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					<ul style="list-style-type: none"> 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 3.5-2 for the two ozone precursors (ROG and NOx) and PM10.	Potentially Significant (ozone) Less than Significant (PM10)	Less than Significant	#32 CUP Condition #48	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.	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.
				#33 CUP Condition #49	Secure bicycle parking facilities shall be installed on the project site.	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

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				#34 CUP Condition #55	Traffic flow improvements that reduce traffic congestion and emissions, and are not considered substantially growth-inducing, shall be installed. Refer to Mitigation Measure #39.	will be conducted by the Planning Department. 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 gases and nitrogen oxide) and PM ₁₀ .	Potentially Significant (ozone) Less than Significant (PM10)	Less than Significant	#35 CUP Condition #88	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. ...	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.
				#36 CUP Condition #50	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.	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

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					Subsequent to the language of the Draft EIR, the County initiated use of the Model Lighting Code of the International Dark Sky Association which incorporates these same performance standards.	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 CUP Conditions #51 and #52	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.	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 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,	Less than Significant			None required.	None required.

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	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.	Potentially Significant	Less than Significant	#37 CUP Conditions #51 and #52	Same as Mitigation Measure #37 above (see Impact 3.5-3).	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	Potentially Significant	Less than Significant	#38 CUP Condition #53	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.	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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	will occur near the southwest corner of the site will have a very low potential for odor.					
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.	Significant	Less than Significant	#39 CUP Condition #55	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. <u>No encroachment or placement of fill shall occur in jurisdictional waters of the U.S. during construction or operation of the proposed left turn lane. Runoff from the additional pavement shall not be discharged to the pond, other surface waters, or wetland areas without compliance with NPDES requirements for treatment and control as set forth in Mitigation Measure #09R. In addition, a qualified professional archaeologist shall monitor all construction activity during installation of the left turn lane. In the event subsurface cultural resources are encountered or otherwise disturbed, all work shall cease until a complete evaluation is undertaken and a plan for resource preservation and/or recordation is implemented by Caltrans in accordance with Section 15064.5 of the CEQA Guidelines.</u>	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 for all work within the Caltrans right-of-way, including assurance that water quality objectives are met and cultural resource

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						monitoring and protections are implemented. Inspections and monitoring within County right-of-way will be performed by the County Public Works Department.
3.6-2	Cumulative impacts of increased trips on project 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.	Significant, Cumulative	Less than Significant	#39 CUP Condition #55	Same as Mitigation Measure #39 above (see Impact 3.6-1).	Same as Monitoring Program #39 above (see Impact 3.6-1).
3.6-3	Impacts of on-site circulation due to development of the proposed project.	Potentially Significant	Less than Significant	#40 CUP Condition #57 and LDA Conditions #3 and #8	One-way signs on breakaway posts shall be posted at all entrances and driveways along the one-way segments of the internal roadway system.	This measure will be included as a condition of approval of PUD 99-1, CUP No. 267 and LDA 1511. 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

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						will be conducted by the Public Works Department.
3.6-4	Phasing of project improvements may have an adverse impact on onsite circulation.	Less than Significant			None required.	None required.

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3.7-1	Alteration of the existing visual quality of the project 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.	Potentially Significant	Less than Significant	#41 CUP Conditions #58, #59, and #60	Development of the project site shall be consistent with the project plans reviewed and approved by the 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 tanks shall be screened from view from Highway 41.	This measure will be included as a condition of approval of PUD 99-1 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.

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				#02	Same as Mitigation Measure #02 above (see Impact 3.1-2).	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.	Less than Significant			None required.	None required.
3.7-3	Creation of an aesthetically offensive site open to public view due to development of the proposed project.	Potentially Significant	Less than Significant	#41 CUP Conditions #58, #59 and #60	Same as Mitigation Measure #41 above (see Impact 3.7-1).	Same as Monitoring Program #41 above (see Impact 3.7-1).
				#42 CUP Conditions #61 and #62	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 Mariposa's Scenic Highway Overlay Zone. In addition, any above ground storage tanks shall be screened from view from Highway 41.	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.
3.7-4	Substantial increase in	Potentially	Less than	#43	See note, Mitigation Measure #36 (see	See note, Mitigation Measure

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	light and glare in the project area due to development and operation of the proposed project.	Significant	Significant	CUP Condition #63	Impact 3.9-6).	#36 (see Impact 3.9-6).
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.	Less than Significant, Cumulative			None required.	None required.

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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.	Potentially Significant	Less than Significant	#44 CUP Condition #64	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 recommended mitigation measures to the Mariposa County Planning Department for final determination and approval.	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 monitor site construction activities. The Native American observer must be authorized by the Native American Heritage Commission, Sacramento.
				#45 CUP Conditions #64, #66, #67 and #68	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. <i>The Mitigation Measure is implemented leaving the language of the measure for the use of the independent responsible agencies and requiring certification of</i>	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

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					<i>compliance to the Planning Department.</i>	Department. The Public Works Department and Planning Department will also monitor site construction activities.
				#46 CUP Condition #65	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 access roads, footpaths, trails, and/or other undertakings or improvements) requiring ground disturbance.	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 or B. The Planning Department will also implement the measure via review and approval of the findings and mitigation measures recommended by the archaeologist.
3.6-2	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.	Less than Significant			None Required.	None required.

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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 during project-related activities.	Potentially Significant	Less than Significant	#47 CUP Condition #66	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.	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 necessary notification provided by the Department of Public Works and the Planning Department.

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				#48 CUP Condition #67	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.	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.