

3. Revisions to the Draft EIR

This chapter presents changes to the Draft EIR that resulted from preparation of responses to comments, or from staff-directed changes, including corrections and clarifications. In each case, the page and location on the page in the Draft EIR is presented, followed by the text or graphic revision. Underlined text represents language that has been added to the EIR; text with ~~strike through~~ has been deleted from the EIR. The revisions in this chapter do not require recirculation of the Draft EIR because they do not constitute “significant new information” under Section 15088.5 of the CEQA Guidelines. All changes to Draft EIR Table 1-1, Summary of Impacts and Mitigation Measures, are included in Chapter 1 of this Final EIR.

CHAPTER 1 EXECUTIVE SUMMARY

The first paragraph on page 1-4 of the Draft EIR is hereby amended as follows:

The proposed project is designed as a hotel lodge comprised of various single, two-, and three-story elements. The building design accommodates a setback, maximizing the distance between taller structures and adjacent residential properties to minimize visibility from both public and private views. Elements of the project include a public market, general lodge with 100 guestrooms, two manager’s suites, and multi-purpose uses, indoor and outdoor areas, and seven guest cabins providing 26 guestrooms, as well as five employee apartments with four rooms in each unit, for a total of 20 employee rooms. A total of 40 jobs would be created once the project is operational. The proposed project would develop 18 percent (11.5 acres) of the project site with buildings, roads, and parking. Wastewater would be treated on-site, with excess treated effluent disposed in leach fields on the west side of Sawmill Mountain Road. ~~An additional 1.4 acres would be used for the primary septic system.~~ Refer to Figure 3-4 for the proposed project’s site plan. Additional project plans are provided in Appendix B of this Draft EIR.

CHAPTER 2 INTRODUCTION

The second paragraph on page 2-1 of the Draft EIR is hereby amended as follows:

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

REVISIONS TO THE DRAFT EIR

CHAPTER 3 PROJECT DESCRIPTION

The last paragraph on page 3-7, continuing onto page 3-8, of the Draft EIR is hereby amended as follows:

The proposed project is designed as a hotel lodge comprised of various single, two-, and three-story elements. The building design accommodates a setback, maximizing the distance between taller structures and adjacent residential properties to minimize visibility from both public and private views. Elements of the project include a public market, general lodge with 100 guestrooms and multi-purpose uses, indoor and outdoor areas, and 26 cabin guestrooms in seven buildings, as well as 5 employee apartments with four rooms in each unit, for a total of 20 employee rooms. A total of 40 jobs would be created once the project is operational. The proposed project would develop 18 percent (11.5 acres) of the project site with buildings, roads, and parking. Wastewater would be treated on-site, with excess treated effluent disposed in leach fields on the west side of Sawmill Mountain Road. An additional 1.4 acres would be used for the primary septic system. Refer to Figure 3-4 for the proposed project's site plan. Additional project plans are provided in Appendix B of this Draft EIR.

The third paragraph on page 3-20 of the Draft EIR is hereby amended as follows:

All landscaping proposed as part of the project would consist of low water-use vegetation. Planted areas would be irrigated with a high efficiency irrigation system in compliance with State and County water efficient landscape regulations. Water used for irrigation would originate from stormwater and ~~greywater~~ recycled water systems that capture and store water on-site for the purpose of irrigation. Subsurface groundwater would not be used for landscape irrigation. All proposed plantings would be native California Species that require minimal water.

The last bulleted item at the top of page 3-23 of the Draft EIR is hereby amended as follows:

- ~~Greywater~~ Recycled water systems for landscape irrigation to eliminate the use of fresh water, and rainwater collection and storage.

The second to last bulleted item at the bottom of page 3-23 of the Draft EIR is hereby amended as follows:

- **Vegetation Management.** A Vegetation Management Plan that integrates the needs for wildland fire safety would be incorporated into the landscaping documents. The landscape would be designed and maintained in compliance with this Vegetation Management Plan, which would be reviewed and approved by the Tuolumne County Fire Prevention Bureau. The landscape would be irrigated using the ~~greywater~~ recycled water system, which is an additional defense against wildland fire.

The last paragraph on page 3-24, continuing onto page 3-25, of the Draft EIR is hereby amended as follows:

- **Wildland Fire Response Support.** Development in the county must comply with fire safety standards outlined in Title 15 of the Code of Ordinances. The project proposes construction in compliance with the National Fire Protection Association's fire protection system and would include fire sprinkler and standpipe systems. Suppression systems and site hydrants for fire protection would be provided using

REVISIONS TO THE DRAFT EIR

a combination of reclaimed, treated ~~wastewater~~ ~~greywater~~, and potable water storage. Water supply would be provided by a storage system and augmented with wildland fire hoses.

Section 3.3.8.1, Water Supply and Water Conservation, on page 3-26 of the Draft EIR is hereby amended as follows:

The project proposes an on-site public water system that would be developed from two on-site wells that are currently in place. Three monitoring wells have also been installed on-site but are not proposed for use for water supply. Well water is proposed to be treated and stored in water tanks located adjacent to the on-site roadway that ends in a cul-de-sac along on the northern boundary. Treatment of well water may include an on-site treatment unit that would be located next to the proposed water tanks. The determination of whether to include the treatment unit would be dependent on the result of future water quality testing, which would be conducted prior to project completion. As mentioned above, fire suppression systems and site hydrants for fire protection would be provided using a combination of reclaimed, treated ~~greywater~~ ~~wastewater~~ and potable water storage. All water conveyance pipes would be routed under proposed roads to minimize impacts to native ground.

The project proposes to minimize water consumption through the use of ~~grey~~ ~~recycled~~ water systems for landscape irrigation, as well as by using high-efficiency appliances and low-flow plumbing features. It is estimated that the project would generate up to 7,000 gallons of ~~grey~~ ~~recycled~~ water per day for secondary uses such as landscape irrigation. Additionally, the project proposes use of recyclable single-service plates and utensils, which require three times less water for washing and sanitation activities.

Section 3.3.8.2, Wastewater, page 3-26, of the Draft EIR is hereby amended as follows:

The on-site wastewater treatment system (OWTS) would consist of a Micro Membrane Reactor that provides disinfected tertiary treated effluent be divided between five separate wastewater systems sized for 10,000 gallons per day of sewage loading each. Enhanced wastewater system reliability would be provided through duplex pumping equipment. An area has been planned for and set aside for a 100 percent replacement future leach system area. The process would include influent screening, an anoxic process for nutrient removal, an aeration zone for activated sludge and membrane filtration, sludge return/wasting, and disinfection. The OWTS would be sized to treat up to 130 percent (23,282 gallon per day) of the proposed project's expected full operating water demand (17,832 gallons per day). The proposed OWTS would also be designed and built to incorporate beneficial uses of recycled water. Recycled water would be used for non-potable indoor uses, on-site landscape irrigation, and fire suppression. Excess treated effluent that is not used for dual-plumbed fixtures, irrigation, or fire suppression purposes would be disposed in leach fields on the west side of Sawmill Mountain Road.

The proposed OWTS would be placed in a building located in the proposed maintenance yard on the west side of Sawmill Mountain Road. The building would consist of a poured-in-place concrete slab, a reinforced concrete block, metal roof trusses, and a galvanized metal roof structure. The building would be fitted with sound-attenuation measures to ensure the operating noise is equal to or less than 65 dB at 3 feet. The power requirements would be served by the proposed emergency generator in the event of a power disruption.

REVISIONS TO THE DRAFT EIR

The food service wastewater treatment system would include a technologically advanced ~~aerobic~~ treatment system that would be continuously monitored. Specifically, a microprocessor-controlled treatment system would provide remote telemetry to a qualified service provider for 24-hour wastewater treatment system monitoring.

~~All wastewater would be separated into black water and greywater and treated on-site. The black water would be disposed through the proposed leach system, and the greywater would be treated, stored, and re-used for on-site landscape irrigation.~~ The proposed wastewater treatment and pumping system would be located on the southern border of the project site, between Highway 120 and the proposed fire access road. Surplus ~~greywater~~ treated wastewater would be disposed in the leach field.¹³

CHAPTER 4.1 AESTHETICS

The first full paragraph on page 4.1-26 of the Draft EIR is hereby amended as follows:

The water tanks would be approximately 14 feet at the tallest point and would not block any views. The retaining walls would be 5 feet in height from grade, placed to taper into the landscape, and would be designed to mimic natural materials, thereby not blocking views. All buildings would be located on lower elevations on the western portion of the project site, including the proposed maintenance building in the maintenance yard on the west side of Sawmill Mountain Road. Additionally, the existing coniferous forest surrounding the project site would remain. Mature trees existing on the project site are of heights that currently block the majority of scenic vista views from the project site. Furthermore, the views of the mountains in Stanislaus National Forest from the project site are not recognized by the County or State as scenic viewing locations; that is, a distinct location where people gather with a reasonable expectation of having a view of a scenic resource. Therefore, development of the proposed project would not further block or obstruct public views of scenic vistas from public viewing. Similar views would continue to be visible along the project site.

The first full paragraph on page 4.1-27 of the Draft EIR is hereby amended as follows:

In addition, as discussed in Chapter 4.12, Noise, implementation of Mitigation Measure NOI-1.1 would require construction of a solid noise barrier measuring ~~8~~ 11 feet in height along the north, east, and west sides of the maintenance yard boundary. The barrier could be constructed of either masonry or precast concrete panels. The noise barrier would be located in the area shown on Figure 4.12-2 and would not affect scenic views from roadways. Therefore, Mitigation Measure NOI-1.1 would not result in any secondary impacts to aesthetics or visual resources.

The second paragraph on page 4.1-28, of the Draft EIR is hereby amended as follows:

Development would be situated on 11.5 acres, approximately 18 percent of the project site, for buildings, roads, and parking, ~~and an additional 1.4 acres for the primary septic system, totaling 12.9 acres or approximately 20 percent of the project site.~~ Excess treated effluent that is not used for dual-plumbed fixtures, irrigation, or fire suppression purposes would be disposed in leach fields on the west side of Sawmill Mountain Road. The remainder of the project site would be in the Open Space Zoning District and be left undeveloped with Sierra mixed-conifer vegetation. While the addition of buildings and associated

REVISIONS TO THE DRAFT EIR

roadways and landscaping could represent a change to existing visual character of the project site and its immediate vicinity, the scale of proposed buildings would be consistent with applicable zoning requirements, the placement of buildings would be sited to orient the more intense uses along Highway 120 and away from adjacent residential properties, and landscaping would be designed to enhance and preserve the natural environment and to screen the proposed project.

CHAPTER 4.2 AIR QUALITY

Impact discussion AQ-4 on page 4.2-11, continuing onto page 4.2-12, of the Draft EIR is hereby amended as follows:

Types of facilities typically considered to have objectionable odors include large wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, manufacturing facilities, paint/coating operations (e.g. auto body shops), dairy farms, petroleum refineries, asphalt batch plants, and food manufacturing facilities. Hotels and lodges, like the proposed project, are not associated with foul odors that constitute a public nuisance.

During project-related construction activities, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Winds in the area vary depending on the regional climate and topography and may carry emissions or odors to nearby areas where people are, such as nearby residential areas. Noxious odors would be primarily confined to the immediate vicinity of the construction equipment and would be diluted when carried further away.

The potential for long-term operational project-related odor effects would be primarily related to on-site wastewater facilities. The proposed wastewater system has been developed to serve the entire project buildout ~~with a 100 percent redundancy area being preserved. System reliability would be enhanced by additional redundant mechanical system components. The food service wastewater treatment system would include a technologically advanced treatment system and be continuously monitored. Waste and water detention materials would be separated into black and greywater segments and treated on-site. The black water would be disposed of through an approved leach field system. Wastewater from the proposed OWTS would be conveyed to the on-site wastewater treatment system (OWTS). The OWTS would treat wastewater to tertiary standards. The treated wastewater would be greywater is proposed to be treated, stored and re-used for toilets, fire suppression storage, and landscape irrigation uses. Excess treated effluent that is not used for dual-plumbed fixtures, irrigation, or fire suppression purposes would be disposed in leach fields on the west side of Sawmill Mountain Road. Surplus greywater would be disposed of in the leach field system. The wastewater from the project would be divided between five separate wastewater systems sized for less than 10,000 gallons per day of sewage loading each. Dividing the total wastewater volume into smaller packages improves wastewater handling efficiency. Wastewater system reliability would be provided through redundant mechanical wastewater system components. The 100 percent future replacement leach system area has been planned for, and the area has been set aside.~~

Potential odor issues typically result from a combination of the strength of odors coming from a source, the distance to the nearest receptors, and meteorological conditions. A receptor's ability to detect odors varies among individuals and is subjective. Odors are generally a nuisance rather than a health hazard.

REVISIONS TO THE DRAFT EIR

Due to the subjective nature of odor, the wide range of variables that could influence the potential for odors, and the variety of odor sources, quantitative analysis to determine the presence and magnitude of substantial odor sources is not possible.

~~The proposed wastewater treatment system would be located in the proposed maintenance yard building on the west side of Sawmill Mountain Road, and excess effluent would be disposed in leach fields ~~would be~~ located in the northwestern portion of the project site. The proposed OWTS, is a packaged tertiary treatment system incorporating extended aeration to break down the organics in the wastewater treatment process, and extended aeration systems are generally odor free.² There are no sensitive receptors within a 500-foot radius of the proposed wastewater treatment system site. The nearest sensitive receptor to this area would be the cabin to the north of the project site, which is approximately 250 feet from the property site boundary. This distance would provide a buffer area in which any subtle odors would dissipate before reaching the nearest home.~~

Proposed wastewater treatment and pumping equipment would be located on the southern side of the proposed hotel outdoor recreation area. At this location, equipment would be located away from the residential properties to the north of the project site.

The proposed wastewater system for the project would conform to the California Plumbing Code, TCAPCD, and Tuolumne County regulations. These regulations have been developed over time, resulting in reliable design principles. Compliance with the California Plumbing Code would ensure that the wastewater system is built to current standards and inspected by the County prior to operation. Compliance with TCAPCD's Rule 205 would ensure that the project does not discharge quantities of air contaminants or materials that cause detriment, nuisance, or annoyance to any considerable number of persons or to the public. Compliance with Tuolumne County Ordinance Code Section 13.08.310 would ensure that the parts of wastewater facilities are maintained in good repair at all times and operated in a manner so as not to cause odors.

Because the wastewater system would conform to established State of California, TCAPCD, and County of Tuolumne regulations, long-term operational project-related odor impacts would be *less than significant*.

² United States Environmental Protection Agency, 2000, *Wastewater Technology Fact Sheet Package Plants*, EPA 832-F-00-016, Washington D.C.: Office of Water, https://www3.epa.gov/npdes/pubs/package_plant.pdf, accessed September 24, 2020.

CHAPTER 4.3 BIOLOGICAL RESOURCES

Mitigation Measure BIO-1.8 on page 4.3-38, continuing onto page 4.3-39, of the Draft EIR is hereby amended as follows:

Mitigation Measure 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.

REVISIONS TO THE DRAFT EIR

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 bird surveys would occur again within 15 days prior to recommencing outdoor sitework 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 (CFGC), if active nests are closer than those distances to the nearest work site and there is the potential for bird disturbance, CDFW shall be contacted for approval to work within 300± feet of raptors, or 75± feet of other non-special-status bird species.

This measure shall be incorporated into the project bid package and contract. Surveys shall occur within 15 days of commencing construction that occurs between February 1st and August 30th.

Mitigation Measure BIO-1.13 on page 4.3-42, continuing onto page 4.3-43, of the Draft EIR is hereby amended as follows:

Mitigation Measure BIO-1.13: Pre-Construction Botanical Survey. Surveys shall occur during the bloom season prior to issuance of grading permits during the bloom period for *Clarkia australis* (May through August) and *Erythranthe filicaulis* (April through August). If found, the location of special-status plant populations shall be clearly identified in the field by staking, flagging, or fencing prior to the commencement of activities that may cause disturbance. A buffer surrounding the populations shall be established by a qualified botanist based on the plant species, its habitat, and the nature of the proposed project activity. No activity shall occur within the buffer area. If sensitive plant species cannot be avoided, transplanting (perennial species), seed collection and dispersal (annual species) may be undertaken by a qualified botanist. If transplanting or seed collection/dispersal is employed, ongoing monitoring for 5 years shall be conducted to assess the effectiveness of mitigation. The performance standard for mitigation is no net reduction in the size or viability of the local plant population. Prior to salvaging plants, written permission shall be obtained from the landowner and CDFW shall be notified 10 days prior to salvage activities or, for emergency situations, CDFW shall be notified within 14 days following salvage activities consistent with the provisions of the California Native Plant Protection Act (California Fish and Game Code Sections 1912 and 1913) and California

REVISIONS TO THE DRAFT EIR

Penal Code Section 384a. Salvage shall be in accordance with California Fish and Game Code Sections 1912 and 1913(c) including CDFW notification. The performance standard for this mitigation measure is no net reduction in the size or viability of local sensitive plant populations.

This measure shall be incorporated into the project bid package and contract. Surveys shall occur during the bloom season prior to commencing construction during the bloom period for *Clarkia australis* (May through August) and *Erythranthe filicaulis* (April through August).

CHAPTER 4.4 CULTURAL RESOURCES

Mitigation Measure CULT-4b on page 4.4-15 of the Draft EIR is hereby amended as follows:

Mitigation Measure 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.

The first sentence on page 4.4-17 of the Draft EIR is hereby amended as follows:

Mitigation Measures CULT-1a and CULT-1b would ~~allow for tribal monitoring of ground-disturbing activities~~ require training of construction crews for the identification of cultural resources and would ensure that, in the event that unknown cultural resources are discovered, work is stopped and proper procedures are followed.

CHAPTER 4.5 ENERGY

The last paragraph on page 4.5-8 of the Draft EIR is hereby amended as follows:

The proposed project would involve construction of a hotel and public market as well as associated parking lots, maintenance facilities, utilities, and employee apartments on the project site. Electrical service to the proposed project would be provided by PG&E through connections to existing offsite electrical lines and new on-site infrastructure. The proposed electricity consumption for the project site is shown in Table 4.5-2.

CHAPTER 4.6 FORESTRY RESOURCES

The last paragraph on page 4.6-5 of the Draft EIR is hereby amended as follows:

The owner of the project site entered into a CFIP contract with CAL FIRE in 2015 that preserves the site for forest and timber land uses. The CFIP requires a property owner supply protection, maintenance, and enhancement of a productive and stable forest resource system for the benefit of present and future generations in exchange for providing funds to help complete such improvements and preservation. The proposed project would result in non-compliance with this CFIP contract. ~~However, the agreement expired~~

REVISIONS TO THE DRAFT EIR

on December 31, 2019, and the ~~The~~ project applicant would be required to refund State funds awarded for the project site, consistent with the request of CAL FIRE. Therefore, the proposed project would not result in the loss or conversion of forest land and impacts would be *less than significant*.

CHAPTER 4.7 GEOLOGY AND SOILS

Impact discussion GEO-5 on page 4.7-11, continuing onto page 4.7-12, of the Draft EIR is hereby amended as follows:

Wastewater generated by the proposed project would be conveyed to an on-site wastewater treatment system (OWTS) located in the proposed maintenance yard building. The proposed OWTS would be designed and built to incorporate beneficial uses of recycled water. Recycled water would be used for non-potable indoor uses, on-site landscape irrigation, and fire suppression. Excess treated wastewater not used for these purposes would be disposed in leach fields on the west side of Sawmill Mountain Road soil. Based on the Soil and Site Evaluation conducted by Tuolumne County Environmental Health, the soils encountered in the proposed leach fields in the northwest corner of the project site are capable of adequately supporting the use of ~~septic tanks or~~ alternative wastewater disposal systems. During the field investigation, a total of eighteen trenches were excavated for obtaining soil descriptions in the area of the proposed leach fields. Soils were described as mostly loam and silt loam, with minor occurrences of sandy loam and silty clay loam also observed. The on-site soils were classified in the Soils Report prepared by Don Myers as good to very good for supporting septic systems. According to Myers, the proposed leach fields for the on-site wastewater system would provide a “more than adequate” area for the system to work as designed. Therefore, the impact would be *less than significant*.

CHAPTER 4.8 GREENHOUSE GAS EMISSIONS

The fourth bulleted item on page 4.8-10 of the Draft EIR is hereby amended as follows:

- Use of ~~greywater~~ recycled water for outdoor water uses including landscape irrigation, reducing energy consumption from the treatment and transport of potable water.

CHAPTER 4.10 HYDROLOGY AND WATER QUALITY

The first paragraph of impact discussion HYD-1 on page 4.10-8 of the Draft EIR is hereby amended as follows:

Due to the 2013 Rim Fire, the existing site has no mature trees which typically help reduce runoff from a site. The existing site also has no structures and is rural in nature. Of the 64 acres that make up the project site approximately 11.5 ~~acres~~ acres, or 18 percent, would be mass graded for the buildings, roads, and parking. Wastewater would be treated on-site, with excess treated effluent disposed in leach fields on the west side of Sawmill Mountain Road. ~~An additional 1.4 acres would be developed for the septic system.~~ The proposed project would affect drainage patterns and increase the overall amount of impervious surfaces, thus creating changes to stormwater flows and water quality.

REVISIONS TO THE DRAFT EIR

Mitigation Measure HYD-1a on page 4.10-10 of the Draft EIR is hereby amended as follows:

Mitigation Measure HYD-1a: A Drainage Plan for the site shall be prepared prior to issuance of building permits to address the post-construction requirements of the Statewide Construction General Permit. The Drainage Plan shall specify ~~that specifies~~ how runoff on the site will be managed in order to protect water quality. The plans will include detailed runoff calculations to appropriately size culverts, bridges, retention ponds/areas, and roadside ditches to meet the drainage requirements of the project site. The purpose of the plan will be to prevent the creation of localized on- or off-site flooding and to prevent any negative water quality effects off-site. If necessary, the plan shall be submitted to the Engineering Development Division of the Tuolumne County Public Works Department for review and approval.

The section titled “Wastewater Treatment Plant” in impact discussion HYD-1 on page 4.10-10, continuing onto page 4.10-11, of the Draft EIR is hereby amended as follows:

~~Wastewater from the proposed project would flow to an OWTS. The wastewater system would be divided between five separate wastewater systems sized for less than 10,000 gallons per day of sewage loading each. An area has been planned for and set aside for a 100 percent replacement future leach system area. The OWTS would consist of a Micro Membrane Reactor that provides disinfected tertiary treated effluent. The process would typically include influent screening, an anoxic process for nutrient removal, an aeration zone for activated sludge and membrane filtration, sludge return/wasting, and disinfection. The system would be sized to treat up to 130 percent (23,282 gallon per day) of the proposed project’s expected full operating water demand (17,832 gallons per day). The proposed system would also be designed and built to incorporate beneficial uses of recycled water. Recycled water would be used for non-potable indoor uses, on-site landscape irrigation, and fire suppression. Wastewater would be treated on-site, with excess treated effluent disposed in leach fields on the west side of Sawmill Mountain Road. The proposed OWTS would be located in the proposed maintenance yard building on the west side of Sawmill Mountain Road. The power requirements would be served by the proposed emergency generator in the event of a power disruption.~~

The food service wastewater treatment system would include a technologically advanced ~~aerobic~~ treatment system that would be continuously monitored. Specifically, a microprocessor-controlled treatment system would provide remote telemetry to a qualified service provider for 24-hour wastewater treatment system monitoring. ~~All wastewater would be separated into black water and greywater and treated on-site. The black water would be disposed through the proposed leach system, and the greywater would be treated, stored, and re-used for on-site landscape irrigation. The proposed wastewater treatment and pumping system would be located on the southern border of the project site, between Highway 120 and the proposed fire access road. Surplus greywater would be disposed in the leach field.~~

The OWTS and leach field would be regulated by the RWQCB pursuant to the SWRQB’s General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems (Order WQ 2014-0153-DWQ). Under these regulations, the project applicant would file a Report of Waste Discharge (ROWD) with the Central Valley RWQCB to obtain coverage under the Waste Discharge Requirements (WDRs). The ROWD would include a technical report that describes the wastewater generation, treatment, storage, and disposal. Upon review of the ROWD, the Central Valley Regional Water Board's Executive Officer

REVISIONS TO THE DRAFT EIR

would issue a Notice of Applicability (NOA) when coverage under the General Order has been authorized. The NOA will contain the necessary site-specific monitoring and reporting requirements. Furthermore, the proposed project would comply with the requirements of the Basin Plan including any prohibitions and/or water quality objectives, governing the discharge from the OWTS and leach field. Furthermore, the greywater-recycled water system will comply with the WDR and the applicable requirements described in Title 22 of the California Code of Regulations. Compliance with the WDR, the NOA, the Basin Plan, and Title 22 of the California Code of Regulations would reduce impacts to a *less-than-significant* level.

Impact discussion HYD-2 on page 4.10-12, continuing onto page 4.10-13, of the Draft EIR is hereby amended as follows:

The project proposes an on-site water system that would be developed from two on-site wells that are currently in place. The wells are drilled into weathered bedrock and produce water from fractures. The wells would supply the proposed project with ~~16,636~~ 17,832 gallons per day (gpd) that the project is estimated to demand.¹³ Well water is proposed to be treated and stored in water tanks located on the northern boundary of the project site, east of the employee housing. Fire suppression systems and site hydrants for fire protection would be provided using a combination of rainwater, treated ~~greywater~~ recycled water, and potable water storage.

To assess groundwater capacity, the two on-site wells were pumped concurrently at a combined constant rate of 53 gallons per minute (76,320 gpd) for 10 days. Water level responses in the wells indicate they produce from the same fracture set. During pumping, water levels were measured in the on-site wells, three monitoring wells along the northern boundary of the project site, and three nearby domestic wells. The Yosemite Under Canvas camping project is proposed on the south side of Highway 120. Two water supply wells and a monitoring well were constructed for the Yosemite Under Canvas project. Pump testing on the project site was conducted during the period when the Yosemite Under Canvas wells were also being tested to ensure that the source capacity assessment would include the potential long-term influences of nearby off-site wells operating at the same time. Furthermore, testing was completed during October at the end of the dry period to maximize stress on the aquifer and provide conservative estimates of available production capacity.^{13,14}

The SWRCB requires that water levels recover to within 2 feet of the static water measurement within a time not exceeding the duration of the well pumping test.^{14,15} Water levels in the pumping wells on-site recovered in less than eight days after the pumping was shut off. Water levels in all the monitoring wells recovered when the on-site and the nearby wells were not pumping. The SWRCB also stipulates that wells shall be assigned a capacity of no more than 50 percent of the pumping rate established during the 10-day test. Therefore, the well pumping capacity for the site would be 26.5 gallons per minute (gpm), or 38,160 gpd. The proposed project intends to operate the wells in an alternating pattern, with one well idle and the other well pumping. Since the proposed project would require ~~16,636~~ 17,832 gpd, the wells can individually and safely supply the proposed project's water demand.

The project site and Tuolumne County are not within a designated groundwater basin or recharge area. Groundwater withdrawal in the project area is limited and serves the water demand of scattered resort facilities, vacation homes, and some full-time residents. A detailed discussion of groundwater availability for the project, existing development in the area, and future foreseeable development is provided in Chapter 4.16, Utilities and Service Systems.

REVISIONS TO THE DRAFT EIR

The project proposes to minimize water consumption through the use of ~~grey-recycled~~ water systems for landscape irrigation and the use of low-flow plumbing fixtures, as per the CALGreen building code. Captured rainwater will also be used for other non-potable uses. In addition, return flow from the ~~grey water-irrigation system and from the on-site septic system~~ will provide additional recharge to the groundwater aquifer beneath the site.

Therefore, the proposed project would not substantially decrease groundwater or interfere with groundwater recharge, and impacts would be *less than significant*.

¹³ Shamim Engineering Consultants, 2020, Water Demand Calculations for Terra Vi Lodge. Dated September 4, 2020.

The first paragraph of impact discussion HYD-3 on page 4.10-13, continuing onto page 4.10-14, of the Draft EIR is hereby amended as follows:

Of the 64 acres that make up the project site approximately 11.5 acres, or 18 percent, would be mass graded for the buildings, roads, and parking. Wastewater would be treated on-site, with excess treated effluent disposed in leach fields on the west side of Sawmill Mountain Road. An additional 1.4 acres would be used for the primary septic system. The increase in impervious surfaces on-site would increase stormwater runoff. The drainage design would detain stormwater on-site during storm events and meter the outflow in order not to exceed the capacity of the existing culvert under Highway 120. Roof drainage and landscape area drains be captured in surface drainage swales which would also be directed to detention areas. Drainage swales and detention areas would be landscaped. Furthermore, the proposed project would implement rainwater collection and storage which further reduces runoff and would not alter the course of a stream or river. In addition, the site is not in a 100-year floodplain or near any surface water bodies that could result in flood flows.

CHAPTER 4.11 LAND USE AND PLANNING

The fourth paragraph on page 4.11-1 of the Draft EIR is hereby amended as follows:

The owner of the project site entered into a CFIP contract with CAL FIRE in 2015. ~~The agreement expired on December 31, 2019, and Because the project would result in non-compliance with the contract, the project applicant would be required to refund State funds awarded for the project site, consistent with the request of CAL FIRE.~~

Table 4.11-1 on pages 4.11-2 and 4.11-3 of the Draft EIR is hereby amended as follows:

TABLE 4.11-1 PROJECT CONSISTENCY WITH GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTING PROGRAMS PERTAINING TO LAND USE AND PLANNING

Number	Goal/Policy/Implementing Program Text	Consistency Discussion
COMMUNITY DEVELOPMENT AND DESIGN		
Goal 1B	Minimize conflicts between incompatible land uses.	

REVISIONS TO THE DRAFT EIR

TABLE 4.11-1 PROJECT CONSISTENCY WITH GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTING PROGRAMS PERTAINING TO LAND USE AND PLANNING

Number	Goal/Policy/Implementing Program Text	Consistency Discussion
Policy 1.B.3	<p>Require new commercial development to be designed to minimize the visual impact of parking areas on public roads and on public viewsheds.</p> <p>Implementing Program 1.B.g: Require proponents of new commercial development to locate parking areas behind buildings or sufficiently screen them from public roads and public viewsheds, or if locating behind buildings and screening are determined to be infeasible, provide other landscaping or design features to visually enhance the parking areas.</p>	<p>Consistent. Project locates parking areas distributed throughout the site which minimizes views of parking areas from Highway 120. All roadways are designed to be screened where possible by berms and landscaping.</p>
Policy 1.B.5	<p>Preserve the existing nighttime environment by limiting the illumination of areas surrounding new development. New lighting that is part of residential, commercial, industrial, or recreational development shall be oriented away from off-site sensitive uses, and shall be hooded, shielded, and located to direct light downward and prevent glare.</p>	<p>Consistent. Project would include outdoor lighting for safety and security purposes which would be designed to minimize light spillage by following Dark-Sky influenced design programs. Lighting would be downward positioned, and fully shielded.</p>
<i>Goal 1C</i>	<i>Promote a jobs-housing balance in the County and encourage new communities to be designed to provide a jobs-housing balance.</i>	
Policy 1.C.2	<p>Encourage a Countywide jobs-housing balance as some communities in the County are not suited for extensive job-related or residential-related development.</p> <p>Implementing Program 1.C.a: Designate adequate land for commercial, recreational, industrial, business park and mixed-use development within and near identified communities that have adequate infrastructure and services.</p>	<p>Consistent. Project is consistent with County’s zoning and General Plan Land Use designations and would not exceed regional growth projections or necessitate additional housing elsewhere, as discussed in Chapter 4.13, Population and Housing.</p>
<i>Goal 1D</i>	<i>Encourage development to build facilities that promote the use of alternative transportation systems.</i>	
Policy 1.D.1	<p>Encourage pedestrian oriented development to reduce the use of motor vehicles.</p> <p>Implementing Program 1.D.c: Encourage building site designs that cater to transit riders, pedestrians and cyclists, as well as those arriving by car. Examples of transit, pedestrian and bicycle friendly building site design features include, but are not limited to, segregated entrances, pavement markings and warning and directional signage.</p>	<p>Consistent. Project is designed in a way that amenities on-site, and design of walking trails between these amenities, would greatly reduce the use of automobiles on-site. Project would include a proposed Yosemite Area Regional Transit bus stop and would provide day-use parking spots for the public to use transit and travel to Yosemite National Park.</p>

REVISIONS TO THE DRAFT EIR

TABLE 4.11-1 PROJECT CONSISTENCY WITH GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTING PROGRAMS PERTAINING TO LAND USE AND PLANNING

Number	Goal/Policy/Implementing Program Text	Consistency Discussion
<u>UTILITIES ELEMENT</u>		
<u>Goal 3E</u>	<u>Maintain a healthy environment for the citizenry by setting standards for the types and methods of sewage disposal to be used by new development.</u>	
<u>Policy 3.E.2</u>	<u>Require that proposed development in areas of known or suspected geological limitations to underground sewage disposal either be served by a public sewer system, or successfully demonstrate that on-site underground sewage disposal can be accomplished with no lessening of quality to ground or surface waters.</u>	Consistent. As discussed in Chapter 4.7, <u>Geology and Soils</u> , based on the Soil and Site Evaluation conducted by Tuolumne County Environmental Health, the soils encountered in the proposed leach fields in the northwest corner of the project site are capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. The soils testing and evaluation demonstrate that on-site sewage disposal can be accomplished with no lessening of quality to ground or surface waters. The proposed OWTS would not change the incorporation of leach fields or location from where soil testing was conducted, but would include a OWTS built to incorporate recycled water, and located in an enclosed building.
<u>Policy 3.E.3</u>	<u>Encourage new industrial and commercial development in areas where a public sewer system is available or require evidence that there is a capability of functioning on a private system without any adverse public health impact.</u>	Consistent. As described above, soil testing and evaluation was conducted to conclude that the project site could support on-site wastewater treatment.
<u>Policy 3.E.4</u>	<u>Require development to connect to a public sewer system if it is reasonably available.</u> Implementing Program 3.E.d: <u>Continue to allow development to be served by private water and sewage disposal systems provided that they are first approved by the agency having jurisdiction by law.</u>	Consistent. Connection to public sewer is not reasonably available at the project site. The proposed project would be required to comply with all applicable regulations pertaining to wastewater treatment and would require approval from Tuolumne County Environmental Health.
<u>WATER SUPPLY ELEMENT</u>		
<u>Goal 14B</u>	<u>Maximize the efficient use and reuse of water supplies through water conservation, water recycling, and public education.</u>	
<u>Policy 14.B.2</u>	<u>Increase water conservation efforts to maximize water use efficiency within Tuolumne County through conservation, recycling and education.</u> Implementing Program 14.B.d: <u>Encourage water reuse/recycling through the treatment and distribution of treated wastewater by working with new development to identify ways to incorporate reuse/recycling into projects</u>	Consistent. The proposed project would incorporate water recycling for non-potable indoor uses, on-site landscape irrigation, and fire suppression.

REVISIONS TO THE DRAFT EIR

TABLE 4.11-1 PROJECT CONSISTENCY WITH GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTING PROGRAMS PERTAINING TO LAND USE AND PLANNING

Number	Goal/Policy/Implementing Program Text	Consistency Discussion
NATURAL RESOURCES ELEMENT		
<i>Goal 16A</i>	<i>Balance property rights with the conservation of the environment and rural character of the County, which contributes to the quality of life of residents, encourages tourism and supports economic development.</i>	
Policy 16.A.5	Conserve scenic resources, landmarks and the natural landscape. Implementing Program 16.A.i: Provide flexibility in development standards to facilitate the clustering of new development in order to encourage the retention of scenic resources, landmarks and the natural landscape.	Consistent. As discussed in Chapter 4.1, Aesthetics, of this Draft EIR, the project would not conflict with designated landmarks or scenic resources and would include sustainability measures and landscaping to reduce impacts on the natural landscape. Project is consistent with zoning and General Plan Land Use designations and would be required to comply with all development standards.
Policy 16.A.6	Encourage the protection of clusters of native trees and vegetation and outstanding individual native and non-native trees which help define the character of Tuolumne County.	Consistent. Project would include a tree preservation which would preserve the majority of trees on-site and include additional planting of native forest plant species.
Policy 16.B.5	Evaluate and mitigate impacts to biological resources in accordance with the requirements of State and Federal law.	Consistent. Chapter 4-3, Biological Resources, of this Draft EIR includes evaluation of and proposed mitigation measures for biological resources in accordance with applicable regulations.
Policy 16.B.8	Balance the conservation of biological resources with the need to reduce wildland fire hazards. Implementing Program 16.B.p: Encourage vegetation removal for fire protection purposes or as otherwise required by the Tuolumne County Fire Department in the Open Space zoning district or other areas conserved through zoning, provided such vegetation removal is addressed in a management plan and approved following review under the California Environmental Quality Act.	Consistent. Project would maintain much of the existing forested area and native trees, as well as include landscaping of native plant species in developed areas of the site, while following a Vegetation Management Plan which would be reviewed and approved by the Tuolumne County Fire Prevention Bureau to reduce wildland fire hazards.
Policy 16.B.10	Encourage planting of native species or other drought tolerant species. Implementing Program 16.B.10: Encourage the use of native species and other drought tolerant species listed on the Tuolumne County Landscape Guidelines to promote water efficiency and reduce impacts associated with the introduction of exotic species.	Consistent. Project would include replanting of native forest plant species.
Policy 16.C.4	Support educational programs that describe methods of habitat conservation, encourage voluntary efforts to protect and enhance biological resources, provide opportunities for ongoing study by local students, and provide opportunities for recreation and enjoyment by the community.	Consistent. Project would include educational programs to educate staff and guests about sustainability, and methods to increase sustainability on-site. Project would provide recreational amenities on-site such as grass-landscaped fields, a pool and spa, outdoor dining areas, among others, as well as maintenance of existing trails.

Source: County of Tuolumne, 2018, 2018 Tuolumne County General Plan.

REVISIONS TO THE DRAFT EIR

CHAPTER 4.12 NOISE

A supplemental noise analysis is hereby added to the EIR and is contained in Appendix L of this Final EIR. The supplemental analysis considers the potential noise effects of the proposed on-site wastewater treatment system.

Table 4.12-4 on page 4.12-5 and Table 4.12-6 on page 4.12-6 of the Draft EIR are hereby amended as shown on the following pages.

The fifth paragraph on page 4.12-8 of the Draft EIR is hereby amended as follows:

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, ~~recreate~~, worship, and study are generally considered to be sensitive to noise because intrusive noise can be disruptive to these activities.

TABLE 4.12-4 MAXIMUM ALLOWABLE NOISE EXPOSURE FOR AIRCRAFT NOISE SOURCES^a

Land Uses	Outdoor Activity Areas ^b		Interior Spaces ^c	
	L _{dn} /CNEL, dB	L _{dn} /CNEL, dB	L _{max} , dB ^d	
			Day	Night
Residential – Living Areas	55	45	<u>45</u>	<u>45</u>
Residential – Sleeping Areas	55	40	<u>45</u>	<u>40</u>
Transient Lodging ^e	60	45	==	<u>40</u>
Hospitals, Nursing Homes ^{e,f}	60	45	==	<u>40</u>
Churches, Meeting Halls, Office Buildings, Mortuaries	60	45	<u>45</u>	<u>45</u>
Schools, Libraries, Museums	60	45	<u>55</u>	<u>55</u>

Notes: L_{dn} = day-night sound level; CNEL = community noise equivalent level; dB = decibel

a. This table applies to noise exposure levels that result from aircraft. For existing receiving land uses, consideration shall be given to the noise exposure from new aviation-related sources during the design and approval of the new aviation-related project. In the case of existing aviation-related noise sources, projects or consideration of land use changes that lie within the jurisdictional area of the Tuolumne County Airport Land Use Commission which involve noise-sensitive land uses shall address the noise exposure environment and use these standards as thresholds.

b. An outdoor activity area is a location outside of the immediate structure where formal or informal activities are likely to happen. For example, anywhere on an urban residential property could be an outdoor activity area, while the outdoor activity area for a school would be the playground or sporting fields, and for a hospital would be an exterior patio or exercise area. Where the location of the outdoor activity area is unknown, the exterior noise level standard shall be applied to the property line of the receiving land uses.

c. For typical construction methods, the reduction in the noise level from the outside of the structure to the inside is approximately 15 dB. In a high noise environment, special construction techniques may be necessary to reduce the interior noise level to the standard.

d. L_{max} refers to the maximum interior noise level. The design L_{max} value shall be established as the maximum aircraft noise level which is exceeded by 10 percent of the aircraft noise events occurring during a typical 24-hour day of aircraft operations. In other words, the L_{max} value used in the evaluation shall be determined by eliminating the loudest 10 percent of the aircraft events measured during the sample period, which should be a typical 24-hour day.

e. Transient lodging are overnight accommodations usually intended for occupancy by tourists or other short-term paying customers, examples include hotels, motels, or homeless shelters. Transient lodging, as used in this case, does not include bed and breakfast establishments which are located in rural areas, campgrounds, or guest ranches.

f. These standards only apply to nursing homes or schools that have more than 6 beds or students, respectively.

Source: Tuolumne County, 2018 Tuolumne County General Plan, Noise Element, Table 5.B.

REVISIONS TO THE DRAFT EIR

TABLE 4.12-6 SIGNIFICANCE OF CHANGES IN CUMULATIVE NOISE EXPOSURE^a

Ambient Noise Levels Without Project, L _{dn} or CNEL ^b	Significant Impact if Cumulative Level Increases By:
<60 dB ^b	+5.0 dB or more
60 – 65 dB ^c	+3.0 dB or more
>65 dB	+1.5 dB or more

Notes: L_{dn} = day-night sound level; CNEL = community noise equivalent level; dB = decibel

a. This table applies to noise exposure levels as a result of stationary noise sources. For a development project or land use change involving a noise-sensitive land use, the noise from nearby noise sources will be considered during design and approval of the project, or in determining whether the land use change is appropriate. For development projects which may produce noise, land use changes and project review will consider the effects of noise on possible noise sensitive uses. When considering modification or expansion at a site that already produces noise levels which exceed these standards at noise sensitive land uses, the modification or expansion shall be reviewed to consider if the proposed action will further raise the existing noise levels received at the noise sensitive land use(s).

Noise sensitive land uses include urban residential land uses, libraries, churches, and hospitals, in addition to nursing homes or schools which have over 6 beds or students, respectively. Transient lodging establishments which are considered noise sensitive land uses include hotels, motels, or homeless shelters, but not bed and breakfast establishments located in rural areas, campgrounds, or guest ranches.

b. The sound equivalent level as measured or modeled for a one hour sample period. The daytime or nighttime value should not be exceeded as determined at the property line of the noise sensitive land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

c. Similar to the hourly Leq, except this level should not be exceeded for any length of time.

a. These standards shall be applied when considering the noise impacts from projects that could cause a significant increase in the cumulative noise exposure of existing noise-sensitive land uses. If it is likely that existing noise-sensitive land uses could experience these increases in cumulative noise exposure, as measured in CNEL or L_{dn}, then an acoustical analysis that meets the requirements of Table 5.A shall be accomplished and the results considered in project design.

b. Ambient noise is defined as the composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Source: Tuolumne County, 2018 Tuolumne County General Plan, Noise Element, Table 5.D.

The last section on page 4.12-15, continuing onto 4.12-16, of the Draft EIR is hereby amended as follows:

Maintenance Landscaping/Yard

The development will contain a maintenance building in a yard that will be located adjacent to an existing Caltrans sand storage building west of Sawmill Mountain Road. The proposed maintenance building would house the on-site wastewater treatment system (OWTS) for the proposed project. Appendix L, Supplemental Noise Analysis, of this EIR contains a detailed analysis of potential noise impacts associated with the OWTS and finds the OWTS would not create any new noise impacts and that therefore no additional mitigation measures would be warranted. As described in more detail in Appendix L, the nearest receivers to the proposed OWTS are receivers 1 and 2, which are located approximately 840 and 680 feet away, respectively, from the maintenance building in which the OWTS would be housed. Based on a reference noise level of 65 dBA at 3 feet (the cited reference noise level including the sound attenuation provided by the proposed maintenance building construction), and assuming standard spherical spreading loss of sound (6 dB decrease per each doubling of distance from a stationary source), OWTS noise levels are predicted to be 16 and 18 dB L_{eq} at receivers 1 and 2, respectively. The predicted equipment noise levels of 16 and 18 dB could be comparable to the sound of a soft whisper at a distance of 5 feet. The day-night average noise level associated with 24-hour operations of WWTP equipment is calculated to be 22 and 24 dB L_{dn} at receivers 1 and 2, respectively. System equipment noise levels would be even less at receivers located farther away (receivers 3-15). The predicted OWTS equipment noise levels of 16-18 dB L_{eq} at the nearest existing noise-sensitive uses (receivers 1 and 2) would satisfy the applicable General Plan daytime and nighttime hourly average noise level standards by a wide margin.

REVISIONS TO THE DRAFT EIR

~~It~~ is anticipated that the primary noise source associated with maintenance yards include equipment such as circular saws, hammers and nail guns. According to the site plans, the maintenance yard will also include a generator. The project proposes to house the generator within the maintenance/storage building in the proposed maintenance yard; however, this noise analysis provides a conservative analysis by assuming that the generator is unhoused.

The proposed maintenance yard is approximately 700 feet from the nearest existing sensitive use (receiver 1). Table 4.12-10 shows typical noise levels for maintenance equipment. Based on the reference noise levels indicated above, and assuming standard spherical spreading of sound (6 dB decrease per each doubling of distance from source), maintenance yard operations noise exposure at receiver 1 located 700 feet away would be up to 57 dB Leq and 57 dB Lmax. This could exceed ambient daytime and nighttime noise levels at the nearest sensitive receptor, resulting in a *significant* impact.

Mitigation Measure NOI-1.1: In order to satisfy applicable Tuolumne County General Plan daytime and nighttime noise level limits at the nearest existing sensitive use to the project, and subsequently result in maintenance yard noise levels at or below ambient noise conditions at that use, the following noise mitigation measures shall be implemented:

- Construct a solid noise barrier measuring ~~8-11~~ feet in height along the north, east and west sides of the maintenance yard boundary, as depicted in Figure 4.12-2. The barrier could be constructed of either masonry or precast concrete panels. A noise barrier constructed of wood (or wood composite) fence material with overlapping slat construction would also be sufficient. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the slats which would result in reduced noise barrier effectiveness.
- Ensure that the generator selected for the maintenance yard have a reference noise level not to exceed 70 dB at a distance of 50 feet. Depending on the power requirements of the equipment, the implementation of a custom engineered generator enclosure may be required in order to achieve an overall equipment noise level of 70 dB at 50 feet.

Significance with Mitigation: Less than significant. Table ~~4.12-11~~ 11 in Appendix L, Supplemental Noise Analysis, of this EIR, shows the predicted mitigated noise levels.

The highest predicted equipment noise levels of ~~38-35~~ dB Leq and ~~41-38~~ dB Lmax are below mean measured daytime ambient noise levels within the vicinity of the nearest sensitive use (site LT-2). In addition, the highest predicted mitigated equipment noise level of ~~41-38~~ dB Lmax is below the mean measured nighttime maximum noise level at site LT-2. Lastly, the highest predicted mitigated equipment noise level of ~~38-35~~ dB Leq would ~~exceed equal~~ the mean measured nighttime ambient noise level at site LT-2 ~~by 3 dB of 35 dB~~ – which would ~~be below~~ therefore not exceed the applicable Tuolumne County General Plan cumulative noise level increase criterion of 5 dB.

REVISIONS TO THE DRAFT EIR

Mitigation Measure NOI-1.2 on page 4.12-19 of the Draft EIR is hereby amended as follows:

Impact NOI-1.2: The project would generate combined on-site operational noise in the vicinity of the project in excess of standards established in the Tuolumne General Plan daytime and nighttime hourly average noise level standards.

Mitigation Measure 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.).

Mitigation Measure NOI-1.2b: Implement Mitigation Measure NOI-1.1.

Significance with Mitigation: ~~Less than significant. Table 4.12-13~~ Tables 17 to 20 in Appendix L, Supplemental Noise Analysis, of this EIR, shows the predicted mitigated noise levels from implementation of Mitigation Measures NOI-1.2a and NOI-1.2b-NOI 1.1. Combined project noise levels from normal on-site operations after implementation of this mitigation measure are predicted to be 38 dB Leq and 49 dB Lmax at the nearest sensitive receiver, for which the cumulative increase in ambient noise levels would be less than the General Plan cumulative noise level increase criterion of 5 dB. The data in Tables 17-20 indicate that after implementation of these mitigation measures, combined project noise levels from normal on-site operations are predicted to result in an increase of no more than 4 dB relative to ambient conditions, which is below the applicable General Plan cumulative noise level increase criterion of 5 dB.

Mitigation Measure NOI-3.1 on page 4.12-23, continuing onto page 4.12-24, of the Draft EIR is hereby amended as follows:

Mitigation Measure NOI-3.1: ~~While mitigation measures related to flight path design and helipad location could potentially be effective in reducing noise levels at the existing residences nearest to the project emergency helipad, it is also possible that noise exposure associated with the selected flight path could impact other sensitive uses along the route. In addition, due to the nature of the operations associated with the proposed helipad (emergency situations), mitigation measures such as limitations on aircraft models and frequency of flights per day (i.e., number per day and time of day) are generally considered to be infeasible in application. Because there are no identified feasible mitigation measures that would ensure noise levels generated by emergency flight operations at the project emergency helipad would not result in substantial increases in ambient noise levels, this impact is considered to be significant and unavoidable. As part of the design and approvals process for the proposed helipad, the project sponsor shall relocate the helipad to a location on the project site farther from residential buildings, if another feasible location can be identified.~~

Significance with Mitigation: ~~Significant and unavoidable. The project applicant has identified a potential alternate helipad location west of Sawmill Mountain Road, but closer to the intersection of Sawmill Mountain Road with Highway 120 (see Figure 5-1 of this Final EIR), in order to locate the helipad further from residential properties. The feasibility of this alternate location would be determined through the design and approvals process for the helipad, including input from permitting agencies. While mitigation measures related to flight path design and helipad location could~~

REVISIONS TO THE DRAFT EIR

potentially be effective in reducing noise levels at the existing residences nearest to the project emergency helipad, it is also possible that noise exposure associated with the selected flight path could impact other sensitive uses along the route. In addition, due to the nature of the operations associated with the proposed helipad (emergency situations), mitigation measures such as limitations on aircraft models and frequency of flights per day (i.e., number per day and time of day) are generally considered to be infeasible in application. Because there are no identified feasible mitigation measures that would ensure noise levels generated by emergency flight operations at the project emergency helipad would not result in substantial increases in ambient noise levels, this impact is considered to be significant and unavoidable.

CHAPTER 4.14 PUBLIC SERVICES, PARKS, AND RECREATION

The last paragraph on page 4.14-3, continuing onto page 4.14-4, of the Draft EIR is hereby amended as follows:

Fire protection services are provided through a multi-jurisdiction effort by the Groveland Community Services District (GCSD), Tuolumne County Fire Department (TCFD), CAL FIRE, and the United States Forest Service (USFS). The closest staffed fire station to the proposed project site is the Groveland Community Services District (CSD) station, located at 18930 Main Street, in Groveland. This station is approximately 17

miles from the proposed project site, which translates to an approximately 22-minute drive time with no traffic. The project site is technically located within the primary response area of the Tuolumne County Fire Department, whose closest station that is staffed full-time is Station 76 at 18249 4th Street in Jamestown, a 40-mile drive to the northeast, which takes approximately 57 minutes. The closest Tuolumne County volunteer fire station is located at 13785 Highway 120 in Chinese Camp, a 34-mile drive to the east, which would take about 47 minutes. The closest CAL FIRE station is located at ~~11300~~ 11700 Merrell Road in Groveland, which primarily responds to fire suppression calls in the SRA. This station is further from the project site than the GCSD, and therefore it is assumed that it would not be the first-in station for most incidents at the project site. The Merrell Road station is an Amador station. An Amador station is a CALFIRE fire station, with CALFIRE staff and equipment. The cost of running the station is borne by the State during fire season. During the winter months, GCSD is charged for providing the service.

CHAPTER 4.15 TRANSPORTATION

Mitigation Measure TRANS-3 on page 4.15-21 of the Draft EIR is hereby amended as follows:

Mitigation Measure TRANS-3: Construction of the proposed left turn lane from SR 120 to Sawmill Mountain to accommodate project-generated traffic will require cutting the hillside and vegetation removal in conformance with Caltrans standards, which will open the line of site sight to an acceptable distance, as determined by Caltrans. The project sponsor shall obtain encroachment permit approval from Caltrans prior to the start of construction on the proposed project site and shall complete improvements to SR 120 prior to operation of the proposed project.

CHAPTER 4.16 UTILITIES AND SERVICE SYSTEMS

Impact discussion UTIL-1 on page 4.16-4, continuing onto page 4.16-5, of the Draft EIR is hereby amended as follows:

The project proposes an on-site public water system that would be developed from two on-site wells that are currently in place. One well at a time would be pumped at a rate of 26.5 gallons/minute (gpm) to meet the estimated daily water demand of approximately ~~16,636~~ 17,832 gallons per day (gpd). The pumped groundwater would be treated and stored in two 60,000-gallon water tanks located along the northern boundary of the project site, just east of the employee housing. Non-potable water needs would be met by using captured rainwater and recycled water ~~treated grey water~~, which will be stored in a 60,000-gallon tank next to the potable water tanks. Fire suppression systems and site hydrants for fire protection would be provided using a combination of reclaimed, ~~treated grey water~~, and potable water storage.

The project proposes to minimize water consumption through the following measures:

- Low low-flow plumbing fixtures, high efficiency equipment such as washers, dryers, and dishwashers.
- Education programs to educate hotel staff and guests about sustainability. Staff would be trained on how to reduce solid waste disposal, food waste generation, and water consumption. Guests would also be encouraged to reduce their water consumption and waste generation. Below are examples of the conservation programs the hotel would implement:
 - Reduced frequency of housekeeping: the hotel would educate the guests on the impacts of servicing the rooms less often and the importance of reusing towels and linens.
 - Guest room water usage monitoring: the hotel will incorporate water flow technology to provide guests real time information on water usage per room. Guests will be educated on water usage and impacts on the environment.
 - On-site water treatment and storage to reduce the use of potable water consumption.
 - ~~Grey water~~ Recycled systems for landscape irrigation.
 - Rainwater collection and storage.

As indicated under impact discussion HYD-2 in Chapter 4.10, Hydrology and Water Quality, a groundwater capacity assessment was conducted in October 2019. The two on-site wells were pumped concurrently at a combined constant rate of 53 gpm for 10 days and water level responses were measured in the two on-site pumping wells, three monitoring wells on the northern edge of the project site, and three nearby domestic wells. (See Figure 4.16-1.) The assessment found that the wells met the requirements of the SWRCB for capacity testing of a new water source, and that each well can be pumped safely at a rate of 26.5 gpm, or 38,160 gpd. The proposed project intends to operate the wells in an alternating pattern, with one well pumping and the other well on standby. Since the water demand for the proposed project would be ~~16,636~~ 17,832 gpd, each well can individually supply the proposed project's demand.

Therefore, the proposed project would not result in the construction of new water treatment or distribution facilities and the impact would be *less than significant*.

REVISIONS TO THE DRAFT EIR

The first paragraph of impact discussion UTIL-2 on page 4.16-5 of the Draft EIR is hereby amended as follows:

The potable water demand for the proposed project was calculated at ~~16,636~~ 17,832 gpd (approximately ~~11.4-12.4~~ 12.4 gpm), with the installation of water efficient plumbing fixtures as per the CALGreen building standards code.⁴ A 10-day pumping test was conducted by GeoScience using the two on-site groundwater wells to determine if there would be sufficient water supplies available to serve the project and the surrounding community during normal, dry, and multiple dry years.

⁴ Shamim Engineering Consultants, 2020, Water Demand Calculations for Terra Vi Lodge. Dated ~~February 11~~ September 4, 2020.

The first full paragraph on page 4.16-8 of the Draft EIR is hereby amended as follows:

Furthermore, non-potable water needs would be met using captured rainwater and treated ~~grey-recycled~~ water to irrigate a landscaped area of approximately 98,440 square feet.⁶ Irrigated areas would be located around vehicle entry and drop-off, the active-use outdoor amenity areas, and the areas immediately surrounding the buildings. The California DWR's Water Budget Workbook was used to calculate the maximum allowed irrigation water allowance for compliance with MWELO and CalGreen standards. The landscaped area for the proposed project is specified as being a special landscape area in the workbook since it would be irrigated by reclaimed water. The effective precipitation is specified as being 36.5 inches per year. The maximum allowable outdoor water demand for the proposed project is approximately 5,396 gpd. Outdoor water demand would be supplied by the ~~grey-recycled~~ water system on-site. This system has a capacity of 7,000 gpd and can therefore accommodate the irrigation water demand for the proposed project. In addition, return flow from the ~~grey-recycled~~ water irrigation system and from the on-site ~~septic system-leach fields~~ will provide additional recharge to the groundwater aquifer beneath the site.

Impact UTIL-4 on page 4.16-11 of the Draft EIR is hereby amended as follows:

Wastewater generated by the proposed project would be conveyed to an on-site wastewater treatment system (OWTS) located in the proposed maintenance yard building. The OWTS would treat wastewater to tertiary standards and would be designed and built to incorporate beneficial uses of recycled water. Recycled water would be used for non-potable indoor, on-site landscape irrigation, and fire suppression. Wastewater would be treated on-site, with excess treated effluent disposed in leach fields on the west side of Sawmill Mountain Road. Wastewater from the proposed project would flow to an on-site wastewater treatment system. The wastewater system would be divided between five separate wastewater systems sized for less than 10,000 gpd of sewage loading each. An area has been planned for and set aside for a 100 percent replacement future leach system area. The food service wastewater treatment system would include a technologically advanced aerobic treatment system that would be continuously monitored. Specifically, a microprocessor controlled treatment system would provide remote telemetry to a qualified service provider for 24-hour wastewater treatment system monitoring. All wastewater would be separated into black water and greywater and treated on-site. The black water would be disposed through the proposed leach system, and the greywater would be treated, stored, and re-used for on-site landscape irrigation. The proposed wastewater treatment and pumping system would be located on the southern border of the project site, between Highway 120 and the proposed fire access road. Surplus greywater would be disposed in the leach field.

REVISIONS TO THE DRAFT EIR

The construction-related impacts associated with these improvements are analyzed throughout this Draft EIR-DEIR. Impacts to water quality from the leach fields ~~is~~are addressed in Chapter 4.10, Hydrology and Water Quality. Furthermore, plumbing on-site would be installed in accordance with the California Plumbing Code and construction of the ~~on-site wastewater treatment system (OWTS)~~ and leach field would be regulated by the Central Valley RWQCB pursuant to the SWRQB's General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems (Order WQ 2014-0153-DWQ). The project applicant shall file a Report of Waste Discharge (ROWD) with the Central Valley RWQCB to obtain coverage under the Waste Discharge Requirements (WDRs). The ROWD shall include a technical report that describes the wastewater generation, treatment, storage, and disposal. Upon review of the ROWD, the Central Valley Regional Water Board's Executive Officer will issue a Notice of Applicability (NOA) when coverage under the General Order has been authorized. The NOA will contain the necessary site-specific monitoring and reporting requirements. Furthermore, the proposed project would comply with the requirements of the Basin Plan including any prohibitions and/or water quality objectives, governing the discharge from the OWTS and leach field. Upon implementation of these regulatory requirements the impact would be less than significant.

Impact UTIL-10 on page 4.16-22 of the Draft EIR is hereby amended as follows:

Of the 64 acres that make up the project site approximately 11.5 acres, or 18 percent, would be mass graded for the buildings, roads, and parking. Wastewater would be treated on-site, with excess treated effluent disposed in leach fields on the west side of Sawmill Mountain Road. ~~The area affected by the installation of the primary septic system is an additional 1.4 acres.~~ The increase in impervious surfaces on-site would increase stormwater runoff. The drainage design would detain stormwater on-site during storm events and meter the outflow in order not to exceed the capacity of the existing culvert under Highway 120. Roof drainage and landscape area drains would direct stormwater underground to detention areas. Sheet flow from roads and parking areas would be captured in surface drainage swales which would also be directed to detention areas. Drainage swales and detention areas would be landscaped. Furthermore, the proposed project would implement rainwater collection and storage which further reduces runoff.

CHAPTER 4.17 WILDFIRE

The third paragraph on page 4.17-28 of the Draft EIR is hereby amended as follows:

Although the project site is largely composed of conifer forests, the proposed project would introduce management activities on the project site that would reduce wildfire hazards from on-site vegetation characteristics. As discussed in Chapter 3, Project Description, of this Draft EIR, the proposed project would develop a Vegetation Management Plan that would, in part, address irrigated landscaping, a ~~greywater~~recycled water system, and additional defenses against wildland fires. The undeveloped areas of the project site and defensible space zone would be designed and maintained in compliance with the Vegetation Management Plan.

The third paragraph on page 4.17-31 of the Draft EIR is hereby amended as follows:

The undeveloped and landscaped areas of the project site would be designed and maintained in compliance with County-reviewed and-approved Vegetation Management Plan. The proposed project

REVISIONS TO THE DRAFT EIR

would integrate the needs for wildland fire safety, and the landscape would be irrigated using a ~~greywater~~ recycled water system, which would provide an additional defense against wildland fires. Additionally, the proposed project would be required to comply with Tuolumne County General Plan Policy 17.E.8 and Implementation Program 17.E.t, which require property owners to maintain wildlands in a fire resistant manner and remove dead or diseased trees pursuant to California PRC Section 4291. As shown in Figure 3-13, the Landscape Zone will include areas that will be irrigated using the ~~greywater~~ recycled water system, which is an additional defense against wildland fire. The potential environmental impacts associated with future construction on the project site, including roadway and trail construction, are evaluated in Chapter 4.3, Air Quality, Chapter 4.8, Greenhouse Gas Emissions, Chapter 4.12, Noise, and Chapter 4.16, Transportation and Traffic, of this Draft EIR.

CHAPTER 6 ALTERNATIVES

The last paragraph on page 6-17 of the Draft EIR is hereby amended as follows:

Site-specific study of the alternate site would need to be conducted to ensure adequate water supply and pressure, and adequate capacity for wastewater treatment, however these issues could be addressed through payment of service impact fees in addition to the ongoing property tax assessments. Unlike the proposed project, this alternative would utilize water provided by GCSD, instead of water pumped from on-site wells. The GCSD obtains all of its water from the San Francisco Public Utilities Commission's Hetch Hetchy Reservoir, which originates from snowmelt in the High Sierra.² It is assumed that this alternative would include rainwater collection and ~~grey~~ recycled water systems for irrigation, like the proposed project.

The first paragraph on page 6-18 of the Draft EIR is hereby amended as follows:

This alternative would utilize sewer utilities provided by GCSD, instead of an on-site ~~septic-wastewater~~ treatment system. The GCSD's wastewater treatment system provides collection for approximately 1,500 residents of Groveland and Big Oak Flat communities, and includes 16 sewage lift stations, 35 miles of gravity mains, seven miles of force mains, a recycled water treatment plant, two surface storage reservoirs, and approximately 15 acres of spray fields.

Section 6.5.3, Reduced Footprint Alternative, on page 6-19 of the Draft EIR is hereby amended as follows:

Under this alternative, the project would be redesigned to reduce the development footprint and overall size of the project. The employee apartments and guest cabins located on the northeast section of the developed area would not be constructed and these areas would be left in their existing condition. Removing these two development areas would reduce the area of development by 5 acres. The size of the main lodge building size would be the same as under the proposed project, but the employee apartments and guest cabins rooms located on the northeast section of the developed area would not be constructed. This would reduce the developed area by 5 acres. The main lodge would include 10 employee suites, resulting in a reduction of 10 guest rooms for a total of 90. This alternative assumes that the project's main lodge would accommodate up to 360 guests, compared to 400 guests, and 35 staff, compared to 40, with 10 staff living on-site, compared to 22. The main lodge would provide the same facilities as under the proposed project, including recreational facilities, a public market, and other guest amenities.

REVISIONS TO THE DRAFT EIR

Access to the site would be provided by the same two entrances off of Sawmill Mountain Road as under the proposed project. It is estimated that the Reduced Footprint Alternative would generate approximately 170 fewer net new daily trips than the proposed project, which is an approximately 15 percent reduction in net new trips. The alternative would include the YARTS stop included in the proposed project. This alternative would not include the proposed emergency helipad, but it would include the fire access road off of Highway 120 that is included in the proposed project.

Water storage tanks would be included in the same location as under the proposed project and would be accessed by the internal roadway planned along the northern portion of the project site, including the proposed cul-de-sac. This alternative would include the maintenance yard on the west side of Sawmill Mountain Road. All other areas of the project site would remain undeveloped, with the exception of the ~~septic leach fields~~, well, and propane facilities included in the proposed project.

The landscaping plan would be the same as under the proposed project, with the exception that the employee housing and cabin areas would be left in their existing, undeveloped state.

Section 6.5.3.16, Utilities and Service Systems, on page 6-24, continuing onto page 6-25, of the Draft EIR is hereby amended as follows:

As described in Sections 6.5.1.16 and 6.5.2.16, the proposed project would result in a significant-but mitigable impact associated with post-project runoff and creation of new stormwater drainage facilities. Under the Reduced Footprint Alternative, the project would require utilities to service a smaller developed area, with reduced employee and guest numbers. Water would still be supplied by two on-site wells, and wastewater would be treated with an on-site ~~septic wastewater treatment~~ system. Construction and operational solid waste would still represent an insignificant amount compared to the daily throughput capacity of the landfill. In addition, the project would utilize the same energy supply facilities and transmission infrastructure without requiring off-site modifications to these utilities. While the Reduced Footprint Alternative would result in less impermeable surfaces than the proposed project, it would still implement the addition of impermeable surfaces on currently undeveloped land. As with the proposed project this would potentially still require further mitigation to ensure post-project stormwater volumes do not exceed pre-project development volumes. Nonetheless, the reduction in the amount of impervious surfaces and in the amount of people and space using utilities would result in slightly lessened impacts regarding utilities and service systems under the Reduced Footprint Alternative.

The third paragraph on page 6-28 of the Draft EIR is hereby amended as follows:

This alternative would meet the project objectives related to building materials, wildfire prevention measures, lighting design, parking supply, and provision of a YARTS stop. It would also involve the same water source and ~~septic wastewater treatment~~ design.

REVISIONS TO THE DRAFT EIR

This page intentionally left blank