

County of Mariposa

California Environmental Quality Act Initial Study

A. PROJECT INFORMATION:

<u>Project Title:</u>	Land Division Application No. 2019-125
<u>Lead Agency:</u>	Mariposa County
<u>Date:</u>	May 5, 2020
<u>Contact:</u>	Keasha Blew, Associate Planner Mariposa County Planning Department 5100 Bullion Street, Mariposa, CA 95338 P.O. Box 2039, Mariposa CA 95338 Phone: (209) 966-5151 Fax: (209) 742-5024 Email: kblew@mariposacounty.org
<u>Project Applicants:</u>	Reza Abrahamzadeh and Susan Zakar 5565 Meadow Lane Mariposa, CA 95338 Phone: (209) 742-5367 Email: reza.abrahamzadeh@gmail.com
<u>Agent:</u>	Freeman & Seaman Land Surveyors PO Box 1305 Mariposa, CA 95338 Phone: (209)966-5926 Email: seaman@yosemite.net
<u>Project Location:</u>	The subject site is located in the area commonly known as Lush Meadows at 5565 Meadow Lane, Mariposa, CA 95338; APN: 015-090-006 Portion of Projected Section 17 & 18 T. 5 S., R. 20 E., M.D.B.&M. Buckeye Mountain USGS 7.5' Quadrangle map. (37° 29' 54" N; 119° 49' 06" W).
<u>General Plan and Zoning:</u>	The parcel is within the Mariposa County General Plan Residential land use designation and zoned Mountain Home (MH).
<u>Project Description:</u>	The project is a subdivision of a 21.04-acre parcel into a three (3) parcels that would result in: Parcel A – 5.08 acres, Parcel B – 10.95 acres and Parcel C – 5.01 acres. Access is proposed via Meadow Lane, and an existing 40-foot wide private access with turnaround to connect to a proposed 40-foot wide private easement with turnaround. (see Figure 3 – Road Segment Exhibit). Parcels B and C are developed with residences. Parcel A is undeveloped with the exception of a driveway.
<u>Site and Surrounding Land</u>	The site is accessible via an easement off of Meadow Lane located in the Lush Meadows area. Lush Meadows is located in eastern Mariposa County, off of Triangle Road. Triangle

Use and
Development:

Road bisects Mariposa County joining Highway 49 and Highway 140. Surrounding land uses are residential development including single family residences, vacant land, and home enterprises.

Existing development on proposed Parcel B includes a 70' x 70' home, power pole, and septic. Existing development on proposed Parcel C includes a 24' x 60' mobile home, 20' x 20' shed, 22' x 40' barn, 12' x 26' house, 4' x 8' well house, and 10' x 10' shed. Proposed Parcel A will have a 40-foot access easement from an existing easement, starting at the boundary of proposed Parcel A, following the westerly property line, turning east toward proposed Parcels B & C, and ending in a 60' turnaround at the shared property boundary of the three proposed parcels (see Segment 2 of Figure 3 – Road Segment Exhibit).

Other Public
Agency Approval:

A Streambed Alteration Agreement for portion of access that crosses seasonal drainage may be required by the California Department of Fish and Wildlife.

Uses of this
Document:

All of the documents cited and relied upon in the preparation of this initial study are on file at the Mariposa County Planning Department, 5100 Bullion Street, Mariposa, CA 95338 (209) 966-5151.

The following studies were completed for this project and are available for review at the Mariposa County Planning Department. Recommendations and conclusions of these studies are a part of the proposed project.

- a) Rare Plant Survey – Michael Elsohn Ross, May 4, 2016 updated September 4, 2019
- b) Cultural Resources Survey, Culturescape, October 2019 (available for review by appropriate parties)
- c) Land Division Soils Report, O.S.T. System Designs, Inc., November 25, 2019

B. SUMMARY OF IMPACT DETERMINATION:

(blank): no impact

L: Less than Significant Impact

M: Less than Significant Impact with Mitigation

PS: Potentially Significant

<u>L</u> <i>Aesthetics</i>	<u> </u> <i>Agriculture/Forest Res.</i>	<u>L</u> <i>Air Quality</i>
<u>M</u> <i>Biological Resources</i>	<u>M</u> <i>Cultural Resources</i>	<u>L</u> <i>Energy</i>
<u>L</u> <i>Geology/Soils</i>	<u>L</u> <i>Greenhouse Gas Emissions</i>	<u>L</u> <i>Hazards and Hazardous Materials</i>
<u>L</u> <i>Hydrology/Water Quality</i>	<u> </u> <i>Land Use/Planning</i>	<u> </u> <i>Mineral Resources</i>
<u>L</u> <i>Noise</i>	<u>L</u> <i>Population/Housing</i>	<u>L</u> <i>Public Services</i>
<u> </u> <i>Recreation</i>	<u>L</u> <i>Transportation</i>	<u> </u> <i>Tribal Cultural Resources</i>
<u>L</u> <i>Utilities/Service Systems</i>	<u>L</u> <i>Wildfire</i>	<u>M</u> <i>Mandatory Findings of Significance</i>

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Section A

CEQA DETERMINATION OF IMPACT

On the basis of this initial evaluation:

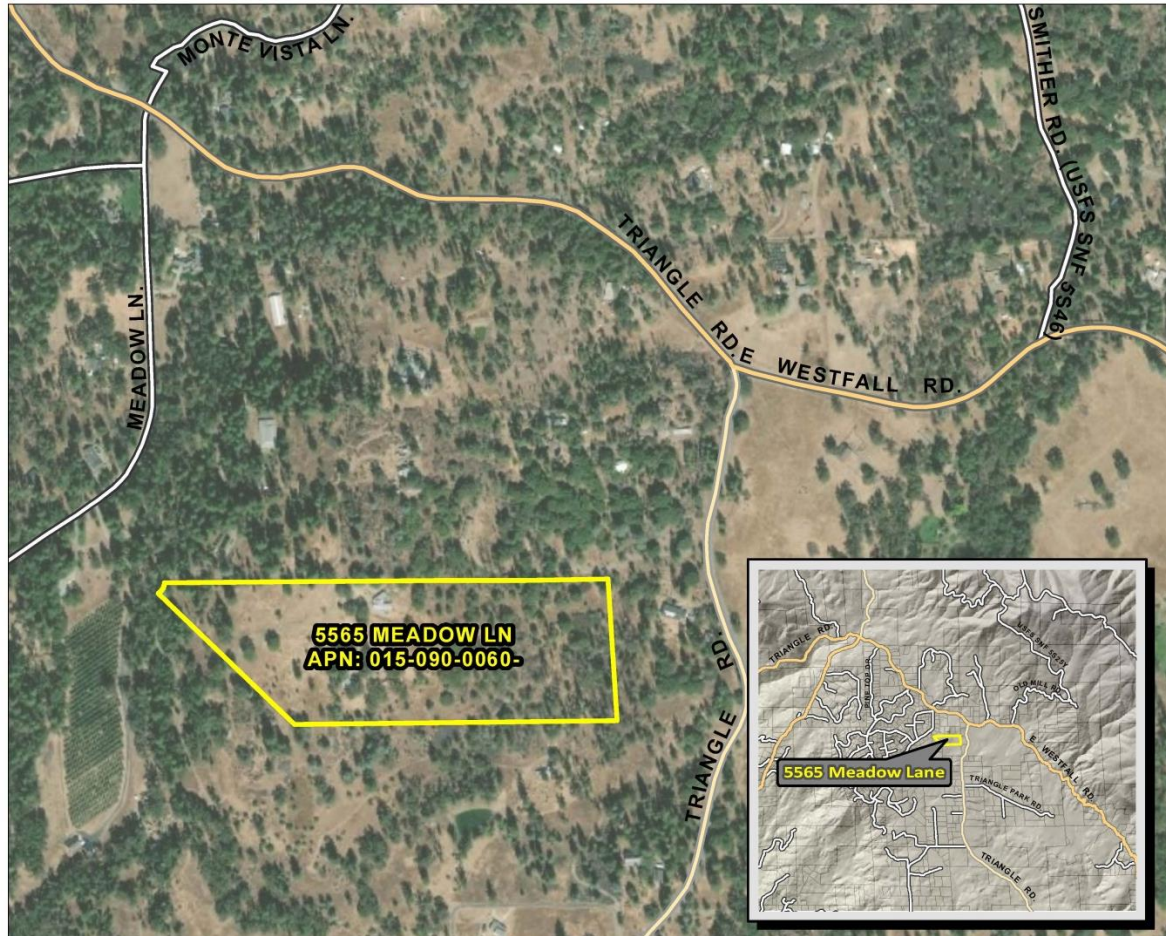
- ☐ 1) I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ 2) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ 3) I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ 4) I find the proposed project MAY have a “potentially significant impact” or “Less Than Significant With Mitigation” impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ 5) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

By: Keasha Blew Date: May 5, 2020

Title: Associate Planner Representing: County of Mariposa

Signature: On File

Mariposa County Planning Department Project Vicinity Map



0 1,000 2,000 Feet
1:7,200

PROJECT TYPE: Land Division 2019-125

APPLICANT: Reza Abrahamzadeh and Susan Zaker

APN: 015-090-0060

SITE ADDRESS: 5565 Meadow Lane, Mariposa CA, 95338

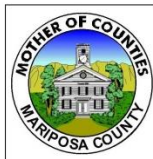
Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

Date: Wednesday, July 24, 2019

Data Source: Mariposa County Planning Department GIS;

Assessor's Parcel Map Update: 02/2019

Map Credit: J.W.



Mariposa County Planning Department
PO BOX 2039 5100 Bullion Street
Mariposa, California 95338-2039
209.966.5151 FAX 209.742.5024
mariposaplanning@mariposacounty.org
<http://www.mariposacounty.org/planning>

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.
S:\Departments\Planning\VicinityMaps\2019\LDA_2019-125.mxd

Legend

5565 Meadow Lane



Location in Mariposa County

Figure 1: Vicinity Map

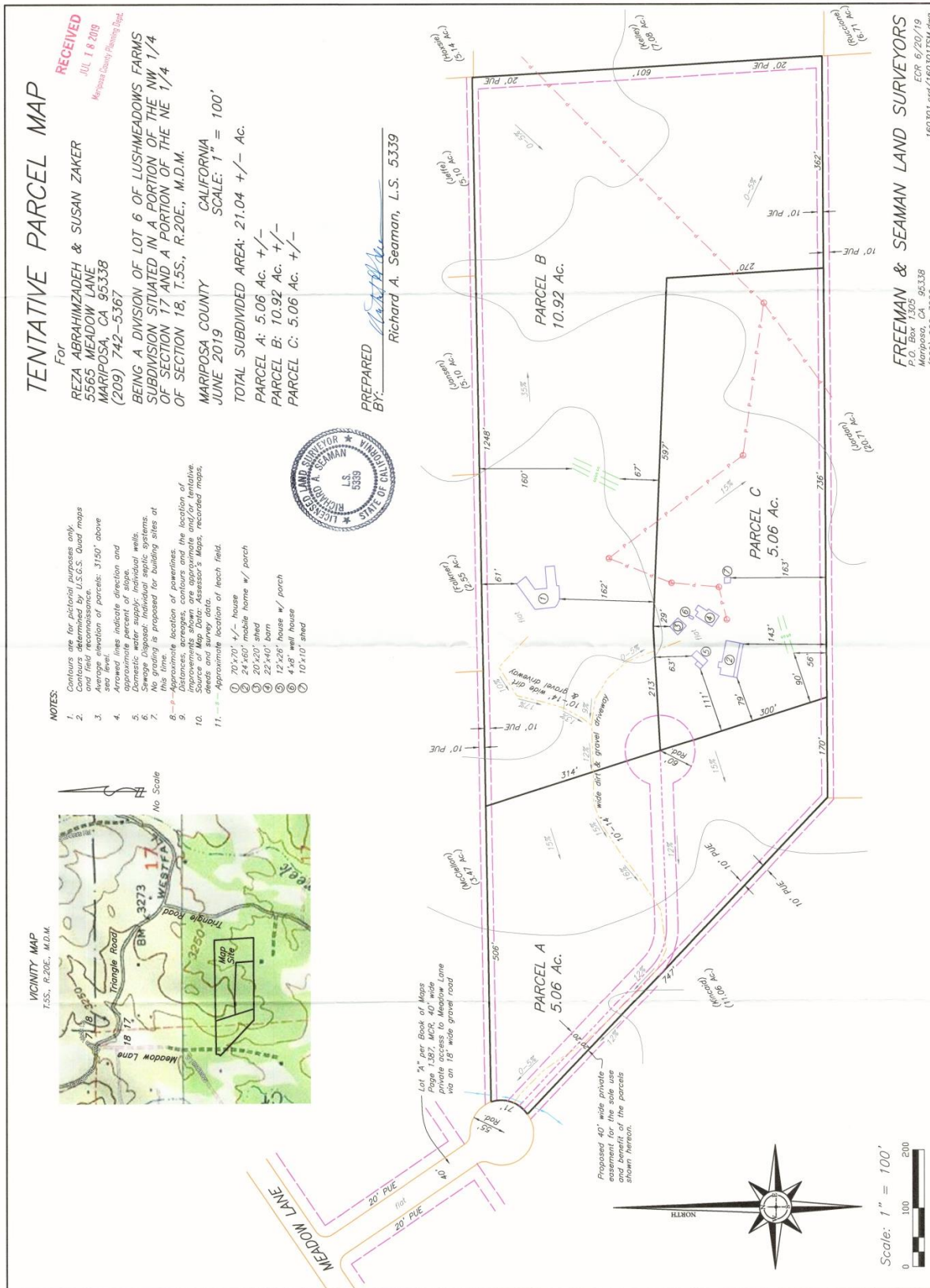


Figure 2: Tentative Map

Road Segment Exhibit

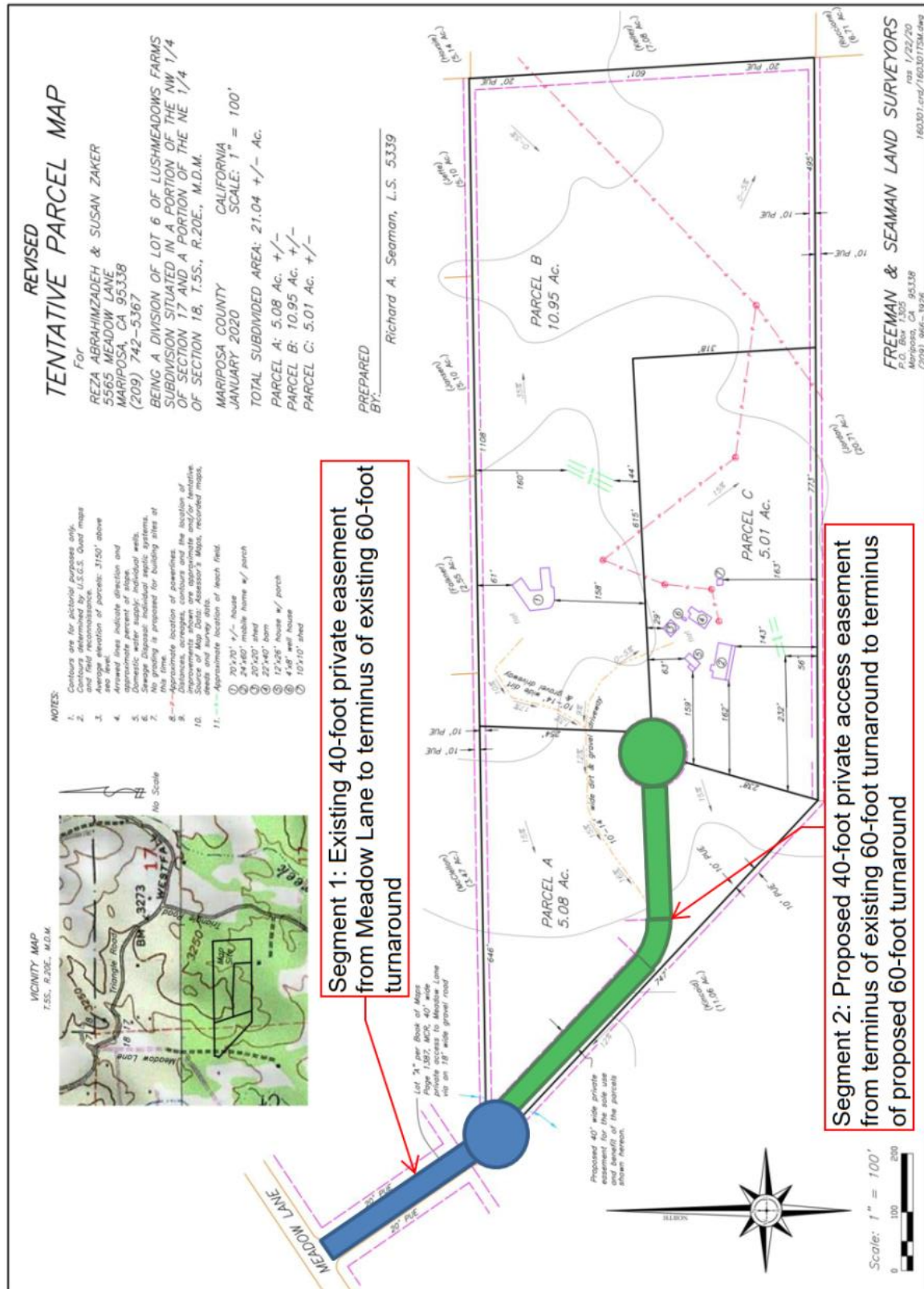


Figure 3: Road Segment Exhibit

Section B

CEQA ENVIRONMENTAL CHECKLIST

EVALUATION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS

1. AESTHETICS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including but not limited to: trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

B.1.a, b & c **Scenic Vista/Aesthetics**

A significant impact would be one that has a substantially adverse effect on a scenic vista, scenic highway or publically accessible vantage point.

There are two elements involved in determining the level of significance of potential impacts to visual quality; the effect of the project on:

- 1) The rural character of the area, as that character is defined by the Mariposa County General Plan (General Plan); and
- 2) View sheds in relation to the values expressed in the General Plan regarding noted types of sensitive landscape elements.

The General Plan Environmental Impact Report (EIR) points of significance (Table 4.12-1, pg. 4-67) indicate potentially significant impacts will occur with increases in *non-single family residential development* that does not adhere to related General Plan policies of Chapters 5, 7, 10, 11 and 14.

The General Plan EIR established, as a point of significance for visual resources, non-single family dwelling units. The proposed parcels are within the Residential land use designation and the Mountain Home zone. The

MH zone is reserved for low density, single family residential development. There are three single family residences existing in the project area. Any future development will have to be consistent with the current zoning and land use.

There are no Mariposa County ordinances, policies, resolutions or other documents that identify designated scenic vistas. The property is not visible from the public roadway or any other vantage point that is accessible to the public.

Therefore, the project will have no impact on scenic vistas, roadways, or vantage points.

B.1.d. Create Light or Glare

A significant impact would be one that creates a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

While the project may create new sources of light if the property is developed further, the lighting impacts created by future residential development of the parcels will be consistent with other similarly developed parcels in the general vicinity of the site. The project site is near the more densely populated area of Lush Meadows. There are already three houses existing on the site. Current zoning standards would only allow three additional homes to be constructed for the entire project area once the land division is complete.

Therefore, light or glare from the project will have a less than significant impact.

2. AGRICULTURE and FOREST RESOURCES

2. AGRICULTURE RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
d) Result in loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

B.2.a, b, c, d & e Farmland, Williamson Act, Forest Resources, Agricultural Zoning

A significant impact would be one that converts farmland designated as “prime,” “unique” or “farmland of statewide importance” to nonagricultural uses; conflicts with Williamson Act or other agricultural zoning; or results in loss or conversion of forest land to non-forest uses.

The project is not located within any of the farmland designations described above or irrigated agricultural lands. The project area is identified as “grazing” land on the Mariposa County Important Farmland Map, 2016, prepared by the state Department of Conservation under the Farmland Mapping and Monitoring Program. Agricultural uses are permitted pursuant to Mariposa County Zoning Code Section 17.108.060, which would include grazing, therefore, this land division does not change the existing agricultural potential of the site.

The proposed project site is not in a Williamson Act Contract and will not conflict with agricultural or forest land zoning. The project site is located in the Residential land use classification and the Mountain Home zone. The project is consistent with the Mariposa County General Plan and Title 17, (Mariposa County Zoning Code).

The project site is currently developed with single-family residential improvements and contains no forest land as defined in Public Resources Code (PRC) Section 12220(g), timberland as defined in PRC Section 4526, or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).

Thus, the project will have no impact on Agriculture and Forest Resources.

B.3 AIR QUALITY

3. AIR QUALITY – [Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.] Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?				✓
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✓

B.3.a Air Quality Plan and Violation of Air Quality Standards

A significant impact would be one that conflicts with or obstructs implementation of the applicable air quality plan.

Under the California Clean Air Act of 1988, districts designated as non-attainment for state Clean Ambient Air Quality Standards (CAAQS) must submit a plan for attaining or maintaining state standards for these pollutants. Mariposa County is located within the Mountain Counties Air Basin (MCAB) and is under the jurisdiction of the Mariposa County Air Pollution Control District (MCAPCD). Mariposa County is classified as either attainment or unclassified status for all federal air quality standards, except ozone, therefore, the California Air Resources Board is not requiring such a plan be prepared. The MCAPCD has adopted regulation XI and amended rule 513 that address New Source Review for projects that will emit more than 100 tons of Ozone Precursors.

This project is a residential land division of a 21.04 acre parcel into three parcels where the resultant density allowance would increase by three residences, two per each parcel (5.08, 5.01 and 10.95 acres each). Due to the low density residential development and allowed uses, there would be no significant increase of air pollutants that would exceed 100 tons of Ozone Precursors.

Thus, the project will have no impact on implementation of an Air Quality Plan.

B.3.b Cumulative Impacts

A significant impact would be one that results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Grading activities during the construction for roadway improvements, driveways, and building pads may temporarily increase the level of dust in the air, which may have a localized temporary effect on ambient air quality. However, grading for residential development is required to comply with 2019 (or updated) California Code of Regulations Title 24, Parts 1-12 requirements for grading and best management practices. For grading work during the winter months, no additional soil moisture is needed to meet the compaction requirements and dust emissions are not typical. For grading work during the summer months, addition of soil moisture is typically necessary in order to meet compaction requirements. Consequently, dust emissions are minimized. The Mariposa County Improvement Standards, which govern required easement road improvements, contain standards for dust control and soil compaction. Enforcement of the 2019 California Code of Regulations Title 24, Parts 1-12 requirements for grading and Mariposa County Improvement Standards by the Mariposa County Building Department (Building Department) will ensure that construction activities for this project will not create substantial amounts of dust or other airborne pollutants.

Based on this, the project will have a less than significant impact from cumulative impact criteria pollutants.

B.3.c Sensitive Receptors to Pollutants

A significant impact would be one that exposes sensitive receptors to pollutant concentration.

Sensitive receptors are defined as members of a population who are most sensitive to the adverse health effects of air pollution and the land uses where these population groups would reside for long periods. These groups include children, elderly, the acutely ill and the chronically ill. Typical land uses for these population groups include schools, residential care facilities, and hospitals. This project is not located near any of the aforementioned facilities nor are changes in pollutant concentrations (dust and emissions) anticipated for long periods of time during project development.

Thus, the project will have no impact on sensitive receptors.

B.3.d Other Emissions Affecting Substantial Number of People

A significant impact would be one that results in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The proposed project may result in the construction of additional dwelling units and access improvements. The type of development associated with the project, residential use, will not create objectionable odors or other emissions that may affect a substantial number of people. The project is consistent with development and land uses within the immediate and general vicinity.

The project will have a less than significant impact on other emissions and odors.

B.4 BIOLOGICAL RESOURCES

4. BIOLOGICAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?			✓	
c) Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

A Rare Plant Survey of the project site was conducted by Michael Elsohn Ross May 2016, updated September 2019. The survey was conducted during the optimal period of blooming to assist in species identification and likelihood of sensitive animal species presence.

The following responses reflect the information contained in the survey as it specifically relates to the checklist items for the initial study above. The responses focus on potentially significant impacts of project implementation.

There is additional detailed information available in the survey, which addresses site characteristics, soils conditions, potentially affected species, the regulatory environment, etc. The biological survey of the site concluded that there were no special-status wildlife species observed in the study area.

B.4.a Candidate, Sensitive or Special Status Species

A significant impact would be one that has a substantial adverse effect on any candidate, sensitive or special status species.

The biological assessment, using input from the California Department of Fish and Game and Natural Diversity Database, identifies five (5) special-status wildlife and plant species that are known to occur in the study area based on habitats present, elevation range, and geographic setting. These include the Mariposa Lupine, slender stalked monkeyflower, pansy monkeyflower, Madera leptosiphon, and the valley elderberry longhorn beetle, which are considered Species of Special Concern by the California Department of Fish and Wildlife. Additionally, information was reviewed about the habitat of the above plant species from the database, *The Jepson Manual, California Flora* by Munz and the *California Native Plant Society Inventory of Rare and Endangered Vascular Plants of California*.

There were no special-status wildlife or plant species observed in the study area, including the proposed locations for road grading ground disturbance. There were also no suitable habitats for special-status species such as the elderberry longhorn beetle.

Therefore, the project will have a less than significant impact on Special Status Species

B.4.b & c Riparian or Other Sensitive Natural Community/Wetlands

A significant impact would be one that adversely affects riparian habitat or another sensitive natural community and/or a wetland area.

The site is already developed with three residences and several appurtenant structures. New construction activities associated with this project include road grading and paving for construction of the road (as proposed by the applicant) within the proposed access easement as well as potential future residential development on Parcels A and B. No sensitive natural communities were identified per the May 2016 Rare Plant Survey by Michael Elsohn Ross updated September 2019. No wetlands are located on the site. There is a seasonal creek to the west of the property, which was dry at the time of the survey. This seasonal creek crosses the existing driveway and the proposed access easement. However, existing Best Management Practices and 2019 (or updated) California Code of Regulations Title 24 require storm water management practices be identified in order to obtain a grading permit and implemented prior to building permit final approval.

Additionally, any work in or near waterways must meet United States Fish and Wildlife Service (USFWS) requirements, which may include additional permitting prior to grading or building permit issuance. As a condition of approval for this project, the applicant will be required to contact USFWS and provide verification that appropriate permits have been obtained or are not required. Because of these existing standards and requirements no additional mitigation is required for this project.

Thus, this project will have a less than significant impact.

B.4.d. Migration/Native Wildlife Nursery Sites

A significant impact would be one that interferes with the movement of native resident or migratory fish or wildlife species, migration corridors, or one which impedes the use of native wildlife nursery sites.

Low density subdivisions typically do not significantly impede the movement or nesting potential of fish or wildlife. The property has been significantly developed and any additional residential improvements are unlikely to disturb wildlife migration corridors or nesting sites in the future.

The Rare Plant Survey did not identify any necessary mitigation measures, however, a mitigation measure has been included, in accordance with California Department of Fish and Wildlife recommendations, to mitigate any potential impact on migratory, breeding or nesting birds and raptors. Any tree removal shall occur between September 15 and January 31, the time-frame which is outside of the general avian nesting season. Should such tree removal occur between February 1 and September 15 a pre-construction survey conducted by a qualified biologist/botanist shall be required to determine if such removal violates the provisions of Fish and Game Code sections 3503, 3503.5 and 3513.

Thus, the project will have a less-than-significant impact on migration/native wildlife nursery sites with mitigation applied.

MITIGATION MEASURE B.4.d.1

Any tree removal or pruning on the project site for future driveway encroachment and/or residential building permit, including dead or broken trees, shall occur between October 1 and January 31, the time-frame which is outside of the normal raptor and general avian breeding season. Should such tree removal occur between February 1 and September 31, a pre-removal survey for active raptor or avian nests shall be conducted by a qualified biologist/botanist no more than 15 days prior to removal. If such nests are found the tree or trees in which nest(s) are located shall not be removed until the young have fledged. The appropriate time for tree removal shall be determined by a qualified biologist/botanist in consultation with the California Department of Fish and Wildlife. The project proponent shall provide the results of any surveys to the Mariposa County Planning Department prior to tree removal.

Monitoring for Mitigation Measure B.4.d.1: This mitigation measure will be monitored by the Mariposa County Planning Department through the site development process.

B.4.e & f Ordinances, Policies, and Plans Protecting Biological Resources

A significant impact would be one that conflicts with local, regional, or state ordinances, policies, or adopted plans protecting a specific local biological resource.

The project location is not governed by a local ordinance, policy or special designation that protects specific biological resources or natural communities nor were any identified. Additionally, the biological resource assessment concluded there were no special-status plant species observed in the study area, however, mitigation measures are proposed to protect nesting birds and raptors that may occur with potential future residential development consisting of grading and construction.

Therefore, it can be found that the project will have no impact on ordinances and policies protecting biological resources.

B.5 CULTURAL RESOURCES

5. CULTURAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?			✓	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		✓		

The Cultural Resources Survey of the project site was conducted by Mark Kyle (Culturescapes) and the results of that study are contained within a confidential report dated October 2019. The survey was conducted to determine the presence of any historic or cultural resources on the project site.

The following responses reflect the information contained in the survey as it specifically relates to the checklist items for the initial study above. The responses focus on potentially significant impacts of project implementation. There is additional detailed information available in the survey which addresses the historic and cultural significance of the project. The survey is available for review by appropriate parties.

B.5. a-b **Historical & Archaeological Resources**

A significant impact would be one that would cause a substantial adverse change in the significance of an historic or archaeological resource or the disturbance of human remains or cemeteries.

The Cultural Resources Survey was conducted for the project site by Mark Kyle of Culturescapes in October 2019. Research consisted of a records search conducted at the Central California Information Center (CCIC), contact with Native American Heritage Commission (NAHC), and correspondence with representative of potentially affected tribes. The Records Search did not disclose any known prehistoric occupation or artifacts, but a small historic apple orchard was identified on Parcel A. It was determined that the apple orchard was unlikely to be eligible for inclusion into the List of Historical Places. A field survey was also conducted on the site. The site was examined for the presence of historical and visible surface archaeological evidence. No additional historic or archaeological resources were found.

Therefore, it can be found that the project will have a less than significant impact on historic or cultural resources.

B.5. c **Human Remains**

A significant impact would be one that would disturb human remains or cemeteries.

The records search and walking survey have revealed the probability for inadvertent finds as unlikely. Although this is the case, if human remains or burial sites are located during any future construction operations, the California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Mariposa County Coroner has made the necessary findings as to the origin and disposition pursuant the Public Resources Code Section 5097.98. Tribal consultation occurred during the course of this investigation and the response held a negative response for human remains being present with information regarding the locations of burials at a distance from the research radius of this project. A mitigation measure consistent with the California Native American Historical, Cultural and Sacred Sites Act will reduce any potential impact to cultural resources and

remains found during project implementation to a less than significant level. This mitigation measure is as stated below.

Based on the incorporation of this mitigation measure into the approval for this project, the project will have a mitigated less-than-significant impact on disturbance of human remains.

Mitigation Measure B.5.c.1: In the event human remains, artifacts, or potentially significant cultural resources are discovered during ground disturbance on the project site, a Native American monitor shall be on-site for the duration of ground disturbance. During any construction activity that involves ground disturbance, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty feet of the find until Mariposa Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to Mariposa Planning, the Mariposa County Coroner and the Native American Heritage Commission shall be notified should human remains be discovered. If the remains are determined by the Native American Heritage Commission to be Native American, the NAHC guidelines shall be adhered to in treatment and disposition of the remains. Representatives of the Most Likely Descendant shall be requested to be on-site during disturbance and/or removal of human remains.

Monitoring for Mitigation Measure B.5.c.1: This mitigation measure will be monitored by the Mariposa County Planning Department through the site development process.

B.6 ENERGY

6. ENERGY Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

B.6. a & b Energy

A significant impact would be one that would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

The proposed project will require improvements to the project site access road and may potentially result in the construction of additional homes. The development of this proposed project would not require the creation of a new source of energy. During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials. Compliance with local, State, and federal regulations would reduce

short-term energy demand during the project's construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy.

There are no unusual project characteristics or processes involved in future development of this project that would require the use of equipment that would be more energy intensive than that which is typically used for comparable activities. The project would not require the use of equipment that would be out of conformance with current emissions standards and related fuel efficiencies. Due to necessary compliance with applicable requirements and/or regulations through the building permit process, the project would be consistent with State requirements, and would not consume energy resources in a wasteful or inefficient manner.

State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32), which seeks to reduce the effects of Greenhouse Gas (GHG) emissions, a majority of the State regulations are intended to reduce energy use and GHG emissions. These include California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen), among others. In Mariposa County, the Building Department enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. Accordingly, the proposed project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

The project will have a less than significant impact.

B.7 GEOLOGY AND SOILS

7. GEOLOGY AND SOILS -- Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
ii) Strong seismic ground shaking?			✓	
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?			✓	
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			✓	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

B.7.a, c & d Faults, Ground Shaking, Ground Failure, Landslides & Unstable Soils

A significant impact would be one that exposes people or structures to loss, injury or death as a result of fault rupture or other ground failure including landslides, sinkholes, subsidence and liquefaction of soils.

All construction in California is required to comply with California Building Code standards with respect to the seismic design category as determined by specific area. Additionally, California Building Code standards regulate the construction of foundations or footings by verifying soil conditions, compaction, and drainage requirements are met. Compliance with California Code of Regulations Title 24, Parts 1-12 standards will be required prior to any development outside of routine maintenance of existing structures and access easements.

Therefore, the project will have a less than significant impact.

B.7.b Soil Erosion

A significant impact would be one that results in substantial soil erosion or loss of topsoil.

The 2019 California Code of Regulations Title 24, Parts 1-12 standards, also contain drainage plan requirements to ensure that any changes to existing drainages are done in such a way as to ensure that the function and capacity of the affected drainage course is maintained following construction. Soil compaction standards, provisions for sediment control during construction, and re-vegetation following construction are contained in these regulations.. The 2019 California Code of Regulations Title 24, Parts 1-12 standards will apply to site grading work done for all future residential development. Onsite inspections by the Building Department are conducted to ensure compliance with these requirements.

In addition, if more than one acre of land will be disturbed, the project will be subject to a National Pollutant Discharge Elimination System (NPDES) General Permit for discharges of storm water associated with construction activity from the Regional Water Quality Control Board. This permitting is part of the existing regulatory environment and is addressed in the standard conditions of approval for projects in Mariposa County.

The Mariposa County Improvement Standards will apply to any road work done as part of the project proposal. These adopted policies also contain provisions for drainage plans, soil compaction and sediment control during construction, and permanent re-vegetation following construction. The County Engineer has the authority to require engineered drainage plans to address any increased water run-off from proposed roads. Onsite inspections are conducted to ensure compliance with these standards.

These existing requirements will ensure future construction and grading activities associated with implementation of the development of the site and access roads will have a less than significant impact.

B.7.e Septic Systems

A significant impact would occur if septic tanks or systems were installed in a soil unable to support the intended use.

Both Parcels B and C have existing septic systems. Future development of either parcel that would increase occupancy will require an investigation of the existing septic system capacity and approval by the Mariposa County Division of Environmental Health. Residential development of Parcel A would also require confirmation that underlying soils support the functions of a septic system, such as percolation tests, and approval of design capacity by the Mariposa County Division of Environmental Health (Environmental Health). Regulatory oversight of the septic disposal system by Environmental Health will ensure the system functions adequately to serve future development of the site.

A Land Division Soils Report was performed November 25, 2019 for Parcel A by O.S.T System Designs Inc. The soils investigation consisted of four (4) 12-foot soil profile holes. Soils identified were sandy loam and sandy clay loam with no evidence of groundwater or restrictive layers. Percolation tests were also conducted at depths of 5-7 feet. The average percolation rate was 77.00 minutes per inch. The soils report recommended a sewage reserve area of 14,000 square feet with a leach field depth of 6-feet. Compliance with the recommended or equivalent septic system design will be required prior to issuance of a building permit for residential development.

Therefore, the project will have a less than significant impact.

B.7.f Paleontological or Unique Geologic Features

A significant impact would occur if the project would directly or indirectly destroy a unique paleontological resource or site or unique geological feature.

Unique geological features would include caves, lava tubes, tufas, monolithic rocks, or other geological features that make the landscape unique. There are no unique geological features at the project location. The cultural resources survey prepared for the site did not identify any paleontological resource or site, nor is one known to occur on the project site. See Mitigation Measure B.5.c.1, which requires that work be stopped and that the Mariposa County Planning Department be contacted if a paleontological resource is discovered during earth work.

With the implementation of this mitigation measure the project will have a less than significant impact.

B.8 GREENHOUSE GAS EMISSIONS

8. GREENHOUSE GAS EMISSIONS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

B.8.a & b Impacts: Greenhouse Gas Emissions

A significant impact would occur if the project generated greenhouse gas emissions that may have a significant impact on the environment or conflict with a plan adopted to reduce the emissions of greenhouse gases.

In summarizing the analysis of potential impacts to greenhouse gas emissions from implementation of the General Plan, the EIR certified for the General Plan concluded the following on page 2-99:

Impact AQ-4. *Build-out of the proposed General Plan may result in changes in air movements, moisture, temperature or climate. However, no projects of the magnitude that would cause such impacts are anticipated in the County. Major projects that would produce large amounts of greenhouse gases are likewise not anticipated. In the event that such projects are proposed, the projects would be subject to national and international regulations, and thus would result in impacts that are at a level of less than significant.*

Subsequent to the 2006 certification of the General Plan EIR, the State of California enacted statute AB 32 which established the state's goals of (a) achieving by 2020 a statewide GHG limit no higher than the total 1990 statewide GHG emissions, and (b) continuing after 2020 to achieve even further reductions in GHG emissions.

SB 97 required that the Natural Resources Agency certify and adopt amended CEQA Guidelines for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions by January 1, 2010 pursuant to Public Resources Code section 21083.05. The agency adopted the amendments on December 30, 2009 and

transmitted the amendments to the Office of Administrative Law (OAL) for review and filing with the Secretary of State. OAL filed the amendments for inclusion into the California Code of Regulations on February 16, 2010. The amendments became effective on March 18, 2010.

To assist in evaluating whether a project may generate a quantity of GHG emissions that could have a significant effect on the environment, thresholds of significance have been developed by some State agencies. Some of these thresholds establish a level at which a project would necessitate additional analysis or whether the project is not considered to create a significant impact. Neither the County of Mariposa, the Mountain Counties Air Basin, nor the Mariposa County Air Pollution Control District have adopted thresholds of significance for GHG emissions. As a result, the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines are used to determine the significance of the project. The BAAQMD guidelines establish three (3) ways to measure whether a project will have a significant impact or not:

- Complying with a qualified GHG reduction strategy
- Annual emissions of less than 1,100 metric tons per year (MT/yr) of CO₂e
- Service person threshold of 4.6 MT CO₂e/SP/yr

For the purposes of this project, the use of the 1,100 MT/yr of CO₂e is appropriate since Mariposa County does not have a qualified GHG Reduction Strategy and the project is not a high-density project where the service person threshold is more appropriate. Considering there will be no long term construction emissions, any construction emissions would be temporary in nature. BAAQMD does not have a threshold of significance for construction emissions. BAAQMD does provide a screening process to prevent unnecessary evaluation of typical GHG emissions. This project has the potential to have up to 3 additional homes constructed for the 3 parcels, which is less than 10% of the screening criteria for single family residential development of 56 dwelling units.

The project will not be a significant contributor to greenhouse gas emissions, but may contribute cumulatively to the generation of greenhouse gas emissions from vehicle emissions in the county and region.

However, the project will have a less than significant impact in light of overall greenhouse gas emissions.

B.9 HAZARDS AND HAZARDOUS MATERIALS

9. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓	

B.9. a & b Transport of Hazardous Materials/Upset and Accident

A significant impact would be one that produces a substantial risk to the public from routine transportation, use, or disposal of hazardous material, or from reasonably foreseeable upset or accidental release of such material.

The project does not involve the transport, use or disposal of any hazardous materials.
The project will have no impact.

B.9.c School Proximity

A significant impact would be one that emits hazardous emissions or results in the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

There are no schools located within a quarter-mile of the project site. Additionally, the project does not have the potential to emit hazardous emissions and no handling of hazardous or acutely hazardous materials, substances, or waste will occur on site.

Therefore, the project will have no impact.

B.9.d Exposure from Existing Contaminated Sites

A significant impact would be one that is located on a listed contamination site and exposes the public or the environment to the hazard.

The project site is not listed on the Mariposa County Health and Human Services Agency, Division of Environmental Health's list of hazardous sites or State of California's GeoTracker website.

Therefore, the project will have no impact.

B.9.e Hazards Near Airports and Airstrips

A significant impact would be one that results in a safety hazard for people residing or working in the vicinity of a public airport or private airstrip.

The project site is not within two miles of a public airport, and no private airstrips are known to exist within the area of the project site.

Therefore, the project will have no impact.

B.9.f Emergency Response Plans

A significant impact would be one that impairs the implementation of or interferes with an emergency response or evacuation plan.

The construction of single family residences on the project parcels will not interfere with any emergency response or evacuation plan. The development of the parcels will not generate an amount of traffic that would affect an emergency response plan. Roadways will be required to be constructed to the standards contained in the Mariposa County Road Improvement and Circulation Policy, County Improvement Standards, and Public Resources Code 4290, thus ensuring that the roads will be sufficient to adequately serve the development in the event of an emergency. Additionally, the project will need to meet all requirements from CAL FIRE and the Fire Department prior to construction and prior to occupancy.

Therefore, there will be no significant impacts with regard to interference of emergency response plans.

B.9.g Risk of Wildland Fires

A significant impact would be one that exposes people or structures to a significant risk of wildland fires.

Much of Mariposa County is located within or adjacent to remote and densely wooded or scrubby areas. Because of this, the potential for significant wildland fires always exists. However, the State of California adopted the State Fire Safe Regulations for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in the State Responsibility Areas (SRA). The project area is also designated as low priority (Priority 2 out of a 1-5 scale) site for risk to forest or ecosystem systems according to the California Department of Forestry and Fire Protection's 2018 Priority Landscapes Map.

These regulations, known as SRA Firesafe Regulations, provide for basic emergency access and perimeter wildfire protection measures, including clearance around structures. Future residential building permits for the project structures also necessitate review by CALFIRE and onsite inspection prior to permit completion. Finally, future residential development is subject to continued inspection by CALFIRE for maintenance of clearance around structures. These inspections may be done yearly.

Current State Law requires a clearance of 100 feet around structures. The Mariposa County Fire Department stated that fire protection responsibilities are detailed in the California Fire Code and the Public Resources Code 4291 (Firesafe Regulations). As noted, CALFIRE enforces the Public Resources Code and Mariposa County Fire enforces the California Fire Code.

Based upon these existing laws and inspection requirements in place it is found that the project will have a less than significant impact.

B.10 HYDROLOGY & WATER QUALITY

10. HYDROLOGY AND WATER QUALITY Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			✓	
i) Result in a substantial erosion on- or off-site;			✓	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site				✓
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				✓
iv) Impede or redirect flood flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

B.10.a & e Water Quality Standards/Waste Discharge Requirements/Water Quality

A significant impact would occur if the project violated a water quality standard or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

Erosion control plans and compliance with the current 2019 California Code of Regulations, Title 24 Parts 1-12, and the County Improvement Standards will minimize siltation and turbidity of watercourses due to required erosion control measures and Best Management Practices should new development occur on the proposed parcels. The amount of chemicals generated from the day-to-day activities of maintaining a residential property on 5-acre or larger parcels is not considered to be a significant impact.

The project does not propose any activities that would discharge to surface water or groundwater. All construction activities must go through the proper permit issuance approval process and construction inspections by the Building Department and other County agencies to ensure there are no impacts to surface or groundwater.

Therefore, impacts on water quality from the proposed development is less than significant.

B.10.b & e Changes in Groundwater Resources

A significant impact would be one that substantially depletes groundwater quantities/interferes with groundwater recharge, impedes sustainable groundwater management of the basin, or conflicts with or obstructs implementation of a water quality control plan or sustainable groundwater management plan.

Mariposa County is not located within an area governed by a sustainable groundwater management plan. However, the EIR certified for the Mariposa County General Plan evaluated impacts resulting from implementation of the General Plan, including residential subdivision development. The EIR established evaluation criteria with “points of significance” for groundwater quantity (Table 4.7-1; Section 4.7.3 Impact HW-3). The EIR analysis of groundwater quantity states,

“Much of the groundwater in Mariposa County is recovered from hard rock wells drilled into granitic rock. The water-bearing characteristics of most crystalline rocks, such as granite, are controlled by weathering and structure, which controls the permeability of the rock and varies considerably within the County. Drilling in crystalline rocks encounters highly variable amounts of water. This variability in yield from place to place (even on adjacent properties), particularly at a feasible economic cost, rather than any limits on overall quantity of the groundwater resource, is the controlling factor in providing adequate water supply to support development in the County.

Policy 11-2c of the General Plan and its supporting implementation measures provide for the preservation of existing or potential sources of a sustainable water supply through maintaining low intensity of development in order to protect the capacity of watershed areas...In addition, Policy 9-5a and Implementation Measure 9-5a(1) requires that new projects and subdivision in the County have access to basic water and wastewater infrastructure, including potable water supply meeting health department requirements...

Application of the above policies and implementation measures, by preserving the function of watersheds and recharge areas to provide a groundwater supply, and by requiring that new development has a water supply system of proven quantity, will reduce impacts on groundwater quantity to less than significant.”

Policy 11-2c from the adopted General Plan states,

“Preserve the existing or potential sources of a sustainable water supply.”

Implementation Measure 11-2c (1) from the adopted General Plan states,

“Outside Town Planning Areas and rural centers, maintain low intensities of development in order to protect the capacity of watersheds.”

The consequences of this policy and implementation measure are identified as,

“This enables the county to maintain the 5-acre density for Residential areas.”

This project is consistent with the General Plan policies for low intensity development in a rural area, outside of a town planning area or rural center. Thus, it can be found that the project protects the function and capacity of the watershed and recharge areas to provide a ground water supply. The large parcel sizes and the limited new development reduce the project impacts on groundwater quantity to less than significant.

Finally, Table 4.7-1 contains evaluation criteria point of significance HW-3, which evaluates reductions in groundwater quantity with regard to the “number of documented wells presenting lower groundwater levels.” Because sufficient proof of water has not been submitted to the Division of Environmental Health, a well canvas of wells on adjacent parcels was performed. This canvas turned up only one emergency deepening in 2009. Since then there have been no documented issues with wells in the vicinity. The single well issue did not “conflict with [the Mariposa County Division of Environmental Health] standards for groundwater quantity” point of significance and well permits continue to be issued the project vicinity.

Due to minimal change in average water demand because of this project and the demonstrated ability of the existing wells and water storage system in the vicinity to meet historic average and peak demand, the future impacts to the groundwater supply would not be significantly different from the past. The project will be required to meet the General Plan’s proof of water prior to recordation of the final parcel map.

Therefore, impacts on water quality from the proposed development are less than significant.

B.10.c Changes to Drainage Patterns and Impervious Surfaces causing Erosion, Flooding, or Contamination

A significant impact would be one that substantially alters stormwater drainage through alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that results in:

- Substantial erosion on- or off-site;
- Substantial impacts to drainage patterns causing flooding on- or off-site;
- Contributions to runoff that either causes the capacity of drainage systems to be exceeded or provides substantial polluted runoff; or
- Impedes or redirects flood flows.

The project will not alter the course of a stream or river nor will it create an additional source of runoff; however, the existing access easement crosses a seasonal creek. Site grading and road improvements could result in erosion, siltation or increased turbidity, changes to drainage capacity, or alterations in surface flow course. Any work in or near waterways must meet United States Fish and Wildlife Service (USFWS) requirements, which may include additional permitting prior to grading or building permit issuance. As a condition of approval for this project, the applicant will be required to contact USFWS and provide verification that appropriate permits have been obtained or are not required. Because of these existing standards and requirements no additional mitigation is required for this project.

The Mariposa County Improvement Standards will apply to grading and easement improvement work done as a part of the project proposal. These adopted policies contain provisions for drainage plans, soil compaction and sediment control during construction, and re-vegetation following construction. The 2019 California Code of Regulations Title 24, Parts 1-12 standards, also contain drainage plan requirements to ensure that any changes to existing drainages are done in such a way as to ensure that the function and capacity of any affected drainage course is maintained following construction. Onsite inspections are conducted to ensure compliance with these standards. These standards will apply to site grading work done for project construction. Soil compaction and sediment control during construction and permanent re-vegetation following construction is also required. These adopted codes, policy and ordinance requirements, required permits, and onsite inspections of drainage courses prevent changes to drainage patterns resulting from future grading activities associated with the project.

Therefore, there will be a less than significant impact.

B.10.d Release of Pollutants in Flood Hazard, Tsunami or Seiche Zones from Project Inundation:

A significant impact would occur from the release of pollutants due to the inundation by seiche, tsunami or mudflow.

Mariposa County is not subject to tsunamis. General Plan Policy 16-4c addresses the issue of seiche, as it may relate to a dam inundation area. This project site is not located in such an area. The issue of ground shaking and earthquake faults is addressed in the “Geology and Soils” section above. This issue is addressed during review of individual projects. This project is not of the type or nature so as to result in the release of pollutants in a flooding or earthquake event.

Due to these factors, the project will have no impact.

B.11 LAND USE & PLANNING

11. LAND USE AND PLANNING Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓

B.11.a Physically Divide an Existing Community

A significant impact would occur if the project physically divided an established community. The subdivision project site is located in an area used primarily for low-density residential development and does not physically divide an established community.

The project would have no impact on this issue.

B.11.b Conformance with General Plan Designation, Zoning and Other Environmental Policies

A significant impact would occur if the project conflicted with an applicable general plan policy or regulation of an agency with jurisdiction over the project.

The project's land use classification is Residential and its zone is Mountain Home. The project's density, lot sizes of 5.08 +/- acres (Parcel A), 10.95 +/- acres (Parcel B), and 5.01 +/- acres (Parcel C) and the land use designation (Residential) are permitted in the current designation and zone. The project is consistent with the Mariposa County General Plan and zoning standards contained in Title 17 (Mariposa County Zoning Code). There are no land use plans, policies, or regulations that were adopted to avoid or mitigate environmental effects that may encumber the project area.

Therefore, the project will not conflict with the Mariposa County General Plan and Mariposa County Zoning Ordinance and will have no impact on this issue.

B.12 MINERAL RESOURCES

12. MINERAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				✓

B.12. a & b Mineral Resources

A significant impact would occur if the project resulted in the loss of availability of a mineral resource of value to the region and state, or result in the loss of a locally important mineral resource shown on land use planning maps.

The Mariposa County General Plan does not identify the project area as an important mineral recovery site. The project is within a residential land use designation and will not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state.

Thus, the project will have no impact.

B.13 NOISE

13. NOISE Would the project result in:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

B.13. a & b Generation of Substantial Noise That Exceeds Established Standards/Groundborne Vibration or Noise

A significant impact would occur if the project resulted in the generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or generate excessive ground-borne vibration or groundborne noise levels.

The Mariposa County General Plan states that the rural lifestyle found in Mariposa County results in a noise environment that is well below 55 dBA CNEL standard. Given this rural lifestyle, it is quite common to hear chainsaws, barking dogs, tractors, and such similar sounds which are part of the maintenance of that lifestyle. While these sounds may momentarily detract from the quiet side of the rural lifestyle, they are not significant. Although this project proposes to split one parcel into three, Parcel C is already fully developed and Parcel B has an existing home. While the future residential development on the two less than fully developed parcels may generate an increase in noise, the potential noise increases are not significant and not uncharacteristic of noises generated by similar development in the vicinity of the project site.

The Mariposa County Noise-Land Use Compatibility Chart, shown as Figure 12-1 in Volume III, Technical Background Reports of the Mariposa County General Plan, shows that Ldn or CNEL decibel levels of up to 60 are normally acceptable community noise exposure levels for single family residential development, the use that is most prevalent in the area. Noise during construction may exceed these levels, but construction is expected to be of limited duration and during normal working hours. Mariposa County does not have an adopted noise ordinance. Residential development is not expected to generate substantial noise or create groundborne vibration or noise.

Due to these factors, the project will have a less than significant impact in regards to noise or groundborne vibration.

B.13. c Exposure to Airport or Airstrip Noise

A significant impact would occur if there is exposure of people residing or working in the project area to excessive noise from public airports or private airstrips.

The project site is not located near an airport or airstrip.

Due to these factors, the project will have no impact on airstrip noise.

B.14 POPULATION & HOUSING

14. POPULATION AND HOUSING Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

B.14.a Population Growth Inducement

A significant impact would result if the project induces substantial population growth in an area.

This project is consistent with the planned uses and density of development for the area. From the perspective of land use and zoning, the density will not increase significantly as a result of this project. The development of a single 21.04-acre lot into three separate lots with three existing homes on site will not result in a substantial population growth in the area.

Thus, the project will have a less than significant impact on population growth.

B.14.b Displacement of Housing/People

A significant impact would result if the project displaced substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

No housing will be removed with this project; rather, the project creates three parcels which increases the potential development of additional housing units.

Thus, the project will have no impact on population displacement.

B.15 PUBLIC SERVICES

15. PUBLIC SERVICES Would the project result in:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?				✓
d) Parks?				✓
e) Other public facilities?			✓	

B.15. a & b Emergency Services Improvement Impacts

The proposed project would have a significant environmental impact if emergency service public facilities needed to be constructed or expanded in order to maintain adequate service levels for the proposed project and the construction or expansion of those facilities created a substantial adverse physical impact.

The land division will result in a total of three parcels, an increase of two parcels. Existing emergency response facilities will provide adequate service to the project. Goal 9-9 of the General Plan states, “*Maintain quality emergency service delivery.*”

Policy 9-9a calls for defining acceptable service standards and creating a comprehensive plan to attain and maintain service delivery, and Implementation Measures 9-9a(1) and 9-9a(2) call for the preparation and implementation of an emergency services plan to implement the goal. The project will not have a negative impact on this goal, policy or these implementation measures. Although new development adds cumulatively to the demand for police and fire protection, impact from this project, will be minimal.

Impact from this project, due to its size, is considered to be less than significant.

B.15.c School Improvement Impacts

The proposed project would have a significant environmental impact if public school facilities needed to be constructed or expanded in order to maintain adequate service levels for the proposed project and the construction or expansion of those facilities created a substantial adverse physical impact.

The land division will result in a total of three parcels. Each parcel can have up to two dwellings. Parcel A has no dwellings, Parcel B has one dwelling and Parcel C is already fully developed with two dwellings. This small subdivision project will not result in a substantial number of new students. The Mariposa County Unified School District did not provide comment on the project.

The project has the potential to add up to 3 additional single family residences. The project will be required to pay the necessary school impact fees through the building permit process.

Therefore, this project is considered to have a less than significant impact to existing school facilities.

B.15.d Park Improvement Impacts

The proposed project would have a significant environmental impact if public park facilities needed to be constructed or expanded in order to maintain adequate service levels for the proposed project, and the construction or expansion of those facilities created a substantial adverse physical impact.

The land division will result in three parcels and will not cause a substantial new demand on parks. Existing facilities will provide adequate service to the project; no new facilities are needed.

Thus, the project will have no impact on parks.

B.15.e Other Public Facility Impacts/Road Improvement Impacts

The proposed project would have a significant environmental impact if public road facilities would need to be constructed in order to maintain adequate service levels for the proposed project.

The Mariposa County Road Improvement and Circulation Policy establishes an average daily traffic estimate for residential parcels in Mariposa County of eight trips per day. Dividing the existing parcel into three lots would potentially add sixteen additional trips along public roads. Both Meadow Lane and Triangle Road are approximately 22-foot paved public roads, which would be classified as Rural Class III, and allow up to 3,000 average daily trips. The sixteen additional trips that may occur are less than 1% of the total capacity.

The addition of a minimal amount of traffic to area roadways will not result in a significant impact to either the maintenance of the roads or the proposed Level of Service. There is adequate capacity on all existing roads serving the subdivision and conditions have been established to ensure on-site roads are improved and maintained to provide adequate capacity. This issue is addressed in the Transportation and Traffic section below.

The proposed project would have a significant environmental impact if public water and sewer facilities would need to be constructed in order to maintain adequate service levels for the proposed project. Residential development on the parcel will use individual wells and septic systems. No improvements to public facilities are proposed or required with this project.

The project will have a less than significant impact on existing public facilities.

B.16 RECREATION

16. RECREATION	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

B.16.a Use of Existing Recreational Facilities

A significant impact would result if the project substantially increased the use of existing recreational facilities or was accelerated due to the project, and increase in use has the potential to cause substantial physical deterioration.

The proposed expansion will not result in any impact on existing recreation facilities. This three-parcel subdivision project will result in a negligible additional use of existing recreation facilities.

Thus, the project will have no impact on use of existing recreational facilities.

B.16.b Construction or Expansion of New Recreational Facilities

A significant impact would result if the project included recreational facilities that might adversely affect the physical environment due to construction or expansion.

There is no proposal to construct or expand recreational facilities.

Thus, the project will have no impact on environment due to construction or expansion of recreational facilities.

B.17 TRANSPORTATION & TRAFFIC

17.TRANSPORTATION/TRAFFIC Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				✓
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

B.17.a Circulation System

A significant impact would result if the project conflicted with a program, plan ordinance or policy addressing the circulation system.

The project is located off of Meadow Lane within the Lush Meadows subdivision. Traffic impacts, according to the Mariposa County Road Improvement and Circulation Policy, are determined by land use and facility type. A single family residential parcel typically incurs eight trips along public roads daily. Dividing the existing parcel into three lots would potentially add sixteen additional trips along public roads. Both Meadow Lane and Triangle Road are approximately 22-foot paved public roads, which would be classified as Rural Class III, and allow up to 3,000 average daily trips. The sixteen additional trips which occur as a result of this land division are less than 1% of the total capacity.

Therefore, the project will have less than significant impact on circulation and traffic plans.

B.17.b Conflict with CEQA Guidelines §15064.3, Subdivision (b)

A significant impact would result if the project conflicted with this CEQA Guideline section.

This section provides criteria for analyzing transportation impacts of projects. Due to the rural and remote nature of Mariposa County and applying a threshold of significance to vehicle miles traveled is complex. Mariposa County has a significant number of commuters, many of which commute over 100-miles round trip. The nearest towns are the town of Mariposa (20-miles away) and the town of Oakhurst (20-miles away). Mariposa County High School is 13-miles from the project area and Woodland Elementary School is 8-miles from the project area. Mariposa County has a culture of commuting and an aesthetic remoteness, which preserves the rural character of the County consistent with the General Plan.

Because of this, the project will have a less than significant impact on conflict with CEQA guidelines.

B.17.c Increase Hazards due to Geometric Design Features

A significant impact would result if the project produced hazards to safety from design features or incompatible uses such as sharp curves, dangerous intersections or incompatible uses.

Public and private roadways serving the project will be required to be developed to standards contained in the Mariposa County Improvement Standards, the County Road Improvement and Circulation Policy and Public Resources Code 4290. There are no proposed changes to existing public roadways.

Therefore, this project has no impact on hazards due to road geometry.

B.17.d Emergency Access

A significant impact would occur if the project resulted in inadequate emergency access, adversely impact parking, or conflict with adopted alternative transportation plans.

The project will be required to meet all emergency access requirements as required by SRA Fire Safe Regulations and the Mariposa County Road Circulation Policy.

Due to these factors, the project will have no impact on this issue.

B.18 TRIBAL CULTURAL RESOURCES

18. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✓
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				✓

B.18.a and b Tribal Cultural Resources

A substantial impact would be one that adversely impacts a significant tribal cultural resource as defined in Public Resource Code Section 21074.

Tribal resources are defined as, "Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either, (A) included or determined to be eligible for inclusion in the California Register of Historical Resources or (B) included in a local register of historical resources as defined by subdivision (k) of Section 5020.1.(2). A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c)

of Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.”

The Cultural Resources Survey of the project site was conducted by Mark Kyle (Culturescapes) and the results of that study are contained within a confidential report dated October 2019. The survey was conducted to determine the presence of any historic or cultural resources on the project site. Research consisted of a records search conducted at the Central California Information Center (CCIC), contact with Native American Heritage Commission (NAHC), and correspondence with representatives of potentially affected tribes. The Records Search did not disclose any known prehistoric occupation or artifacts or areas of cultural significance to California Native American Tribes. A field survey was also conducted on the site. The site was examined for the presence of historical and visible surface archaeological evidence. No Native American cultural or archaeological resources were found.

Mariposa County sent invitations to consult on this project to the North Fork Rancheria of Mono Indians; North Fork Mono Tribe; and the American Indian Council of Mariposa County Southern Sierra Miwuk Nation. No responses requesting consultation have been received. However, a request to stay informed was received from the North Fork Rancheria of Mono Indians. Mariposa Planning continues to provide project updates to all interested tribal parties. The records search and walking survey have revealed the probability for inadvertent finds as unlikely.

Therefore, it can be found that the project will have a less-than-significant impact on tribal cultural resources.

B.19 UTILITIES & SERVICE SYSTEMS

19. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

B.19.a Construction, Installation or Expansion of Utilities and Stormwater Facilities

A significant impact would result if the project required or resulted in the relocation or construction of these facilities that would cause significant environmental effects.

The project location is currently served by a private domestic water well and private septic systems. Future residential development will require the installation of utilities and stormwater drainage systems. The Mariposa County Improvement Standards contains provisions for utility and stormwater drainage construction and installation for any required road work. The 2019 California Code of Regulations Title 24, Parts 1-12 standards, also contain drainage plan requirements to ensure that any changes to existing drainages are done in such a way as to ensure that the function and capacity of the any affected drainage course is maintained following construction.

Due to these factors, the project will have a less than significant impact.

B.19.b Water Supplies

A significant impact would result if water supplies were insufficient to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

The project location is currently served by private domestic water well. With the existing three homes and the potential to add an additional three homes, the average demand for groundwater at the project site may double. However, a well canvas of wells on adjacent parcels was performed. This canvas turned up only one emergency deepening in 2009. Since then there have been no documented issues with wells in the vicinity. The single well issue did not “conflict with [the Mariposa County Division of Environmental Health] standards for groundwater quantity” point of significance and well permits continue to be issued within the vicinity of the project.

Due to minimal change in average water demand because of this project and the demonstrated ability of the existing wells and water storage system to meet historic average and peak demand in the vicinity, the future impacts to the groundwater supply would not be significantly different from the past. The project will be required to meet the General Plan’s proof of water prior to recordation of the final parcel map.

Therefore, impacts on availability from the proposed development are less than significant.

B.19.c Wastewater Treatment Capacities

A significant impact would result if wastewater treatment capacities were insufficient to serve the project and reasonably foreseeable future development.

Both Parcels B and C have existing septic systems. Future development of either parcel that would increase occupancy will require an investigation of the existing septic system capacity and approval by the Mariposa County Division of Environmental Health. Residential development of Parcel A would also require confirmation that underlying soils support the functions of a septic system, such as percolation tests, and approval of design capacity by the Mariposa County Division of Environmental Health (Environmental Health). Regulatory oversight of the septic disposal system by Environmental Health will ensure the system functions adequately to serve future development of the site.

A Land Division Soils Report was performed November 25, 2019 for Parcel A by O.S.T System Designs Inc. The soils investigation consisted of four (4) 12-foot soil profile holes. Soils identified were sandy loam and sandy clay loam with no evidence of groundwater or restrictive layers. Percolation tests were also conducted at depths of 5-7 feet. The average percolation rate was 77.00 minutes per inch. The soils report recommended a sewage reserve area of 14,000 square feet with a leach field depth of 6-feet. Compliance with the recommended or equivalent septic system design will be required prior to issuance of a building permit for residential development.

Therefore, the project will have a less than significant impact.

B.19. d & e Solid Waste

A significant impact would occur if a project generated solid waste in excess of state or local standards or in excess of local infrastructure or otherwise impair the attainment of solid waste reduction goals or did not comply with reduction statutes related to solid waste.

The project will be subject to all applicable regulations and standards relating to solid waste.

Due to these factors, the project will have a less than significant impact.

B.20 WILDFIRE

20. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			✓	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓	

B.20.a Emergency Response or Evacuation Plan

A significant impact would result if development of this project would hinder or impair an existing emergency response plan or emergency evacuation plan.

The project area is identified as a State Responsibility Area with moderate vulnerability to fire. The Mariposa County's 2018 Emergency Operations Plan identifies strategies for responding to and evacuating areas during fires. The project site is already partially developed for residential use.

It will be required that the access be improved to Mariposa County Road Improvement and Circulation Policy standards and the County's Improvement Standards, thus ensuring that the roads will be sufficient to adequately serve the development in the event of an emergency. Additionally, the project will need to meet all requirements from CAL FIRE and the Fire Department prior to construction and prior to occupancy.

Therefore, this project will have a less than significant impact on the adopted emergency response plan and emergency evacuation plan.

B.20.b Exposure to Pollutant Concentrations

A significant impact would result in exacerbated wildfire risks that expose project occupants to pollutant concentrations from a wildfire or contributed to the uncontrolled spread of a wildfire due to slope, prevailing winds or other factors.

Pollutants that an occupant may be exposed to would be smoke due to fire. Slopes on the property range from 5-35%. Access requirements for subdivisions consider factors such as slope when determining requirements for road and access improvements.

The State of California adopted the State Fire Safe Regulations for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in the State Responsibility Areas (SRA). These regulations, known as SRA Firesafe Regulations, provide for basic emergency access and perimeter wildfire protection measures, including clearance around structures. Future building permits for the project facilities also necessitate review by CAL FIRE and onsite inspection prior to permit completion. Finally, future development is subject to continued inspection by CAL FIRE for maintenance of 100' clearance around structures (LE 100). These inspections may be done yearly. The project must also meet all the applicable sections of the California Fire Code.

Due to uniformly applied construction and land management standards, the project will have a less than significant impact.

B.20.c Installation of Infrastructure Exacerbating Fire Risks or Impacts to Environment

A significant impact would occur if the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) exacerbates fire risk or results in temporary or ongoing impacts to the environment.

Upgrades to the existing access roads are the only infrastructure proposed. The project site has been developed with utilities on all parcels with the exception of Parcel A. Any upgrades to power, sewer or water would require compliance with the current 2019 California Code of Regulations, Title 24 Parts 1-12 and the County regulations through the Mariposa County residential building permitting process.

Roadways will be required to be constructed to the standards contained in the Mariposa County Road Improvement and Circulation Policy, County Improvement Standards, and Public Resources Code 4290, thus ensuring that the roads will be sufficient to adequately serve the development in the event of an emergency. Additionally, the project will need to meet all requirements from CALFIRE and the Fire Department prior to construction and prior to occupancy.

Therefore, this project will have a less than significant impact due to the installation of infrastructure.

B.20.d Exposure of People or Structures to Risks

A significant impact would result if the project exposed people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

All construction in California is required to comply with California Building Code standards with respect to the seismic design category as determined by specific area. Additionally, California Building Code standards regulate the construction of foundations or footings by verifying soil conditions, compaction, and drainage requirements are met. Compliance with California Code of Regulations Title 24, Parts 1-12 standards will be required prior to any development outside of routine maintenance of existing structures and access easements. Should slope or soil stability be a potential issue the Building Director can require a geotechnical report be performed on the subject property and engineered designs take these factors into consideration.

The project will have a less than significant impact.

County of Mariposa

Section C MANDATORY FINDINGS OF SIGNIFICANCE

<i>Finding:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion & Conclusions:

1. The project has the potential to impact biological and cultural resources. Potential impacts to biological resources include potential impacts to nesting birds. Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. This study also found that project implementation has the potential to impact cultural resources. A mitigation measure is proposed to reduce these potentially significant impacts to less than significant levels.
2. The project will result in increased air emissions, water use, noise and traffic and demand for public services. However, these impacts are not considered to be significant, are individually limited, and not cumulatively considerable.
3. The project does not have the potential to cause substantial adverse effects on human beings, either directly or indirectly.

Based upon the environmental review conducted within this Initial Study, and the anticipated level of impact as a result of the project, a mitigated negative declaration will be adopted for the project.

Section D

MITIGATION MONITORING

Mitigation Measure No.	Mitigation Measure	Mitigation Monitoring
B.4.d.1	<i>Any tree removal or pruning on the project site for future driveway encroachment and/or residential building permit, including dead or broken trees, shall occur between October 1 and January 31, the time-frame which is outside of the normal raptor and general avian breeding season. Should such tree removal occur between February 1 and September 31, a pre-removal survey for active raptor or avian nests shall be conducted by a qualified biologist/botanist no more than 15 days prior to removal. If such nests are found the tree or trees in which nest(s) are located shall not be removed until the young have fledged. The appropriate time for tree removal shall be determined by a qualified biologist/botanist in consultation with the California Department of Fish and Game. The project proponent shall provide the results of any surveys to the Mariposa County Planning Department prior to tree removal.</i>	This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process
B.5.c.1	<i>In the event human remains or artifacts are discovered during ground disturbance on the project site, a Native American monitor shall be on-site for the duration of ground disturbance. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement project conditions of approval, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and American Indian Council of Mariposa County shall be notified should human remains be discovered. Representatives of the American Indian Council of Mariposa County shall be requested to be on-site during disturbance and/or removal of human remains.” applicant to hire a qualified</i>	This mitigation measure will be monitored by the Mariposa County Planning Department through the construction permitting process prior to final map.

	<i>archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and American Indian Council of Mariposa County shall be notified should human remains be discovered. Representatives of the American Indian Council of Mariposa County shall be requested to be on-site during disturbance and/or removal of human remains.</i>	
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