Mitigation Monitoring and Reporting Program for the Tahoe Cross-Country Lodge Replacement and Expansion Project Environmental Impact Report

SCH No. 2018062045

Prepared for

Tahoe City Public Utility District

221 Fairway Drive
PO Box 5249
Tahoe City, CA 96145
Contact: Kim Boyd
(530) 580-6286

February 2021

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

CEQA and the State CEQA Guidelines (Public Resources Code [PRC] Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment." A Mitigation Monitoring and Reporting Program (MMRP) is required for the Tahoe Cross-Country Lodge Replacement and Expansion Project (Project) because the Final EIR identifies potential significant adverse impacts related to Project construction or implementation, and mitigation measure have been identified to reduce those impacts. The Final EIR consists of the Draft EIR, comments on the Draft EIR, responses to those comments, and revisions to the Draft EIR.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner prior to implementation of the proposed Project. The attached table has been prepared to assist the responsible parties in implementing the mitigation measures. The table identifies the mitigation measures (as amended through the Final EIR), monitoring responsibility, monitoring/mitigation timing, and provides space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the Final EIR. The mitigation measures in the MMRP are only those identified in the Final EIR that apply to Site D – Full Project (proposed Project).

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the Tahoe City Public Utility District (TCPUD) is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. TCPUD, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor or another designated agent.

TCPUD would be responsible for overall administration of the MMRP and for verifying that TCPUD staff members and/or the construction contractor has completed the necessary actions for each measure. TCPUD would designate a project manager to oversee implementation of the MMRP. Duties of the project manager include the following:

- Ensure routine inspections of the construction site are conducted by appropriate TCPUD staff; check plans, reports, and other documents required by the MMRP; and conduct report activities.
- Serve as a liaison between TCPUD and the contractor or project applicant regarding mitigation monitoring issues, if necessary.
- Complete forms and maintain reports and other records and documents generated for the MMRP.
- Coordinate and ensure that corrective actions or enforcement measures are taken, if necessary.

REPORTING

TCPUD's project manager shall prepare a monitoring report upon completion of the project describing the compliance of the activity with the required mitigation measures. Information regarding inspections and other requirements shall be compiled and explained in the report. The report shall be designed to simply and clearly identify whether mitigation measures have been adequately implemented. At a minimum, the report shall identify the mitigation measures or conditions to be monitored for implementation, whether compliance with the mitigation

measures or conditions has occurred, the procedures used to assess compliance, and whether further action is required. The report shall be submitted to the TCPUD Board of Directors.

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

The categories identified in the attached MMRP table are described below.

- Mitigation Measure – This column provides the verbatim text of the adopted mitigation measure.
- Implementation Responsibility – This column identifies the party responsible for implementing the mitigation measure.
- Timing – This column identifies the time frame in which the mitigation will be implemented.
- Enforcement – This column identifies the party responsible for enforcing compliance with the requirements of the mitigation measure.
- Dated Signature for Verification of Compliance – This column is to be dated and signed by the person (either project manager or their designee) responsible for verifying compliance with the requirements of the mitigation measure.

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
Biological Resources				
Mitigation Measure 3.3-1: Avoid, Minimize, and Compensate for Disturbance or Loss of Special-Status Plants The Project applicant shall implement the following measures to reduce potential impacts on special-status plants: ◢ Before commencement of any Project construction for each phase of construction and during the blooming period for the special-status plant species with potential to occur on the Project site, a qualified botanist shall conduct protocol-level surveys for special-status plants in areas that were not surveyed previously and where potentially suitable habitat would be removed or disturbed by Project activities. ◢ If no special-status plants are found, the botanist shall document the findings in a letter report to TCPUD and California Department of Fish and Wildlife (CDFW) and no further mitigation will be required. ◢ If special-status plant species are found outside the Project footprint, the locations of these occurrences will be clearly marked with fencing, staking, flagging, or another appropriate material. All Project personnel and equipment will be excluded from these areas. ◢ If special-status plant species are found that cannot be avoided during construction, the Project applicant shall consult with the Tahoe Regional Planning Agency (TRPA) and/or CDFW, as appropriate depending on species status, to determine the appropriate mitigation measures for direct and indirect impacts that could occur as a result of Project construction and will implement the agreed-upon mitigation measures to achieve no net loss of occupied habitat or individuals. Mitigation measures may include, but are not limited to, preserving and enhancing existing populations, creating offsite populations on Project mitigation sites through seed collection or transplantation, and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat and/or individuals. Potential mitigation sites could include suitable locations within or outside of the Project area. A mitigation and monitoring plan shall be developed by the Project applicant describing how unavoidable losses of special-status plants will be compensated.	Tahoe Cross-Country Ski Education Association (TCCSEA)/construction contractor and a qualified botanist	Before any ground-disturbing activities, and during project construction as applicable	TCPUD TRPA and/or CDFW, if special-status species are found	

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
◢ If seed collection or transplantation are selected as appropriate mitigation actions, then the following measures will apply. ◤ A qualified botanist will collect any plants or mature seeds from the affected plants and store them at an appropriate native plant nursery or comparable facility. ◤ Upon the completion of work, a qualified botanist will redistribute the seeds within the original location of the occurrence if not directly within the Project footprint. If the original occurrence is within the Project footprint, then the Project applicant will consult with CDFW and/or TRPA to establish a suitable location for distribution of seeds or transplantation of individual plants. ◢ If relocation efforts are part of the mitigation plan, the plan shall include details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, success criteria, and remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements. ◢ Success criteria for preserved and compensatory populations shall include: ◤ The extent of occupied area and plant density (number of plants per unit area) in compensatory populations will be equal to or greater than the affected occupied habitat. ◤ Compensatory and preserved populations will be self-producing. Populations will be considered self-producing when: - plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and - reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the Project vicinity. ◤ If offsite mitigation includes dedication of conservation easements, purchase of mitigation credits, or other offsite conservation measures, the details of these measures will be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of long term viable populations.				

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
Mitigation Measure 3.3-2: Minimize Tree Removal, Develop and Implement a Tree Removal and Management Plan Where feasible, the Project will avoid and minimize the removal of trees, especially those larger than 30 inches diameter at breast height (dbh). This avoidance and minimization will be achieved through Project design to the greatest extent feasible and during the TRPA permitting process. This process typically includes: ◢ Minor realignment and reconfiguration of parking, traffic circulation, walkways, sidewalks, patios and other site amenities. ◢ A reduction in the parking requirements if approved by the regulatory agencies and acceptable to the project goals. ◢ Focusing on retaining healthy trees instead of diseased trees and removing smaller trees instead of larger trees; or attempting to prune trees if possible. ◢ Attempting to retain trees that enhance or provide additional scenic and sound barriers to the nearby neighborhood. For any residual removal of trees larger than 30 inches dbh and for any tree removal determined to be substantial tree removal by TRPA, the following measures will be implemented: ◢ For trees larger than 30 inches dbh to be removed, a limited forest plan pursuant to TRPA Code of Ordinances (TRPA Code) Section 61.1.4.C will be prepared by a qualified forester, vegetation ecologist, or other qualified environmental professional. TRPA approval of the limited forest plan will be required before permit issuance and project implementation. The plan will be submitted to a TRPA Registered Professional Forester (RPF) or other qualified TRPA professional for review, input, and approval, and will be implemented prior to or during the project. The limited forest plan will include the following elements: ◤ An assessment of the condition and health of trees greater than 30 inches dbh proposed for removal; this condition and health assessment will provide the basis for any compensatory measures that may be required. ◤ Specifications for removal and retention of trees greater than 30 inches dbh, including provisions for vegetation retention and protection during construction to avoid temporary disturbances in accordance with Chapters 33 and 36 of the TRPA Code and with industry standards and recommended practices.	TCCSEA/construction contractor and a qualified forester, vegetation ecologist, or other qualified environmental professional	Before any ground-disturbing activities and TRPA permit acknowledgement	TCPUD TRPA	

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
◤ Feasible measures to compensate for the removal of trees larger than 30 inches dbh, such as implementation of forest enhancement actions to facilitate growth and development of large trees in appropriate locations on- or offsite, or enhancement of existing late seral/old growth forest stands offsite. ◤ Management actions, such as fuels and vegetation treatments, to facilitate and enhance large-tree and/or old-growth habitat development within potential treatment areas. ◤ A clear description of how the Project shall contribute to achieving TRPA threshold standards for late seral/old growth forest enhancement, identification of priority locations where forest enhancement actions could be implemented to achieve the plan's objectives, and a funding component (e.g., for late seral/old growth forest enhancement projects) to ensure plan implementation. Appropriate compensatory actions that meet these standards will be identified and developed in coordination with TRPA. ◤ A detailed description of performance standards for any compensatory measures included in the plan and how they will be implemented. ◢ If a timber harvesting plan is required to be submitted to California Department of Forestry and Fire Protection and that timber harvesting plan meets the requirements of the limited forest plan described in this mitigation measure, the timber harvesting plan may be submitted to TRPA for review and approval in lieu of a separate limited forest plan. ◢ If a separate tree harvest plan is required by TRPA for overall tree removal on the site because the removal would qualify as "substantial," as defined in Section 61.1.8 (Substantial Tree Removal) of the TRPA Code as determined by TRPA, the elements of the limited forest plan described in this mitigation measure may be integrated into the TRPA tree harvest plan. ◢ All tree protection obligations required in the limited forest plan and/or the tree harvesting or harvest plan will be incorporated into construction contracts. Tree protection measures will be in accordance with TRPA Code and be installed and inspected by staff from TRPA before issuance of a grading permit.				

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
Mitigation Measure 3.3-3: Implement Invasive Plant Management Practices During Project Construction In consultation with TCPUD and/or TRPA, the Project applicant shall implement appropriate invasive plant management practices during Project construction. Recommended practices include the following: ◢ A qualified biologist will conduct a preconstruction survey to determine whether any populations of invasive plants are present within areas proposed for ground-disturbing activities. This could be conducted in coordination with the focused special-status plant survey recommended above under Mitigation Measure 3.3-1. ◢ Before construction activities begin, invasive plant infestations will be treated where feasible. Treatments will be selected based on each species ecology and phenology. Control measures may include herbicide application, hand removal, or other means of mechanical control. This would help eliminate the threat of spreading the species throughout the Project site and adjacent areas. All treatment methods—including the use of herbicides—will be conducted in accordance with the law, regulations, and policies governing the land owner. As required by Section 60.1.7, Pesticide Use, of the TRPA Code, any use of herbicides shall be consistent with the TRPA Handbook of Best Management Practices to protect water quality. Land owners will be notified prior to the use of herbicides for invasive plant treatment. In areas where treatment is not feasible, noxious weed areas will be clearly flagged or fenced to clearly delineate work exclusion. Treatments will be implemented by a qualified biologist or other qualified specialist approved by TCPUD and/or TRPA. ◢ Vehicles and equipment will arrive at the Project site clean and weed-free. All equipment entering the Project site from weed-infested areas or areas of unknown weed status will be cleaned of all attached soil or plant parts before being allowed into the Project site. Vehicles and equipment will be cleaned using high-pressure water or air at designated weed-cleaning stations after exiting a weed-infested area. Cleaning stations will be designated by a botanist or noxious weed specialist and located away from aquatic resources. ◢ To ensure that fill material and seeds imported to the study area are free of invasive/noxious weeds, the Project will use onsite sources of fill and seeds whenever available. Fill and seed materials that need to be imported to the study area will be certified weed-free. In addition, only certified weed-free	Construction contractor and a qualified biologist	Before and during Project construction	TCPUD TRPA	

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
imported materials (or rice straw in upland areas) will be used for erosion control. ◢ If designated weed-infested areas are unavoidable, the plants will be cut, if feasible, and disposed of in a landfill in sealed bags or disposed of or destroyed in another manner acceptable to TCPUD, TRPA, or other agency as appropriate. If cutting weeds is not feasible, layers of mulch, degradable geotextiles, or similar materials will be placed over the infestation area to minimize the spread of seeds and plant materials by equipment and vehicles during construction. These materials will be secured so they are not blown or washed away. ◢ Locally collected native seed sources for revegetation shall be used when possible. Plant and seed material will be collected from or near the Project site, from within the same watershed, and at a similar elevation when possible and with approval of the appropriate authority (e.g., U.S. Forest Service [USFS] botanist for collection on USFS land). ◢ After construction is completed for each Project phase, the affected Project site shall be monitored on an annual basis for infestations of invasive weeds until the restored vegetation has become fully established. If new populations of invasive weeds are documented during monitoring, they will be treated and eradicated to prevent further spread. Monitoring by a qualified biologist shall occur for up to three years (as feasible) subsequent to Project implementation.				
Archaeological, Historical, and Tribal Cultural Resources				
Mitigation Measure 3.4-2: Halt Ground-Disturbing Activity Upon Discovery of Subsurface Archaeological Features, Assess Discovery, and Implement Measures that will Mitigate Potential Impacts on Archaeological Resources In the event that any prehistoric or historic-era subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, are discovered during construction, the construction contractor shall halt all ground-disturbing activity within 100 feet of the resources and shall notify TRPA and TCPUD. A qualified professional archaeologist shall be retained by the applicant to assess the significance of the find. Specifically, the archaeologist shall determine whether the find qualifies as a historical resource, a unique archaeological resource, or tribal artifacts. If the find does fall within one of these three categories, the qualified archaeologist shall then make recommendations to TCPUD regarding appropriate procedures that could be used to protect the integrity of the resource and to ensure that no additional resources are affected.	Construction contractor and a qualified professional archaeologist	During Project construction	TCPUD TRPA, if prehistoric or historic-era subsurface archaeological features or deposits are found	

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
Procedures could include but would not necessarily be limited to, preservation in place, archival research, subsurface testing, or contiguous block unit excavation and data recovery, with preservation in place being the preferred option if feasible. If the find is a tribal artifact, TCPUD shall provide a reasonable opportunity for input from representatives of any tribe or tribes the professional archaeologist believes may be associated with the artifact. The tribal representative will determine whether the artifact is considered a tribal cultural resource, as defined by PRC Section 21074. TCPUD shall require the applicant to implement such recommended measures if it determines that they are feasible in light of project design, logistics, and cost considerations.				
Mitigation Measure 3.4-3: Halt Ground-Disturbing Activity Upon Discovery of Subsurface Archaeological Features, Assess Discovery, and Implement Measures that will Mitigate Potential Impacts on Archaeological Resources and Avoid Degradation of Ethnic and Cultural Values Implement Mitigation Measure 3.4-2.	Construction contractor and a qualified professional archaeologist	During Project construction	TCPUD TRPA, if prehistoric or historic-era subsurface archaeological features or deposits are found	
Transportation				
Mitigation Measure 3.5-5: Prepare and Implement a Temporary Traffic Control Plan Before the beginning of construction or issuance of a building permit, the applicant and/or its construction contractor shall prepare a temporary traffic control (TTC) plan to the satisfaction of the Placer County Public Works Department. At a minimum, the plan shall include and/or show: ◢ a vicinity map including all streets within the work zone properly labeled with names, posted speed limits, and a north arrow; ◢ a description of construction work hours and work days; ◢ a description of the proposed work zone; ◢ a description of detours and/or lane closures (pedestrians, bicyclists, vehicular), no parking zones, and parking restrictions; ◢ a description of signalized and non-signalized intersections impacted by the work; ◢ a description of construction phasing and staging;	TCCSEA/construction contractor	Prior to issuance of first permit authorizing physical construction activities by Placer County	TCPUD Placer County	

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
◢ a description of anticipated construction truck activity, including: number and size of trucks per day, expected arrival/departure times, truck circulation patterns; ◢ a restriction on the operation of heavy vehicles along the roadway network in the residential neighborhood surrounding the Project site to hours that do not conflict with the primary arrival and departures times of the students of the nearby high school; ◢ a description of maximum speed limits for heavy vehicles; and ◢ a description of signage and notification procedures.				
Mitigation Measure 3.5-6: Incorporate Design Features and Purchase and Retire Carbon Offsets to Reduce Project-Related Greenhouse Gas Emissions to Zero The applicant shall implement Mitigation Measures 3.7-1a and 3.7-1b identified in Section 3.7, "Greenhouse Gas Emissions and Climate Change." The applicant shall implement measures to reduce all greenhouse gas (GHG) emissions associated with construction and operation of the Project to zero as detailed therein. More detail about measures to reduce construction-related GHGs, operational GHGs, and the purchase of carbon offsets are provided in Mitigation Measures 3.7-1a and 3.7-1b.	TCCSEA and construction contractor	Prior to commencement of construction and prior to issuance of certificate of occupancy by Placer County	TCPUD Placer County	
Greenhouse Gas Emissions and Climate Change				
Mitigation Measure 3.7-1a: Incorporate All Feasible Onsite Design Features to Reduce Project-Related Greenhouse Gas Emissions The applicant shall implement all feasible measures to reduce all greenhouse gas (GHG) emissions associated with construction and operation of the Project to zero. The GHG reductions achieved by the implementation of measures listed below shall be estimated by a qualified third-party selected by Placer County as the agency responsible for building permit issuance. All GHG reduction estimates shall be supported by substantial evidence. Mitigation measures should be implemented even if it is reasonable that their implementation would result in a GHG reduction, but a reliable quantification of the reduction cannot be substantiated. The Project applicant shall incorporate onsite design measures into the Project and submit verification to Placer County prior to issuance of building permits. Many of these measures are identical to, or consistent with, the measures listed in Appendix B of the 2017 Scoping Plan (CARB 2017:B-7 to B-8). Construction-Related Greenhouse Gas Emissions The applicant shall implement all onsite feasible measures to reduce GHGs associated with Project construction. Such measures shall include, but are not	TCCSEA and construction contractor	Prior to commencement of construction and prior to issuance of certificate of occupancy by Placer County	TCPUD Placer County	

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
limited to the measures in the list below. Many of these measures are identical to, or consistent with, the measures listed in Appendix B of the 2017 Scoping Plan (California Air Resources Board [CARB] 2017:B-7 to B-8), Appendix F-1 of Placer County Air Pollution Control District's (PCAPCD's) CEQA Thresholds of Significance Justification Report (PCAPCD 2016), and measures listed in Mitigation Measure 12-1 of the Placer County Tahoe Basin Area Plan (TRPA 2017). The effort to quantify the GHG reductions shall be fully funded by the applicant. ◢ The applicant shall enforce idling time restrictions for construction vehicles. ◢ The applicant shall increase use of electric-powered construction equipment including use of existing grid power for electric energy rather than operating temporary gasoline/diesel powered generators. ◢ The applicant shall require diesel-powered construction equipment to be fueled with renewable diesel fuel. The renewable diesel product that is used shall comply with California's Low Carbon Fuel Standards and be certified by the California Air Resources Board Executive Officer. ◢ The applicant shall require that all diesel-powered, off-road construction equipment shall meet U.S. Environmental Protection Agency Tier 4 emissions standards as defined in 40 Code of Federal Regulation (CFR) 1039 and comply with the exhaust emission test procedures and provisions of 40 CFR Parts 1065 and 1068. ◢ The applicant shall implement waste, disposal, and recycling strategies in accordance with Sections 4.408 and 5.408 of the 2016 California Green Building Standards Code (CALGreen Code), or in accordance with any update to these requirements in future iterations of the CALGreen Code in place at the time of Project construction. ◢ Project construction shall achieve or exceed the enhanced Tier 2 targets for recycling or reusing construction waste of 65 percent for nonresidential land uses as contained in Sections A5.408 of the CALGreen Code. <u>Operational Greenhouse Gas Emissions</u> The applicant shall implement all onsite feasible measures to reduce GHGs associated with operation of the Project. Such measures shall include but are not limited to, the measures in the list below. Many of these measures are identical to, or consistent with, the measures listed in Appendix B of the 2017 Scoping Plan (CARB 2017:B-7 to B-8), Appendix F-1 of PCAPCD's Thresholds of Significance Justification Report (PCAPCD 2016), and measures listed in Mitigation Measure 12-1				

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
of the Placer County Tahoe Basin Area Plan (TRPA 2017). The effort to quantify the GHG reductions shall be fully funded by the applicant. ◢ The applicant shall achieve zero net energy (ZNE) if feasible. Prior to the issuance of building permits the Project developer or its designee shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to the county for review and approval. The ZNE Report shall demonstrate that development within the Project area subject to application of the California Energy Code has been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, or otherwise achieve an equivalent level of energy efficiency, renewable energy generation, or GHG emissions savings. This measure would differ from the achievement of zero net electricity because ZNE also concerns onsite consumption of natural gas. ◢ The applicant shall consult with Liberty Utilities to assess the feasibility of onsite solar. If it is determined that onsite solar is feasible, the building shall include rooftop solar photovoltaic systems to supply electricity to the building. ◢ If onsite solar is determined to be feasible, the applicant shall install rooftop solar water heaters if room is available after installing photovoltaic panels. ◢ Any household appliances required to operate the building shall be electric and certified Energy Star-certified (including dish washers, fans, and refrigerators, but not including tankless water heaters). ◢ All buildings shall be designed to comply with requirements for water efficiency and conservation as established in the CALGreen Code. ◢ The applicant shall also provide Level 2 electric vehicle charging stations at a minimum of 10 percent of parking spaces that the Project. ◢ The applicant shall dedicate onsite parking for shared vehicles. ◢ The applicant shall require gas or propane outlets in private outdoor areas for use with outdoor cooking appliances such as grills if natural gas service or propane service is available. ◢ The applicant shall require the installation of electrical outlets on the exterior walls of both the front and back of proposed lodge to support the use of electric landscape maintenance equipment. ◢ The applicant shall require the use of energy-efficient lighting for all area lighting.				

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
Notably, the California Air Pollution Officers Associations (CAPCOA) identifies parking restrictions as a feasible measure to reduce GHG emissions; however, parking restrictions have not been dismissed as infeasible onsite mitigation due to existing and projected community impacts associated with spill-over parking into nearby residential neighborhoods during peak seasonal periods. Nonetheless, even without limitations on parking availability, a no net increase in GHG emissions can be achieved.				
Mitigation Measure 3.7-1b: Purchase Real, Quantifiable, Permanent, Verifiable, Enforceable, and Additional Carbon Offsets If, following the application of all feasible onsite GHG reduction measures implemented under Mitigation Measure 3.7-1a, the Project would continue to generate GHG emissions in exceedance of a net-zero threshold, the Project applicant shall offset the remaining GHG emissions before the end of the first full year of Project operation to meet the net-zero threshold by funding activities that directly reduce or sequester GHG emissions or by purchasing and retiring carbon credits. CARB recommends that lead agencies prioritize onsite design features, such as those listed under Mitigation Measure 3.7-1a, and direct investments in GHG reductions within the vicinity of a project site to provide potential air quality and economic co-benefits locally (CARB 2017). While emissions of GHGs and their contribution to climate change is a global problem, emissions of air pollutants, which have an adverse localized and regional impact, are often emitted from similar activities that generate GHG emissions (i.e., mobile, energy, and area sources). For example, direct investments in a local building retrofit program could pay for cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting, energy efficient appliances, enhanced energy efficient windows, insulation, and water conservation features for homes within the geographic area of the Project. Other examples of local direct investments including financing of regional electric vehicle charging stations, paying for electrification of public school buses, and investing in local urban forests. These types of investments result in a decrease in GHG emissions to meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and additional consistency with the standards set forth in Health and Safety Code Section 38562, subdivisions (d)(1) and (d)(2). Such credits shall be based on protocols approved by CARB, consistent with Section 95972 of Title 17 of the California Code of Regulations, and shall not allow the use of offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by	TCCSEA	Prior to the end of the first full year of Project operation if the Project exceeds the net-zero threshold after implementation of Mitigation Measure 3.7-1a	TCPUD Placer County	

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
Placer County, TRPA, or PCAPCD. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) through the CAPCOA GHG Rx and PCAPCD. Prior to issuing building permits for Project development, Placer County shall confirm that the applicant or its designee has fully offset the Project's remaining (i.e., after implementation of GHG reduction measures pursuant to Mitigation Measure 3.7-1a) GHG emissions by relying upon one of the following compliance options, or a combination thereof: ◢ demonstration that the Project applicant has directly undertaken or funded activities that reduce or sequester GHG emissions that are estimated to result in GHG reduction credits (if such programs are available), and retire such GHG reduction credits in a quantity equal to the Project's remaining GHG emissions; ◢ demonstration that the applicant shall retire carbon credits issued in connection with direct investments (if such programs exist at the time of building permit issuance) in a quantity equal to the Project's remaining GHG emissions; ◢ undertake or fund direct investments (if such programs exist at the time of building permit issuance) and retire the associated carbon credits in a quantity equal to the Project's remaining GHG emissions; or ◢ if it is impracticable to fully offset the Project's GHG emissions through direct investments or quantifiable and verifiable programs do not exist, the applicant or its designee may purchase and retire carbon credits that have been issued by a recognized and reputable, accredited carbon registry in a quantity equal to the Project's remaining GHG Emissions.				
Noise and Vibration				
Mitigation Measure 3.8-3 Minimize Amplified Sound Building design and layout shall be such that any outdoor amplified speakers face away from offsite sensitive land uses and oriented/located such that the building structure is between the receiving land use and the attached speaker. Building design, layout, and final speaker location shall be identified in final site plans and approved by Placer County before issuance of building permits.	TCCSEA	Prior to issuance of building permit by Placer County and during Project operations	TCPUD Placer County	

Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
To ensure receiving land uses are not exposed to noise levels that exceed Placer County daytime noise standards of 50 dBA Leq, outdoor speakers shall be tuned such that combined noise levels from all proposed speakers do not exceed 71 dBA Leq at 50 feet from the source. Sound levels shall be measured in accordance with Placer County Code Chapter 9.36.040 and proof of acceptable noise levels shall be provided to Placer County at the time of final building inspection.				

OTHER PROJECT FEATURES REQUIRING MONITORING AND REPORTING

In addition to the mitigation measures listed above and consistent with Mitigation Measure 10-1d identified in the Placer County Tahoe Basin Area Plan (Area Plan) Environmental Impact Report/Environmental Impact Statement (EIR/EIS) and embodied in Policy T-P-12 of the Area Plan, the Project is required to submit a Transportation Demand Management (TDM) plan as part of the development review process. The measures and contents of the TDM plan, including monitoring and reporting requirements, would be developed and submitted to Placer County during project permitting and subsequent to the release of the Final EIR. Thus, the following measure is incorporated into the design of the Project because it is a policy requirement adopted as part of the Area Plan with which the Project must comply. It is included here to provide a mechanism for documenting and verifying, that this element of the Project is an enforceable obligation. Analysis in the Final EIR (Appendix A) identified TDM measures that could be considered for inclusion into the Project's TDM plan and are added after the Area Plan mitigation measure.

Other Project Features Requiring Monitoring and Reporting

Area Plan EIR/EIS Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
Prepare Project TDM Plan Mitigation Measure 10-1d of the Area Plan EIR/EIS is as follows: To reduce peak-period vehicle trips and improve LOS, future development project proposals which will employ between 20 and 100 employees and/or include tourist accommodation or recreational uses will be required to submit to Placer County a TDM Plan upon Development Review. The current threshold for preparation of a TDM or Employee Transportation Plan (TRPA Code Section 65.5.2.B) and compliance with the Placer County Trip Reduction Ordinance (Placer County Code 10.20) is 100 or more employees in a single location which applies to a very limited number of sites in the Plan area. This existing requirement also does not address trips that are generated from sources other than employee commutes, and in the Plan area, a large proportion of peak period trips are the result of tourist or visitor trips rather than employee trips. Development of the expanded requirements for transportation demand management plans will consider trip sources and characteristics in the Plan area during peak periods. This mitigation measure will expand the requirements for transportation demand management plans with criteria that would require some employers with fewer than 100 employees to prepare such plans and implement through project mitigation for level of service impacts. A menu of measures that could be included in transportation demand management plans is provided in TRPA Code section 65.5.3 and Placer County Code 10.20. These measures include but are not limited to: ◢ preferential carpool/vanpool parking; ◢ shuttle bus program; ◢ transit pass subsidies; ◢ paid parking; and ◢ direct contributions to transit service. TCCSEA, in collaboration with TCPUD, is required to prepare a Project TDM plan to the satisfaction of Placer County in accordance with this Area Plan mitigation measure.	TCCSEA	Prior to issuance of certificate of occupancy by Placer County	TCPUD Placer County	

Area Plan EIR/EIS Mitigation Measure	Implementation Responsibility	Timing	Enforcement	Dated Signature for Verification of Compliance
As part of the EIR preparation process, measures determined to be potentially feasible were identified through the review of *Quantifying Greenhouse Gas Mitigation Measures* published by CAPCOA in 2010. These measures include: ◢ Electric vehicle parking/charging stations; ◢ Ridesharing program; ◢ Transit pass subsidies; ◢ Employee parking "cash-out" program; ◢ Pedestrian network improvements; ◢ Bicycle network improvements; ◢ Traffic calming measures; ◢ Bicycle parking; ◢ End of trip facilities; ◢ Commute trip reduction marketing program; ◢ Establish a County Service Area Zone of Benefit to fund expansion of transit capacity; and ◢ Enhanced Neighborhood Traffic Management Program for the affected area.				

REFERENCES

California Air Resources Board. 2017 (November). California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target. Available: https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf. Accessed March 2019.

CARB. *See* California Air Resources Board.

PCAPCD. *See* Placer County Air Pollution Control District.

Placer County Air Pollution Control District. 2016 (October). *CEQA Thresholds of Significance Justification Report*. Available: https://www.placer.ca.gov/DocumentCenter/View/2061/Threshold-Justification-Report-PDF. Accessed March 2019. PCAPCD 2016

Tahoe Regional Planning Agency. 2017 (January 25). TRPA Governing Board Agenda Item No. VII.A & B, Certification of the EIS and Adoption of the Placer County Tahoe Basin Area Plan. Errata for Mitigation Measure 12-1. Available: http://www.trpa.org/wp-content/uploads/Agenda-Item-VII.A-B-ERRATA-MM-12-1.pdf. Accessed March 2019.

TRPA. *See* Tahoe Regional Planning Agency.