

FINAL Environmental Impact Report

SilverTip Resort Village Project SCH #99091106

Prepared for:
County of Mariposa
Lead Agency
c/o Mariposa County

Prepared by:
Quad Knopf, Inc.

February, 2003



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Prepared for the Lead Agency:
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Chapter One
Introduction

CHAPTER ONE

INTRODUCTION

1.1 BACKGROUND AND PURPOSE

The *Draft Environmental Impact Report, SilverTip Resort Village Project*, dated July, 2001 was prepared to disclose, analyze, and provide mitigation measures for all potentially significant environmental effects associated with adoption and implementation of the proposed SilverTip Resort Village Project in Fish Camp, Mariposa County. Preparation of an Environmental Impact Report (EIR) is a requirement of the California Environmental Quality Act (CEQA) for all discretionary projects in California that have a potential to result in significant environmental impacts. As required under CEQA, the Draft EIR (EIR) was published and circulated for review and comment by responsible and trustee agencies and interested members of the public. The public review period established ran from July 1, 2001 through October 1, 2001.

In response to the circulation of the Draft EIR, comments were received on a variety of subjects, including those related to the surface hydrology and hydrogeology of the site and to the proposed on-site wastewater system. To address these concerns, a *Final Antidegradation Analysis* (September 2001) and a *Hydrogeologic Conditions and Wastewater Management Plan Supplemental Report* (March 2002) were prepared.

In addition to the reports prepared in response to comments on the Draft EIR related to hydrology and hydrogeology, following circulation of the Draft EIR, the applicant for the SilverTip Resort Village Project proposed a series of amendments to the *Fish Camp Town Planning Area Specific Plan*. The amendments were intended to supplement the request for amendments to the Specific Plan that were previously submitted by the applicant, which were presented in the Project Description and evaluated in the Draft EIR.

Figure 2-7 of the Draft EIR was also revised by the applicant to more accurately reflect the nature and location of the proposed domestic water storage tank and the proposed tertiary effluent tank. A final piece of information provided by the applicant in response to comments received on the Draft EIR related to the details of the phasing and timing of the project.

Section 15088 of the CEQA Guidelines provides that recirculation of an EIR should occur if significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review under § 15087, but before certification. Because the Draft EIR identified several potentially significant effects that are the subject of the information contained in the *Final Antidegradation Analysis* and *Hydrogeologic Conditions and Wastewater Management Plan Supplemental Report*, the County of Mariposa recirculated Section 3.4 of the Draft EIR.

As noted above, the Project Description was also modified to include additional amendments to the *Fish Camp Town Planning Area Specific Plan*. The County also determined that information

contained in the Phasing Plan prepared by the project applicant and modifications to Figure 2-7 related to the proposed domestic water tank and tertiary effluent tank might have a bearing on comments received on the Draft EIR, and constituted new information not available to the public that may relate to the project's environmental impact.

Due to the receipt of the new information after circulation of the Draft EIR, the County of Mariposa prepared a Revised Draft EIR. In accordance with § 15088.5(c) of the CEQA Guidelines, the County recirculated only the chapters and portions of the Draft EIR that were modified. As provided in § 15088.5(f)(2), the County of Mariposa requested that reviewers limit their comments on the Revised Draft EIR to the chapters and portions of the Draft EIR that were revised and recirculated. Mariposa County also elected to not respond to comments received during the initial Draft EIR circulation period pertaining to those portions of the Draft EIR that were recirculated. All other comments previously received on the Draft EIR that did not pertain to the recirculated portions of the Revised Draft EIR are responded to in this Final EIR, along with all comments received on the Revised Draft EIR during the additional 45 day review period, which ran from September 9, 2002 to November 1, 2002.

CEQA requires that a Final Environmental Impact Report (Final EIR) be prepared, certified, and considered by public decision-makers prior to taking action on a project. The Final EIR provides the Lead Agency (i.e., County of Mariposa) an opportunity to respond to comments received on the Draft EIR during the public review period, and to incorporate any additions or revisions to the Draft EIR necessary to clarify or supplement information contained in the Draft document.

1.2 SCOPE AND FORMAT

This document includes this chapter, Introduction, providing background and outlining the purpose, scope and format of the Final EIR. Chapter Two explains the public review process and lists all agencies and individuals who commented on the Draft EIR and Revised Draft EIR. Chapter Three consists of the actual letters and other summaries and statements, reproduced in their entirety. Chapter Four consists of responses to each written comment received on the Draft EIR and Revised Draft EIR. These responses are intended to supplement or clarify information contained in both documents, as appropriate, based on the comments and additional research or updated information. Each response follows the associated comment, which is summarized. Each letter has been numbered (e.g., Letter 1, Letter 2 for those letters received on the Draft EIR and Letter 1R, Letter 2R for those letters received on the Revised Draft EIR). Within each letter, individual comments are assigned an alpha-numeric identification. For example, the first comment on Letter 1 is Comment 1A, and the second is Comment 1B. The first comment on Letter 1R is Comment 1RA and the second is Comment 1RB. Chapter Five consists of summaries of oral and written statements received during public meetings and hearings held on the Draft and Revised Draft EIRs. Statements received during public meetings and hearings are responded to in Chapter Five in the same fashion as described above for Chapter Four. Chapter Six consists of a revised Table RS-1 which summarizes impacts and mitigation measures appearing in the Draft and Revised Draft EIRs, and

any additional mitigation measures described in this Final EIR. Appendices to this Final EIR consist of exhibits received with the identified comments and statements.

Due to the volume of comments received, Chapters One through Six of this Final EIR are presented in two volumes. Appendices are presented in three additional volumes.