

Impact No.	Impact	Level of Significance Before Mitigation	Level of Significance After Mitigation	Mitigation No.	Mitigation Measure	Monitoring Program
				#49  CUP Condition #68	In the event of discovery of undocumented archaeological or historical cultural resources on the project site, the contractor, project 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.	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.

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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.	Significant	Less than Significant	#50 CUP Condition #69	<p>Significant traffic noise impacts along Fishcamp Lane shall be mitigated through use of barriers or alternative roadway pavement, as described below.</p> <ul style="list-style-type: none"> <li>• 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 control. For the purposes of this project, a 6-foot tall barrier would be required.</li> <li>• Alternative Roadway Pavement. Another means of reducing overall noise levels along Fish Camp Lane is to repave the roadway using a rubberized asphalt pavement.</li> </ul> <p><i>◊ The proposed Mitigation Measure recommends but does not mandate the use of urban noise control features inconsistent with rural character. The project condition imposes performance standards subject to County review.</i></p>	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 Public Works Department.
				#50A CUP Condition #71	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	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.

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				#50B <i>Additional Mitigation Measure. Not required to reduce impact to Less than Significant Level.</i>  CUP Condition #89	Parking lot snow removal within the commercial structure "C" parking lots shall not occur between the hours of 10:00 p.m. and 7:00 a.m.	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 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	Potentially Significant	Less than Significant	#51  CUP Condition #72	Grading and construction activities shall be limited to weekdays between the hours of 8:00 a.m. and 7:00 p.m. All construction equipment shall be equipped with properly operating muffling devices.	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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	hours. The most important project-generated noise source will be truck traffic associated with transport of heavy materials and equipment.					
				#51A  CUP Condition #72 and #73	<ol style="list-style-type: none"> <li>1. Temporary power shall be installed prior to construction</li> <li>2. All portable compressors shall be located in enclosures and shielded from residences.</li> <li>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, whenever feasible.</li> <li>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 (See Table following Impact 3.12-1).</li> </ol>	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. <u>The applicant shall hire and pay for any noise consultants required by the County to assist it in its duties under this mitigation measure.</u>

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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	Potentially Significant	Less than Significant	#52 CUP Condition #79	Wastewater treatment plant pumping equipment which may operate during the nighttime hours shall not exceed an hourly average noise level of 40 dBA L <sub>eq</sub> 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 <sub>eq</sub> at the project property line or at adjacent residential property lines.	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

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	<p>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 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.</p> <p>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</p>					<p>equipment will be met. Verification of compliance shall be submitted to the Planning Department prior to issuance of a building permit.</p>

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	<p>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 <math>L_{eq}</math> noise level contour is predicted to be 700 feet.</p>					
				<p>#53B CUP Conditions #74, #75, #76, #77, #78, #79 and #80</p>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	<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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					<ol style="list-style-type: none"> <li>3. Heating units for individual cabins shall be located inside of buildings. No air conditioning units shall be included in the individual cabins.</li> <li>4. Mechanical equipment associated with the commercial center shall be located inside a mechanical room. As an alternative, roof-top mechanical equipment 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.</li> <li>5. All pumps and associated motors at the proposed wastewater treatment plant shall either be located inside buildings, or submerged.</li> <li>6. Mechanical equipment associated with the wastewater treatment plant, such as filtration systems shall be maintained and in good working order.</li> <li>7. It shall be demonstrated to the satisfaction of the Mariposa County</li> </ol>	



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					Planning Department 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.		

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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.	Potentially Significant	Less than Significant	#53 CUP Conditions #76 and #78	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 $L_{eq}/L_{90}$ at the nearest existing residences.	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.

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				#53A CUP Condition #80	<u>The backup generator shall be enclosed in a mechanical building adjacent to the hotel. Air ventilation openings shall be equipped with acoustical louvers to ensure that adequate noise reduction will be achieved (an exterior hourly noise level no greater than of 40 dBA L<sub>eq</sub>/L<sub>50</sub> at the nearest existing residences). The generator shall not be exercised (tested) between the hours of 8:00 p.m. and 8:00 a.m.</u>	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 the generator will be met. Verification of compliance shall be submitted to the Planning Department prior to issuance of a building permit.
				#53B CUP Conditions #74, #75, #76, #77, #78, #79 and #80	Same as Mitigation Measure #53B above (see Impact 3.9-3).	Same as Monitoring Program #53B above (see Impact 3.9-3).
3.9-5	Noise impacts associated with outdoor activities at the site, such as events using amplified sound, on surrounding residential neighborhoods.	Potentially Significant	Less than Significant	#54A <i>Additional Mitigation Measure. Not required to reduce impacts to a Less than Significant level.</i>  CUP Conditions #81 and #82	<ol style="list-style-type: none"> <li>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.</li> <li>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</li> </ol>	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.

#54 omitted

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					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.	
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.	Potentially Significant	Less than Significant	#55 CUP Condition #83	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.	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 <i>Superseded by Impact #3.4-13. See Revised Draft EIR.</i>	Potential existence of a groundwater contaminant plume or groundwater contamination under the project site.	Less than Significant			None required. See Section 3.4 of Revised Draft EIR.	None required. See Section 3.4 of Revised Draft EIR.
3.11-1	Increased demand for housing in the Fish Camp Town Planning Area resulting from development of the proposed project.	Less than Significant			None required.	None required.
3.11-2	Reduction in the number of sites	Less than Significant			None required.	None required.

#56 omitted

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	available for housing in the Fish Camp TPA due to the proposed Specific Plan Amendment.					
3.12-1	Attraction of additional visitors to Yosemite National Park due to development of the proposed project.	Less than Significant			None required.	None required.

**Construction Equipment  
Setbacks to Achieve the Maximum Noise Level Criterion of 75 dBA**

Type of Equipment	Approximate Equipment Rating or Capacity	Approximate Range of Engine Power Rating (hp)	Distance to 75 dBA (L <sub>max</sub> ) Setback
Crawlers, Tractors, Dozers	40 - 100 hp	40 - 100	90 feet
	101 - 250 hp	101 - 250	140 feet
	251 - 700 hp	251 - 700	250 feet
Hydraulic backhoe excavators	5/8 - 7/8 cu yd	95 - 130	90 feet
	1-1 1/2 cu yd	131 - 210	125 feet
	1 3/4 - 3 cu yd	211 - 335	160 feet
	3 1/4 - 7 cu yd	336 - 760	250 feet
Self-propelled scrapers	10 - 15 cu yd	150 - 300	160 feet
	16 - 24 cu yd	301 - 550	200 feet
Graders (Blade Width)	9 - 12 ft	60 - 175	115 feet
	13 - 16 ft	176 - 350	160 feet

Type of Equipment	Approximate Equipment Rating or Capacity	Approximate Range of Engine Power Rating (hp)	Distance to 75 dBA (L <sub>max</sub> ) Setback
Steel Rollers	3 - 5 ton	25 - 55	200 feet
	6 - 11 ton	56 - 89	80 feet
Rubber-tired Rollers	8 - 14 ton	65 - 90	80 feet
	15 - 25 ton	91 - 120	100 feet
Mobile Cranes	5 - 10 ton	90 - 120	100 feet
	11 - 20 ton	121 - 160	100 feet
	21 - 75 ton	161 - 240	160 feet
Concrete Pumps (Cu yd per hr)	10 - 25	20 - 50	65 feet
	30 - 150	51 - 220	150 feet
Portable Air Compressors (Cfm at 100 psi)	100 - 175	35 - 60	80 feet
	200 - 375	61 - 125	100 feet
Trucks	100 - 200 hp	100 - 200	125 feet
	201 - 400 hp	201 - 400	170 feet
Paving breakers, jack hammers			250 feet
Portable Generators	5-15 kW	10-30	100 feet
	16-50 kW	31-100	180 feet
	51-200 kW	101-400	325 feet