oak woodland stands to prevent adverse effects. For mapping purposes, project applicants may use the County’s existing oak woodland map (developed for the Recirculated Draft EIR) as an initial base map for project-specific ground-truthing/field verification. The County will require implementation of BMPs while working near retained oak woodlands to avoid inadvertent damage to oak trees. BMPs will include establishment of no-disturbance buffers around the outer canopy edge to prevent root and crown damage, soil compaction, and standard management practices to reduce introduction and spread of invasive species and other indirect effects.</p> <p>For those impacts on oak woodland that cannot be avoided, the County will require the project applicant to minimize adverse effects. If substantial conversion of oak woodland will occur based on Implementation Program 16.B.j, the County will require one or more of the following mitigation measures be implemented to mitigate the impact from loss of oak woodland habitat pursuant to Public Resources Code Section 21083.4, (which specifies certain projects, including commercial agricultural production, are exempt from the requirements of Section 21083.4):</p> <ul style="list-style-type: none"> <li>▲ Conserve oak woodlands through the purchase of conservation easements.</li> <li>▲ Plant acorns and container stock from a local seed source to replace oak woodland removed. The following parameters will be applied:                             <ul style="list-style-type: none"> <li>▼ Plant an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees.</li> <li>▼ Maintain trees for seven years after the trees are planted.</li> <li>▼ Planting may not account for more than 50 percent of the required mitigation and must occur on lands that are subject to conservation easements, zoned open space, or similarly restricted from development.</li> </ul> </li> </ul>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> <li>▾ Mitigation through planting may be used to restore former or degraded oak woodlands.</li> <li>▲ Contribute funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, for the purpose of purchasing oak woodland conservation easements, the Tuolumne County Oak Woodland Conservation Fund, or other appropriate established oak woodland conservation fund.</li> </ul>			
<p><b>Implementation Program 16.B.x</b> [specific numbering to be provided in the Final General Plan Update]: The County will require project applicants to develop a mitigation and monitoring plan to compensate for the loss of oak woodland habitat. The mitigation and monitoring plan will describe in detail how loss of oak woodlands shall be avoided or offset, including details on restoration and creation of habitat, compensation for the temporal loss of habitat, success criteria ensuring habitat function goals and objectives are met, performance standards to ensure success, remedial actions if performance standards are not met, and requirements for reporting implementation actions and progress to the County. The plan will include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment).</p> <p>If planting is used as part of compensatory mitigation, an oak planting plan will be developed by a qualified professional such as a professional biologist, arborist, or registered professional forester using the best available science and will clearly state all mitigation measures required.</p>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	
<p><b>Implementation Program 16.B.x</b> [specific numbering to be provided in the Final General Plan Update]: Oak woodlands habitat placed under conservation easements will be at appropriate ratios to offset the loss of habitat functions and values of the oak woodland to be lost. Oak woodland habitat preserved this way should have similar tree sizes and densities, species composition, site condition, and landscape context to the oak woodland to be removed to serve the same function and have similar habitat value. At a minimum, 1 acre of oak woodland habitat providing similar functions and values will be placed under conservation easement for every acre of oak woodlands habitat lost.</p>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	
<p><b>3.8 Global Climate Change</b></p>			
<p><b>Mitigation Measure 3.8-1: Revise Implementation Program 18.A.a</b></p> <p>The County will revise Implementation Program 18.A.a as follows to include the following GHG emissions reduction measures in the list of potential measures to include in the CAP.</p> <ul style="list-style-type: none"> <li>▲ <b>Implementation Program 18.A.a:</b> Include specific GHG emissions reduction measures in the CAP. Examples include:             <ul style="list-style-type: none"> <li>▾ Foster land use intensity near, along with connectivity to, retail and employment centers and services to reduce vehicle miles travelled and increase the efficiency of delivery services through adoption and implementation of smart growth principles and policies;</li> <li>▾ Improve the local jobs/housing balance to reduce vehicle miles travelled;</li> <li>▾ Incentivize energy efficiency improvements in existing buildings;</li> </ul> </li> </ul>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> <li>➤ <u>Require energy audits for major additions to or alterations of existing buildings;</u></li> <li>➤ <u>Require compliance with CALGreen Tier 1 Green Building standards and Tier 1 Building Energy Efficiency Standards for eligible alterations or additions to existing buildings;</u></li> <li>➤ <u>Require compliance with CALGreen Tier 1 Green Building standards and Tier 1 standards for all new construction, and phase in Zero Net Energy (ZNE) standards for new construction;</u></li> <li>➤ <u>Require new or replacement residential water heating systems to be electrically powered and/or alternatively fueled systems;</u></li> <li>➤ <u>Expand current renewable energy and green energy incentives and update local ordinances;</u></li> <li>➤ <u>Develop a program to offset project GHG emissions by retrofitting existing income-qualified homes and buildings;</u></li> <li>➤ <u>Support waste-to-energy programs at landfills;</u></li> <li>➤ <u>Increase availability and accessibility of transit information;</u></li> <li>➤ <u>Support alternatives to private vehicle travel for visitors, such as shuttles;</u></li> <li>➤ <u>Increase the supply of electric vehicle charging stations;</u></li> <li>➤ <u>Promote telecommuting at office-based businesses;</u></li> <li>➤ <u>Encourage expansion of composting programs;</u></li> <li>➤ <u>Establish a waste diversion goal that exceeds the State's 2020 75 percent target;</u></li> <li>➤ <u>Identify potential sites for renewable energy facilities and transmission lines;</u></li> <li>➤ <u>Promote recycling to reduce waste and energy consumption;</u></li> <li>➤ <u>Identify appropriate sites for waste recovery facilities to minimize escape of GHGs;</u></li> <li>➤ <u>Convert all stationary diesel or gas-powered irrigation pumps to electric pumps;</u></li> <li>➤ <u>Require Tier 4 equipment for all construction activity and forestry/mining operations by 2030;</u></li> <li>➤ <u>Adopt a new water conservation ordinance for commercial and residential land uses limiting outdoor watering;</u></li> <li>➤ <u>Expedite and/or reduce permit fees associated with water conservation installations in existing facilities;</u></li> <li>➤ <u>Require water audits for large new commercial or industrial projects and significant expansions of existing facilities;</u></li> <li>➤ <u>Conserve natural lands for carbon sequestration;</u></li> <li>➤ <u>Establish targets and enhanced programs for oak woodland and coniferous forest preservation and mandatory replanting;</u></li> <li>➤ <u>Refine protection guidelines for existing riparian lands to establish a no-net-loss goal;</u></li> <li>➤ <u>Develop a program to require repurposing of usable lumber from trees removed due to land conversion to avoid wood burning;</u></li> <li>➤ <u>Promote the sale and consumption of locally-grown foods and/or products;</u></li> <li>➤ <u>Establish and local carbon offset program;</u></li> <li>➤ <u>Identify lands suitable for wind power generation;</u></li> <li>➤ <u>Promote alternatives to open burning of biomass, including exploring the feasibility of the development of a biomass power plant in the County;</u></li> <li>➤ <u>Provide economic incentives and creative financing for renewable energy projects;</u></li> </ul>			

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<ul style="list-style-type: none"> <li>➤ <u>Pursue incentives, grants, and creative financing for projects that improve energy efficiency;</u></li> <li>➤ <u>Prepare and implement a comprehensive plan to improve energy efficiency of municipal facilities;</u></li> <li>➤ <u>Develop a program to promote forest health and enhance the carbon sequestration potential of forests in the County.</u></li> <li>➤ <u>Establish a coordinated, creative public outreach campaign, including publicizing the importance of reducing GHG emissions and steps community members can take to reduce their individual impacts;</u></li> <li>➤ <u>Install renewable energy systems at municipal facilities including solar photovoltaic systems on municipal roofs and solar water heating;</u></li> <li>➤ <u>Ensure that County staff receive appropriate training and support to implement objectives and policies to reduce GHG emissions included in the County CAP;</u></li> <li>➤ <u>Evaluate the feasibility and effectiveness of using Community Choice Aggregation as a model for providing renewable energy to meet the community's electricity needs, including potential partnerships with other jurisdictions;</u></li> <li>➤ <u>Identify and remove or otherwise address barriers to renewable energy production including revisions to the County's building and development codes, design guidelines, and zoning ordinances;</u></li> <li>➤ <u>Provide information, marketing, training and technical assistance regarding green building practices and renewable energy systems;</u></li> <li>➤ <u>Identify and remove regulatory or procedural barriers to implementing green building practices within the County, such as updating codes, guidelines, and zoning, and ensure that all plan review and building inspection staff are trained in green building materials, practices, and techniques; and</u></li> <li>➤ <u>Establish menus and check-lists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low-flow toilets and shower heads, moisture-sensing irrigation, and other such advances.</u></li> </ul>			
<p><b>3.12 Noise</b></p>			
<p><b>Mitigation Measure 3.12-3a: Establish Construction Noise Standards</b></p> <p>The following revision to General Plan Update Policy 5.A.5 is recommended to reduce noise impacts from construction as follows:</p> <ul style="list-style-type: none"> <li>➤ <b>Policy 5.A.5:</b> Require that construction activity and temporary construction impacts do not expose existing noise-sensitive land uses to excessive noise levels. Require all new construction activities to implement all feasible noise-reducing measures as necessary to limit construction noise exposure at receiving occupied land uses to within acceptable County noise levels identified in Figure 5.3. Should nighttime construction activities be required (between the hours of 7 p.m. and 7 a.m.), exterior noise levels shall not exceed 65 dBA L<sub>max</sub>, based on FICAN's 65 dBA SEL level for sleep disturbance (but conservatively using L<sub>max</sub>, which is more appropriate for construction activities), night time noise maximum noise levels established for various land uses in [General Plan] Figure 5.3. [See Table 3.12-5 of this EIR.]</li> </ul>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p><b>Mitigation Measure 3.12-3b: Increase Construction Noise Buffer</b></p> <p>The following revision to General Plan Implementation Program 5.A.e is recommended to increase the distance construction activities are allowed from sensitive uses before additional measures are required:</p> <p><b>Implementation Program 5.A.e:</b> The County shall ensure that, where residences or other noise sensitive uses are located within <del>800</del><u>1,900</u> feet of construction sites, appropriate measures shall be implemented to limit noise exposure from construction. Specific techniques may include, but are not limited to, restrictions on construction timing, use of sound blankets on construction equipment, and the use of temporary walls and noise barriers to block and deflect noise.</p>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	
<p><b>Mitigation Measure 3.12-4: Establish Blasting Restrictions</b></p> <p>The following Implementation Program is recommended to reduce vibration and noise exposure from construction-related blasting to nearby sensitive land uses.</p> <p>▲ <b>Implementation Program 5.A.i:</b> Require, prior to approval of development or construction activities that would include blasting activities, proof of contract with a State licensed contractor if blasting is required for any construction activities. Blasting shall not be allowed during the sensitive night time hours (7 p.m. to 7 a.m.). In addition, prior to approval of construction/grading permits, Tuolumne County will review all proposed blasting activities and require construction contractors to implement available noise reduction measures, including alternatives to blasting.</p>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	
<p><b>Mitigation Measure 3.12-6: Restriction of outdoor gathering hours for agritourism uses and prohibition of exterior amplified sound</b></p> <p>The following implementation programs will be added to the General Plan Update under Policy 5.A.1 to reduce noise exposure from operational stationary noise sources of agritourism uses to nearby sensitive land uses.</p> <p>▲ <b>Implementation Program 5.A.x</b> [specific numbering to be provided in Final General Plan Update]: Outdoor gatherings associated with normal, day-to-day agritourism uses shall be limited to daytime hours (7:00 a.m. to 10:00 p.m.). Exceptions may be allowed with review and approval by the County. As part of the County review and approval, such exceptions shall include an operation noise plan prepared by an acoustical engineer that evaluates potential for outdoor gatherings occurring during nighttime hours to exceed County noise standards. If needed, the noise plan shall include noise minimization measures (such as siting/orientation of the gathering) to minimize sound exposure of any nearby residences such that County noise standards (Table 3.12-7 of this EIR) are not exceeded. The applicant shall demonstrate through the plan how the nighttime gathering would not exceed applicable County noise standards. After the noise plan is approved by the County for the agritourism operation, no additional noise plan would be required, unless the agritourism operation proposes changes to its nighttime outdoor uses that could meaningfully affect exterior noise levels (e.g., changes in location/orientation of gatherings, location of access/parking, and type of gatherings, and/or substantial change in typical number of guests).</p> <p>▲ <b>Implementation Program 5.A.x</b> [specific numbering to be provided in Final General Plan Update]: No exterior amplified sound systems (e.g., public address systems) will be allowed as part of any agritourism use. Exceptions may be allowed with review and approval by the County with the</p>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update (with annual monitoring pursuant to Government Code Section 65400)</p>	

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>submittal of a plan analyzing the noise from the speakers/amplification. As part of the County review and approval, the applicant shall submit a speaker/amplification noise plan prepared by an acoustical engineer, that evaluates the potential for the proposed amplified sound to exceed County noise standards (Table 3.12-7 of this EIR). If necessary, the noise plan shall include protocols for siting, orientation, and operation of speakers (including potential volume limits) that would be implemented to reduce the effect of noise levels generated by on-site stationary noise sources. The applicant shall demonstrate through the plan how the speaker/amplification system would not exceed applicable County noise standards (Table 3.12-7 of this EIR). After the noise plan is approved by the County for the agritourism operation, no additional speaker/amplification noise plan would be required, unless the agritourism operation proposes changes to the speaker/amplification system that could meaningfully affect noise levels (e.g. changes to the location, orientation, or volume of the amplification system).</p>			
<p><b>3.16 Transportation and Circulation</b></p>			
<p><b>Mitigation Measure 3.16-1: Roadway Improvements</b>                      As part of its update of the Tuolumne County Countywide Traffic Circulation Improvement Program, the County shall evaluate the following improvements for inclusion in the Program, thus allowing for funding through the Tuolumne County Traffic Impact Mitigation Fee program. The improvements shall be incorporated into the Program if they are considered feasible and consistent with General Plan policies. If further analysis demonstrates that an alternative improvement would be adequate to achieve the target LOS, that alternative improvement shall be incorporated into the Program if feasible and consistent with General Plan policies.</p> <p><b>Roadway 3, Roadway 4, Roadway 5, and Roadway 23 – Widen the Segments to Four Lanes</b>                      Widen the following segments to four lane expressways, consistent with FCEP-CIP Tier 3 projects, to improve conditions to LOS A in 2030 and 2040:</p> <ul style="list-style-type: none"> <li>▲ Roadway 3 - SR 108 between O'Byrnes Ferry Road and SR 120 (Yosemite Junction)</li> <li>▲ Roadway 4 - SR 108 between SR 120 (Yosemite Junction) and SR 49 (Montezuma Junction)</li> <li>▲ Roadway 5 - SR 108 between SR 49 (Stockton Road) and S. Washington Street/Lime Kiln Road</li> <li>▲ Roadway 23 - SR 49 between SR 49 (Montezuma Junction) and Bell Mooney Road</li> </ul> <p><b>Roadway 24 and Roadway 27 – Widen the Segment to Five Lanes</b>                      Widen the following segments to five lanes, consistent with FCEP-CIP Tier 2 projects, to improve conditions to LOS C in 2030 and 2040:</p> <ul style="list-style-type: none"> <li>▲ Roadway 24 - SR 49 between Bell Mooney Road and South Junction Main Street</li> <li>▲ Roadway 27 - SR 49 between Fifth Avenue and Stockton Road/SR 108</li> </ul> <p><b>Roadway 32, Roadway 33, and Roadway 34 - Construct the North-South Connector Phase 1</b>                      Construct the North-South Connector Phase 1 Greenley Road Extension to SR 49, consistent with FCEP-CIP Tier 2, by year 2030 to improve operating conditions along the following roadway segments:</p>	<p>Tuolumne County Traffic Engineering staff</p>	<p>Concurrent with update of the Tuolumne County Countywide Traffic Circulation Improvement Program</p>	

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p> <ul style="list-style-type: none"> <li>▲ Roadway 32 - SR 49 north of Dodge Street,</li> <li>▲ Roadway 33 - SR 49 south of N. Washington Street/Columbia Way</li> <li>▲ Roadway 34 - SR 49 north of N. Washington Street/Columbia Way</li> </ul> <p>If the aforementioned roadway improvement is deemed infeasible, or if further analysis demonstrates it will not result in acceptable operating conditions along the applicable roadway segment, the following improvements shall be incorporated:</p> <ul style="list-style-type: none"> <li>▲ Construct the Western Bypass that would extend from SR 108/49 (south of Jamestown) to Rawhide Road. The Western Bypass is projected to further divert and reduce traffic on this segment of SR 49.</li> <li>▲ Improve alternative modes of transportation along Roadways 32, 33, and 34, such as transit service or bicycle and pedestrian infrastructure.</li> </ul> <p><b>Roadway 35 – Construct Left Turn Lane</b>                      Construct a continuous two-way-left-turn median lane to improve conditions to an acceptable LOS D in the year 2040 to improve operating conditions along Roadway 35 - SR 49 east of Parrots Ferry Road (Pedro Wye)</p> <p>If the aforementioned roadway improvement is deemed infeasible, or if further analysis demonstrates it will not result in acceptable operating conditions along the applicable roadway segment, the following improvements shall be incorporated:</p> <ul style="list-style-type: none"> <li>▲ Widen the segment to five lanes to improve conditions to LOS A in the year 2040.</li> <li>▲ Improve alternative modes of transportation along this roadway segment, such as transit or bicycle and pedestrian infrastructure.</li> </ul> <p><b>Roadway 52 and Roadway 116 - Construct the North-South Connector Phase 2</b>                      Construct the North-South Connector Phase 2, consistent with FCEP-CIP's Tier 2 and Tier 3, that would extend Fir Drive from Mono Way to the Greenley Road Extension, which may reduce traffic on the following segments:</p> <ul style="list-style-type: none"> <li>▲ Roadway 52 - Mono Way west of Sanguinetti Road</li> <li>▲ Roadway 116 - S. Washington Street between Restano Way and Church Street</li> </ul> <p>If the aforementioned roadway improvement is deemed infeasible, or if further analysis demonstrates it will not result in acceptable operating conditions along the applicable roadway segment, the following improvement shall be incorporated:</p> <ul style="list-style-type: none"> <li>▲ Improve alternative modes of transportation along Roadways 52 and 116, such as transit service, bicycle and pedestrian infrastructure.</li> </ul> <p><b>Roadway 77 - Widen the Segment to Five Lanes</b>                      Widen to five lanes Roadway 77 - Tuolumne Road from Mono Way to Lambert Lake Road to improve conditions to an acceptable LOS D in the year 2040.</p> <p>If the aforementioned roadway improvement is deemed infeasible, or if further analysis demonstrates it will not result in acceptable operating conditions along the applicable roadway segment, the following</p> </p>			

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>improvement shall be incorporated:</p> <ul style="list-style-type: none"> <li>▲ Improve alternative modes of transportation along this roadway segment, such as transit service or bicycle and pedestrian infrastructure.</li> </ul> <p><b>Roadway 31 - Construct the North-South Connector Phase 2</b>                      Consistent with the FCEP-CIP's Tier 2 and Tier 3, construct the North-South Connector Phase 2 from Fir Drive Extension to SR 108, by the year 2040.</p> <p>If the aforementioned roadway improvement is deemed infeasible, or if further analysis demonstrates that it will not result in acceptable operating conditions along the applicable roadway segment, the following improvements shall be incorporated:</p> <ul style="list-style-type: none"> <li>▲ Construct the Western Bypass that would extend from SR 108/49 (south of Jamestown) to Rawhide Road. The Western Bypass is projected to further divert and reduce traffic on this segment of SR 49, or</li> <li>▲ Improve alternative modes of transportation along Roadway 31, such as transit service or bicycle and pedestrian infrastructure.</li> </ul> <p><b>Roadway 69 - Construct the North-South Connector Phase 2</b>                      Consistent with the FCEP-CIP's Tier 2 and Tier 3, construct the North-South Connector Phase 2 from Fir Drive Extension to SR 108, to improve conditions to an acceptable LOS by the year 2040 on Roadway 69 - Greenley Road between Cabezut Road/Morning Star Road and Delnero Drive.</p> <p>If the aforementioned roadway improvement is deemed infeasible, or if further analysis demonstrates it will not result in acceptable operating conditions along the applicable roadway segment, the following improvement shall be incorporated:</p> <ul style="list-style-type: none"> <li>▲ Construct the Cabezut Road Extension from the Fir Drive Road Extension to Phoenix Lake Road, to further divert and reduce traffic on this segment of Greenley Road.</li> </ul>			
<p><b>Mitigation Measure 3.16-2: Intersection Improvements</b>                      As part of its update of the Tuolumne County Countywide Traffic Circulation Improvement Program, the County shall evaluate the following improvements for inclusion in the Program, thus allowing for funding through the Tuolumne County Traffic Impact Mitigation Fee program. The improvements shall be incorporated into the Program if they are considered feasible and consistent with General Plan policies. If further analysis demonstrates that an alternative improvement would be adequate to achieve the target LOS, that alternative improvement shall be incorporated into the Program if feasible and consistent with General Plan policies.</p> <p><b>Intersection 11 - Installation of a Traffic Signal or Conversion to a High-T Type Intersection</b>                      Improve the intersection of SR 49-SR 108/SR 108 and SR 49 (Stockton Road) by year 2030 to a High-T type intersection or install a traffic signal at the intersection.</p> <p><b>Intersection 23 - Construct a Southbound Right-Turn Pocket</b>                      A southbound right-turn pocket shall be constructed at the intersection of S. Washington Street/SR 49 (S.</p>	<p>Tuolumne County Traffic Engineering staff</p>	<p>Concurrent with update of the Tuolumne County Countywide Traffic Circulation Improvement Program</p>	

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>Washington Street) and SR 49 (Stockton Road) to improve conditions to an acceptable LOS in the year 2040, with some movements operating at a LOS F. If this is not feasible due to the existing right-of-way, alternative modes of transportation shall be improved along this roadway segment, such as transit service, bicycle and pedestrian infrastructure.</p> <p>If the aforementioned roadway improvement is deemed infeasible, or if further analysis demonstrates it will not result in acceptable operating conditions at the applicable intersection, the following improvements shall be incorporated:</p> <ul style="list-style-type: none"> <li>▲ Construct the North-South Connector Phase 2 (Fir Drive Extension), which would extend Fir Drive from Mono Way to the Greenley Road Extension, intersecting with Cabezut Road and Lyons Bald Mountain Road in between, may reduce traffic on this segment of SR 49 by up to 5%.</li> <li>▲ Construct the Western Bypass that would extend from SR 108/49 (south of Jamestown) to Rawhide Road. The Western Bypass is projected to divert traffic away from downtown Sonora and may reduce traffic at this intersection.</li> <li>▲ Improve alternative modes of transportation along this roadway segment, such as transit service, bicycle and pedestrian infrastructure.</li> </ul> <p><b>Intersection 24 – Installation of a Traffic Signal and Restricting Right-Turn Movements</b></p> <p>A traffic signal shall be installed at the intersection of South Washington Street and Church Street. If this is not feasible due to the proximity of another signalized intersection, then the westbound Church Street approach shall be converted to right-turn-only during peak hours. The eastbound approach is currently restricted to right-turn-only during peak hours.</p>			
<p><b>Mitigation Measure 3.16-3: Revise proposed Title 17 text to require traffic mitigation plans.</b></p> <p>The proposed text changes to Title 17 of the Ordinance Code shall be revised as follows:</p> <p><b>17.52.220 Commercial events on agricultural land</b></p> <p>Commercial events are the use of land and/or facilities for meetings, gatherings and events, including, but not limited to, weddings, parties and similar uses, for which a fee is charged.</p> <p>A. <del>An annual ministerial permit may be acquired from the County to allow</del> up to 40 commercial events <del>may to be held</del> per calendar year for up to 300 guests on a parcel zoned AE-37, AE-80 or AE-160 subject to the standards in paragraph C.</p> <p>B. <del>An annual ministerial permit may be acquired from the County to allow</del> up to two commercial events <del>may to be held</del> per calendar year for up to 500 guests on a parcel zoned AE-37, AE-80 or AE-160 subject to the standards in paragraph C.</p> <p>C. Standards for commercial events:</p> <ol style="list-style-type: none"> <li>1. The event venue shall be located on a parcel that complies with the cul-de-sac road standards specified in Section 11.12.040 of this code.</li> <li>2. The event venue, excluding parking areas, shall be located at least 200 feet from the boundary of the nearest parcel zoned R or RE.</li> </ol>	<p>Tuolumne County Community Resource Agency</p>	<p>Approval of the EIR and adoption of the General Plan Update and approval of Title 17 changes</p>	

**Table 2-1 Summary of Environmental Impacts and Mitigation Measures**

Mitigation Measures	Implementation Responsibility	Timing	Verification
<p>3. The event parking areas shall be located at least 20 feet from the boundary of any parcel zoned R or RE.</p> <p>4. <u>Prior to issuance of the annual special event permit, a traffic management plan (TMP) shall be submitted and approved by the Community Resources Agency for events exceeding 100 guests. The TMP shall be prepared by a qualified transportation engineer/consultant and shall include appropriate techniques to provide safe ingress and egress from event facilities without resulting in substantial congestion of roadways, or otherwise cause traffic-related hazards. Such techniques may include (but may not be limited to):</u></p> <ul style="list-style-type: none"> <li>➤ <u>Temporary caution and directional signage;</u></li> <li>➤ <u>Clearly defined points of ingress/egress;</u></li> <li>➤ <u>Cones or other clear markers placed to help direct vehicle flow define parking areas and driveways; and</u></li> <li>➤ <u>Flag persons to help direct vehicle flow and minimize congestion.</u></li> </ul> <p>[subsequent items to be renumbered]</p>			

**References**

California Department of Fish and Wildlife. 2012. *Staff Report on Burrowing Owl Mitigation*. Available: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843>. Accessed August 28, 2018.

CDFW. See California Department of Fish and Wildlife.

U.S. Fish and Wildlife Service. 2017. *Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (Desmocerus californicus dimorphus)*. Sacramento, California. 28 pp.

USFWS. See U.S. Fish and Wildlife Service.