County of Mariposa

California Environmental Quality Act
Initial Study

A. PROJECT INFORMATION:

Project Title: **Conditional Use Permit No. 2019-212**

Lead Agency: Mariposa County Planning Commission

Date: April 2020

Contact: Jessica Carey, Assistant 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: *jcarey@mariposacounty.org*

Project Applicants: Better Place Forests
3717 Buchanan Street, Suite 400
San Francisco, CA 94123
Telephone: (415) 308-2339
Email: *scott@betterplaceforests.com*

Property Owners: Gary and Karen Balmain, TR.
P.O. Box 474
Coulterville, CA 95311

Project Location: 10967 Stout Lane in Coulterville. APNs: 003-010-0340; 0350
(Main Access taken from Dexter Road)

Section 11 & 12, T2S., R16E., M.D.B.&M.

USGS 7.5-Minute Quadrangle: Groveland 2001. (37º 46'25.42" N; 120º 10'20.12" W).

Project Description: Conditional Use Permit Application No. 2019-212 proposes a "Memorial Forest", an alternative to burial/internment options. The project includes a trail network, 1200 Sq. Ft. Operation Center that will provide office space, a 600 Sq. F. storage unit, parking and access improvements with ADA-compliant restroom facilities on the site. To accommodate members of the public with limited mobility, some travel routes will be made suitable for small all-terrain vehicles for transport assistance.

The proposed site improvements limited to a small portion of the property. Better Place Forests (BPF) commissioned a Forest Management Plan to guide efforts in enhancing tree health, increasing biodiversity, mitigating fire risk, and managing non-native species while maintaining all necessary timber infrastructure for ongoing harvest. Under BPF management, the land will continue to function ecologically, providing watershed and viewshed protection, wildlife habitat and passage, and carbon sequestration. BPF aims to mitigate human impact on the forest as the number of visitors will be limited, visitation will be restricted to the daytime by appointment, and guests will be guided along a mapped trail system.

APN 003-010-0340 is located at 10967 Stout Lane with main access being taken off of Dexter Road, while APN 003-010-0350 has an unassigned address. Both parcels total 170 acres and are both zoned Mountain General and Timber Exclusive Zone.

The following studies have been completed for this project and are available for review (Cultural Resources Survey is accessible to authorized reviewers) at the Mariposa County Planning Department. Recommendations and conclusions of these studies are a part of the proposed project.

a) Biological Resource Assessment – Natural Investigations Company, Inc., October 2019

b) Cultural Resources Assessment – Natural Investigations Company, Inc., December 2019

c) Aquatic (Wetland) Resources Delineation Report - Natural Investigations Company, Inc., November 2019

d) Traffic Impact Study – Kimley-Horn and Associates, Inc., December 2019

e) Noise Study – HELIX Environmental Planning, Inc., November 2019

f) Air Quality and Greenhouse Gas Emissions Assessment – HELIX Environmental Planning, Inc., November 2019

g) Noise Assessment – HELIX Environmental Planning, Inc., November 2019

h) Plan of Public Service/Fire Consultation – Keith Palmer, Engineer, July 2019

i) Forest and Land Management Plan – Patrick Emmert, RPF, November 2019

j) Timber Compatibility Analysis - Patrick Emmert, RPF, December 2019

k) Soil and Cremains Study – Chico Environmental, December 2019

General Plan and Zoning: The subject property is located in the General Plan Natural Resources land use classification and is zoned Mountain General (MGZ) with a Timber Exclusive Zone (TEZ) overlay. The parcels are 130+/- acres (APN 003-010-0350) and 40+/- acres (APN 003-010-0340). Surrounding land uses and development includes vacant land (privately and publicly owned) and isolated single-family residences.

Site and Surrounding Land Use and Development: The site is undeveloped with a domestic water well. There is an active Timber Preserve Contract on the site.

Uses of this Document: The following permits may be required and Responsible and Trustee Agencies may wish to use this document in the review of these permits.

A National Pollutant Discharge Elimination System (NPDES) General Permit will be required from the Regional Water Quality Control Board for conveyed discharges into ephemeral drainages and wetlands.

Stream Bed Alteration Agreement may be required for road work done leading to the project site adjacent to Bean Creek.

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

B. SUMMARY OF IMPACT DETERMINATION:

(blank): no impact
L: Less than Significant Impact
M: Less than Significant Impact with Mitigation
PS: Potentially Significant

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

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Section A
CEQA DETERMINATION OF IMPACT

On the basis of this initial evaluation:

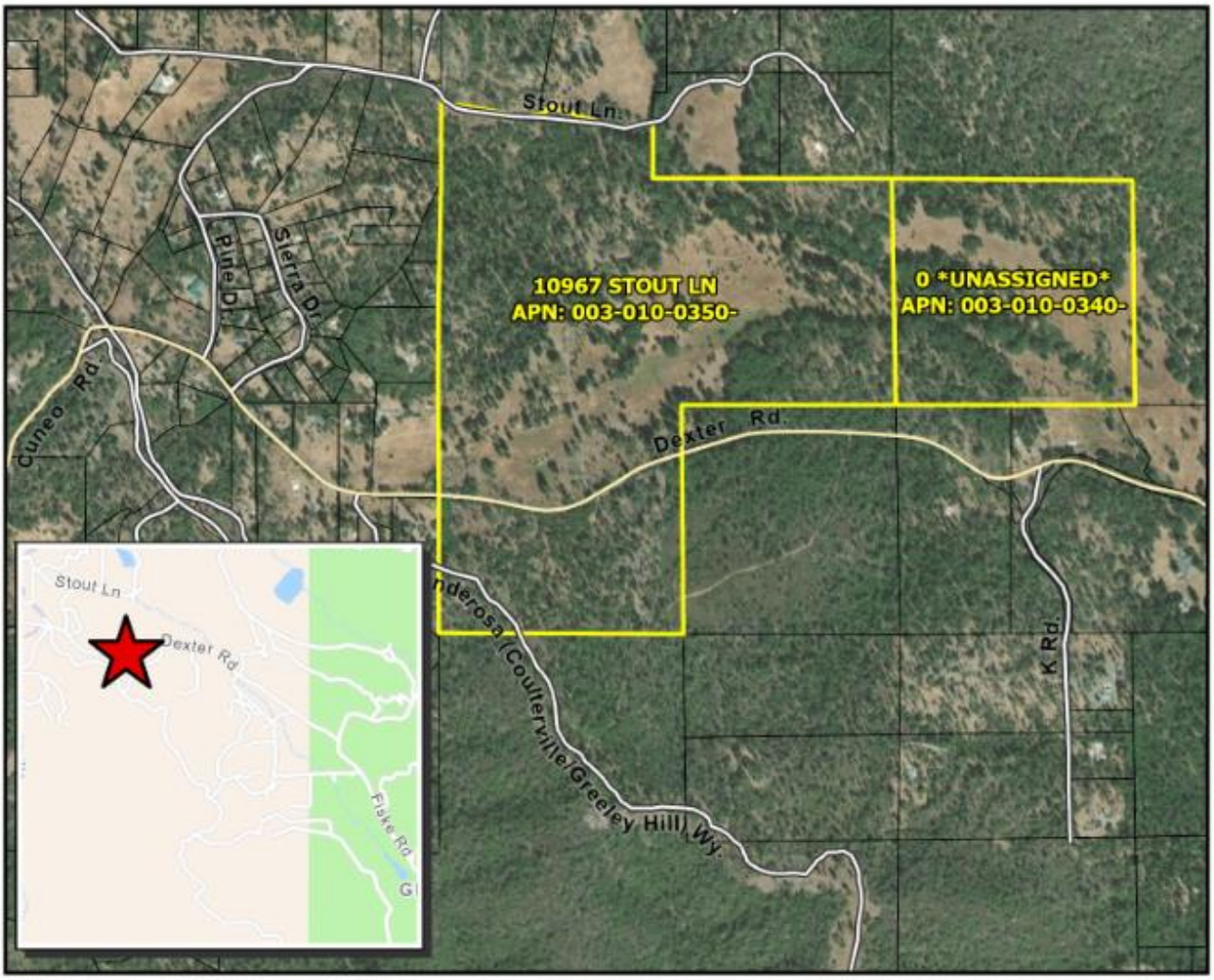
- [ ] 1) I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- [x] 2) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because 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: Jessica Carey Date: 06/22/2020

Title: Assistant Planner Representing: County of Mariposa

Signature: Jessica Carey

Mariposa County Planning Department
Project Vicinity Map



0 1,000 2,000 Feet
1:11,052

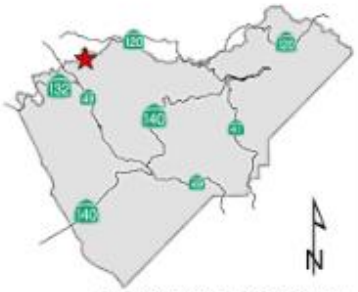
Assessor's Parcel Map
Sites

PROJECT TYPE: Conditional Use Permit 2019-212
APPLICANT: Better Place Forests
APN: 003-010-0340; 0350-
SITE ADDRESS: 10980 Dexter Rd, Coulterville

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet
Date: Monday, April 13, 2020
Data Source: Mariposa County Planning Department GIS;
Assessor's Parcel Map Update: 12/2019

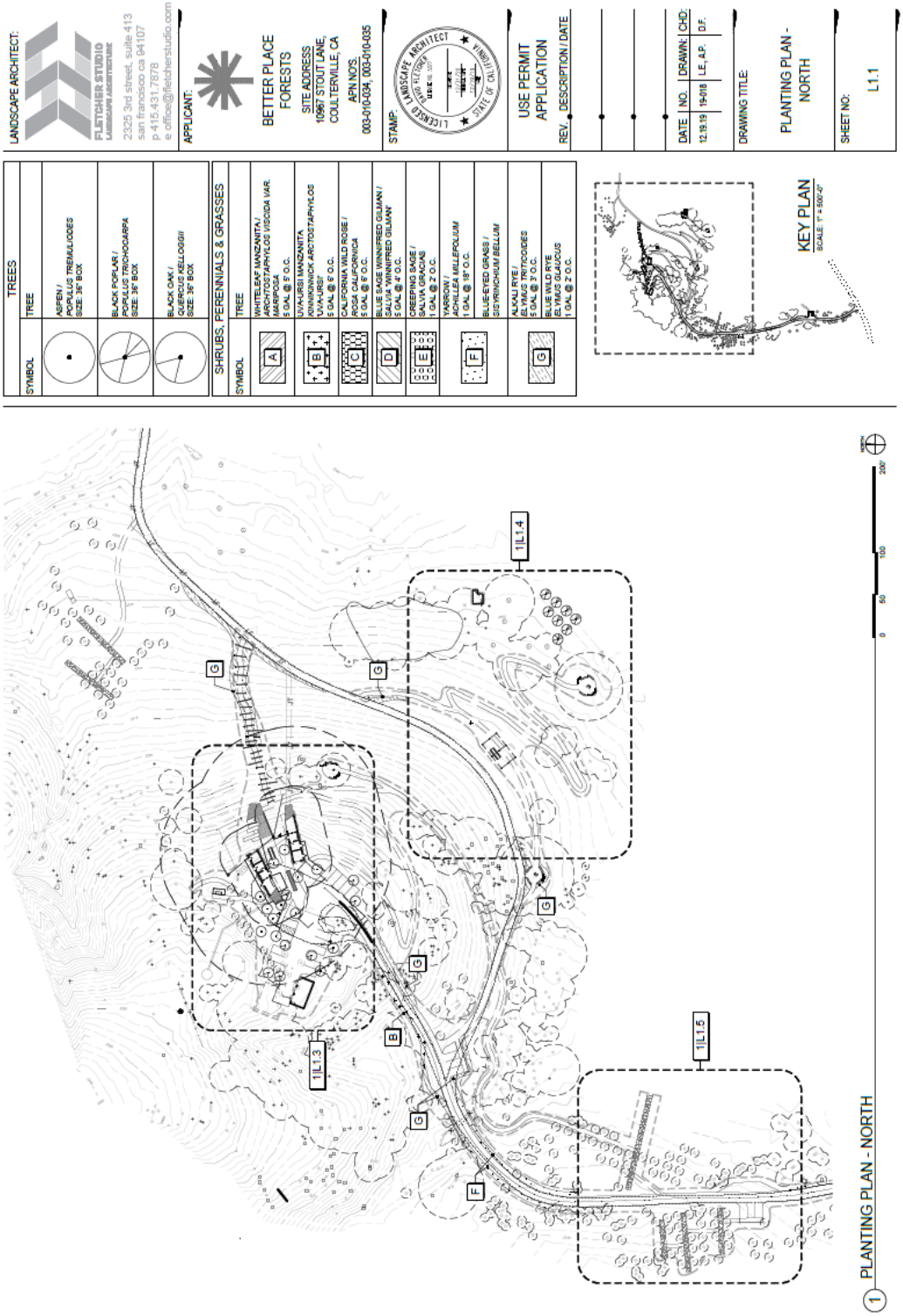
Map Credit: J.W.

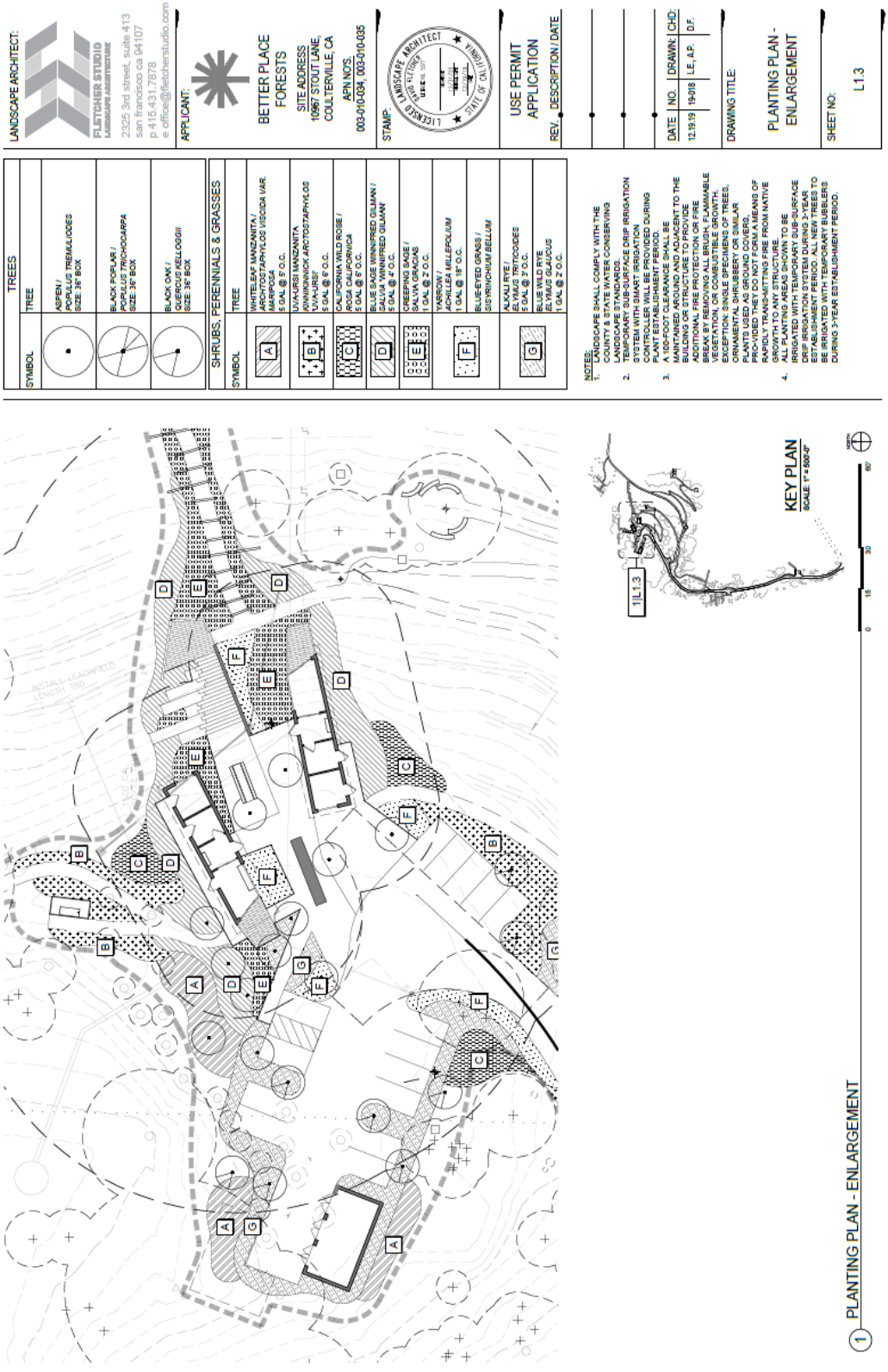
Mariposa County Planning Department
PO BOX 2039 5100 Bullion Street
Mariposa, California 95338-2039
209.966.5151 FAX 209.742.5024
mariposaplanning@mariposacounty.org
http://www.mariposacounty.org/planning



Location in Mariposa County

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.


LANDSCAPE ARCHITECT:
FLETCHER STUDIO
2325 3rd street, suite 413
san francisco ca 94107
p 415.431.7878
e office@fletcherstudio.com
APPLICANT:
BETTER PLACE FORESTS
SITE ADDRESS
10667 STOUT LANE,
COULTERVILLE, CA
APN NOS.
003-010-034, 003-010-035
STAMP:
USE PERMIT APPLICATION
REV. DESCRIPTION / DATE
DATE NO. DRAWN: CHD:
12.19.19 19-018 LE, A.P. D.F.
DRAWING TITLE:
PLANTING PLAN - NORTH
SHEET NO:
L1.1
TREES
SYMBOL TREE
ASPEN / POPULUS TREMULOIDES SIZE: 36" BOX
BLACK POPLAR / POPULUS TRICHOCARPA SIZE: 36" BOX
BLACK OAK / QUERCUS KELLOGGII SIZE: 36" BOX
SHRUBS, PERENNIALS & GRASSES
SYMBOL TREE
WHITELEAF MANZANITA / ARCHTOSTAPHYLOS VISCIDA VAR. MARIPOSA 5 GAL @ 5' O.C.
UVA URSI MANZANITA ARCTOSTAPHYLOS UVA-URSI 5 GAL @ 5' O.C.
CALIFORNIA WILD ROSE / ROSA CALIFORNICA 5 GAL @ 5' O.C.
BLUE SAGE 'WINNIFRED GILMAN' / SALVIA 'WINNIFRED GILMAN' 5 GAL @ 4' O.C.
CREEPING SAGE / SALVIA GRACILIS 1 GAL @ 2' O.C.
YARROW / ACHILLEA MILLEFOLIUM 1 GAL @ 18" O.C.
BLUEEYED GRASS / SISYRINCHIUM BELLUM
ALKALI RYE / ELYMUS TRITICOIDES 5 GAL @ 3' O.C.
BLUE WILD RYE ELYMUS GLAUCUS 1 GAL @ 2' O.C.
KEY PLAN
SCALE: 1" = 600'-0"
1/L1.3
1/L1.4
1/L1.5
PLANTING PLAN - NORTH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Landscape Architecture
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APN NO'S
003-010-034, 003-010-035
STAMP:
LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
USE PERMIT APPLICATION
REV. DESCRIPTION / DATE
DATE NO. DRAWN: CHD:
12.19.19 19-018 LE, A.P. D.F.
DRAWING TITLE:
PLANTING PLAN - ENLARGEMENT
SHEET NO:
L1.3
TREES
SYMBOL TREE
ASPEN / POPULUS TREMULOIDES SIZE: 36" BOX
BLACK POPLAR / POPULUS TRICHOCARPA SIZE: 36" BOX
BLACK OAK / QUERCUS KELLOGGII SIZE: 36" BOX
SHRUBS, PERENNIALS & GRASSES
SYMBOL TREE
WHITE-LEAF MANZANITA / ARCTOSTAPHYLOS VISCIDA VAR. MARIPOSA 5 GAL @ 5' O.C.
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ALKALI RYE / ELYMUS TRITICOIDES 5 GAL @ 3' O.C.
BLUE WILD RYE ELYMUS GLAUCUS 1 GAL @ 2' O.C.
NOTES:
1. LANDSCAPE SHALL COMPLY WITH THE COUNTY & STATE WATER CONSERVING LANDSCAPE STANDARDS.
2. TURFGRASS SHALL BE SUBSURFACE DRIP IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLLER WILL BE PROVIDED DURING PLANT ESTABLISHMENT PERIOD.
3. A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND ANY ADJACENT TO THE BUILDING STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTALS, OR OTHER SINGLE PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
4. ALL LANDSCAPING TO BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION SYSTEM DURING 3-YEAR ESTABLISHMENT PERIOD. ALL NEW TREES TO BE IRRIGATED WITH TEMPORARY BUBBLERS DURING 3-YEAR ESTABLISHMENT PERIOD.
INSTALL LEACHFIELD LENGTH 180'
1 PLANTING PLAN - ENLARGEMENT
1 L1.3
KEY PLAN
SCALE: 1" = 500'-0"
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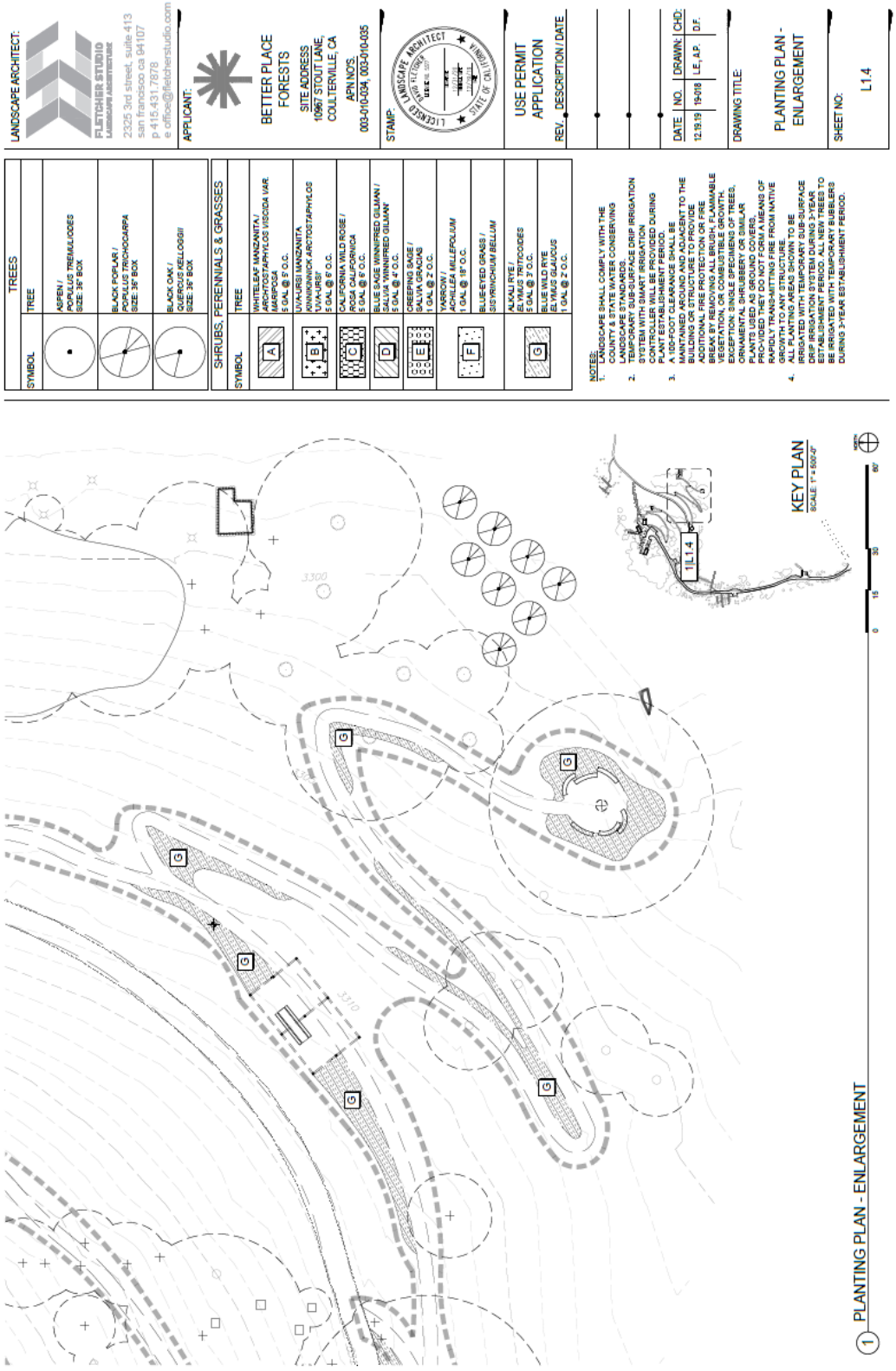
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12.18.19 19-018 LE, A.P. D.F.
DRAWING TITLE:
PLANTING PLAN - ENLARGEMENT
SHEET NO:
L1.4
TREES
SYMBOL TREE
ASPEN / POPULUS TREMULOIDES SIZE: 36" BOX
BLACK POPLAR / POPULUS TRICHOCARPA SIZE: 36" BOX
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NOTES:
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3300
3310
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KEY PLAN
SCALE: 1" = 500'-0"
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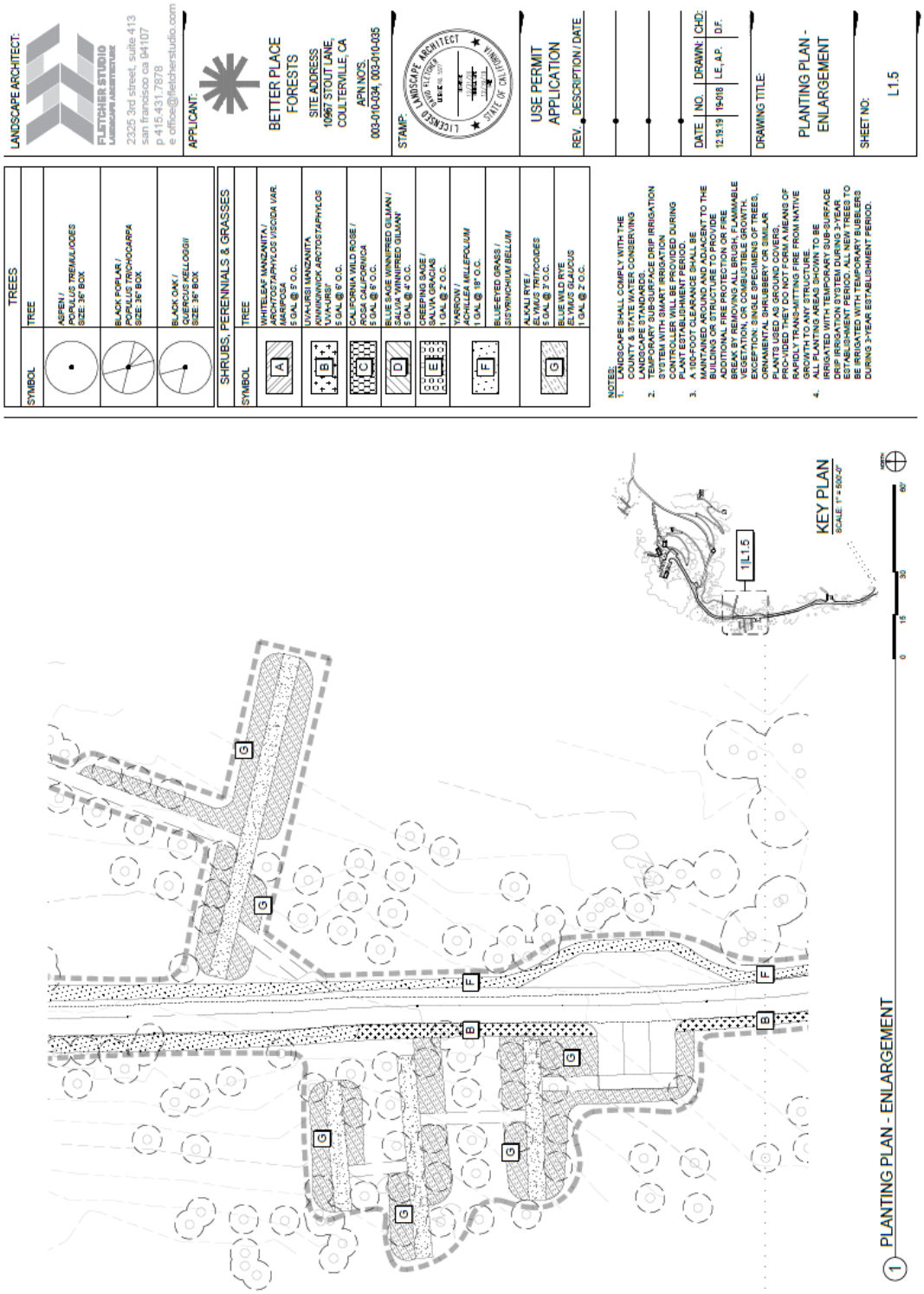
1 PLANTING PLAN - ENLARGEMENT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STATE OF CALIFORNIA
USE PERMIT APPLICATION
REV. DESCRIPTION / DATE
DATE NO. DRAWN: CHD:
12.19.19 19-018 L.E., A.P. D.F.
DRAWING TITLE:
PLANTING PLAN - ENLARGEMENT
SHEET NO:
L1.5
TREES
SYMBOL TREE
ASPEN / POPULUS TREMULOIDES SIZE: 36" BOX
BLACK POPLAR / POPULUS TRICHOCARPA SIZE: 36" BOX
BLACK OAK / QUERCUS KELLOGGII SIZE: 36" BOX
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4. ALL PLANTING AREAS SHOWN TO BE IRRIGATED WITH TEMPORARY SUB-SURFACE DRIP IRRIGATION SYSTEM DURING 3-YEAR ESTABLISHMENT PERIOD. ALL NEW TREES TO BE IRRIGATED WITH TEMPORARY BUBBLERS DURING 3-YEAR ESTABLISHMENT PERIOD.
KEY PLAN
SCALE: 1" = 500'-0"
1L1.5
1 PLANTING PLAN - ENLARGEMENT

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 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?			✓	

1. <u>a, b, c and d</u>

The project site is located in the Coulterville area approximately 2 miles northwest from the Greeley Hill Town Planning Area. The surrounding properties are largely forested residential parcels of 20 acres or greater in size. The proposed development consists of a memorial forest, where ashes of a loved one can be spread around a dedicated tree. The project also includes construction of a visitor center, operational space, and storage, as well as associated improvements. No scenic vistas, nor state scenic highways, will have a negative or adverse effect as a result of this project or its proposed improvements.

The proposed project parcels are zoned Timber Exclusive Zone (TEZ) and the character of the area is that of a remote residential community. The proposed development will fit the surroundings as it includes minimal improvements and the site would be largely in its natural state with a timber management plan in place to ensure aesthetic value and hazard mitigation practices in place.

Exterior path lights are proposed as a part of this project. At the time of building permit review and approval, all exterior lights will be evaluated and shall be required to meet International Dark Sky Standards. *Thus, the visual quality impacts resulting from the proposed project development will be less than significant.*

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?				✓

A Forest and Land Management Plan and Timber Compatibility Analysis was submitted for the project site (Patrick Emmert, RPF, November, 2019).

The following summary reflects the information contained in the Plan as it specifically relates to the checklist items above. The summary focuses on potentially significant impacts of project implementation. There is detailed information in the report addressing site characteristics, forestland conditions, the regulatory environment, etc.

2.a, b, c, d e Farmland, Williamson Act, Forest Resources, Agricultural Zoning Conversion of Farmland/Forest Land

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 land; or results in loss or conversion of forest land to non-forest uses. The project is not located in an important farmland area. The area is identified as "other" land on the Mariposa County Important Farmland Map, 2016, prepared by the state Department of Conservation under the Farmland Mapping and Monitoring Program.

The project site is currently undeveloped and is managed under a Timber Harvest Plan with Timber Exclusive Zoning. The project is expected to produce a minimal impact with a total combined parcel acreage of 170 acres and approximately 3 acres of site and project development. While it could be categorized as 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) however the landowners have entered into a contractual obligation with the Natural Resources Conservation Service (NRCS) for an Environmental Quality Incentive Project (EQIP) for management practices to improve the productivity and health of the property. All practices shall be performed in the 2019-20 time period and result in all forest stands of the property being regulated for spacing, stocking, and growth.

The proposed project site is not in a Williamson Act Contract and will not conflict with forest land zoning or convert land from agricultural uses.

A Timber Harvest Plan and Timber Compatibility Analysis was prepared by a Registered Professional Forester and submitted as part of the application. Future timber harvest plans will be regulated by natural conditions on the property, specifically in response to pest problems and mortality. The property suffered heavy tree mortality due to bark beetles during the period 2015-2017, which resulted in consistent attention by the landowner to harvest and remove dead, dying, and infested trees. The existing timber stand appears vigorous and healthy at this time. Programmed future harvest plans can be roughly regulated to a 10-year timber period between scheduled harvests. Thus, a scheduled timber harvest during the period of 2025-2027 is foreseeable. The timing for this harvest will depend upon market conditions and the owners' discretion, as well as the location of available and economical sawmill facilities.

Whereas trees are the personal property of landowners with the right to utilize for personal use without most regulations, The California Forest Practice Rules contain the regulations that outline the methods of how commercial timber harvesting can be authorized and thereafter performed. The utilization of the parcels by BPF will not preclude the future harvesting of timber. The submitted Timber Harvest Plan and TEZ compatibility analysis verified the project to be in compliance with the California Timberland Productivity act of 1982 and TEZ regulations that encompass the project site. *Thus, the project will have less than a significant or no impact on Agriculture and Forest Resources.*

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?			✓	

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). The MCAPCD has not yet adopted recommended significance thresholds for air quality review of development projects subject to the California Environmental Quality Act (CEQA) within district boundaries. MCAPCD is currently preparing a New Source Review Rule that may contain thresholds. 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. *Thus, the project will have no impact on implementation of an Air Quality Plan.*

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 of roadway improvements, driveways and building pads may temporarily increase the level of dust in the air that may have a localized temporary effect on ambient air quality. However, grading for a commercial development is required to comply with 2019 California Code of Regulations Title 24, Parts 1-12 requirements for grading. Compaction requirements for grading must be met. 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. Any work done on the roadway encroachment and/or access road will be subject to these standards. Enforcement of the 2019 California Code of Regulations Title 24, Parts 1-12 requirements for grading and Mariposa County Improvement Standards will ensure that construction activities for this project will not create substantial amounts of dust.

The Mariposa County Air Pollution Control District has not developed thresholds of significance for any criteria pollutant as they are either considered to be in attainment or unclassified status for all federal air quality standards, except ozone, but they rely on the points of significance established in the 2006 General Plan Environmental Impact Report (EIR). The EIR establishes as a point of significance for emissions of NOx, CO, and PM10, emissions in excess of 100 tons per year for any of these. Using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 and using the default values of the program, the estimated emissions of these pollutants for the operational project are 0.67 tons/year for NOX, 5.97 tons/year of CO, and 0.7754 tons/year of PM10, well below the established point of significance. *Based on this, the project will not result in any significant criteria pollutants.*

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 populations groups would reside for long periods. These groups include children, elderly, the acutely ill and the chronically ill, and typical land uses include schools, residential care facilities, and hospitals. This project is not located near a sensitive population and will not result in pollutant concentrations. The project does not include construction of new highways or roads, nor does it include construction of new stationary sources. *Thus, the project will have no impact on sensitive receptors.*

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 project is an outdoor memorial forest, a use that is not associated with the creation of odors or other emissions. During construction, emissions may be increased, but these are for a limited duration and are regulated by the Mariposa County Air Pollution Control District. All construction equipment must comply with the required State and local emissions standards. *The project will have a less than significant impact.*

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?				

An initial biological assessment of the project site has been conducted (Natural Investigations Company, Inc., October, 2019).

A reconnaissance level field survey of the project site was conducted. The results of those surveys are contained in the biological resource assessment.
The following summary reflects the information contained in the assessment as it specifically relates to the checklist items above. The summary focuses on potentially significant impacts of project implementation. There is detailed information in the report addressing 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, including the surveyed areas of the proposed locations for site construction and ground disturbance. In order to avoid or minimize impacts to the special status species that may occur within the study area mitigation measures shall be followed as prescribed below.

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.

During the field survey, no listed species or special-status species were observed within the Study Area. State databases do not report any listed species or special-status species as occurring in the Study Area. The federal database species list provided by the USFWS lists two species as potentially occurring in the vicinity. However, there are no known occurrences for California red-legged frog or Delta smelt within 10 miles of the Project site in CNDDB; furthermore, the Project site is outside of the elevational range of both species.

Great gray owl was identified as potentially occurring on the site during biological analysis. Because no large trees that could support large stick raptor nests or large cavities will be removed, no direct impacts to nesting habitat is expected. Indirect impacts to any occupied nests in the vicinity could, however, result from Project construction disturbance during the nesting season (February 15 to April 1). Minor direct impacts to foraging habitat could occur through small scale conversion or alteration of annual grassland, which is potential foraging habitat, and result in indirect effects through loss of prey that inhabit those areas.

The Study Area contains suitable nesting habitat for various migratory bird species that are protected by the Migratory Bird Treaty Act of 1918. Migratory birds may nest in trees, shrubs or on the ground, and their active nests are protected. If construction activities are conducted during the nesting season, nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction related disturbance, as well as limited visitor center disturbance after it is built and in operation. Therefore, Project construction is considered a potentially significant adverse impact to nesting birds.

With the implementation of mitigation measures, adverse impacts upon special-status bird species and nesting migratory birds would be reduced to a less-than-significant level.

The majority of the Project will occur within developed or previously disturbed habitats, small portions of suitable habitat (mixed pine/oak forest and annual grassland) for three special status plant species, Small's southern clarkia, Parry's horkelia, and stinkbells, could be disturbed. Although these species weren't found during surveys, the surveys were conducted outside of their known blooming periods. Therefore, these plants could be present, and the Project has the potential for direct impacts to these plants.

Indirect impacts to special-status plant species could occur from the degradation of occupied or suitable habitat through the introduction of invasive species or sedimentation from erosion.
Although protected plants have the potential to be affected by project activities, implementation of the recommended mitigation measures will ensure impacts to special-status plants will be reduced to a less than significant level.

The project may affect three California State Species of Special concern, however the project will result in less than significant impacts to Special Status Species with the implementation of the following mitigation measures:

Mitigation Measure 4.a.1
Great Gray Owl and Nesting Migratory Birds
If construction activities occur during the nesting season (usually March to September), a pre-construction survey for the presence of great gray owl within ¼ mile of project activities or 500 feet for any other nesting bird species should be conducted by a qualified biologist. Special attention should be given to large trees in the vicinity of the annual grassland/wet meadow complex. If respective active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include the establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site.

Monitoring for Mitigation Measure 4.a.1: This mitigation measure will be monitored by the Mariposa County Planning Department prior to permit issuance, at construction commencement and during construction.

Mitigation Measure 4.a.2
Special-status Plants
A qualified botanist shall perform a pre-construction botanical survey, ideally within the blooming period for Small's southern clarkia, Parry's horkelia, and stinkbells. If any special-status plants are detected during the surveys, the plants shall be avoided by a buffer of 25 feet or more. If the plants cannot be avoided, mitigation measures shall be implemented, such as transplanting or seeding in a protected area.

Erosion control measures and noxious weed control shall be implemented to protect potential habitat quality of special-status plants consistent with any general construction permit or other

environmental permit. The limits of planned Project ground disturbance shall be demarcated using barrier fencing or stakes and flagging and be maintained at all times.

Monitoring for Mitigation Measure 4.a.2: This mitigation measure will be monitored by the Mariposa County Planning Department prior to permit issuance, at construction commencement and during construction.

Mitigation Measure 4.a.3
General Preconstruction Biological Surveys, and Environmental Awareness Training
Because special-status species that occur in the vicinity could migrate onto the Study Area between the time that the field survey was completed and the start of construction, a pre-construction survey for special-status species shall be performed by a qualified biologist to ensure that special-status species are not present. If any listed species are detected, construction shall be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) shall be consulted and project impacts and mitigation reassessed.

Prior to ground disturbance, all construction personnel shall undergo an environmental awareness training to be developed by a qualified biologist. The environmental awareness training shall include biological information related to the potential protected species that could be affected by the Project as identified in the Biological Resource Assessment, including foothill yellow frog, western pond turtle, great gray owl, Small's southern clarkia, Parry's horkelia, and stinkbells.

Monitoring for Mitigation Measure 4.a.3: This mitigation measure will be monitored by the Mariposa County Planning Department prior to permit issuance and construction commencement.

4.b 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 Study Area is not within any designated listed species' critical habitat. Although the Study Area is within a modeled migration corridor and contains streams, the project is of limited scope and duration in the vicinity of the stream (minor road grading), and will not directly impact streams. Vehicular passage to the visitor center across the existing road in the wet meadow/stream area during the operations phase will be infrequent, and occur during daylight hours, largely avoiding the diurnal period when most wildlife species movement occurs. *Therefore, the project will have a less than significant impact and no mitigation is required.*

4.c Potential Direct/ Indirect Effects On Water Resources
An assessment of the project parcels identified nine potentially jurisdictional water features: five wetlands and four channels. Although there are potential water features within the parcel boundaries, none are located within the Project Area/development footprint. Additionally, a Soil and Cremains study was prepared by Chico Environmental Science & Planning (December, 2019) which concluded that point-source pollution from cremains to groundwater is negligible and inconsequential due to the fractured nature of the aquifers, large distance to groundwater, low aquifer yield and the lack of connectivity between local aquifers. Additionally, due to the inherent insoluble nature of cremains it is highly unlikely that cremains will migrate vertically. Furthermore, the Soil and Cremains Study directs BPF staff to dilute the cremains with native soil in a 3:1 ratio which will reduce the concentration of cremains, and 50-foot

buffers shall be observed adjacent to watercourses where spreading should not take place during the wet season (October 15 - April 15). No distribution of cremains is to take place within the active bed or banks of any watercourse or in wetland habitats. Erosion control and best management practices (BMPs) shall be implemented with any new ground disturbance in order to decrease the potential risk of cremains entering the waterway as runoff.

Project construction would not directly impact any surface water bodies. Therefore, no Clean Water Act permits (or state permits) are expected to be necessary. However, during construction of the proposed project, surface water quality has the potential to be degraded from storm water transport of sediment from disturbed soils or by accidental release of hazardous materials or petroleum products from sources such as heavy equipment servicing or refueling. This is a potentially significant impact. However, the landowner and its designated general contractor must enroll under the State Water Quality Control Board's Construction General Permit prior to the initiation of construction, unless it can be shown to the satisfaction of the Mariposa County Planning Director through evidence submitted by a qualified person, such as a licensed land surveyor or registered civil engineer, that less than one acre of land will be disturbed to implement the project. In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Implementation of these measures mandated by law would reduce potential construction-related impacts to water quality to a less-than-significant level.

Upon final design, if the threshold of one acre or greater of ground disturbance is exceeded, the project proponent will need to enroll for coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.

The project may affect Water Resources, however the project will result in less than significant impacts with the implementation of the following mitigation measures:

> **Mitigation Measure 4.c.1:** *Prior to the issuance of any building or grading permits, the permit holder shall provide to the Director of the Planning Department with a Cremated Remains Management Plan (CRMP). The provisions shall include, at a minimum, protocols for cremains sampling/testing required to meet the minimum standards for potential constituents of concern as determined by a California licensed hydrologist, geologist or other appropriately licensed professional and as authorized by the Planning Director in consultation with the Mariposa County Health and Human Services Agency, Environmental Health Unit. The CRMP shall include protocol and best management practices (BMP) for:*
>
> a. *The removal of soil, mixing of cremains, placement of cremains/soil mixture and erosion control measures.*
>
> b. *The method by which the Plan will be implemented through regular facility employees or by contract. Copies of executed contracts may be submitted with the Plan.*
>
> c. *Site plan shall identify all cultural resource avoidance areas and drainage buffer zones as identified in the Initial Study. Site plan shall also identify the location of the proposed*

project improvements. BMP shall include the protocol for placement to which no cremains shall be located in the buffer zones.

d. *The CRMP shall include, but is not limited to, summary reports for the CRMP of an adequate frequency to demonstrate compliance for sampling and testing protocols and best management practices (BMPs). The CRMP and summary reports which maintains documentation on the testing, quantities, and BMPs shall be available on-site for inspection and review for the period of time based on the interval and retention time as outlined in the final approved CRMP. Any changes to the final approved CRMP requires separate review and approval by the Planning Director prior to instituting any CRMP changes, unless a modification is triggered by an applicable governing regulation.*

The Draft CRMP shall be submitted for review and approval prior to building permit issuance and a final CRMP shall be approved prior to occupancy.

Monitoring for Mitigation Measure 4.c.1*:* This mitigation measure will be implemented by BPF staff and monitored by the Planning Department in conjunction with the Health and Human Services Department, Environmental Health Unit for the life of the project.

Mitigation Measure 4.c.2
Effects on Water Resources - Construction
If it is determined at a later date that construction of the project would require the placement of fill or structures in a wetland or channel (such as a culvert extension), aquatic permits will need to be obtained before the work commences. Any such placement of fill in a wetland or alteration or degradation of a channel below the ordinary high-water mark requires a waiver from USACE or a Clean Water Act Section 404 permit. If the footprint of project-related impacts is less than 0.5 acres and less than 300 linear feet of channel, the Proposed Project would be eligible for the expedited Nationwide Permit Program or a waiver. Avoidance and minimization measures, as well as compensatory mitigation for loss of jurisdictional waters, is required by federal and state permits to maintain the policy of "No Net Loss" of wetlands and other protected water resources. Compensatory mitigation would consist of any combination of in-lieu fee payment to a mitigation bank, stream enhancement, or land dedication, at mitigation ratios determined by USACE. Clean Water Act Section 401 Water Quality Certification would be required in conjunction with a Section 404 permit. Alteration of a channel or destruction of vegetation of a streambank within the limits of riparian vegetation (the Stream Zone) would require a California Fish and Game Code Section 1600 streambed alteration agreement. Avoidance and minimization measures, as well as compensatory mitigation for loss of jurisdictional waters, are required under state permits.

Monitoring for Mitigation Measure 4.c.2: This mitigation measure will be monitored by the Mariposa County Planning Department prior to permit issuance, construction commencement and during construction.

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.

Although the Study Area is within a modeled migration corridor and contains streams, the Project is of limited scope and duration in the vicinity of the stream (i.e., minor grading and gravel placement on existing road), and will not directly impact streams. No barriers are proposed to erected, such as new walls or fences. Vehicular passage to the visitor center across the road in the wet meadow/stream area during the operations phase will be infrequent, and occur during daylight hours, largely avoiding the nocturnal period when most wildlife species movement occurs.

Implementation of the project will not 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. *Therefore, the project will have a less than significant impact.*

4.e and f Potential Conflicts With Ordinances, Habitat Conservation Plans, etc.

A significant impact would be one that conflicts with local ordinances, policies protecting local biological resources, and/or Habitat Conservation Plans. Implementation of the project would not conflict with any county or municipal policies or ordinances protecting biological resources, such as a mandatory tree preservation policy or ordinance. Although the Project proponent may wish to consider complying with the Mariposa County Voluntary Oak Woodland Management Plan, which could qualify the Project area as eligible for a conservation easement, it is not required. The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved governmental habitat conservation plan. The Study Area is not within the coverage area of any adopted Habitat Conservation Plan or Natural Community Conservation Plan. *Therefore, the project will have a less than significant impact.*

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?		✓		

An initial cultural resource study of the project site was conducted (Natural Investigations Company, Inc., December 2019). An intensive level field survey of the project site was conducted. The results of those surveys are contained in the cultural resource assessment.

Two previously unrecorded archaeological sites and three isolates were identified within the Project Area during the field survey conducted as part of this assessment. Isolated artifacts are by definition found outside of an interpretable archaeological context and so typically lack the potential to yield historically important information, the California Register of Historical Resources (CRHR) criterion (Criterion 4) under which archaeological resources are most often found to be significant. As such, the three isolated cadastral markers identified during this assessment (NIC-2019-STOUT-ISO-01, -02, and -03) are not eligible for listing on the CRHR and no further consideration is required.

5. a Historical Resources

A significant impact would be one that would cause a substantial adverse change in the significance of an historic resource. No significant historical resources have been identified or are anticipated on the subject property, based upon the historic background check, the aerial photography and the walking survey of the area. *Therefore, the project will have a less than significant impact.*

5.b Archaeological Resources

A significant impact would be one that would cause a substantial adverse change in the significance of an archaeological resource. The study of the site found two archeological resources and states that if further archaeological resources are encountered during excavation during construction, consultation with an archaeologist should occur.

The first of the two archaeological sites identified during survey (NIC-2019-STOUT-001) is made up of several discontiguous timber post and barbed-wire fence segments in various states of disrepair. The segments are incomplete and in poor condition. They have been partially deconstructed and altered with modern materials in numerous locations and appear to lack the data potential and integrity of location and association needed to comprise a CRHR-eligible resource. The site is therefore recommended as not eligible for listing on the CRHR and no further consideration is needed.

The second site identified during survey (NIC-2019-STOUT-002) is a large prehistoric bedrock milling station with 49 cupules located at the northern end of the Project Area. This site may be eligible for listing under CRHR Criterion 4 for its potential to yield important information on the prehistory of the area. For this reason, it is recommended that its eligibility be assumed and that the site be avoided during Project related improvements.

It is further recommended that the three previously recorded archaeological sites within the Project Area (P-22-1022, -3166, and -3167) also be avoided during the limited ground disturbance anticipated for the project. If this is not feasible, then further study is recommended to confirm whether the sites meet significance criteria under CEQA. Further study may include presence/absence testing, artifact collection and analysis, feature excavation, and/or protein residue analysis.

Research suggests a moderate regional archaeological sensitivity area based upon the few locations of recorded prehistoric and historic archaeological sites within 0.25 miles of the project site. This low potential for inadvertent discoveries during subsurface construction could contain buried cultural materials and the disturbance could result in degradation of the integrity of the cultural deposit, which would be a significant impact. Archaeological monitoring during any ground disturbing activities shall be required in the case of excavation in the areas of any of the identified resources. Furthermore, the CRMP as detailed in Mitigation Measure 4.c.1, will further protect known cultural sites during construction and for the life

of the project. A cultural conservation easement is suggested for the sites listed in this document and any unanticipated discoveries during project activities.

Mitigation Measure 5.b.1: *No construction activities within the boundaries of the four sites listed in the Cultural Resource Study (NIC-2019-STOUT-002, P-22-1022, -3166, and -3167) shall occur. A project site plan shall be prepared by a licensed surveyor identifying the cultural resources avoidance areas based on the recommendation of the registered professional archaeologist. Site shall be protected for the life of the project or until such time that a registered professional archaeologist evaluates and determines alternative mitigation that meets the minimum CRHR requirements.*

Prior to the commencement of site disturbance activities of any kind, the Planning Director shall receive a detailed preconstruction site plan, verified by a cultural resource specialist, that clearly identifies the location of all cultural resource avoidance areas. These areas shall be avoided during all project-related activities and for the life of the project. In addition, a construction management plan identifying the avoidance methods shall be provided to and approved by the Planning Director prior to project commencement. At a minimum, the construction management plan shall stipulate that all cultural resource sensitivity areas shall be delineated and protected using plastic safety fencing or equivalent.

Monitoring for Mitigation Measure 5.b.1: This mitigation measure will be monitored by the Mariposa County Planning Department prior to permit issuance, construction commencement and construction, and for the life of the project. The applicant or his on-site designee shall be responsible for ensuring compliance with this mitigation. Based on the incorporation of this mitigation measure into the approval for this project, in conjunction with the approved CRMP, *the project will have a less-than-significant impact on cultural resources.*

Mitigation Measure 5.b.2:
In the event that unanticipated cultural resources are discovered during Project activities, work must be halted within 100 feet (30 meters) of the find and a qualified archaeologist (36 CFR Part 61) notified so that an evaluation of the resource can be completed. Construction activities may continue in other areas, but not resume in the vicinity of the find until Mariposa County (County) provides written permission. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and would be discussed in consultation with the County, local tribes, and other stakeholders, as appropriate.

Monitoring for Mitigation Measure 5.b.2: The applicant or his on-site designee shall be responsible for ensuring compliance with this mitigation. Based on the incorporation of this mitigation measure into the approval for this project, in conjunction with the approved CRMP, *the project will have a less-than-significant impact on cultural resources.*

For projects where construction will occur, a mitigation measure addressing cultural resource finds during that construction is applied. The mitigation measure addresses other cultural resources as well as human remains. (Please see 5.c below for a more detailed discussion of this issue.)

5.c Human Remains

Although unlikely, the discovery of human remains is always a possibility. State of California Health and Safety Code Section 7050.5 covers these findings, except on federal and tribal lands. This code section states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. 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.

Mitigation Measure 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 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 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 5.c.1: The applicant or his on-site designee shall be responsible for ensuring compliance with this mitigation. Based on the incorporation of this mitigation measure into the approval for this project, in conjunction with the approved CRMP, *the project will have a less-than-significant impact on cultural resources.*

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?			✓	

6. a,b Energy

The proposed project consists of the construction and operation of a 1,200 Sq. Ft. operation center and a 60 Sq. Ft. storage unit. The project is limited in scope and operations will be by reservation only. Overall, the construction and operation 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; however, the duration is limited due to the phasing of construction, and the limited area of construction. 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 this project that would require the use of equipment that would be more energy intensive than is used for comparable activities, or involve the use of equipment that would not conform to current emissions standards and related fuel efficiencies. Furthermore, through 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, among others, current California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the current California Code of Regulations Title 24, Part 11–California Green Building Standards (CALGreen). 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.*

7 GEOLOGY AND SOILS

7. GEOLOGY AND SOILS -- Would the project: a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
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?			✓	

7.a Faults, Ground Shaking, Ground Failure and Landslides

A significant impact would be one that exposes people or structures to loss, injury or death.

Earthquake Faults: Alquist-Priolo Earthquake Fault Zone maps indicate that Mariposa County does not contain a Special Study Zone and a map has not been created for Mariposa. The majority of the County

falls within the lowest earthquake hazard zone of 10-20% probability. Two fault zones exist within Mariposa and comprise the Foothill Fault System, including the Bear Mountain Zone and the Melones Zone located on the western side of the County. The Foothill Fault System is considered active. Additionally, three other faults known to be active near Mariposa include the San Andreas Fault to the west, the Owens Valley Fault to the east and the White Wolf fault to the south. According to the Five County Study, the three faults may cause small periodic local earthquakes.

No earthquake with a magnitude above 5 has occurred in Mariposa County since 1800. When earthquakes do occur in Mariposa County, records show they occur at around magnitude 2.7 or less. Section 8.2.02 – Physical Geology, in Volume III of the Mariposa County General Plan states that the probability of earthquake occurrence on the Foothills Fault System is rated as low. *Thus, the project will have a less than significant impact.*

Ground Shaking: All construction in California is required to comply with all California Building Code standards with respect to the seismic design category applicable to a specific area. *Thus, the project will have a less than significant impact.*

Ground Failure: Liquefaction hazard areas have not been identified in Mariposa County. The State's Seismic Hazard Mapping Program has not yet mapped the County of Mariposa to determine the probability of various types of ground failure likely to occur as a result of earthquake activity. Uniformly applied California Building Code standards require the preparation of a "soils investigation" report for all new building construction. These reports are required to provide complete evaluations of the foundation conditions of the site including design criteria related to the nature and extent of foundations materials, groundwater conditions, liquefaction potential, settlement potential and slope stability. The soils report must be prepared by a California-registered engineer. The building permit process will ensure that this report is properly prepared and reviewed. *Thus, the project will have a less than significant impact.*

Landslides: The State's Seismic Hazard Mapping Program has not yet mapped Mariposa County to determine the probability of landslide occurrence as a result of earthquake activity. The Five County Seismic Safety Study performed a generalized landslide risk appraisal and found that there was minimal risk of landslides caused by earthquakes in areas of low relief and moderate to high risk found in the remaining mountainous areas of the County. This conclusion is confirmed in Mariposa County's Local Hazard Mitigation Plan (LHMP), which was adopted in 2015 and incorporated into the county General Plan's Safety Element. The LHMP states that in 2011 the California Geological Survey developed a landslide map for the State of California which illustrates the susceptibility to deep-seated landslides. Based upon this study, according to the LHMP, much of Mariposa, specifically the western portion of the County, falls into the low landslide susceptibility range. The mountainous areas of the County, along the Merced River canyon and the Yosemite Valley reach the high landslide susceptibility range. The project site is not located in a high-susceptibility area.

Factors that may pertain directly to the subject project site include: rock types susceptible to sliding, steep slopes, heavy rainfall during winter months, and slopes that have been modified by development activity. Landslides generally occur on slopes of 15 percent or greater. The project site's topography is relatively flat. A grading plan in accordance with 2019 California Code of Regulations Title 24, Parts 1-12 standards will be required for grading for future commercial development. *Thus, the project will have a less than significant impact.*

7.b Soil Erosion

A significant impact would be one that results in substantial soil erosion or loss of topsoil. The preparation of the site for construction will entail grading for structures and parking.

The Mariposa County Improvement Standards will apply to any County road work done as part of the project proposal. These adopted policies contain provisions for drainage plans, soil compaction and sediment control during construction, and permanent re-vegetation following construction. The County Engineer typically 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.

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 this ordinance. The 2019 California Code of Regulations Title 24, Parts 1-12 standards will apply to site grading work done for future residential and commercial development. This code contains requirements for soil compaction and sediment control during construction, and permanent re-vegetation following construction. 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.

During memorial ceremonies, cremains are mixed with native soil and spread topically under personally chosen memorial trees. Nothing is interred into the ground and no memorials are placed on the trees themselves. Erosion control and best management practices (BMPs) should be implemented with any new ground disturbance in order to decrease the potential risk of cremains entering the waterway as runoff. The proposed methodology of diluting cremains with native soil at a 3:1 ratio to increase the spatial distribution of the cremains is supported in the Soil and Cremains Study completed by Chico Environmental (December, 2019).

Furthermore, the Soil & Cremains Study provided evidence that point-source pollution from cremains to groundwater is negligible and inconsequential due to the fractured nature of the aquifers, large distance to groundwater, low aquifer yield and the lack of connectivity between local aquifers. Additionally, due to the inherent insoluble nature of cremains it is highly unlikely that cremains will migrate vertically. No spreading shall take place within the active bed or banks of any watercourse or in wetland habitats. Additionally, 50-foot buffers shall be observed adjacent to watercourses where spreading should not take place during the wet season (October 15 - April 15). Erosion control and best management practices (BMPs) shall be implemented with any new ground disturbance in order to decrease the potential risk of cremains entering the waterway as runoff. Implementation of the proposed methodology of diluting cremains with native soil at a 3:1 ratio to increase the spatial distribution of the cremains.

The results of soil testing performed by Chico Environmental demonstrated naturally acidic soils. Cremains are composed of ground bones that have been pulverized post cremation. The current evidence for pH of cremains is based off of deceased pet remains (pH 11.5), but there is limited evidence for the pH of human ashes. If human cremains display similar properties to those of deceased pets, it is probable that the addition of cremains to acidic soil would have a neutralizing effect on the soil directly adjacent to the spread cremains mixture.

This alteration in pH of site soils has the potential to affect the habitability for some native vegetation. This site mainly contains Pinus ponderosa, Pinus lambertiana, Calocedrus decurrens, Pseudotsuga menziesii, Quercus kelloggii, and Quercus wislizeni, trees typical of the foothill woodland community. Pinus ponderosa grows in soil with pH ranging from 4.9 to 7.0 and a max salinity of 1 mmhos/cm. Quercus kelloggii (BlackOak) grows in soil with pH ranging from 5 to 8.3 and a max salinity of 7.4 mmhos/cm. While localized spreadings may have neutralizing effects on soil directly adjacent to the spread cremains mixture, it is unlikely any impacts to the site's greater forest ecosystem could be measured due to the spatial and temporal distribution of the proposed spreadings.

These adopted policies and ordinance requirements, the required permits and onsite inspections, as well as the 3:1 mixing ratio by BPF staff will ensure *a less than significant impact to soil erosion or the loss of topsoil.*

Mitigation Measure 7.b
Sampling a 3:1 ratio of native soils to cremains for pH, chloride and potassium levels shall occur in order to further understand the effect cremains might have on soil health and habitability for local flora once cremains have been spread on-site. This sampling shall include in-situ tests for pH, potassium and chloride. The pH test shall be conducted using a H19811 meter by Hannah Instruments, or similar instrumentation as deemed appropriate by a registered geologist. The potassium test shall be conducted using the HI96750 Potassium Portable Photometer made by Hanna Instruments, or similar instrumentation as deemed appropriate by a registered geologist. The chloride shall be tested using the H196753 Chloride Photometer made by Hanna Instruments, or similar instrumentation as deemed appropriate by a registered geologist. Future sampling by a qualified Geologist will be required that demonstrates additional confirmation that the spreading of cremains would have nominal effects on the environment (Nominal effect shall be defined as less than ten times the current condition). A cremated remains management plan (CRMP), as detailed in monitoring for mitigation measure 4.c.1, will be required as a part of the approval of this project.

Monitoring for Mitigation Measure 7.b: The applicant or his on-site designee shall be responsible for ensuring compliance with this mitigation. Based on the incorporation of this mitigation measure into the approval for this project in conjunction with the approved CRMP, *the project will have a less-than-significant impact on soil erosion or the loss of top soil.*

7.c Unstable Geology/Soil
A significant impact would be one where a geologic unit or soil becomes unstable as a result of the project. The standards of the 2019 California Code of Regulations Title 24, Parts 1-12 standards will ensure a *less than significant impact* on the site and adjacent parcels, as a result of grading activities associated with completing conditions of project approval and grading activities associated with future development these

standards are implemented through a permit process, which includes onsite inspections by county staff. *The project will have a less than significant impact on the issue of unstable geologic units or soil.*

7.d Expansive Soils

A significant impact would occur if the project is placed on expansive soils and creates substantial risk to life or property. Construction on the project parcel will require compliance with the 2019 California Code of Regulations Title 24, Parts 1-12 standards for the construction of foundations. The California Building Code standards are implemented through the building permit process. Onsite inspections by building inspectors are conducted to ensure construction is in compliance with these standards. Based upon the existing permit requirements in place, the implementation of 2019 California Code of Regulations Title 24, Parts 1-12, and the onsite inspections, *the project will have a less than significant impact.*

7.e Septic Systems

A significant impact would occur if septic tanks or systems are utilized for the project and the soil is unable to support their use. The project applicants are proposing the installation of a new septic system to accommodate the use and improvements. Regulatory oversight of the septic disposal system by the Health Department will ensure the system functions adequately to serve the project. *Thus, the project will have a less than significant impact.*

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. There are no known unique geologic features located on the project site. 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.

Mitigation measure 5.c.1 requires that work be stopped and that the Mariposa County Planning Department be contacted if a resource is discovered during earthwork. *With this mitigation measure the project will have a less than significant impact.*

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?			✓	

8.a and b Impacts: Greenhouse Gas (GHG) 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.

Construction GHG emission sources include construction equipment exhaust, vendor trucks exhaust, and worker commuting vehicle exhaust. Neither the County nor the MCAQMD have adopted guidance or thresholds for the evaluation of the significance of construction GHG emissions. To be conservative in accounting for all project sources of GHG emissions, the construction period GHG emissions were amortized (i.e., averaged) over 30 years and added to operational emissions. Averaged over 30 years, the proposed construction activities would contribute approximately 4.1 tons of CO2 per year.

Operational GHG emissions sources would include: area sources such as the use of landscape equipment and consumer products; energy sources associated with the on-site use of natural gas or propane and the off-site generation of electricity; vehicular sources associated with exhaust from vehicles traveling to and from the project site; solid waste sources associated with the collection and disposal of solid waste; and water/wastewater sources associated with electricity to pump water and the emissions from the septic system for treatment of wastewater.

The project's annual emissions of 95.0 tons of CO2 would be below the MCAPCD 2022 adjusted threshold of 452 ton of CO2 per year. Therefore, the project's GHG emissions would be less than cumulatively considerable and the project would not Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Likewise, the project would not exceed the GHG emissions threshold during long-term operations. In addition, many long-term GHG reduction plans, including the CARB Scoping Plan, estimate future GHG emissions and corresponding reduction targets based on local and statewide growth estimates. The project would not result in regional population growth and the project's estimated contribution to the County employment growth of 2 to 4 employees would be minimal (Better Places Forests 2019). Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. *The impact would be less than significant.*

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?			✓	

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 accidental release into the environment of such material through upset or accident. This project will not result in the handling, transport or use of hazardous materials except for those associated with normal commercial development. Commercial uses of this nature typically do not use or store large amounts of hazardous materials. The project would not involve the use, storage, transportation or disposal of hazardous materials other than what is typically used for cleaning of facilities, maintenance and landscaping. Construction activity may include temporary storage and use of potentially hazardous material such as fuel and oil. Any spills would be subject to local, state, and federal regulations, which minimize the risk associated with construction activities. Due to these factors, *the project will have a less than significant impact on these issues.*

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 four miles of the project site. Additionally, the project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. *Thus, the project will have no impact.*

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 Department list of hazardous sites. *Thus, there will be no impact.*

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 proposed project is not anticipated to release hazardous emissions, or handle hazardous materials or waste. The site is not listed as a hazardous materials site compiled pursuant to Government Code Section 65962.5. The site is also not within an Airport Height combining district (AH) and therefore is not located within an area with an airport land use plan nor a private airstrip. Therefore, there will be no impact. *Thus, there will be no impact.*

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 project parcel will not interfere with any emergency response or evacuation plan. It will be required that the access be maintained 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. *Thus, there will a less than significant impact.*

9.g Risk of Wildland Fires

A significant impact would be one that exposes people or structures to a significant risk of wildland fires. 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 structures also necessitate review by CAL FIRE and onsite inspection prior to permit completion. The site is designated by the California Department of Forestry and Fire Protection (CAL FIRE) to have a high and very Fire Hazard Severity Classification. Recommendations from CAL FIRE were submitted with the application (CAL FIRE 213-17) for address, driveway, and defensible space standards. Use of the site will be intermittent and no overnight occupancy of the site is proposed as part of the project further minimizing risk. 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 on the issue of wildland fires.*

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?			✓	

An initial aquatic resource assessment of the project site has been conducted (Natural Investigations Company, Inc., November, 2019).
A reconnaissance level field survey of the project site was conducted. The results of those surveys are contained in the aquatic resource delineation report.

The following summary reflects the information contained in the assessment as it specifically relates to the checklist items above. The summary focuses on potentially significant impacts of project implementation. There is detailed information in the report addressing site characteristics, soils conditions, the regulatory environment, etc.

All hydrologic features were identified and mapped within the Study Area, and subjected to the delineation criteria set forth by each regulatory agency. These features are summarized and mapped in the Exhibits of the assessment. This map has not been verified by USACE or SWRCB, and thus represents an unofficial demarcation of the potential limits of jurisdiction. Various survey points were established for the delineation of this Study Area, and corresponding data sheets can be found in the Appendix of the assessment.

10.a 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. The project currently relies on a domestic water well for water service and a private septic system is being proposed for sewer service. The project is of limited scope and does not propose any activities that could affect groundwater quality.

The Mariposa County Improvement Standards will apply to any frontage improvements done as part of the project proposal. These adopted policies contain provisions for drainage plans, soil compaction and sediment control during construction, and permanent re-vegetation following construction. The County Engineer typically 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.

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, including Bean Creek, is maintained following construction. Soil compaction standards, provisions for sediment control during construction, and re-vegetation following construction are contained in this ordinance. Title 24 standards will apply to site grading work done for future residential and commercial development. This code contains requirements for soil compaction and sediment control during construction, and permanent re-vegetation following construction. 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.

These adopted code, policies and ordinance requirements, required permits and onsite inspections, will ensure *a less than significant impact* from future grading activities associated with implementation of the development of the site and access roads.

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. The proposed improvements include the development of a well on the parcel to support the proposed development. There is an existing Agricultural well on the property which produces approximately 45 gpm, which is anticipated to meet the limited project demand. *Thus, impacts on groundwater from the proposed development is less than significant.*

10.c Drainage Patterns/Impervious Surfaces; Substantial Erosion; Flooding; Stormwater System Capacity; Polluted Runoff

A significant impact would be one that substantially alters drainage and surface flows 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 or siltation on- or off-site; substantially impacts drainage patterns causing flooding on- or off-site; contributes runoff causing the capacity of drainage systems to be exceeded or provides substantial polluted runoff; or redirects flood flows. The project will not alter the course of a stream or river; result in substantial erosion on- or off-site; substantially increase the rate of surface runoff, so as to result in flooding; contribute substantial runoff result in exceedance of stormwater drainage system capacity; provide substantial additional sources of polluted runoff; or redirect flood flows. The Mariposa County Improvement Standards will apply to frontage improvements 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 the any affected drainage course, including Bean Creek, 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 code, policies and ordinance requirements, required permits and onsite inspections, in conjunction with the approved CRMP, *will ensure a less than significant impact from any amendments to drainage courses resulting from future grading activities associated with the project.*

Mitigation Measures 10.a,b, and c.1

If it is determined at a later date that construction of the project would require the placement of fill or structures in a wetland or channel (such as a culvert extension), a California Water Act (CWA) Section 404 permit must be obtained and mitigation performed before these water features are disturbed or altered. CWA 401 water quality certification from Regional Water Quality Control Board (RWQCB) will also be necessary if a Section 404 permit is issued. If the sum of affected water resources is less than 0.5 acre, a Section 404 Nationwide Permit may be obtained

from United States Army Corps of Engineers (USACE). If the sum of affected water resources is greater than 0.5 acre, a Section 404 Individual Permit must be obtained from USACE. Compliance with all the terms and conditions of the appropriate USACE permit and implementation of compensatory, minimization, and avoidance mitigation would minimize impacts to waters of the US to a less than significant level.

Monitoring for Mitigation Measure 10.a, b, and c.1: This mitigation measure will be monitored by the Mariposa County Planning Department prior to permit issuance and construction commencement.

Mitigation Measures 10.a, b, and c.2
If project implementation requires construction in, or disturbance to, a wetland, stream channel, or a "stream zone" (i.e., riparian habitat), a California Fish and Game Code Section 1600 Streambed Alteration Agreement with CDFW will be needed before ground disturbance is initiated. CWA 401 water quality certification from the RWQCB may also be necessary if a Streambed Alteration Agreement is formed. This Streambed Alteration Agreement and Water Quality Certification typically require compensatory mitigation for loss of jurisdictional waters. Compliance with all the terms and conditions of the appropriate State permit(s) and implementation of compensatory, minimization, and avoidance mitigation would minimize impacts to waters of the State to a less than significant level. County permits, such as Grading Permits, may be required for vegetation clearing in riparian areas and any loss of sensitive habitats such as wetlands or channels.

Monitoring for Mitigation Measure 10.a, b, and c.2: This mitigation measure will be monitored by the Mariposa County Planning Department prior to permit issuance and construction commencement.

10.d Release of Pollutants in Flood Hazard, Tsunami or Seiche Zones from Project Inundation:
Mariposa County is not subject to tsunamis. The issue of seiche as it may relate to a dam inundation area is addressed by General Plan Policy 16-4c. 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 a less than significant impact.*

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?				

11.a and b Physically Divide an Existing Community

A significant impact would occur if the project physically divided an established community. The project site is currently vacant with the request for development of a memorial forest use and associated development. The proposed development would not divide an established community, *therefore there will be no impact.*

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

A significant impact would occur if the project conflicted with a land use plan, policy or regulation adopted to avoid or mitigate an environmental effect. There are no land use plans, policies, or regulations that were adopted to avoid or mitigate an environmental effect that affect this parcel. The CUP can only be approved if all required findings are made and it does not affect any other policies or regulations. *If these findings are made and the project is approved, the project will not conflict with the Mariposa County General Plan and Mariposa County Zoning Ordinance and will have no impact on this issue.*

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?				✓

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 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. The General Plan does not identify this area as an important mineral resource recovery site. *Thus, the project will have no impact.*

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?				✓

An initial noise assessment of the project site has been conducted (Helix Environmental Planning, November 2019)

The following summary reflects the information contained in the assessment as it specifically relates to the checklist items above. The summary focuses on potentially significant impacts of project implementation.

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 ground-borne 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. 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, however, the proposed memorial forest project is not expected to generate substantial noise or create ground borne vibration or noise. Furthermore, no amplified music or noise is proposed as part of the project and no gathering of guests greater than 30 people is expected. *Due to these factors, the project will have a less than significant impact.*

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.*

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?				✓

14.a Population Growth Inducement

A significant impact would result if the project induces substantial population growth in an area. The proposed memorial forest, including improvements, which will not result in a substantial population growth in the area. The project would not trigger the need for new public roads or other infrastructure that may indirectly trigger population growth. Consequently, the project would not generate unanticipated population growth in the local area. *No impacts are expected, and no mitigation is required.*

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. The subject parcels do not provide housing, nor does the project propose housing. *Thus, the project will have no impact.*

15 PUBLIC SERVICES

15. PUBLIC SERVICES	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
Would the project result in 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?			✓	

15.a. and b. Emergency Services Improvement Impacts

The proposed project is will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or require the construction of additional facilities. Existing emergency response facilities will provide adequate service to the project. Goal 9-9 of the General Plan states as its goal, *"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. No emergency services agencies, such as the Fire Department or the Sheriff's Department, have provided information that the project will impact their ability to deliver services. Although new development adds cumulatively to the demand for police and fire protection, impact from this project, due to its size, *is considered to be less than significant*.

15.c School Improvement Impacts

The project is a memorial forest and will not be creating an impact to the school system. The project will be required to pay the necessary school impact fees through the building permit process. *Thus, the project will have no impact.*

15.d Park Improvement Impacts

The project will not cause a substantial new demand on parks. The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. *Thus, the project will have no impact.*

15.e Other Public Facility Impacts / including Road Improvement Impacts Road Improvements

A trip generation study was performed for the proposed project, which will be a memorial forest located in Mariposa County, California. While the project location has an address located on Stout Lane, main access for the project will be taken from Dexter Road. Based on collected traffic volume data, Dexter Road experiences the highest volumes during a Saturday midday peak with 48 vehicles per hour, which is the equivalent of one vehicle passing every 1 minute and 15 seconds during the peak hour.

Expected trip generation based on ITE data and on operational characteristics was prepared and compared with each other. These two methods produced similar peak hour trip generation estimates; therefore ITE trip generation rates were used as these are based on well-established nation-wide databases characterizing trip generation for the entire site. Using a calibrated trip generation rate based off of ITE and Project specific data, the Project is expected to generate 55 weekday daily trips, 2 AM peak hour trips (2 IN, 0 OUT), and 4 PM peak hour trips (1 IN, 3 OUT), 83 daily Saturday trips with 18 peak hour trips (10 IN, 8 OUT), and 128 daily Sunday Mid-day trips with 24 peak hour trips (12 IN, 12 OUT). The Project will have specific days of the week that are reserved for spreading ceremonies with a maximum of 3 spreading ceremonies occurring on any single day. On a spreading ceremony day, the only trip generation will come from the ceremonies and Project staff (2 people). County Public Works field-inspected the County roads which serve as access to the site from Greely Hill Road. Fiske and Dexter Roads are currently paved with an asphalt width of 20 feet, therefore meet the County Rural Class II designation. The current ADT count for Fiske Road is 432 ADT at the intersection of Fiske/Dexter. The project proposes a weekly average ADT of an additional 70 ADT for a total of approximately 500 ADT. Public Works supports the finding that County Roads have adequate capacity and Fiske and Dexter Roads will both meet the additional demand the project is proposing. *Thus, the project will have less than significant impact.*

Water and Sewer Public Facilities

The proposed project would have a significant environmental impact if public water and sewer facilities would need to be constructed or physically altered in order to maintain adequate service levels for the proposed project and if such construction would cause significant environmental effects. The project does not propose, nor currently use, a public water or sewer facility. The project location is served by a domestic water well and private septic sewage disposal facilities. The well may have to be upgraded or a new well installed that meets public water requirements. *Thus, the project will have no impact.*

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 would occur or be accelerate				✓
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?			✓	

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 had the potential to cause substantial physical deterioration. The proposed memorial forest will not result in any impact on existing recreation facilities. *Thus, the project will have no impact.*

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. The conservation memorial forest will require some improvements to accommodate the people who will be participating. These improvements will include: improved on site road access, a visitor center, developed parking area, and a restroom. From these improvements, a nature trail network will be established to access the property. The trail network will predominantly utilize footpath ways to access memorial forest settings. To accommodate members of the public with limited mobility, some travel routes will be made suitable for small all-terrain vehicles for transport assistance. While the project is proposing a network of trails for access to the memorial forest, no recreation facilities are being proposed as a part of the project. Trail improvements will be limited in scope and *thus project will have a less than significant impact on public access or recreation, and no mitigation is required.*

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?				✓

An initial traffic study of the project was conducted (Kimley-Horn and Associates, Inc., December 2019)

Generally-accepted traffic engineering principles and methods were employed to estimate the number of trips expected to be generated by the Project and to analyze the existing traffic conditions. The following presents the results of a traffic impact study for proposed improvements to the project site in Mariposa County, California. This analysis focuses on the anticipated effect of vehicle traffic resulting from the project.

17.a Circulation System

A significant impact would result if the project conflicted with a program, plan ordinance or policy addressing the circulation system based on collected traffic volume data. The current ADT count for Fiske Road is 432 ADT at the intersection of Fiske/Dexter. The project proposes a weekly average ADT of an additional 70 ADT for a total of approximately 500 ADT. Public Works supports the finding that Fiske and Dexter Roads will both meet the additional demand the project is proposing. *Thus, the project will have a less than significant impact.*

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. The proposed use is consistent with Mariposa County's Zoning Ordinance for the area and is a low-trip generating use, which will not degrade performance of the existing public roadway. The proposed driveway project would not create a hazard due to a design feature. Pursuant to CEQA Guidelines Section 15064.3(b)(1), the project will *have a less than significant impact.*

17.c Increase Hazards due to Geometric Design Features

A significant impact would result if the project resulted in sharp curves or dangerous intersections or incompatible uses. The site can only be accessed via Dexter Road which is a paved two-lane rural road maintained by the County of Mariposa. No County roadway construction is proposed for this project, however, widening and improving of the existing encroachment and dirt driveway will occur to accommodate guests. All trips to and from the site must be scheduled, including recurring visits. This way the project can manage the limited parking supply on site and maintain a quiet and peaceful atmosphere. *Thus, the project will result in less than significant impact.*

17.d Emergency Access

A significant impact would result if the project resulted in inadequate emergency access, adversely impact parking or conflict with adopted alternative transportation plans. The project is a Memorial Forest that will serve a limited amount of guests via reservations. The project will be required to meet all emergency access requirements as required by CAL FIRE. *Due to these factors, the project will have no impact on this issue.*

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.		✓		

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.

18.a and b Tribal Cultural Resources

This project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code Section 21074 because no tribal resources have been identified on site. Public Resources Code requires lead agencies to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of the proposed project to help determine whether a project may have a significant effect on a tribal cultural resource.

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."

Research suggests a moderate regional archaeological sensitivity area based upon the few locations of recorded prehistoric and historic archaeological sites within 0.25 miles of the project site. This low potential for inadvertent discoveries during subsurface construction could contain buried cultural materials and the disturbance could result in degradation of the integrity of the cultural deposit. Which would be a significant impact. Archaeological monitoring during any ground disturbing activities is recommended in the case of excavation in the areas of any of the identified resources.

For projects where construction will occur, a mitigation measure addressing cultural resource finds during that construction is applied. The mitigation measure addresses other cultural resources as well as human remains. **(Please see 5.c above for a more detailed discussion of this issue.)** *Based upon this information it is determined that the project will have a less than significant impact on cultural resources with mitigation measures listed in section B.5.c.*

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?			✓	

19.a Water, Wastewater Treatment; Stormwater Drainage; Electric Power, Natural Gas, Telecommunications 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 with holding tanks and a new septic system is being proposed to accommodate the improvements. No utilities have expressed any concerns with the proposed project. The project will need to meet all requirements for the handling of stormwater drainage. *Due to these factors, the project will have a less than significant impact.*

19.b,c Water, Wastewater Treatment Capacities

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 or a wastewater treatment provider does not have the capacity to serve the project in addition to its existing commitments. The project location is currently served by a private domestic water well with holding tanks and a new septic system is being proposed to accommodate the improvements. Based on the provided well report, the water supply well will easily supply the projected average peak demand. It may need to be upgraded to meet public drinking water requirements. *Due to these factors, the project will have a less than significant impact.*

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.*

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?			✓	

20.a,b,c,d Emergency Response or Evacuation Plan; Exposure to Pollutant Concentrations; Installation of Infrastructure Exacerbating Fire Risks or Impacts to Environment; Exposure of People or Structures to Risks

A significant impact would be one that impairs the implementation of or interferes with an emergency response or evacuation plan. The approval of the memorial forest on the project parcel will not interfere with any emergency response or evacuation plan. Adequate cellular service is available on site in the case of emergency. Mariposa County Fire Department and CAL FIRE were consulted for the project, it was determined a width of 12 feet would be sufficient for the proposed driveway in regards to fire access requirements, which is part of the project proposal. Encroachment improvements off of Dexter Lane will be required to meet Mariposa County Road Improvement and Circulation Policy standards and the County's Improvement Standards, thus ensuring that the encroachment 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.

Fire protection plans for the property are integrated into the management practices that have been and will be performed on the property. Past pre-commercial thinning and vegetation management have specifically altered the horizontal and vertical continuity of the timber stands and general vegetation on the property. The management of the horizontal and vertical continuity of the forest fuels shall constitute the major component of the fire protection for the property. The Greeley Hill Fuel Break has been constructed through the southern portion of the property and contributes to the fire protection plan for the property.

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.*

Section C MANDATORY FINDINGS OF SIGNIFICANCE				
Finding:	**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?		✓		
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)?			✓	
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Impact Discussion & Conclusions:

1. The project has the potential to impact biological, cultural and water resources. Potential impacts to biological resources are impacts to listed species. 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 and water 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
APPLICANT'S AGREEMENT TO MITIGATION

The project applicant represented by , agrees to the following mitigation measures as required by Section 15070(b)(1) of the CEQA Guidelines and project plans will be modified to avoid potential adverse physical effects of the project as identified in this study:

By: Scott Roycroft Date: 06/19/2020

Title: Scott Roycroft, Senior Manager of Entitlements and Development
Better Place Forests, applicant

By: Mark Kehke Date: 06/19/20

Title: Mark Kehke, Chief Real Estate Officer
Better Place Forests

Section E
MITIGATION MONITORING

Mitigation Measure No.	Mitigation Measure	Mitigation Monitoring
4.a.1	***Great Gray Owl and Nesting Migratory Birds***	Planning
4.a.2	***Special-status Plants***	Planning
4.a.3	***General Preconstruction Biological Surveys, and Environmental Awareness Training***	Planning
4.b.1	***Effects on Water Resources - Cremains***	Planning
4.b.2	***Effects on Water Resources - Construction***	Planning
5.b.1	***Cultural Resources Avoidance Areas***	Planning
5.b.2	***Unanticipated Cultural Resources***	Planning
5.c.1	***Human Remains***	Planning
7.b	***Soil Erosion***	Planning
10.a,b,c and c.1	***Water Quality Standards***	Planning
10.a,b,and c.2	***Water Quality Standards***	Planning