

A P P E N D I X R

MITIGATION MONITORING AND
REPORTING PROGRAM



Mitigation Monitoring and Reporting Program

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

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

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

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TABLE 1 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency
AESTHETICS					
<p>AES-4: Proposed photovoltaic panels shall be designed to ensure the following:</p> <ul style="list-style-type: none"> ▪ The angle at which panels are installed precludes, or minimizes to the maximum extent practicable, glare observed by viewers on the ground. ▪ The reflectivity of materials used shall not be greater than the reflectivity of standard materials used in residential and commercial developments. ▪ Panels shall be sited to minimize their visibility from Highway 120. 	Project Sponsor and Construction Contractor	Prior to Installation of Solar Panels	Tuolumne County Community Development Department Building and Safety Division	Review Construction Plans and Specifications/ Conduct Site Inspections	Prior to Installation/ During Regularly Scheduled Construction Site Inspections
BIOLOGICAL RESOURCES					
<p>BIO-1.1a: Preconstruction Bee Surveys. Prior to issuance of grading permits for any staging, construction, or ground disturbing activities between February 1 and November 30th of the construction year, a qualified biologist shall survey the project boundaries for active Crotch bumble bee nests. If identified, CDFW shall be consulted for guidance on buffer distances to avoid colony disturbance (e.g., buffer surrounding the nest itself, entry/exits, and avoiding direct disturbance). If full avoidance cannot be achieved through buffers, no construction shall occur until the nest is no longer occupied. No pesticides or herbicides shall be used so long as the species occupies the site.</p> <p>This measure shall be incorporated into the project bid package and contract. The measure is the responsibility of the qualified biologist under contract to either the County or construction contractor.</p>	Consulting Biologist	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Survey/ Confirm CDFW Consultation	Once for Survey/ Ongoing if Active Crotch Bumble Bee Nests are Identified

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<p>BIO -1.1b: Environmental Awareness Training. All contractors involved in site development, applicable County department staff, and environmental specialists (e.g., biologist) shall attend a mandatory Environmental Awareness Training prior to any site disturbances. The program shall address proper implementation of mitigation measures contained herein.</p> <p>This measure shall be incorporated into the project bid package and contract and implemented throughout project construction. The project biologist shall have the authority to stop work or remove any construction worker on-site that has not completed training. The measure is the responsibility of the qualified biologist under contract to either the County or construction contractor.</p>	Consulting Biologist/ Construction Contractor or County	Prior to Issuance of Grading Permits/ Throughout Project Construction	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Training	Ongoing
BIO-1.2a: Implement Mitigation Measure BIO -1.1b.	<i>See Mitigation Measure BIO-1.1b.</i>				
<p>BIO -1.2b: Avoid Inadvertent Animal Trapping During Construction. To avoid inadvertently trapping special-status or common animal species during construction, all excavated steep-walled holes or trenches more than two feet deep shall be covered at the end of each working day with plywood or similar material, or provided with one or more escape ramps constructed of earth fill or wooden planks, or equivalent, at each end of the trench. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped animal is discovered, the contractor shall place an escape ramp or other appropriate structure to allow the animal to escape. Alternatively, the contractor shall contact the project biologist or California Department of Fish and Wildlife for assistance. Similarly, stored pipes or other materials providing potential cover for animals shall be inspected prior to installation or use to ensure that they are unoccupied.</p>	Construction Contractor/ Consulting Biologist	During Construction	Tuolumne County Community Development Department Building and Safety Division	Confirm Presence of Covers for Holes and Trenches	During Regularly Scheduled Construction Site Inspections

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BIO -1.2c: Food and Trash Disposal. All food and food-related trash shall be enclosed in sealed trash containers at the end of each workday and removed completely from the construction site every day to avoid attracting wildlife. This measure shall be implemented throughout project construction. The measure is the responsibility of the construction contractor.	Construction Contractor	During Construction	Tuolumne County Community Development Department Building and Safety Division	Confirm Presence of Trash Cans	During Regularly Scheduled Construction Site Inspections
BIO -1.2d: Construction Hours. Project construction shall be limited to 7:00 a.m. to 7:00 p.m. unless an emergency exists.	Construction Contractor	During Construction	Tuolumne County Community Development Department Building and Safety Division	Confirm Compliance with Construction Hours	Ongoing
BIO-1.3: Implement Mitigation Measure BIO-1.2d.				<i>See Mitigation Measure BIO-1.2d.</i>	
BIO-1.4: Implement Mitigation Measure BIO-1.2d.				<i>See Mitigation Measure BIO-1.2d.</i>	
BIO-1.5a: Preconstruction Surveys Suitable Bat Roosting (or Nursery) Areas and Provisions for Protection, if Identified. The project sponsor or contractor shall implement the following measures: <ul style="list-style-type: none"> ▪ 15 days or fewer before commencing ground-disturbing activities between April and September of the construction year, a qualified biologist shall survey snags, trees, rock crevices and other suitable cavities and structures on the site for roosting bats or bat nurseries. ▪ If bats are not found and there is no evidence of bat use, construction may proceed. ▪ If bats are found or evidence of use by bats is present, CDFW shall be consulted for guidance on measures to avoid or minimize disturbance to the colony or nursery. Subject to CDFW approval, measures may include excluding bats from roosts before construction begins. If nurseries are discovered, no work shall occur within buffer areas as established by 	Consulting Biologist/ Project Sponsor /Construction Contractor	Prior to Ground-Disturbing Activities	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Survey/ Confirm CDFW Consultation	Once for Survey/ Ongoing if Survey Finds Evidence of Bat Roosting

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<p>CDFW until all young are self-sufficient and have left the nursery.</p> <ul style="list-style-type: none"> This mitigation measure shall be incorporated into the project bid package and contract. Surveys shall occur within 15 days of commencing construction that occurs between April and September. 					
BIO-1.5b: Implement Mitigation Measure BIO-1.2d.					<i>See Mitigation Measure BIO-1.2d.</i>
BIO-1.6: Implement Mitigation Measures BIO-1.5a and BIO-1.2b.					<i>See Mitigation Measures BIO-1.5a and BIO-1.2b.</i>
BIO-1.7: Implement Mitigation Measures BIO-1.2d and BIO-1.5a.					<i>See Mitigation Measures BIO-1.2d and BIO-1.5a.</i>
<p>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.</p> <p>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.</p> <p>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</p>	Consulting Biologist/ Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Survey	Once for Survey(s)/ Ongoing if Nesting Birds Identified and Until They Have Left the Nest

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<p>bird surveys would occur again within 15 days prior to recommencing outdoor site work between February 1st and August 30th. If work recommences in January and continues without interruption through August 30th, then no additional preconstruction survey is required).</p>					
<p>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 (CFG), 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.</p> <p>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.</p>					
BIO-1.9: Implement Mitigation Measure BIO-1.8.				<i>See Mitigation Measure BIO-1.8.</i>	
BIO-1.10: Implement Mitigation Measure BIO-1.8.				<i>See Mitigation Measure BIO-1.8.</i>	
BIO-1.11: Implement Mitigation Measure BIO-1.8.				<i>See Mitigation Measure BIO-1.8.</i>	
BIO-1.12: Implement Mitigation Measures BIO -1.2b, BIO -1.2c, and BIO -1.2d.				<i>See Mitigation Measures BIO-1.2b, BIO-1.2c, and BIO-1.2d.</i>	

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<p>BIO-1.13: Pre-Construction Botanical Survey. Surveys shall occur during the bloom season prior to issuance of grading permits during the bloom period for <i>Clarkia australis</i> (May through August) and <i>Erythranthe filicaulis</i> (April through August). If found, the location of special-status plant populations shall be clearly identified in the field by staking, flagging, or fencing prior to the commencement of activities that may cause disturbance. A buffer surrounding the populations shall be established by a qualified botanist based on the plant species, its habitat, and the nature of the proposed project activity. No activity shall occur within the buffer area. If sensitive plant species cannot be avoided, transplanting (perennial species), seed collection and dispersal (annual species) may be undertaken by a qualified botanist. If transplanting or seed collection/dispersal is employed, ongoing monitoring for 5 years shall be conducted to assess the effectiveness of mitigation. The performance standard for mitigation is no net reduction in the size or viability of the local plant population. Prior to salvaging plants, written permission shall be obtained from the landowner and CDFW shall be notified 10 days prior to salvage activities or, for emergency situations, CDFW shall be notified within 14 days following salvage activities consistent with the provisions of the California Native Plant Protection Act (California Fish and Game Code Sections 1912 and 1913) and California Penal Code Section 384a. Salvage shall be in accordance with California Fish and Game Code Sections 1912 and 1913(c) including CDFW notification. The performance standard for this mitigation measure is no net reduction in the size or viability of local sensitive plant populations.</p> <p>This measure shall be incorporated into the project bid package and contract. Surveys shall occur during the bloom season prior to commencing construction during the bloom period for <i>Clarkia australis</i> (May through August) and <i>Erythranthe filicaulis</i> (April through August).</p>	Consulting Biologist/ Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Survey	Once for Survey/ Ongoing if Survey Finds Evidence of the <i>Clarkia australis</i> or <i>Erythranthe filicaulis</i> Species

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BIO-1.14: Implement Mitigation Measure BIO-1.13.				<i>See Mitigation Measure BIO-1.13.</i>	
<p>BIO -1.15: Food and Trash Enclosures. Trash shall be stored in an animal-resistant enclosure, or bear shed throughout the life of the project. Trash enclosure design shall be approved by the project biologist prior to installation. The project proponents are encouraged to visit http://www.waste101.com/bear-aware/ or contact the Tahoe Truckee Sierra Disposal or similar entity, for appropriate designs.</p> <p>This measure shall be implemented prior to issuance of an occupancy permit. The measure is the responsibility of the construction contractor. A Notice of Action shall be filed with the County Clerk on the project parcels including the project conditions specifying that this measure shall be continued throughout the life of the project.</p>	Project Sponsor	Prior to Issuance of Occupancy Permit	Tuolumne County Community Development Department Building and Safety Division	Inspect Trash Enclosures On-site/ Confirm Filing of Notice of Action with County Clerk	Once
<p>BIO-2: Minimize the spread of invasive plant species through the following:</p> <ul style="list-style-type: none"> ▪ The project landscaping planting palette shall be revised to ensure that all plantings are non-invasive species. ▪ All hay, straw, hay bales, straw bales, seed, mulch or other material used for erosion control on the project site shall be free of noxious weed seeds and propagules (Food and Agriculture Code Sections 6305, 6341 and 6461). ▪ All equipment brought to the project site shall be thoroughly cleaned of all dirt and vegetation prior to entering the site to prevent importing noxious weeds and shall be cleaned of all dirt and vegetation prior to exiting the site to prevent exporting noxious weeds. (Food and Agriculture Code Section 5401). ▪ All material brought to the site, including rock, gravel, road base, sand, and topsoil, shall be free of noxious weeds and propagules. (Food and Agriculture Code Sections 6305, 6341 and 6461). 	Project Sponsor/ Consulting Landscape Architect/ Construction Contractor	Prior to Approval of Landscaping Plan/ During Construction	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review Revised Landscaping Palette/ Inspect Construction Equipment and Materials	Once/ During Regularly Scheduled Site Inspections

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<p>BIO-3.1: Install Temporary Environmentally Sensitive Area (ESA) Fencing to Protect Sensitive Drainages during Construction Activities that Disturb Soils. Prior to issuance of grading permits, the project contractor shall implement the following:</p> <ul style="list-style-type: none"> ▪ Install high-visibility/ESA fencing (e.g., orange construction safety fencing) a minimum of 50 feet from the centerline of both sides of Ephemeral Channel-1 (Northwest corner of the project site) during any time when disturbing soils within 50 feet of the drainage channel (fencing is not required when soil disturbances are not occurring so long as erosion control from any prior soil disturbances within 50 feet has been installed). Fencing shall be of flexible material that allows for deer passage. Install silt fencing, fiber rolls, or equivalent erosion and sediment control devices on the project side of the ESA fencing to prevent disturbances and erosion into the adjacent drainage. Silt fencing or other materials, as required, shall be installed consistent with the applicable water quality requirements specified in the project’s Storm Water Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP). Fencing or other erosion control materials or devices shall be shown on the final construction documents. ▪ No construction-related materials, equipment, trash or other related debris shall be allowed, stored or staged within the fenced area. ESA Fencing shall remain in place until soil disturbances within 50 feet have been completed and erosion control measures have been installed in accordance with approved plans. Fallen fencing shall immediately be repaired as necessary to remain visible during all construction activities. ▪ Fenced areas shall be avoided throughout project construction (i.e., active soil disturbing activities) and shall be monitored by the project manager throughout construction. ▪ This measure shall be incorporated into the project bid package and contract. 	Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Building and Safety Division	Inspect Temporary Environmentally Sensitive Area Fencing	During Regularly Scheduled Construction Site Inspections

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<ul style="list-style-type: none"> All ESA Fencing shall be removed from the site after construction activities are completed. 					
<p>BIO-3.2: Comply with Section 404 of the federal Clean Water Act. Within the Caltrans right-of-way, the applicant shall secure an encroachment permit from Caltrans and comply with all conditions of the Caltrans encroachment permit including the following as it applies to Ephemeral Channel-2:</p> <ul style="list-style-type: none"> Prior to issuance of grading permits, comply with Section 404 and Section 401 of the Clean Water Act and comply with all current regulations (i.e., at the time of disturbance) pertaining to fill of Ephemeral Channel-2 (0.001 acre). If regulations in place at the time of site disturbance require permits from the USACE for filling an ephemeral drainage: the acreage, location, and method(s) for compensation for fill shall be determined during the permitting process in accordance with USACE standards. The project shall adhere to a “no net loss” standard for waters of the U.S. and waters of the State. Suitable habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods approved by the USACE and Central Valley Regional Water Quality Control Board, as jurisdictionally appropriate. The replacement of waters will be equivalent to the nature of the habitat lost and will be provided at a suitable ratio to ensure that, at a minimum, there is no net loss of habitat acreage or value. The replacement habitat will be set aside in perpetuity for habitat use. Compensation may also include purchasing credits from a Corps and/or state or federally approved mitigation bank at a ratio prescribed in the applicable Section 404 Permit as necessary to achieve no net loss of waters of the U.S. For waters of the state, compensation may be through the National Fish and Wildlife Foundation Sacramento District California In-Lieu Fee Program. 	Project Sponsor / Consulting Biologist Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Building and Safety Division	Review Approved Encroachment Permit/ Confirm Compliance with Permit Conditions	Once

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<ul style="list-style-type: none"> ▪ Alternatively, if final project plans allow for full avoidance and no fill of Ephemeral Channel 2 pursuant to the determination of the project’s wetlands biologist; Mitigation Measures BIO-3.1 and BIO-3.2 may be substituted to ensure avoidance. ▪ This measure shall occur prior to issuance of grading permits. All permit provisions shall be implemented and maintained in accordance with the applicable permits. 					
<p>BIO-3.4: Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP). Prior to issuance of grading permits, the project contractor shall implement the following:</p> <ul style="list-style-type: none"> ▪ Prepare an Erosion Control Plan for implementation for any construction to take place between October 15 and May 15 of any year. In the absence of such an approved plan, all construction shall cease on or before October 15, except that necessary to implement erosion control measures. If necessary, the plan shall be submitted to the County Public Works Department for review and approval. ▪ Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit - California’s National Pollution Discharge Elimination System (NPDES) general permit for construction related storm water discharges for the disturbance of one acre or more. Disturbances of less than one acre may also require an NOI for coverage under the NPDES General Permit for construction-related storm water discharge and the State Water Resources Control Board Permitting Unit shall be contacted for determination of permit requirements. Commercial and Industrial developments may require an NOI even if less than one acre is to be disturbed. Obtain coverage or an exemption from these requirements. [Federal Water Pollution Control Act, Section 401, California Clean Water 	Project Contractor	Prior to Issuance of Grading Permits	Tuolumne County Public Works Departments/ Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Approve Erosion Control Plan/ Confirm Attainment of NPDES General Permit for Construction	Once for Each Document

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<p>Act]. The permit may include preparation of a Stormwater Pollution Prevention Plan (SWPPP).</p> <ul style="list-style-type: none"> This measure shall be incorporated into the project bid package and contract. 					
<p>BIO-4.1a: Enhance Rim Fire Burned Deer Winter Range and/or Data. Prior to issuance of a certificate of occupancy, the project proponents shall contribute \$1,100 per acre for approximately 43.4 acres to a non-profit (e.g., Yosemite Stanislaus Solutions) to be used for activities associated with either enhancing deer winter range or providing updated research data to support herd management within the footprint of the Rim Fire.</p>	Project Sponsor	Prior to Issuance of Certificate of Occupancy	Tuolumne County Community Development Department Land Use and Natural Resources Division	Confirm Payment of Mitigation Fee	Once
<p>BIO-4.1b: Keep Dogs Leashed. The project sponsor shall implement the following:</p> <ul style="list-style-type: none"> Dogs shall be kept on leash or otherwise prohibited from running free outdoors. Signs shall be posted along all project trails stating that dogs shall be kept on leash. The project website, booking site, and/or brochures shall advise visitors of this requirement. A Notice of Action shall be filed with the County Clerk on the project parcels including the project conditions specifying that this measure shall be continued throughout the life of the project. 	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Inspect Signage/ Confirm Project Materials and Notice of Action with County Clerk	Once
<p>BIO-4.1c: Stay on Trails/Education. The project sponsor shall implement the following:</p> <ul style="list-style-type: none"> Visitors shall be required to stay on designated trails at the project site when hiking within the project boundaries to minimize wintering deer/human interactions. Signs shall be posted along all project trails stating that visitors shall stay on trails and shall not approach deer (in particular between November 30 and April 30 when deer are expected to be migrating to and from their wintering grounds). In consultation with the project biologist, the project proponents shall prepare an interpretive trail sign/plaque or signs/plaques describing the life history of the Yosemite Deer Herd, the area's importance as wintering deer habitat and as 	Project Applicant/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Inspect Signage/ Confirm Project Materials and Notice of Action with County Clerk	Once

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<p>a migratory corridor, and the necessity to avoid approaching non-resident deer during their winter migrations.</p> <ul style="list-style-type: none"> The project website, booking site, and/or brochures shall advise visitors of the requirement to avoid approaching non-resident deer during winter migrations. 					
<p>4.2a: Deer-Friendly Fencing. Prior to issuance of a final certificate of occupancy, the project contractor shall implement the following:</p> <ul style="list-style-type: none"> To prevent trapping, injuring, or impeding deer movement; barbed wire fencing is prohibited. Non barb-wired fencing immediately surrounding structures (e.g., storage facilities, swimming pools) where deer are less likely to travel is permitted. Additional Fencing design shall be subject to review and approval by the project biologist following one of the recommended designs found in a Landowner’s Guide to Wildlife Friendly Fences: How to Build a Fence with Wildlife in Mind. 2nd edition, 2012 (or as may be updated) by the Montana Dpt. of Fish Wildlife and Parks. Alternative fencing designs shall be approved by CDFW prior to installation. A Notice of Action shall be filed with the County Clerk on the project parcels including the project conditions specifying that this measure shall be continued throughout the life of the project. 	Project Sponsor/ Consulting Landscape Architect/ Construction Contractor	Prior to Issuance of a Certificate of Occupancy	Tuolumne County Community Development Department Building and Safety Division	Site Inspection/ Confirmation of CDFW Approval for Alternative Fencing Designs and Filing of Notice of Action with County Clerk	Once
BIO-4.2b: Implement Mitigation Measures BIO-4.1b and BIO-4.1c.				<i>See Mitigation Measures BIO-4.1b and BIO-4.1c.</i>	
BIO-5.1a: Implement Mitigation Measure BIO -1.1b.				<i>See Mitigation Measure BIO-1.1b.</i>	
<p>BIO-5.1b: Native Oak Tree Protection. Throughout project construction, for native oak trees greater than 5 inches diameter at breast height (DBH), to be retained, to the maximum extent feasible:</p> <ul style="list-style-type: none"> Limit ground-disturbing activities to outside the dripline of native oaks and preferably outside 1-1/2 times the dripline. 	Construction Contractor	During Construction	Tuolumne County Community Development Department Building and Safety Division	Conduct Site Inspection	During Regularly Scheduled Construction Site Inspections

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<ul style="list-style-type: none"> ▪ No storage equipment, supplies, vehicles, debris, construction wastewater, paint, stucco, concrete, or any other clean-up waste, and temporary or permanent structures shall be placed within the driplines. ▪ Avoid cutting oak roots. ▪ Use boring, rather than trenching, within driplines. ▪ Avoid equipment damage to limbs, trunks, and roots of oaks trees. ▪ Do not attach signs, ropes, cables, or other items to trees. 					
<p>BIO-5.2: Install ESA Fencing along the existing Open Space Zoning District boundaries where active construction will occur within 50 feet of the boundaries. The project contractor shall install ESA fencing along existing open space boundaries where active construction will occur within 50 feet of existing open space boundaries. Fencing shall be shown on the final construction documents.</p> <p>This measure shall be incorporated into the project bid package and contract and implemented prior to issuance of grading permits.</p>	Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Building and Safety Division	Inspect Temporary Environmentally Sensitive Area Fencing	During Regularly Scheduled Construction Site Inspections
BIO-7: Implement Mitigation Measures BIO-4.1a and BIO-4.2a.			<i>See Mitigation Measures BIO-4.1a and BIO-4.2a.</i>		
CULTURAL RESOURCES					
<p>CULT-1a: Prior to the issuance of grading permits, the County shall confirm the applicant has required all construction crews to undergo adequate training for the identification of federal- or State-eligible cultural resources, and that the construction crews are aware of the potential for previously undiscovered archaeological or paleontological resources on-site, of the laws protecting these resources and associated penalties, and of the procedures to follow should they discover cultural resources during project-related work. Examples of prehistoric resources</p>	Project Sponsor/ Construction Contractor	Prior to Issuance of Grading Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review and Confirm Training	Once

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<p>may include: stone tools and manufacturing debris; milling equipment such as bedrock mortars, portable mortars, and pestles; darkened or stained soils (midden) that may contain dietary remains such as shell and bone; as well as human remains. Historic resources may include: burial plots; structural foundations; mining spoils piles and prospecting pits; cabin pads; and trash scatters consisting of cans with soldered seams or tops, bottles, cut (square) nails, and ceramics.</p> <p>CULT-1b: In the event that unanticipated discoveries of potentially sensitive cultural resources are encountered during the construction period, all activity should cease within 100 feet of the find until a qualified archaeologist or paleontologist, who meets federal criteria under 36 CFR 61, can determine the significance of the find and determine the appropriate mitigation. If the deposits are determined to be non-significant by a qualified archaeologist or paleontologist, avoidance is not necessary. If the deposits are determined to be potentially significant by the qualified archaeologist or paleontologist, the resources shall be avoided if feasible. If avoidance is not feasible, project impacts shall be mitigated in accordance with the recommendations of the archaeologist and paleontologist, in coordination with the County, local tribes, and the CEQA Guidelines Section 15126.4 (b)(3)(C), which requires implementation of a data recovery plan.</p> <p>The data recovery plan shall include provisions for adequately recovering all scientifically consequential information from and about any discovered archaeological or paleontological materials and include recommendations for the treatment of these resources. In-place preservation of the archaeological or paleontological resources is the preferred manner of mitigating potential impacts, as it maintains the relationship between the resource and the archaeological or paleontological context. In-place preservation also reduces the potential for conflicts with the religious or cultural values of groups associated with the</p>	<p>Construction Contractor/ Qualified Archaeologist or Paleontologist</p>	<p>During Construction</p>	<p>Tuolumne County Community Development Department Land Use and Natural Resources Division</p>	<p>Review and Confirm Recommendations</p>	<p>As Needed if Resources are Discovered and Recommendations are Made</p>

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<p>resource. Other mitigation options include, but are not limited to, the full or partial removal and curation of the resource.</p> <p>The County shall confirm that the project applicant has retained a qualified archeologist and paleontologist for the preparation and implementation of the data recovery plan. The recovery plan shall be submitted to the project applicant, the County, and the Central California Information Center. A data recovery plan shall not be required for resources that have been deemed by the Central California Information Center as adequately recorded and recovered by studies already completed. Once the recovery plan is reviewed and approved by the County and any appropriate resource recovery completed, project construction activity within the area of the find may resume.</p>					
CULT-2: Implement Mitigation Measures CULT-1a and CULT-1b.					
			<i>See Mitigation Measures CULT-1a and CULT-1b.</i>		
<p>CULT-3: If human remains are encountered during ground-disturbing activities within the project site, the project contractor and/or on-site supervisor shall immediately halt all work within 100 feet of the discovery and the project contractor shall immediately notify the Tuolumne County Coroner (Coroner), and the Tuolumne County Community Development Department. In coordination with the County, the project applicant and contractor shall contact a qualified archaeologist meeting federal criteria under 36 CFR 61 to assess the situation and consult with the appropriate agencies. If the human remains are of Native American origin, the Coroner shall notify the NAHC within 24 hours of this identification. The NAHC will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment or disposition, with proper dignity, of the remains and any associated grave goods. Upon completion of the assessment, the qualified archaeologist shall prepare a report documenting the background to the finds and provide recommendations for the treatment of the human</p>	<p>Construction Contractor/ Qualified Archaeologist</p>	<p>During Construction</p>	<p>Tuolumne County Community Development Department Land Use and Natural Resources Division</p>	<p>Review and Confirm Recommendations</p>	<p>As Needed if Resources are Discovered and Recommendations are Made</p>

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remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the project applicant, the County, and the Central California Information Center. Once the report is reviewed and approved by the County, and any appropriate treatment completed, project construction activity within the area of the find may resume.					
CULT-4a: Implement Mitigation Measures CULT-1a and CULT-1b.					
CULT-4b: Prior to the initiation of any construction activities, the project applicant shall provide one-time site access to a Tuolumne Band representative(s) to remove native plants for the purpose of transplanting them to the Four Seasons Native Plant Nursery on the Tuolumne Rancheria.	Project Sponsor	Prior to Issuance of Any Construction Permits	Tuolumne County Community Development Department Building and Safety Division	Confirm Invitation to Access Site	Once
CULT-4c: The project site plan shall be amended to identify a 50-foot buffer around the top of the knoll (see Figure 4.4-1 of the Draft EIR) as a Me-Wuk Open Space area. This area will be available for quiet enjoyment for the following uses: guest/visitor recreational activities, guest/visitor assembly, and guest/visitor programs. The project developer shall not construct or otherwise place any permanent structures or improvements within the 50-foot buffer.	Project Sponsor	Prior to Issuance of Any Construction Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review Revised Site Plan	Once
CULT-4d: Prior to the initiation of any construction activities, the project applicant shall provide one-time site access to a Tuolumne Band representative(s) to gather firewood on the project site.	Project Sponsor	Prior to Issuance of Any Construction Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Confirm Invitation to Access Site	Once

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GREENHOUSE GAS EMISSIONS					
GHG -1.1a: The proposed project shall use electrically powered construction equipment, where feasible.	Construction Contractor	During Construction	Tuolumne County Community Development Department Building and Safety Division	Inspect Construction Equipment	During Regularly Scheduled Construction Site Inspection
GHG-1.1b: The net increase in GHG emissions associated with the Terra Vi Lodge Project could be further reduced by the applicant purchasing carbon credits to offset GHG emissions. Carbon credits, however, are market-based. The availability, amount, and price of carbon credits fluctuate over time. As a result, it is unknown if local carbon credit offsets would be available at the time the project is implemented. Additional carbon credit offsets are available on a statewide or national level. However, even though the impact of GHG emissions is considered to be global in scale, the CEQA legal adequacy of applying statewide or national offsets to individual local projects has been questioned. In addition, while the County considered application of carbon credits to offset GHG emissions due to the proposed project, the County General Plan places a higher priority on implementing local mitigation measures before application of offsets. As a result of the unknown availability of local carbon credits, mitigation measures needed to eliminate any net increase in GHG emissions are considered to be not available, application of this mitigation measure is not considered to reduce the GHG emissions impacts of the project to a less-than-significant level, and this impact is considered to be significant and unavoidable.			<i>No feasible measures.</i>		
GHG-1.2a: The proposed project shall use electrically powered landscape equipment during outdoor landscaping and maintenance activities.	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department	Inspect Landscaping Maintenance Fleet and Tools	Once

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			Building and Safety Division		
GHG-1.2b: As noted in the description of Mitigation Measure GHG-1.1b, because of the unknown availability of local carbon credits, mitigation measures needed to eliminate any net increase in GHG emissions are considered to be not available, application of this mitigation measure is not considered to reduce the GHG emissions impacts of the project to a less-than-significant level, and this impact is considered to be significant and unavoidable.			<i>No feasible measures.</i>		
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-5: Prior to the start of any helipad operations on the project site, the project shall receive airspace determination approvals from the Federal Aviation Administration, a building permit from the Tuolumne County Building Division, and a Letter of Land Use Consistency from the Tuolumne County Airport Land Use Commission.	Project Sponsor	Prior to Use of Helipad	Tuolumne County Community Development Department Building and Safety Division	Confirm Applicable Approvals	Once
HYDROLOGY AND WATER QUALITY					
HYD-1a: A Drainage Plan for the site shall be prepared prior to issuance of building permits to address the post-construction requirements of the Statewide Construction General Permit. The Drainage Plan shall specify how runoff on the site will be managed in order to protect water quality. The plans will include detailed runoff calculations to appropriately size culverts, bridges, retention ponds/areas, and roadside ditches to meet the drainage requirements of the project site. The purpose of the plan will be to prevent the creation of localized on- or off-site flooding and to prevent any negative water quality effects off-site. If necessary, the plan shall be submitted to the Engineering Development Division of the Tuolumne County Public Works Department for review and approval.	Project Sponsor/ Consulting Civil Engineer	Prior to Issuance of Building Permits	Tuolumne County Community Development Department Public Works Department	Review and Approve Drainage Plan	Once

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<p>HYD-1b: Detention and/or retention facilities shall be designed to the satisfaction of the Tuolumne County Engineering Development Department staff and shall be included in the drainage report as described in Mitigation Measure HYD-1. These facilities shall capture surface runoff and retain flows such that the rate of surface runoff does not exceed existing flows. Maintenance of retention facilities shall be required by Tuolumne County.</p>	Project Sponsor/ Consulting Civil Engineer	Prior to Issuance of Building Permits	Tuolumne County Engineering Development Department	Review Detention and Retention Facility Design	Once
<p>HYD-3: Implement Mitigation Measures HYD-1a and HYD-1b.</p>	<i>See Mitigation Measures HYD-1a and HYD-1b.</i>				
NOISE					
<p>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:</p> <ul style="list-style-type: none"> ▪ Construct a solid noise barrier measuring 11 feet in height along the north, east and west sides of the maintenance yard boundary, as depicted in Figure 4.12-2. The barrier could be constructed of either masonry or precast concrete panels. A noise barrier constructed of wood (or wood composite) fence material with overlapping slat construction would also be sufficient. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the slats which would result in reduced noise barrier effectiveness. ▪ Ensure that the generator selected for the maintenance yard have a reference noise level not to exceed 70 dB at a distance of 50 feet. Depending on the power requirements of the equipment, the implementation of a custom engineered generator enclosure may be required in order to achieve an overall equipment noise level of 70 dB at 50 feet. 	Project Sponsor/ Consulting Landscape Architect/ Construction Contractor	Prior to Issuance of Building Permits	Tuolumne County Community Development Department Building and Safety Division	Confirm Noise Barrier on Site Plans/ Review Generator Specifications	Once

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NOI-1.2a: To satisfy applicable Tuolumne County General Plan noise level increase criteria at the nearest existing sensitive use to the project, the project shall limit on-site truck deliveries to daytime hours only (7:00 a.m. to 10:00 p.m.) and limit refuse collection activities to daytime hours only (7:00 a.m. to 10:00 p.m.).	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Conduct Site Inspection	As Needed
NOI-1.2b: Implement Mitigation Measure NOI-1.1.			<i>See Mitigation Measure NOI-1.1.</i>		
NOI-3.1: As part of the design and approvals process for the proposed helipad, the project sponsor shall relocate the helipad to a location on the project site farther from residential buildings, if another feasible location can be identified.	Project Sponsor/ Consulting Civil Engineer	Prior to Issuance of Any Helipad Permits	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review Revised Site Plan	Once
NOI-3.2a: Window and door assemblies of all lodging within the proposed development should be upgraded to a minimum STC rating of 32.	Project Sponsor/ Consulting Architect	Prior to Issuance of Building Permits	Tuolumne County Community Development Department Building and Safety Division	Review Window Specifications	Once
NOI-3.2b: Disclosure statements should be provided to inform guests of the potential for elevated interior noise levels during emergency operations at the helipad, especially during nighttime hours.	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Review Disclosure Materials	Ongoing

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PUBLIC SERVICES AND RECREATION					
<p>PS-1: Prior to issuance of the certificate of occupancy, the project sponsor shall provide trained and certified emergency staff. The project shall provide enough staff to ensure that two emergency staff are on premises and available to respond to emergencies at all times.</p> <p>The emergency staff shall be trained to meet Tuolumne County Fire Department volunteer fire service standards. Staffing may be provided by Terra Vi employees who have completed the required training.</p> <p>The Terra Vi project shall provide personal protection equipment (PPE) and positive communication equipment for all emergency staff. PPE and communication equipment shall be stored in a central, secure location. Communication systems shall permit uninterrupted contact between all firefighters at all times and at all locations on or within the property. In addition, there shall be communication at all times between a fire officer and recognized Emergency Command Center (ECC). All equipment required shall be approved by and become property of Tuolumne County and maintained per manufacturer and National Fire Protection Association (NFPA) standards by the Terra Vi project sponsor.</p>	Project Sponsor/ Lodge General Manager	Prior to Issuance of Certificate of Occupancy	Tuolumne County Fire Department	Confirm Trained Emergency Staff and Equipment	Once
PS-2: Implement Mitigation Measure PS-1.			<i>See Mitigation Measure PS-1.</i>		
<p>PS-3: The Terra Vi Lodge shall include private security personnel on staff (Manager on Duty) to provide security, complaint resolution, and interfaces with law enforcement/emergency personnel in case of an incident, emergency, or evacuation. These personnel shall be on-site 24 hours a day, seven days a week. The security personnel shall make regular rounds of the Terra Vi Lodge and employee housing and report internally any</p>	Project Applicant/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Confirm Trained Emergency Staff	Once

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incidences, as well as report to local authorities if the situation warrants it.					
PS-4: Implement Mitigation Measure PS-3.				<i>See Mitigation Measure PS-3</i>	
TRANSPORTATION					
TRANS-1.1: The project applicant shall provide an on-site transit coordinator to coordinate guest transit use to help ensure smooth operations at the project site bus stop. The on-site transit coordinator would also serve as a point of contact between Terra Vi Lodge, YARTS, and the County to assist in identifying and responding to issues related to transit services that may arise at the project site.	Project Sponsor/ Lodge General Manager	During Project Operation	Tuolumne County Community Development Department Land Use and Natural Resources Division	Confirm On-site Transit Coordinator	Once
TRANS-1.2a: The project applicant or contractor shall prepare a Construction Traffic Control Plan as part of the Caltrans encroachment permit application for all work within the state right of way on SR 120.	Project Sponsor/ Construction Contractor	Prior to Construction	Tuolumne County Public Works Department	Review Construction Traffic Control Plan	Once
TRANS-1.2b: Prior to the start of any construction activity on-site or in the SR 120/Sawmill Mountain Road intersection, the applicant shall coordinate with the Tuolumne County Public Works Department for an on-site inspection of Sawmill Mountain Road to assess the road surface conditions. Following completion of project construction, but prior to issuance of an occupancy permit, the applicant shall schedule a post-construction inspection to determine if deterioration of the road surface occurred, and if so, the applicant/contractor shall restore the road to pre-construction conditions.	Project Sponsor/ Construction Contractor	Prior to Construction	Tuolumne County Public Works Department	Conduct Site Inspection	Twice (Once Prior to Construction to Assess Pre- Construction Conditions and Once Following Restoration to Confirm Adequacy of Restoration Improvements)
TRANS-3: Construction of the proposed left turn lane from SR 120 to Sawmill Mountain to accommodate project-generated traffic will require cutting the hillside and vegetation removal in conformance with Caltrans standards, which will open the line of sight to an acceptable distance, as determined by Caltrans. The project sponsor shall obtain encroachment permit approval from Caltrans prior to the start of construction on the proposed	Project Applicant/ Consulting Civil Engineer	Prior to Construction	Tuolumne County Public Works Department	Review Approved Encroachment Permit	Once

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project site and shall complete improvements to SR 120 prior to operation of the proposed project.					
UTILITIES AND SERVICE SYSTEMS					
UTIL-10: Implement Mitigation Measures HYD-1a and HYD-1b.					<i>See Mitigation Measures HYD-1a and HYD-1b.</i>
WILDFIRE					
<p>WF-2: Prior to issuance of building permits, the applicant shall submit a Wildland Fire Prevention Plan and Vegetation Management Plan to the Tuolumne County Fire Prevention Bureau for review and approval. The project site plan and landscaping documents shall be revised to conform to the Vegetation Management Plan. These revisions shall include, but are not limited to, the following measures:</p> <ul style="list-style-type: none"> ▪ The perimeter of all structures shall be surrounded by a 5-foot non-combustible zone. ▪ Project landscaping shall be fire resistant, with a planting palette consisting of native hardwoods and other fire-resistant native vegetation. ▪ Landscape plantings shall be installed in a way that strategically staggers placement and planting heights to provide effective screening of the proposed project from adjacent roadways. ▪ Areas within 200 feet of all structures shall be managed as defensible space (in compliance with the California Fire Code and Public Resources Code Section 4291, with vegetative fuels that would produce 2-foot or shorter flames. ▪ The entire project site, including open all undeveloped areas, shall be managed as fire-resistant landscaping that adheres to CAL FIRE’s firescaping requirements, with widely spaced trees and shrubs. ▪ Any new plantings in the undeveloped areas of the site shall include a greater proportion of oaks. 	Project Sponsor/ Consulting Landscape Architect/ Lodge General Manager	Prior to Issuance of Building Permits	Tuolumne County Fire Prevention Bureau	Review and Approve Wildland Fire Prevention Plan and Vegetation Management Plan	Once

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<ul style="list-style-type: none"> ▪ Undeveloped areas of the project site shall be managed so that they do not grow back in as high a density as existed before the 2013 Rim Fire. Brush and grass in these areas shall be maintained and managed so that continuous groupings do not exceed 120 square feet in area. 					

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