



Chapter Six
Revised Summary Table

**Table RS-1
Revised Summary of Impacts,
Mitigation Measures, and Mitigation Monitoring Program**

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance		Monitoring Program
				Before Mitigation	After Mitigation	
3.1-1	Inconsistency of the proposed project with adopted Fish Camp Town Planning Area Specific Plan policies and land use designations.	#01	If the Board of Supervisors determines to proceed with the project, they shall approve amendments to Specific Plan land use designations for the project site consistent with the proposed project (or incorporating changes approved by the Board of Supervisors). These changes shall subsequently be incorporated into the Specific Plan diagram.	Significant	Less Than Significant	The Board of Supervisors will be responsible for approving amendments to the existing Specific Plan land use designations as requested in the Specific Plan Amendment application to eliminate any inconsistencies between the proposed project and these classifications. Implementation of these amendments and conditions and monitoring will be conducted by the Planning Department.
3.1-2	Inconsistency of the proposed project with the height standard of the Fish Camp Town Planning Area Specific Plan.	#02	The project developer shall modify Specific Plan/Zoning Amendment Application SPA 99-1 and Planned Unit Development Application No. 99-1 to amend Section VI.A.3.e of the Fish Camp TPA Specific Plan to read as follows: VI.A.3.e. Height Standards The vertical distance from the uphill side of a building to the highest point of a building shall not	Significant	Significant, Unavoidable, Cumulative	The currently proposed Specific Plan Amendment/Planned Development application must be amended for the height standard, and approval must be obtained prior to approval of Conditional Use Permit No. 267. If an alternative design is prepared, it must be submitted prior to

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			<p>exceed 35 feet above the natural grade line (refer to VI.B.6.e.1 for illustration), except as provided below:</p> <p>1. The maximum height of the building itself may be increased up to 10 feet, provided the following criteria are satisfied:</p> <p>(a) The building is located in a planned unit development pursuant to an approved conditional use permit;</p> <p>(b) All required building setbacks are increased by one foot for each foot by which such building exceeds the 35 foot height limit;</p> <p>(c) The top of the building does not extend above the height of the nearest ridge line or the average tree top height in the nearest forested area;</p> <p>(d) The property on which the building is located is not identified as a scenic vista in the Mariposa County General Plan or the Fish Camp Town Planning Area Specific Plan; and</p> <p>2. The above height limitations may be increased up to 10 additional feet for elevators, lofts, ornamental towers, and spires upon approval by</p>			approval of the currently proposed Specific Plan/Zoning Amendment No. 99-1 and Planned Unit Development No. 99-1. Monitoring will be conducted by the Planning Department.

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			<p>the Planning Commission.</p> <p>3. The above-described height limitations do not apply to chimneys, flues, aerials, t.v. antennas, and similar structures.</p> <p>Alternatively, the developer shall redesign the hotel/ conference structure to not exceed the 35 foot height standard in the Fish Camp TPA Specific Plan.</p>			
3.1-3	Land use conflicts between the proposed SilverTip Resort Village and existing and planned surrounding land uses.		None available.	Significant, Unavoidable		None available.
3.1-4	Loss of open space in the Fish Camp Town Planning Area due to development of the proposed project.		None available.	Significant, Unavoidable, Cumulative		None available.
3.1-5	The proposed Specific Plan and zoning designations for the leachfield site may conflict with the intended use.	#01R	The final approved plans for the SilverTip Resort Village Project shall be modified to replace the proposed Single Family Residential-1 Acre Minimum Specific Plan and zoning designation for the southwestern eight acres of future Parcel 3 with a Resort Commercial Specific Plan and zoning designation, consistent with the proposed designation for the balance of future Parcel 3. The	Potentially Significant	Less Than Significant	Implementation of the mitigation measure shall occur concurrently with project approval, if the County approves the project. The Planning Director shall include the proposed modification in all notices advertising a public hearing for the rezoning.

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			Resort Commercial Specific Plan and zoning designation for the affected eight acres shall be subject to an express limitation that the area is restricted to sewage leachfield and related use. This mitigation measure shall not be construed as adding any entitlements for residential density or lodging units beyond those requested in the application for the SilverTip Resort Village Project.			
3.1-6	Potential land use impacts resulting from adoption of Building Intensity Standards for the Resort Commercial, General Forest and Public-Quasi Public designations within the Fish Camp Town Planning Area.		None required.	Less Than Significant		None required.
3.2-1	Loss of natural vegetation on the project site, including trees, due to construction and development of the proposed project.	#03	During project construction, as much natural vegetation (e.g., grasses, shrubs, trees, and riparian vegetation) shall be retained as possible. As provided in Mitigation Measure #41, a tree removal and replacement plan for mature trees shall be prepared by a licensed landscape architect based upon accepted industry standards for approval by the Planning Director. Replacement trees for mature trees shall be a minimum size of 15 gallons. Appropriate measures shall be taken to minimize the spread of non-native vegetation. Ponds shall not be “stocked” with	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The requirement to retain as much natural vegetation and the use of plant species native to the area will be incorporated into landscaping design and plans, using the list of recommended landscaping plants provided by the National Park Service. Plants growing along the waterways can provide

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			non-native wildlife species.			seed and tissue stock for appropriate revegetation efforts. The tree removal and replacement plan must be submitted to the Planning Director. The County Planning Director will review the plans for compliance prior to issuance of grading or building permits. Enforcement and monitoring will be conducted by the Planning Department.
3.2-2	Disturbance or loss of special-status plant species due to construction of the proposed project.	#04	A final pre-construction survey shall be conducted at the project developer's expense for targeted special-status plant species prior to commencement of project construction. Should any of the plant species be located, a mitigation plan shall be implemented.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The results of the survey will be reported to the Mariposa County Planning Department and the California Department of Fish and Game. Any required mitigation must be completed prior to issuance of grading or building permits for specific, affected areas on the site. Inspections and monitoring will be conducted by the Planning Department and the Department of Fish and Game, if required.

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3.2-3	Impact of project construction and operation on special-status reptiles and amphibians.		None required.	Less Than Significant		None required.
3.2-4	Impacts of project construction on 2.0 acres of mapped jurisdictional wetlands and other waters on the project site. A small area of wetland meadow will be affected, small portions of the seeps along the hillslope will be affected, and the small stream will be crossed by bridges at two or three locations (as it is now). Big Creek and its riparian corridor will not be affected. No ponds will be affected.	#05	Impacts on 0.05 acre of wetlands shall be fully mitigated in accordance with the approved mitigation plans agreed to by affected agencies. Mitigation efforts shall include avoidance of wetlands, on-site wetland creation, restoration of riparian areas, and dedication of managed open space preserves. A detailed wetlands mitigation plan shall be developed through consultation with the jurisdictional agencies involved, and necessary permits shall be obtained prior to ground-disturbing activities and project construction on specific, affected areas.	Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. All necessary permits must be obtained prior to issuance of grading or building permits for those specific affected areas by the Mariposa County Planning Department. All required mitigation must be implemented as specified in permits. Inspections and monitoring will be conducted by the Planning Department and agencies issuing permits.
3.2-5	Impact of project construction and operation on special-status wildlife species and cumulative loss and degradation of wildlife habitat.	#03	Same as Mitigation Measure #03 above (see Impact 3.2-1).	Significant, Cumulative	Less Than Significant	Same as Monitoring Program for #03 above (see Impact 3.2-1).
3.2-6	Interference with the activities of night-active wildlife from project-related lighting.	#43	All lighting fixtures along access roadways and in parking areas shall be a cutoff design to reduce light spill and glare in adjacent areas, and shall be placed in locations which minimize the visual intrusion of the fixtures. Lighting in pedestrian walkways and the exteriors of	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Approval of the lighting plan, inspections and monitoring will be conducted by the

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			buildings shall be of low to moderate intensity utilizing light emitters appropriate for the purpose of the individual lighting fixture. Warm lighting with red spectrum emphasis is preferred over blue spectrum emphasis light frequencies. Lighting fixtures shall be designed to produce the minimum amount of light necessary to complete their intended function. The project proponent may propose an alternative to hooded lighting providing the alternative achieves the desired goal of restricting light to the premises and not into the sky. The applicant shall submit an outdoor lighting plan to the Planning Director for review and approval prior to the issuance of building permits for the structures on the site. The plan shall be prepared by a qualified professional. The outdoor lighting plan shall be reviewed by the Planning Director for conformance to the standards for night light reduction provided by the International Dark Sky Association.			Planning Department.
3.2-7	Reduction of water quality from project-related erosion into Big Creek.	#17	The project developer shall design, install and maintain onsite pollutant control measures during project construction and operation as required to obtain State Water Resources Control Board Construction Activity Storm Water	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The project developer and contractor will be required to obtain State

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			Permits and Waste Discharge Requirements, and to comply with Mariposa County Erosion and Sedimentation Policies for Construction Activities and the Topography and Soil Erosion requirements of the Fish Camp Town Planning Area Specific Plan. Such measures may include some or all of the following: sedimentation/detention ponds, silt fences, special inlet structures and hydroseeding. Parking lot and roadway drainage shall be directed away from Big Creek and into the onsite pollutant control facilities.			permits prior to the commencement of construction. Storm Water Pollution Prevention Plans and project drainage facilities design must be approved and permits issued by the Regional Water Quality Control Board. Inspection and monitoring will be conducted by the Regional Water Quality Control Board and Resource Conservation District.
3.2-8	Increased wildlife mortality due to collisions with traffic generated by the proposed project.	#05A	A one time payment in the amount of \$5,000.00 shall be made to Mariposa County for the purpose of care of injured wildlife in and around Fish Camp. The County shall be responsible for management of the fund and distribution of the fund resources to the proper authorized agency within the County or other non-profit organization performing such service.	Significant, Cumulative, Unavoidable	Significant, Cumulative, Unavoidable	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The County shall be responsible for establishing and administering the fund. Decisions on appropriation of fund resources shall be made by the Mariposa County Board of Supervisors.
3.2-9	Increased disturbance to wildlife by people and pets.	#06	Domestic animals owned by guests and residents shall be required to be under owners' control at all times. This shall be accomplished through means of enclosures or leash	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Information regarding

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			control. Hunting shall be prohibited on the project site, and “no hunting” signs shall be posted. Bear-proofing of refuse containers, design and operations of food service facilities, and garbage disposal practices are addressed in Mitigation Measure #13.			control of domestic animals, bear-proofing, and prohibition of hunting will be provided to guests and residents. Enforcement and monitoring will be conducted by project management and the Planning Department.
3.2-10	Interference with animal movement and migration. According to CDFG, the project is within the range of the Oakhurst Deer Herd and close to the boundary of the Yosemite Deer Herd. Deer very likely use the site and would be affected by the loss of habitat by the additional disturbance related to the project (human activity, pets, collisions with traffic) and by interference with migration patterns. The 1988 survey documented summer use of the project site by mule deer.	#07	Open space elements, wetland enhancement and restoration, reduced lighting, use of native vegetation for landscape, and wildlife screening shall be incorporated into the project design as shown on project plans and as included in other mitigation measures in this EIR. The project site shall not be fenced.	Potentially Significant, Cumulative	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Project plans shall be approved for compliance by the Planning Department. Inspections and monitoring will be conducted by the Planning Department and the Department of Fish and Game.
3.3-1	Lack of adequate access for emergency vehicles and emergency egress for wildfire evacuations of the project site.	#08	The project site plan shall be revised to provide for passage of a car and fire engine throughout the loop road; to provide for access via road or turfblock to Conference Center S2A to support a 50,000 pound load; and to provide a 50 foot radius turnaround for Conference Center S2B. Interior roadways shall consist of two nine-	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The revised site plan must be submitted to the Public Works Department and the Mariposa County Fire Department for approval prior to the

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			foot lanes with shoulders. Private fire access roads shall provide an all weather surface with a minimum paving width of 20 feet. Any gated access shall be approved by the Fire Department.			commencement of grading or construction. Inspections and monitoring will be conducted by the Public Works Department and the Fire Department.
3.3-2	Lack of adequate equipment to address a four-story structural fire on the project site, and lack of a local fire station that can accommodate such equipment.	#09	<p>The project developer shall be required to pay the cost of fire apparatus capable of reaching the peak of the hotel structure and providing an elevated stream to service interior operations from required standpipes (an aerial apparatus). The project developer shall be required to pay an incremental cost (estimated at 25 to 30 percent) to accommodate the additional equipment required to service the project site.</p> <p>Alternatively, the Fire Department will waive these requirements if the following measures are incorporated in the project design:</p> <ul style="list-style-type: none"> • The hotel/conference structure shall be constructed to Type II FR standards, Automatic Fire Protection Sprinklers per NFPA 13. • Fire suppression equipment shall be available to fire crews located on each floor; equipment shall include hose lines, nozzles, spare Self Contained Breathing 	Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The applicant may provide the equipment and undertake the construction, or provide an incremental share of funds to the Fire Department for those purposes. A fully executed agreement with the Fire Department describing the incremental cost or provisions for supplying equipment and fire station modifications (if applicable) shall be submitted to the Planning Department prior to issuance of any building permits for the project. If applicable, the Fire Department will establish a fund to provide for potential future reimbursement to the developer should any additional eligible

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			<p>Apparatus and bottles to support interior operations. All equipment shall be approved by and become the property of the Mariposa County Fire Department.</p> <ul style="list-style-type: none"> • All enclosed spaces within the hotel/conference center shall be finished and protected per NFPA 13. • Direct access shall be provided to the roof for the Fire Department, with surface treatment to allow movement. 			<p>projects be constructed in the Fish Camp response area. If alternative measures are selected, all equipment and design features must be approved by the Fire Department. Inspections and monitoring will be conducted by the Planning Department and the Mariposa County Fire Department.</p>
3.3-3	Lack of an adequate water distribution and storage system and lack of adequate fire flow for firefighting purposes on the project site.	#10	<p>The project developer shall complete the following improvements to the project water system:</p> <ul style="list-style-type: none"> • Provide a standpipe from the access roadway to service each conference center. • Provide a looped water system, rated dry barrel steamer hydrants, and provide for snow removal to serve the conference centers (refer to Mitigation Measure #13 below). • Provide four hydrants to serve the hotel. • Provide hydrants, PIV and FDC co-located to serve the hotel. 	Significant	Less Than Significant	<p>This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Two copies of the water system design, including fire flow and water storage, must be submitted to the Mariposa County Fire Department for approval prior to installation of the system. The water system must be operational and approved by the Fire Department prior to any framing construction. All fire hydrants must be 6 inch in diameter with a minimum of one 4 ½ inch and one 2 ½ inch</p>

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			<ul style="list-style-type: none"> • Provide hydrants located in the entry planter and in the planter in the rear of the commercial structure. • Provide an interior fire suppression system (sprinklering) for the small conference centers, cabins, and commercial facility/shopowner living units. These structures shall meet the California Fire and Building Code requirements for an R1 occupancy, which includes automatic fire extinguishing systems, fire alarms and life safety requirements. • Provide fire flow and water storage as provided in Mitigation Measure #19. 			<p>connection. Design of fire hydrants must be approved by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker must be posted on an approved post three feet from the hydrant. Hydrants must be no closer than 50 feet nor further than 150 feet from structures. The interior automatic extinguishing systems and alarm systems must be monitored at the main hotel site. All fire extinguishing systems, including automatic sprinkler systems, Classes I, II, and III combined standpipes, Halon systems, and other special automatic extinguishing systems, and basement pipe inlets must be approved by the Fire Department and the Planning Department prior to installation, and must meet the appropriate NFPA or UBC standard. The Fire Department must witness all systems</p>

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						tests. Inspections and monitoring will be conducted by the Fire Department and the Planning Department.
3.3-4	Increased demand for fire protection services due to development of the proposed project, and lack of an adequate response time with current Fire Department staffing.	#11	The project developer shall provide staffing to supplement existing paid and volunteer staffing that is adequate to serve the facility and meet minimum interior attack requirements, and shall also provide a minimum of two EMT/First Responders on duty. A minimum of four individuals trained to meet Fire Department standards shall be available at all times. These requirements shall be included in a fully executed agreement between the Fire Department and the applicant. Staffing may be provided by SilverTip Resort Village employees who have completed required training. Dual egress systems shall be required from upper floors. All elevators shall accommodate ambulance gurneys for supine patients.	Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Staffing and training plans, evacuation plans and structural features must be approved by the Mariposa County Fire Department. A fully executed agreement regarding these items shall be submitted to the Planning Department prior to issuance of a Certificate of Occupancy for the proposed project. Monitoring will be conducted by the Fire Department.
3.3-5	Increased risk of wildland fires in a State Responsibility Area and the Sierra National Forest due to development of the proposed project.	#12	The project design shall comply with California Department of Forestry and Fire Protection State Responsibility Area Firesafe Requirements for driveway standards, gate standards, road standards, emergency water supply standards, fire hydrant standards, defensible space standards, and Title 14, Section 1270 <i>et seq.</i> of the	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. All applicable sections of Public Resources Code 4290 must be in compliance on the final fire inspection. Inspection and

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			California Code of Regulations, as outlined in the CDF letter dated September 21, 1999, and included in Appendix A of the Draft EIR.			monitoring will be conducted by CDF.
3.3-6	Lack of adequate emergency medical response to the proposed project.	#11	Same as Mitigation Measure #11 (see Impact 3.3-4).	Potentially Significant	Less Than Significant	Same as Monitoring Program for #11 above (see Impact 3.3-4).
3.3-7	Increased demand for law enforcement services due to development of the proposed project.		None required.	Less Than Significant		None required.
3.3-8	Increased demand for solid waste disposal services and use of the Mariposa County landfill.		None required.	Less Than Significant		None required.
3.3-9	Attraction of bears to the project site due to the presence of refuse containers and food service operations.	#13	Food service facilities design and operations, garbage disposal practices and storage containers shall be designed to prevent access by wildlife. All refuse containers shall comply with the County Ordinance for bear resistance, and locations shall be designed and maintained to remain accessible during snowy periods.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Inspections and monitoring will be conducted by the Health Department and Public Works Department.
3.3-10	Impact of the proposed project on maintenance of roads located within the boundaries of Yosemite Alpine CSD and need for snow removal on and adjacent to the project site.	#14	The project developer shall provide for maintenance of all on-site roads, including Fishcamp Lane between Highway 41 and the Silvertip Lane intersection. The project developer shall provide for snow removal on all on-site roads, including Fishcamp Lane and emergency access road(s), and to maintain access to refuse containers and the on-site wastewater and water system facilities. The project	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Evidence of contractual agreements or easements for use of roadways and plans for snow removal must be presented to the Public Works Department prior to issuance of a Certificate of Occupancy

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			developer may provide these services directly, or contract for these services. Only non-contaminated sand shall be used for snow removal to avoid contamination of wells. Access to all project facilities shall be provided on the project site, unless contractual access agreements or easements are executed with the owner(s) of off-site private roads.			for the project. Inspections and monitoring will be conducted by the Public Works Department.
3.3-11	Increased demand for electrical, propane and telecommunications services due to development of the proposed project.		None required.	Less Than Significant		None required.
3.3-12	Impacts on various utility providers which have easements and utility lines crossing the project site due to development of the proposed project.	#15	The project developer shall provide the Yosemite Alpine CSD and all other utility owners with facilities that cross the project site with access easements for maintenance and operation of wells, pipelines and electric lines. Easements shall be wide enough to allow for equipment access, as determined by the County Public Works Department, and not impair project landscaping. If any facilities need to be relocated to accommodate the proposed project, the project developer shall reach agreement with the utility owners to relocate the utility facilities as necessary to ensure that all necessary utilities can be extended and not interfere with the safe and efficient operation	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of the Tentative Parcel Map. Utility easements must be shown on the Parcel Map. Inspections and monitoring will be conducted by the Public Works Department.

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			of the project and the utilities.			
3.3-13	Increased attendance at schools in the Bass Lake Joint Union Elementary School District and Yosemite Union High School District due to development of the proposed project.	#16	Payment of statutory developer impact fees as required by State law and the local school districts.	Potentially Significant	Less Than Significant	Developer impact fees are paid upon issuance of building permits. The school districts are responsible for tracking and expending the fees.
3.3-14	Impacts related to construction and development of an on-site wastewater treatment system, water system, propane service, telephone and electrical systems.		See Sections 3.5, 3.7, and 3.8 of Draft EIR and Section 3.4 of Revised Draft EIR.	Potentially Significant		See Sections 3.5, 3.7, and 3.8 of Draft EIR and Section 3.4 of Revised Draft EIR.
3.3-15	Impacts of the proposed water system on other water systems serving the Fish Camp Town Planning Area.		None required.	Less Than Significant		None required.
3.3-16	Phasing of project improvements may have an adverse impact on public services.		None required.	Less Than Significant		None required.
3.4-1	Potential to degrade surface water quality due to onsite disposal of treated wastewater effluent.	#02R	Effluent discharged from the WWTP to the effluent disposal system shall comply with California Title 22 Effluent Standards. This shall include adequate disinfection, denitrification, oxidization, clarification, coagulation and filtration suitable for unrestricted landscape irrigation. The wastewater treatment process shall meet the reliability requirements of Title 22.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The Regional Water Quality Control Board and the Department of Health Services Office of Drinking Water will conduct inspections and monitoring. The Mariposa County Health Department will be the permitting authority for

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						any new wells and/or well seals.
		#03R	In order to prevent overloading of the subsurface disposal system, the winter subsurface disposal capacity shall be based on the maximum month average flow during the wet weather season (October – May) as determined by the County Environmental Health Department and Regional Water Quality Control Board.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Final design plans will be submitted to Regional Water Quality Control Board and Mariposa County Health Department for review and confirmation of design assumptions and required capacity. Inspections and monitoring will be conducted by the Regional Water Quality Control Board and Mariposa County Health Department.
		#04R	Leaching trenches shall be constructed to prevent fine soil migration into the drain rock. The subsurface disposal system shall be an engineered design, meeting approval of the Mariposa County Health Department and the Regional Water Quality Control Board and meeting the objectives stated above. A minimum 100 percent replacement area shall be set aside for use in the event of failure of the subsurface disposal system.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The engineered subsurface disposal system design must be submitted to the Regional Water Quality Control Board and Health Department for approval prior to the commencement of wastewater system construction. The Regional Water Quality

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						Control Board and County Health Department will conduct inspections and monitoring.
		#05R	The Project applicants shall investigate the use of reclaimed effluent for toilet flushing and fire suppression systems. If such systems are deemed feasible after review by the Mariposa County Health Department, DOHS, and the RWQCB one or both systems shall be included in final plans.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Results of feasibility studies shall be submitted to the County Health Department, DOHS and RWQCB. If deemed feasible by all agencies the approved concepts shall be incorporated in final plans for approval by the agencies. Inspections for compliance shall be performed by the County Building Department during construction.
3.4-2	Potential to degrade groundwater quality and groundwater supplies used for drinking water due to disposal of treated wastewater through subsurface disposal trenches.	#02R	Same as Mitigation Measure #02R (see Impact 3.4-1).	Potentially Significant	Less Than Significant	Same as Monitoring Program #02R (see Impact 3.4-1).
		#03R	Same as Mitigation Measure #03R (see Impact 3.4-1).	Potentially Significant	Less Than Significant	Same as Monitoring Program #03R (see Impact 3.4-1).
		#04R	Same as Mitigation Measure #04R (see Impact 3.4-1).	Potentially Significant	Less Than Significant	Same as Monitoring Program #04R (see Impact 3.4-1).

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		#06R	Groundwater shall be regularly monitored following commencement of operation of the leachfield system to ensure maintenance of water quality. In addition, background water quality data shall be obtained from the existing leachfield monitor wells (W-1, W-2, and W-3) to obtain baseline data on groundwater quality prior to submission to RWQCB for WDRs.	Potentially Significant	Less Than Significant	These measures will be included as conditions of approval of PUD 99-1 and CUP No. 267. The applicant will apply to RWQCB for WDRs and will receive the Order of the Regional Board with which the project must comply. The ongoing monitoring program will include monthly and annual written reports to be submitted to the RWQCB-Fresno office. Background monitoring will be completed prior to submission for WDRs.
		#07R	Water supply wells shall be constructed in accordance with minimum setback requirements from the subsurface disposal area as recommended in the Uniform Plumbing Code, California Well Standards, and County ordinance. Water wells shall meet all requirements and standards of the California Department of Water Resources for wellhead protection. Wells located downgradient of the subsurface disposal system shall be constructed with cement grout sanitary seals extending to a confining layer of unfractured bedrock (or to a minimum depth of 50 feet) to isolate the upper groundwater from drinking water	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The Regional Water Quality Control Board and the Department of Health Services Office of Drinking Water will conduct inspections and monitoring.

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			obtained from deep fractured rock. Existing septic systems on the project site shall be removed or abandoned in accordance with County ordinance.			
		#05R	Same as Mitigation Measure #05R above (see Impact 3.4-1).	Potentially Significant	Less Than Significant	Same as Monitoring Program #05R above (see Impact 3.4-1).
3.4-3	Construction of leachfields, tertiary effluent tanks and leachfield access road may result in removal of a significant number of trees on the project site.	#08R	Prior to any leachfield trench or related facilities excavation or grading, locations of all excavations and grading shall be marked clearly for inspection by Mariposa County Health Department personnel and the RWQCB. This field inspection shall be coordinated with the tree removal and replacement plan described in Mitigation Measure #41. Wherever feasible, the tree removal and replacement plan shall provide for the retention of all trees 6 inches or greater in diameter at breast height. Where trees 6 inches or greater in diameter at breast height are removed they shall be replaced on the perimeter of the leachfield area with similar varieties at a ratio of three trees planted for each tree removed. The tree removal and replacement plan shall specifically assess the survivability of remaining trees following excavation and utilization of the leachfields for effluent disposal. In the event survivability of remaining trees is assessed to be less than 90 percent, additional	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The Regional Water Quality Control Board and the County Health Department will conduct initial inspections. The tree removal plan will be submitted to the Planning Director who shall inspect the tree removal area before and after excavation and system operation to ensure maximum retention of mature trees.

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			compensatory plantings shall be made on the perimeter of the leachfield area. All plantings shall be performed under the direction of a landscape architect or certified arborist.			
3.4-4	Potential to degrade surface water quality and violate water quality standards due to runoff from project parking lots, roadways, snow removal, deicing agents and similar features and activities. Runoff could potentially affect water quality in Big Creek, adding sediment, hydrocarbons and other pollutants.	#09R	The project developer shall design, install and maintain onsite pollutant control measures during project construction and operation as required to ensure NPDES compliance, receipt of State Water Resources Control Board Construction Activity Storm Water Permits, and to comply with Mariposa County Erosion and Sedimentation Policies for Construction Activities and the Topography and Soil Erosion requirements of the Fish Camp Town Planning Area Specific Plan. If pollutant control measures require the placement of structures in “waters of the United States,” Clean Water Act Section 404 and Section 401 permits shall be obtained from the U.S. Army Corps of Engineers and RWQCB, respectively. Compliance shall include Best Management Practices and preparation of a Stormwater Pollution Prevention Plan (SWPP), including some or all of the following: sedimentation/detention ponds, silt fences, special inlet structures and hydroseeding. Parking lot and roadway drainage	Potentially Significant	Less Than Significant	Portions of the measure that are within the jurisdiction of the County will be included as a condition of approval of PUD 99-1 and CUP No. 267. Inspections for compliance with County requirements shall be performed by the County Building Department during construction. The project developer and contractor will also be required to obtain State permits prior to the commencement of construction. Storm Water Pollution Prevention Plans and project drainage facilities design must be approved and permits issued by the Regional Water Quality Control Board. For those matters not within the jurisdiction of the County, the Regional Water Quality Control Board and/or other agencies with regulatory

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			<p>shall be directed away from Big Creek and into the onsite pollutant control facilities. In addition, standards for discharge have been proposed by RWQCB as set forth below. Final discharge standards will be established by the RWQCB as a responsible agency during consideration of the SWPP and approval of plans.</p> <p>1. Discharges to Big Creek from any project source shall be free of suspended material in concentrations that cause nuisance or adversely affect beneficial uses. Noncompliance with this requirement will be determined when the discharge causes turbidity in Big Creek to increase more than:</p> <p>a. 1 Nephelometric Turbidity Unit (NTU) when background turbidity is between 0 and 5 NTU.</p> <p>b. 20 percent when background turbidity is between 5 and 50 NTU.</p> <p>c. 10 NTU when background turbidity is between 50 and 100 NTU.</p> <p>d. 10 percent when background turbidity is greater than 100 NTU.</p>			jurisdiction will have responsibility for inspection and monitoring.

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			<p>2. Monitor turbidity in discharges to Big Creek, and in Big Creek upstream and downstream from the point of discharge to Big Creek at least twice during significant rainfall events and at least weekly from November through June, and at least monthly from July through October, and submit the results of turbidity monitoring to the Regional Water Board in accordance with a monitoring and reporting program issued by the Regional Water Board's Executive Officer.</p> <p>3. If some or all of the existing constructed channels remain after project implementation, retain a California registered civil engineer or geologist to:</p> <ul style="list-style-type: none"> a. Assess at least once yearly in October the extent to which sediments have accumulated in the channels and the sidewall integrity of these channels, b. Evaluate the potential for the channels to discharge accumulated sediments to Big Creek, especially during periods of high flow, c. Certify that the channels 			

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				Before Mitigation	After Mitigation	
			<p>do not pose a threat to water quality in Big Creek for sediment discharges or, if this is not possible, a work plan and implementation schedule for modifications that ensure that sediment discharges from channels do not pose a water quality threat, and</p> <p>d. Submit the results of the assessment to the Regional Water Board within 60 days following their completion in accordance with a monitoring and reporting program issued by the Regional Water Board's Executive Officer.</p> <p>4. Submit a work plan and implementation schedule for Regional Water Board's Executive Officer consideration for corrective measures should the discharge from constructed channels draining Big Meadow cause turbidity in Big Creek to exceed that stipulated in Item 1.</p>			
3.4-5	Creation or contribution of runoff water that could potentially exceed the capacity of existing or	#10R	The project developer shall design, install and maintain onsite runoff attenuation facilities with sufficient capacity to reduce 100-year project	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267.

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	planned stormwater drainage systems due to development of the proposed project.		stormwater runoff rates to those currently generated by the project site.			Project plans will be submitted to the Public Works Department, which will review plans and inspect the installation of required facilities for compliance with this measure.
3.4-6	Potential flood hazard to existing or proposed structures on the project site and existing residences east of Big Creek due to development of the proposed project.	#10R	Same as Mitigation Measure #10R above (see Impact 3.4-5).	Potentially Significant	Less Than Significant	Same as Monitoring Program for #10R above (see Impact 3.4-5).
3.4-7	Potentially significant environmental effects associated with construction of new storm drainage facilities due to development of the proposed project.		None required.	Less than Significant		None required.
3.4-8	Potential lack of a safe, adequate domestic water supply to serve the proposed project and existing development.	#11R	The project developer shall provide an on-site water storage tank or tanks adequate to meet project water demands consistent with standards contained in the most recently adopted Uniform Fire Code. The required storage volume shall be a minimum of 410,000 gallons.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Final water tank specifications will be determined during final project design by the State Department of Health Services Office of Drinking Water and the

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						Mariposa County Fire Department. The Office of Drinking Water of the State Department of Health Services and the Fire Department will conduct inspections and monitoring.
		#12R	Each well serving the proposed project shall be equipped with a recording flow meter to enable record keeping of the well's future performance output. Provisions for sampling and for sounding water levels shall be made for each well. Monthly static and pumping water levels shall be measured and recorded at each well site and selected wells around the facility during the peak demand months (May through October). During the winter months (November through April) data shall be collected bi-monthly.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Off-site wells to be monitored and sampling protocols will be selected in consultation with the State Department of Health Services Office of Drinking Water. Monitoring and reporting will be submitted to the Office of Drinking Water.
		#13R	The potable water supply from on-site wells shall meet the current parameters of California Drinking Water Standards or shall be treated to meet those standards. Wells serving the project site shall provide corrosion control treatment, such as zinc orthophosphate solution feeders.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Monitoring and reporting in compliance with State Drinking Water Standards will be submitted to the Office of Drinking Water
		#13RA	The project owner shall be required to ensure continuous supply of	Potentially Significant	Less Than Significant	This measure will be included as a condition of

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			<p>water for domestic purposes to Block D property owners, until the earlier of:</p> <p>a) A separate written agreement is achieved with a majority of the Block D property owners which establishes assurances of continued water supply satisfactory to such Block D owners; or</p> <p>b) A certificate of public convenience and necessity is issued by the California Public Utilities Commission (PUC) to the then existing owner of the water system that presently benefits the Block D property owners, which certificate and related PUC regulatory jurisdiction shall establish continued delivery of water to the Block D owners, on terms and conditions as shall be established by the PUC; or</p> <p>c) The Block D property owners establish arrangements with the Yosemite Alpine Community Service District, or other purveyors having all necessary governmental permits, for alternative domestic water supply sources.</p>			approval of PUD 99-1 and CUP No. 267. Monitoring will be conducted by the Planning Department.
3.4-9	Potential lack of an adequate water supply for landscape		None required.	Less Than Significant		None required.

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance		Monitoring Program
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	irrigation and water features for the proposed project.					
3.4-10	Potential drawdown of off-site wells on properties in the vicinity of the project site due to pumping from wells on the project site to serve the proposed project.		None required.	Less Than Significant		None required.
3.4-11	Potential lack of adequate fire flow to serve the project site.	#11R	Same as Mitigation Measure #11R above (see Impact 3.4-8).	Potentially Significant	Less Than Significant	Same as Monitoring Program for #11R above (see Impact 3.4-8).
		#12R	Same as Mitigation Measure #12R above (see Impact 3.4-8).	Potentially Significant	Less Than Significant	Same as Monitoring Program for #12R above (see Impact 3.4-8).
3.4-12	Construction of wastewater treatment facilities within the 100-year flood elevation of Big Creek may potentially affect water quality or may impede or redirect flood flows.		None required.	Less Than Significant		None required.
3.4-13	Potential existence of a groundwater contaminant plume or groundwater contamination under the project site.		None required.	Less Than Significant		None required.
3.4-14	Swimming pool drainage may have an adverse impact on operation of the	#14R	Interior and exterior pools shall be drained on alternating annual schedules and discharged to the	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance		Monitoring Program
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	wastewater treatment and disposal system and water quality.		wastewater treatment plant. Drainage of pools shall be conducted in the fall after the high occupancy season, when excess capacity exists in the treatment plant. The drainwater shall be dechlorinated and metered into the water reclamation plant over an extended period of 1 to 2 week duration and shall be diluted and mixed with influent wastewater in the flow equalization basin.			and CUP No. 267. Written notice of annual pool drainage shall be given to the Mariposa County Health Department prior to commencement of drainage. Monitoring shall be performed by the County Health Department and RWQCB.
3.4-15	Mariposa County has identified a problem with in-county capacity for disposal of biosolids removed in the treatment process.	#15R	Biosolids from the project shall be hauled to State certified out-of-county biosolids disposal or reuse site unless, and until, the Mariposa County Health Department finds that there is adequate in-county capacity for reuse or disposal.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Copies of shipping manifests for all biosolids disposal activity shall be provided to the County Health Department. Any subsequent authorization of in-county disposal shall be the responsibility of the County Health Department. Monitoring shall be performed by the County Health Department and RWQCB.
3.4-16	Phasing of project improvements may have an adverse impact on water quality.		None required.	Less Than Significant		None required.

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3.5-1	Air quality impacts related to construction activities, including excavation and grading operations, construction vehicle traffic and wind blowing over exposed earth. These activities will affect local air quality at various times during the build-out period of the project due to exhaust emissions and fugitive particulate matter emissions. The dry climate of the area during the summer months, combined with the fine, silty soils of the region, create a high potential for dust generation.	#31	<p>The following measures shall apply to construction-related activities for the proposed project:</p> <ul style="list-style-type: none"> • Alternatives to open burning of vegetative material on the project site shall be used whenever possible. Suitable alternatives are chipping, mulching, or conversion to biomass fuel. • Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction. • All material excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or violation of an ambient air standard. Watering shall occur at least twice daily, with complete site coverage. • All areas (including unpaved roads) with vehicle traffic shall be watered or have a dust palliative applied as necessary 	Potentially Significant	Less Than Significant	These measures will be included as a condition of approval of PUD 99-1 and CUP No. 267. The project developer will include these measures in all construction contracts. Inspections and monitoring will be conducted by the Planning Department and the Mariposa County Air Pollution Control District.

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			<p>for stabilization of dust emissions.</p> <ul style="list-style-type: none"> • All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads. • All land clearing, grading, earth moving or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 miles per hour. • All inactive portions of the construction site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, non-toxic soil stabilizers shall be applied (according to manufacturers' specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours). Acceptable materials that may be used for chemical soil stabilization include petroleum resins, asphaltic emulsions, acrylics, and adhesives that do not violate Regional Water Quality Control Board or California Air Resources Board standards. 			

Impact No.	Impact	Mitigation No.	Mitigation Measure	Level of Significance		Monitoring Program
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			<ul style="list-style-type: none"> • Paved streets adjacent to construction sites shall be swept or washed at the end of each day, or as required to remove excess accumulations of silt and/or mud that may have resulted from activities at the construction site. • All material transported off-site shall either be sufficiently watered or securely covered to prevent public nuisance. • Ground cover shall be re-established on the site through seeding and watering. • During initial grading, earthmoving, or site preparation, a 100-foot paved (or palliative-treated) apron shall be constructed, extending onto the construction site from the adjacent paved roads where vehicles and equipment egress. 			
3.5-2	Regional air quality impacts related to increases in regional emissions associated with vehicle trips to and from the project site. These emissions have been calculated and are described in Appendix R of the Draft EIR. Total emissions associated with the proposed project are presented in Table	#32	The project shall reserve area within the project site for a bus stop to be used by regional transit vehicles if transit service is extended to the Fish Camp area in the future.	Potentially Significant (ozone) Less Than Significant (PM10)	Less Than Significant	This measure will be included as a condition of approval for PUD 99-1 and CUP No. 267. Final construction plans will be reviewed for compliance with this measure.

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	3.5-2 for the two ozone precursors (ROG and NO _x) and PM10.					
		#33	Secure bicycle parking facilities shall be installed on the project site.	Potentially Significant (ozone) Less Than Significant (PM10)	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Final construction plans will be reviewed for compliance by the Planning Department. Inspections and monitoring will be conducted by the Planning Department.
		#34	Traffic flow improvements that reduce traffic congestion and emissions, and are not considered substantially growth-inducing, shall be installed. Refer to Mitigation Measure #39.	Potentially Significant (ozone) Less Than Significant (PM10)	Less Than Significant	Refer to Mitigation Measure #39.
3.5-3	Regional air quality impacts related to increases in regional emissions associated with wood burning, combustion of LPG fuel, landscaping activities and consumer products. These emissions have been calculated and are described in Appendix R of the Draft EIR. Total emissions associated with the proposed project are presented in Table 3.5-2 for the two ozone precursors (reactive organic	#35	Electrical or alternatively-fueled equipment (such as propane or other alternative fuels as approved by the County Health Officer) shall be used for maintenance of the project. Equipment shall include service vehicles and landscape maintenance equipment for which electrical or alternatively-fueled substitutes are available and practical for a development of this size.	Potentially Significant (ozone) Less Than Significant (PM10)	Less Than Significant	This measure will be included as a condition of approval for PUD 99-1 and CUP No. 267. This is an ongoing condition upon commencement of any component of the resort operation. Inspections and monitoring will be conducted by the Mariposa County Air Pollution Control District.

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	gases and nitrogen oxide) and PM ₁₀ .					
		#36	The project shall incorporate the use of energy-efficient lighting (including controls) and process systems such as water heaters, furnaces, and boiler units, and energy-efficient and automated controls for air conditioning.	Potentially Significant (ozone) Less Than Significant (PM10)	Less Than Significant	This measure will be included as a condition of approval for PUD 99-1 and CUP No. 267. Final construction plans will be reviewed for compliance by the Building Department and the Mariposa County Air Pollution Control District. Inspections and monitoring will be conducted by the Planning Department and the Mariposa County Air Pollution Control District.
		#37	Open-hearth fireplaces shall not be permitted on the project site; woodstoves or LPG-fired decorative fireplaces will be allowed. All wood-burning devices shall be EPA-certified Phase II. No rooms or structures shall be heated solely by wood burning. Each room/structure in the project must be equipped with a conventional heating device (propane or electric) with sufficient capacity to heat all areas without reliance on wood burning heating devices.	Potentially Significant (ozone) Less Than Significant (PM10)	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Final construction plans will be reviewed for compliance by the Building Department and the Mariposa County Air Pollution Control District. Inspections and monitoring will be conducted by the Planning Department and the Mariposa County Air Pollution Control District.
3.5-4	Local air quality impacts related to increases in carbon monoxide emissions		None required.	Less Than Significant		None required.

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	associated with vehicle trips to and from the project site. Vehicular traffic attracted to the site will affect local air quality along streets providing access to the site. On the local scale, the pollutant of greatest concern is carbon monoxide.					
3.5-5	Local air quality impacts related to wood smoke emitted from fireplaces in residential units and retreat cabins/conference center.	#37	Same as Mitigation Measure #37 above (see Impact 3.5-3).	Potentially Significant	Less Than Significant	Same as Monitoring Program #37 above (see Impact 3.5-3).
3.5-6	Impacts related to the on-site wastewater treatment facilities, which would be a potential source of odors. The plant headworks area and process tanks can be expected to have a characteristic odor during normal operation. During periods of upset or breakdown, the emergency storage pond would have a high potential for odors. The drying and handling of biosolids (sludge) is another potential source of odors. The storage and application of tertiary-treated and disinfected effluent that will occur near the southwest corner of the site will have a very low potential for odor.	#38	Wastewater collection and treatment facilities shall be constructed with odor containment, ventilation and scrubbing systems so that odors cannot be detected beyond the plant boundary. The emergency storage pond shall be equipped with aerators and washdown facilities to control odor emissions during emergency use.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Inspections and monitoring will be conducted by the Mariposa County Air Pollution Control District and the Health Department.

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3.6-1	Increased trips on project area roadways and the Highway 41/Fishcamp Lane intersection due to development of the proposed project. Primary access to the project site will be via Highway 41. Table 3.6-2 shows project trip generation calculations, and Table 3.6-3 shows the results of the intersection/segment capacity analysis.	#39	The project developer shall install a left turn lane for northbound traffic at the intersection of Highway 41 and Fishcamp Lane prior to occupancy and use of the proposed project.	Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. An encroachment permit must be obtained from Caltrans for any work within the State right-of-way. Engineering drawings of all work must be prepared in metric and submitted with the application. Work planned within the State right-of-way must be performed to State standards and specifications. Plans for said work must be reviewed and approved by the Caltrans Permit Department before a permit will be issued. The improvement must be completed prior to issuance of a Certificate of Occupancy by the Planning Department. Inspections and monitoring will be conducted by Caltrans and the County Public Works Department.
3.6-2	Cumulative impacts of increased trips on project	#39	Same as Mitigation Measure #39 above (see Impact 3.6-1).	Significant, Cumulative	Less Than Significant	Same as Monitoring Program #39 above (see

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	area roadways and the Highway 41/Fishcamp Lane intersection due to development of the proposed project and other traffic growth in the study area. Table 3.6-3 shows the results of the intersection/segment capacity analysis under cumulative conditions.					Impact 3.6-1).
3.6-3	Impacts of on-site circulation due to development of the proposed project.	#40	One-way signs on breakaway posts shall be posted at all entrances and driveways along the one-way segments of the internal roadway system.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. A signage plan must be submitted for approval by the County Public Works Department, and signs installed at approved locations prior to issuance of a Certificate of Occupancy by the Planning Department. Inspections and monitoring will be conducted by the Public Works Department.
3.6-4	Phasing of project improvements may have an adverse impact on onsite circulation.		None required.	Less Than Significant		None required.
3.7-1	Alteration of the existing visual quality of the project	#41	Development of the project site shall be consistent with the project plans reviewed and approved by the	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1

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	<p>site, obstruction of existing visual resources, obstruction of a scenic vista or view open to the public from Highway 41 due to development of the proposed project, and development of a structure which exceeds the height standards of the Fish Camp TPA Specific Plan. See Impact #3.1-1.</p>		<p>Planning Commission and Board of Supervisors to assure compatibility of the proposed development with the scenic value of the area. No changes to the site plan, exterior design, color, or materials of any structure or landscaping shall be permitted without the written approval of the Planning Director. Signage shall be reviewed and approved by the Planning Commission for design consistency and lighting intensity. A tree survey of areas to be affected by development shall be conducted to determine the number and size of mature trees proposed to be removed. Mature trees proposed to be removed shall be indicated on final site plans. A tree removal and replacement plan for mature trees shall be prepared by a licensed landscape architect based upon accepted industry standards for approval by the Planning Director. Replacement trees for mature trees shall be a minimum size of 15 gallons. In conducting the review of the plans, the Planning Director shall apply the site development standards, building and structure design standards, landscaping standards, and sign standards, as presently apply to commercial uses in the County of Mariposa's Scenic Highway Overlay Zone. In addition, any above ground storage</p>			<p>and CUP No. 267. A mature tree removal and replacement plan, including proposed locations for replacement plantings, will be submitted to the Planning Director by the project developer. The Planning Director will approve the number and location of replacement trees to be planted. Monitoring will be conducted by the Planning Department.</p>

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			tanks shall be screened from view from Highway 41.			
		#02	Same as Mitigation Measure #02 above (see Impact 3.1-2).	Potentially Significant	Less Than Significant	Same as Monitoring Program #02 above (see Impact 3.1-2).
3.7-2	Damage to scenic resources such as trees, rock outcroppings, and historic buildings within a state scenic highway due to development of the proposed project.		None required.	Less Than Significant		None required.
3.7-3	Creation of an aesthetically offensive site open to public view due to development of the proposed project.	#41	Same as Mitigation Measure #41 above (see Impact 3.7-1).	Potentially Significant	Less Than Significant	Same as Monitoring Program #41 above (see Impact 3.7-1).
		#42	Landscaping with native coniferous species shall be installed to screen views of the project site from roadways and neighboring properties. A landscaping plan shall be submitted to and approved by the Planning Director prior to issuance of a grading or building permit. Landscaping shall include plantings designed to screen water storage tanks. In conducting the review of the plans, the Planning director shall apply the site development standards, building and structure design standards, landscaping standards, and sign standards, as presently apply to commercial uses in the County of	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Approval of the landscaping plan, inspections and monitoring will be conducted by the Planning Department.

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			Mariposa's Scenic Highway Overlay Zone. In addition, any above ground storage tanks shall be screened from view from Highway 41.			
3.7-4	Substantial increase in light and glare in the project area due to development and operation of the proposed project.	#43	Same as Mitigation Measure #43 above (see Impact 3.2-6).	Potentially Significant	Less Than Significant	Same as Monitoring Program #43 above (see Impact 3.2-6).
3.7-5	Cumulative change in the visual character of Fish Camp due to development of the proposed project, in conjunction with other cumulative development.		None required.	Less Than Significant, Cumulative		None required.
3.8-1	Potential disturbance or destruction of Areas A and B of Site P-22-000594; CA-MRP-000280/H; Fish Camp Site #1, due to construction of the proposed project. Area A includes two prehistoric bedrock milling stations within the APE of the proposed project and the remaining structure of the 1944/45 Silvertip Lodge; Area B is interpreted as a prehistoric occupation site.	#44	Any underground construction (e.g., excavation of foundations, installation of electrical, utility, water or sewage systems, or other services requiring trenching) in Areas A and B of Site CA-MRP-000280/H shall be preceded by archaeological test excavations undertaken by professional archaeologists and a qualified Native American observer. Excavation test results shall be circulated to the appropriate agencies and historical resources information center. If substantial subsurface deposits are discovered, the archaeologist shall immediately report these findings and	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The Planning Department will monitor and verify compliance with this mitigation measure. Compliance with this measure will be required prior to issuance of any grading or building permits by the Public Works Department and Planning Department. The Public Works Department and Planning Department will also

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			recommended mitigation measures to the Mariposa County Planning Department for final determination and approval.			monitor site construction activities. The Native American observer must be authorized by the Native American Heritage Commission, Sacramento.
		#45	In the event that construction plans entail maximum use of the proposed project site, the developer shall convene and work closely with a professional archaeologist and a qualified Native American Observer to avoid or mitigate potential impacts upon prehistoric and historical resources which are known to be present within the project APE.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The Planning Department will monitor and verify compliance with this mitigation measure. Compliance with this measure shall be required prior to issuance of any grading or building permits by the Public Works Department and Planning Department. The Public Works Department and Planning Department will also monitor site construction activities.
		#46	In the event that construction is contemplated within the boundaries of Site CA-MRP-000280/H, mitigative investigations shall be conducted on and within Areas A and B which would likely be impacted by construction or development (including, but not limited to, construction or leveling of pads for buildings, grading of	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The Planning Department will implement and monitor this measure by requiring compliance with this measure prior to approval of any permits in Areas A

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			access roads, footpaths, trails, and/or other undertakings or improvements) requiring ground disturbance.			or B. The Planning Department will also implement the measure via review and approval of the findings and mitigation measures recommended by the archaeologist.
3.8-2	Potential disturbance or destruction of Site P-22-000180; CA-MRP-000624H; Fish Camp Site #2, Madera Sugar Pine Railroad, due to construction of the proposed project.		None Required.	Less Than Significant		None required.
3.8-3	Disturbance or destruction of buried or concealed archaeological or historical cultural resources during land clearing, surface modification, excavation, construction, or initiation of other project-related activities. Such cultural phenomena include but are not limited to archaeological and historical sites, features, artifacts, and other types of potentially significant remains. Isolated or scattered inhumations (burials), caches of artifacts or objects that were lost, discarded or buried, or other remains of cultural resource significance might be found	#47	When access roads are constructed from Highway 41 and other existing roads into the proposed STR area, in view of the potential presence of subsurface remains which might not have been detected during surface inspection, construction of road or trail alignments shall be monitored by a qualified professional archaeologist.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The developer shall include these requirements in any construction contracts and specifications for the project. The construction superintendent and all construction personnel who will be involved in road and trail construction shall sign documents acknowledging that they have been informed of these requirements and will comply. Construction activities will be monitored and any

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	during project-related activities.					necessary notification provided by the Department of Public Works and the Planning Department.
		#48	In the event that human remains, however fragmentary or displaced from their context, are discovered within the APE of the proposed project, the Mariposa County Coroner, the American Indian Council of Mariposa County, and the Native American Heritage Commission, Sacramento shall be notified immediately.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The developer shall include these requirements in any construction contracts and specifications for the project. The construction superintendent and all construction personnel who will be involved in ground-disturbing activities during project construction shall sign documents acknowledging that they have been informed of these requirements and will comply. Construction activities will be monitored and any necessary notification provided by the Department of Public Works and the Planning Department.
		#49	In the event of discovery of undocumented archaeological or historical cultural resources on the project site, the contractor, project	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The

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			manager or other responsible official shall order discontinuation of activities in the locality of the discovery. The Mariposa County Planning Department shall be notified immediately, who shall then also notify the American Indian Council of Mariposa County. A qualified professional archaeologist shall be consulted immediately for an on-site inspection and evaluation of the significance of the find or finds relative to CEQA criteria and identification of appropriate mitigation, if indicated. These findings shall be submitted to the Planning Department for final determination of any required action or mitigation.			developer shall include these requirements in any construction contracts and specifications for the project. The construction superintendent and all construction personnel who will be involved in ground-disturbing activities during project construction shall sign documents acknowledging that they have been informed of these requirements and will comply. Construction activities will be monitored and any necessary notification provided by the Department of Public Works and the Planning Department.
3.9-1	Impacts of project-related traffic noise on noise-sensitive land uses due to operation of the proposed project. The FHWA model was employed to determine future traffic noise levels for the year 2020 both with and without the proposed project. The results of the future traffic noise analysis are shown in Table 3.9-5.	#50	Significant traffic noise impacts along Fishcamp Lane shall be mitigated through use of barriers or alternative roadway pavement, as described below. Use of Barriers. Shielding by barriers can be obtained by placing walls, berms or other structures, such as buildings, between the noise source and the receiver. In addition, intervening topography can be an effective barrier for noise	Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. One of the two alternatives described in this measure shall be incorporated in final improvement plans submitted to the County for approval. Inspections and monitoring will be conducted by the Planning Department and

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			control. For the purposes of this project, a 6-foot tall barrier would be required. Alternative Roadway Pavement. Another means of reducing overall noise levels along Fish Camp Lane it to repave the roadway using a rubberized asphalt pavement.			Public Works Department.
		#50A	Any idling buses shall be required to locate along the north – northwest side of the hotel. Spaces shall be shown on the Final Site Plan and maintained at this location for this purpose	Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The applicant shall modify project plans to include this requirement. Review of plans, inspections and monitoring to ensure compliance will be conducted by the Planning Department.
		#50B	Parking lot snow removal shall be confined to an area at least 500 feet from the nearest residences between the hours of 10:00 p.m. and 7:00 a.m.	Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Inspections and monitoring to ensure compliance will be conducted by the Planning Department.
3.9-2	Impacts of construction noise on noise sensitive uses due to project-related construction activities. During the	#51	Grading and construction activities shall be limited to weekdays between the hours of 8:00 a.m. and 7:00 p.m. All construction	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The

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	<p>construction phases of the project, noise from construction activities will dominate the noise environment in the immediate area. Activities involved in construction will generate noise levels as indicated in Table 3.9-6, ranging from 70 to 90 dBA at a distance of 50 feet. Construction activities would be temporary in nature, typically occurring during normal working hours. The most important project-generated noise source will be truck traffic associated with transport of heavy materials and equipment.</p>		<p>equipment shall be equipped with properly operating muffling devices.</p>			<p>applicant shall include this requirement in project plans and specifications used by the project contractor. Inspections and monitoring will be conducted by the Planning Department.</p>
		#51A	<ol style="list-style-type: none"> 1. Temporary power shall be installed prior to construction. No electrical generators shall be located on site. 2. All portable compressors shall be located in enclosures and shielded from residences. 3. Exterior and interior framing activities and other activities which will require driving of nails, staples or fasteners, shall be conducted using pneumatic nailers, or electric drills and nailers. Hammers shall not be used for these activities, 	Potentially Significant	Less Than Significant	<p>This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The applicant shall include this requirement in project plans and specifications used by the project contractor. Inspections and monitoring will be conducted by the Planning Department.</p>

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			<p>whenever feasible.</p> <p>4. As a means of ensuring that mobile equipment will not exceed acceptable noise levels at adjacent residences, the wing setbacks shall be maintained. Where these setbacks cannot be maintained, additional mitigation measures shall be incorporated into the project design, including the construction of temporary noise barriers. The table in Mitigation Measure #51A provides the required setbacks to achieve the maximum noise level criterion of 75 dBA.</p>			
3.9-3	Noise impacts related to operation of the wastewater treatment plant for the proposed project. Noise sources associated with wastewater treatment plants generally include pump motors, backup diesel generators and filtration systems. Generally, pumps and the associated motors are located inside of buildings or are submerged, and are relatively quiet. Noise level data provided for electric pump motors indicate that the linear sound power level associated with the 50 horsepower (hp) motor is	#52	Wastewater treatment plant pumping equipment which may operate during the nighttime hours shall not exceed an hourly average noise level of 40 dBA L_{eq} at the project property line or at adjacent residential property lines. Routine testing of emergency generators shall be conducted during the daytime periods. Emergency generators shall not exceed an hourly average noise level of 50 dBA L_{eq} at the project property line or at adjacent residential property lines.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. At the time plans are submitted for construction of the wastewater treatment plant and related equipment, the applicant shall provide an acoustical analysis prepared by a qualified acoustical consultant which demonstrates that the standards in this measure for wastewater treatment plant equipment will be met. Verification of compliance shall be

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	<p>approximately 84 dB. The linear sound power level associated with the 100 hp motor is approximately 85 dB. Filtration systems include small motors and mechanical apparatus. These types of noise sources are quiet. If mechanical equipment is not maintained and kept in good working order, the equipment can become noisy due to worn bearings, etc. Backup diesel-powered generators are needed in the event of power failures, and are used for pumping effluent to higher elevations. In addition, diesel generators are routinely exercised on a monthly basis during daytime hours. Although most emergency operations are exempted from local noise ordinances and regulations, the monthly exercising of equipment is not exempted. Noise level data collected at a lift station in Folsom, California for a Kohler Model 180ROZJ-R stand-by emergency diesel powered generator is 70 dBA at a distance of 75 feet. The distance to the 50 dBA L_{eq} noise level contour is</p>					submitted to the Planning Department prior to issuance of a building permit.

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	predicted to be 700 feet.					
		#53B	<ol style="list-style-type: none"> 1. All mechanical equipment associated with the hotel, including heating and ventilation, cooling towers, chillers, and heat exchangers shall be located inside an equipment room. As an alternative, all mechanical equipment associated with the project hotel shall demonstrate that overall noise levels will not exceed 45 dBA at a distance of 100 feet from the hotel façade. 2. The individual hotel rooms shall not include individual through-wall heating and ventilation units. Temperature control equipment shall be located inside an equipment room. 3. Heating units for individual cabins shall be located inside of buildings. No air conditioning units shall be included in the individual cabins. 4. Mechanical equipment associated with the commercial center shall be located inside a mechanical room. As an alternative, roof-top mechanical equipment 	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. The applicant shall include this requirement in project plans and specifications used by the project contractor. Inspections and monitoring will be conducted by the Planning Department.

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			<p>associated with the commercial center shall not produce noise levels which exceed 50 dBA at a distance of 50 feet from the individual piece of equipment. In addition, roof-top parapets shall be constructed which shield all equipment from adjacent residences. It shall be demonstrated to the satisfaction of the Mariposa County Planning Department that roof-top mechanical equipment associated with the commercial center will not exceed 40 dBA at the adjacent residences. If equipment contains tones or repetitive impulsive sounds, the standard for those noise sources shall be 35 dBA.</p> <p>5. All pumps and associated motors at the proposed wastewater treatment plant shall either be located inside buildings, or submerged.</p> <p>6. Mechanical equipment associated with the wastewater treatment plant, such as filtration systems shall be maintained and in good working order.</p> <p>7. It shall be demonstrated to the satisfaction of the Mariposa County Planning Department</p>			

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			that equipment associated with the daily operations of the treatment plant will not exceed 40 dBA at the adjacent residences. If equipment contains tones or repetitive impulsive sounds, the standard for those noise sources shall be 35 dBA.			
3.9-4	Noise impacts associated with project heating, ventilation and air conditioning equipment. Heating, ventilation and air conditioning equipment can be a major noise source. The equipment includes kitchen exhaust vents, packaged air conditioning units and cooling towers. This type of equipment is often located on rooftops where there is little to no shielding from building facades. It is difficult to assess noise impacts associated with these types of noise sources until equipment is specified and building construction details are available. However, estimates of noise levels can be provided.	#53	Noise mitigation measures shall be included in the design of the structures to be provided with heating, ventilation and air conditioning equipment to ensure that noise levels associated with the equipment do not exceed an exterior hourly noise level of 40 dBA L_{eq}/L_{50} at the nearest existing residences.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. At the time building plans are submitted, the applicant shall provide an acoustical analysis prepared by a qualified acoustical consultant which demonstrates that the standards in this measure for HVAC equipment will be met. Verification of compliance shall be submitted to the Planning Department prior to issuance of a building permit.
		#53B	Same as Mitigation Measure #53B above (see Impact 3.9-3).	Potentially Significant	Less Than Significant	Same as Monitoring Program #53B above (see Impact 3.9-3).

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3.9-5	Noise impacts associated with outdoor activities at the site, such as events using amplified sound, on surrounding residential neighborhoods.	#54	Outdoor events and activities using amplified sound shall comply with the following standards: interior noise levels 100 feet from the nearest residential use shall not exceed 45 hourly dB Leq as a result of the amplified sound during nighttime hours (10 p.m. to 7 a.m.) and 55 hourly dB Leq during daytime hours (7 a.m. to 10 p.m.).	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Monitoring will be conducted by the Planning Department.
		#54A	<ol style="list-style-type: none"> 1. All guests who register at the hotel after 10:00 p.m. shall have dedicated parking lot parking spaces located on the northwest side of the hotel. No additional parking shall be allowed on the southeast side of the hotel between 10:00 p.m. and 7:00 a.m. 2. No radios or other forms of amplified music shall be allowed on the exterior of the cabins or hotel between the hours of 10:00 p.m. and 7:00 a.m., except in accordance with Mitigation Measure #54. 3. All guests shall be informed of curfews and the need to restrict loud activities after 10:00 p.m. through posting at the front desk and in rooms. 	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Inspections and monitoring to ensure compliance will be conducted by the Planning Department.

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3.10-1	Potential for asbestos-containing material to be released during the demolition of the existing vacant Silvertip Lodge building, which could result in exposure by construction workers and community members to airborne asbestos. Airborne asbestos may cause carcinogenic effects.	#55	The project developer shall contract with a licensed asbestos inspector prior to commencement of demolition of the structure. If asbestos-containing materials (ACMs) are discovered, they must be removed by a licensed asbestos removal contractor in accordance with the asbestos demolition requirements developed by the U.S. Environmental Protection Agency in the National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation, 40 CFR, Part 61, Subpart M. Cal-OSHA and Cal-EPA hazardous waste regulations also apply in most cases.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Inspections and monitoring will be conducted by the licensed asbestos inspector, who shall certify to the Mariposa County Health Department and Air Pollution Control District that the project was completed in compliance with all asbestos related laws and regulations.
3.10-2	Potential existence of a groundwater contaminant plume or groundwater contamination under the project site.	#56	Additional groundwater sampling shall be conducted by the project applicant or other responsible party to determine whether there is a groundwater contaminant plume or groundwater contamination under the project site. If such contamination is found to exist, the project applicant or responsible party shall implement appropriate site remediation as directed by the County Health Department prior to issuance of a Certificate of Occupancy.	Potentially Significant	Less Than Significant	This measure will be included as a condition of approval of PUD 99-1 and CUP No. 267. Results of additional groundwater sampling must be presented to the Health Department and the Planning Department prior to the commencement of construction. If site remediation is required, evidence of successful remediation must be presented to the Health Department and the Planning Department. Inspections and

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						monitoring will be conducted by the Health Department, the Planning Department, and any affected state and federal agencies.
3.11-1	Increased demand for housing in the Fish Camp Town Planning Area resulting from development of the proposed project.		None required.	Less Than Significant		None required.
3.11-2	Reduction in the number of sites available for housing in the Fish Camp TPA due to the proposed Specific Plan Amendment.		None required.	Less Than Significant		None required.
3.12-1	Attraction of additional visitors to Yosemite National Park due to development of the proposed project.		None required.	Less Than Significant		None required.