

County of Mariposa

California Environmental Quality Act Initial Study

A. PROJECT INFORMATION:

Project Title: **Certificate of Compliance No. 2019-175 and Lot Line Adjustment No. 2020-053**

Lead Agency: Mariposa County Planning Commission

Date of Study: September, 2020

Contact Person: Jessica Carey, Assistant Planner
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<i>Project Applicants:</i>	Yosemite Conservancy/ Yosemite Foundation/ YF Real Estate Holdings 101 Montgomery Street, Suite 1700 San Francisco, CA 94104
<i>Agent:</i>	Jones & Snyder Surveying Attn: Nicholas Vanlandingham PO Box 2292 Oakhurst, CA 93644
<i>Project Description:</i>	<p>Project proposes a Certificate of Compliance (COC No. 2019-175) and a four (4) Parcel Lot Line Adjustment (LLA No. 2020-053) from Yosemite Conservancy as follows:</p> <p><u>Proposed Parcel 1</u> (APN 006-150-002) – Existing 31.96 acres, proposed 11.28 acres. Shown as Parcel C on Parcel Map No. 30/32, MCR dated November 2018.</p> <p><u>Proposed Parcel 2</u> (APN 006-130-048) - Existing 5.2 acres (Certificate of Compliance parcel), proposed 13.59 acres Being a portion of Section 25 as described in Vol. 98, pg 547, MCOR.</p> <p><u>Proposed Parcel 3</u> (APN 006-120-027) - Existing 0.26 acres, proposed 5.23 acres. Shown as Lot 271 on the map entitled “Yosemite West Unit 1” filed as Record of Survey No. 1500, MCOR dated August 1967.</p> <p><u>Proposed Parcel 4</u> (APN 006-120-031) - Existing 0.23 acres, proposed 7.33 acres. Shown as Lot 275 on the map entitled “Yosemite West Unit 1” filed as Record of Survey No. 1500, MCOR dated August 1967.</p> <p>The project will require a Planning Commission action. Properties are located in Yosemite West with Rural Residential zoning and are within the Residential land use designation of the Yosemite West Planning Study Area. The applicant states the purpose of the lot line adjustment is to create an access road with two ingress/egress access points and to provide access to level sites on all parcels. Existing Parcels 3 and 4 are within the Yosemite</p>

	<p>West Maintenance District boundaries, which provides water, sewer, and road maintenance. Existing and proposed Parcels 1 and 2 are not within the Yosemite West Maintenance District. The lot line adjustment will not change the district boundaries. In order for any portions of the adjusted parcels (which are not currently within the Yosemite West Maintenance District boundaries) to receive services in the future (water and/or sewer), the district boundaries would need to be amended through a separate process. This is not being proposed as part of this project.</p> <p>No development is being proposed or has been proposed with this project. Any future development will be reviewed to ensure compliance with the California Environmental Quality Act and applicable regulations. Any future permitted uses and development will be reviewed through existing permitting procedures and requirements at the time a proposal is received. Permitted uses and development are typically reviewed through ministerial permits, such as building and grading permits. The lot line adjustment does not change the uses or development currently permitted by the Zoning Ordinance or General Plan.</p> <p>The Certificate of Compliance and Lot Line Adjustment applications are being processed concurrently. The conditional Certificate of Compliance may be completed as part of the Lot Line Adjustment since many of the conditions may be completed through the Lot Line Adjustment process. Conditions for the completion of the Certificate of Compliance process will be included should the applicant choose to complete the applications individually or not proceed with the lot line adjustment portion. State law limits the ability to condition Lot Line Adjustments to only those that are necessary for compliance with the General Plan or relocation of existing easements. Review of Certificates of Compliance is limited to the issuance of an unconditional Certificate of Compliance or a conditional Certificate of Compliance.</p>
<i>Project Location:</i>	Parcels 3 and 4 are located at 7472 and 7484 Henness Ridge Road in Yosemite West. Parcel 1 (APN 006-150-0020) is located to the south and east of the Yosemite West subdivision. Parcel 2 (APN 006-130-0480) is located to the east of the Yosemite West subdivision.
<i>Site Characteristics:</i>	<p>Parcel 1: Vacant land with access easement and well.</p> <p>Parcel 2: Vacant land</p> <p>Parcel 3 and 4: Vacant land (parcels are located within the Yosemite West Subdivision boundaries).</p> <p>Parcel 1, 2, 3 and 4 are characterized by steep slopes generally in the 15-20% range but up to 50%.</p>
<i>General Plan/ Zoning:</i>	All four parcels are zoned Rural Residential with Residential/ Planning Study Area General Plan Land Use designation.
<i>Surrounding Land Uses:</i>	Parcels 3 and 4 were created through the Yosemite West subdivision and are surrounded to the north, east, and south by similarly sized parcels with residential uses. Parcels 1 and 2 are bordered by the Yosemite West subdivision to the east and west.

<i>Other Public Agency Approval/Permitting:</i>	No state permitting is anticipated for the implementation of this project.
<i>Additional Documents:</i>	All of the documents cited and relied upon in the preparation of this initial study are available at the Mariposa County Planning Department and are hereby incorporated into the record for this Initial Study. Documents include: Title 17, Mariposa County Zoning Code, and the Mariposa County General Plan.

B. PROJECT IMPACT TO ENVIRONMENTAL FACTORS:

(blank): no impact

L: Less than Significant Impact

M: Less than Significant Impact with Mitigation

PS: Potentially Significant

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

This study found no potentially significant impacts from this project.

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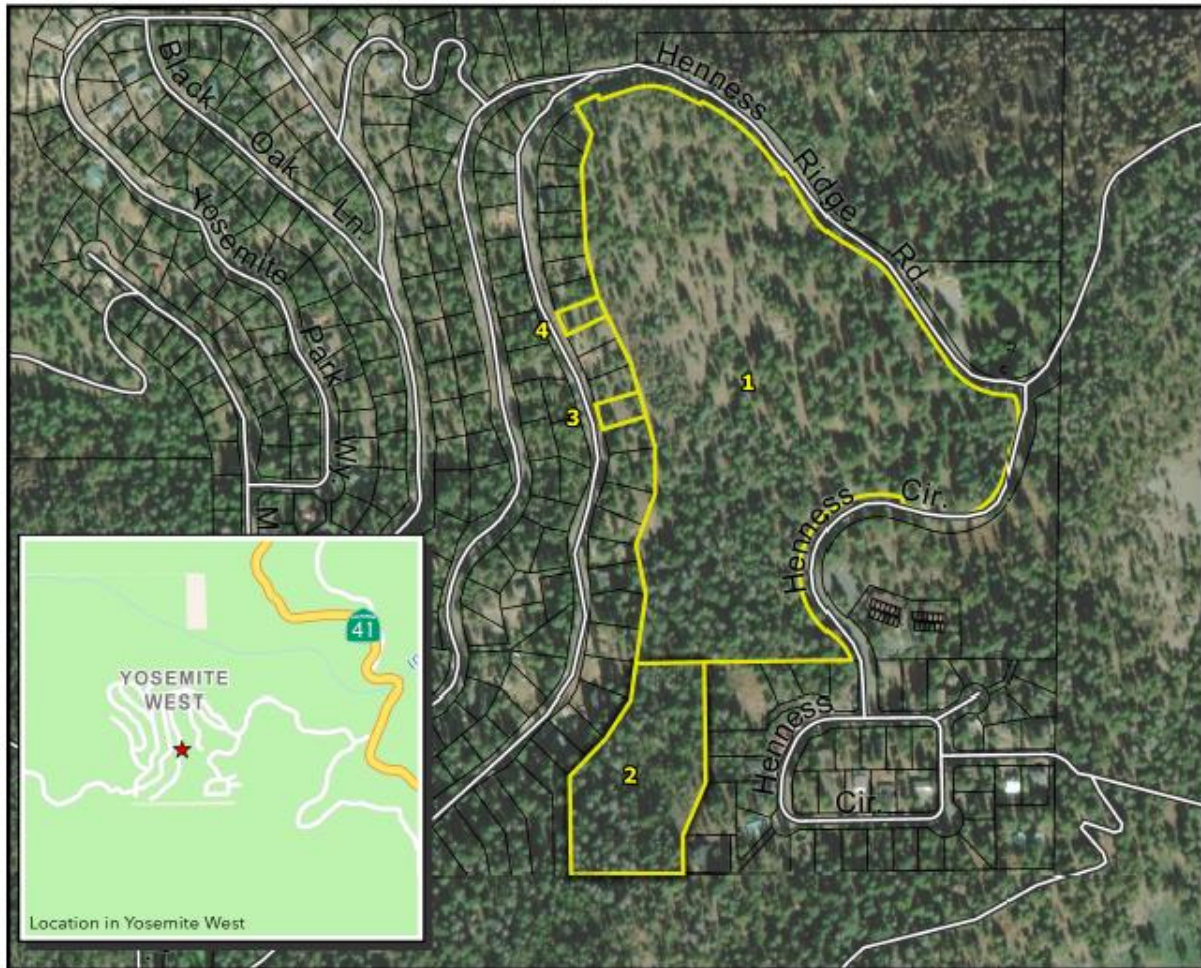
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Figure 1

Mariposa County Planning Department Project Vicinity Map



0 100 200 Feet
1:5,859

PROJECT TYPE: Certificate of Compliance 2019-175 & Lot Line Adjustment 2020-053

APPLICANT: Yosemite Foundation

APNs: 006-130-0480; 006-150-0020; 006-120-0270; 006-120-0310

SITE ADDRESS: multiple, Yosemite West

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Thursday, May 28, 2020

Data Source: Mariposa County Planning Department GIS;

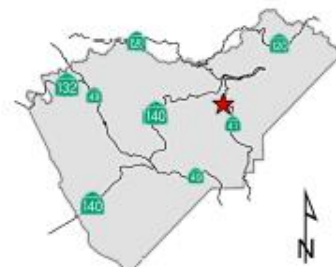
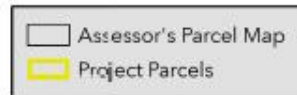
Assessor's Parcel Map Update: 02/2019

Map Credit: BEN OGREN, Sr. GIS Specialist



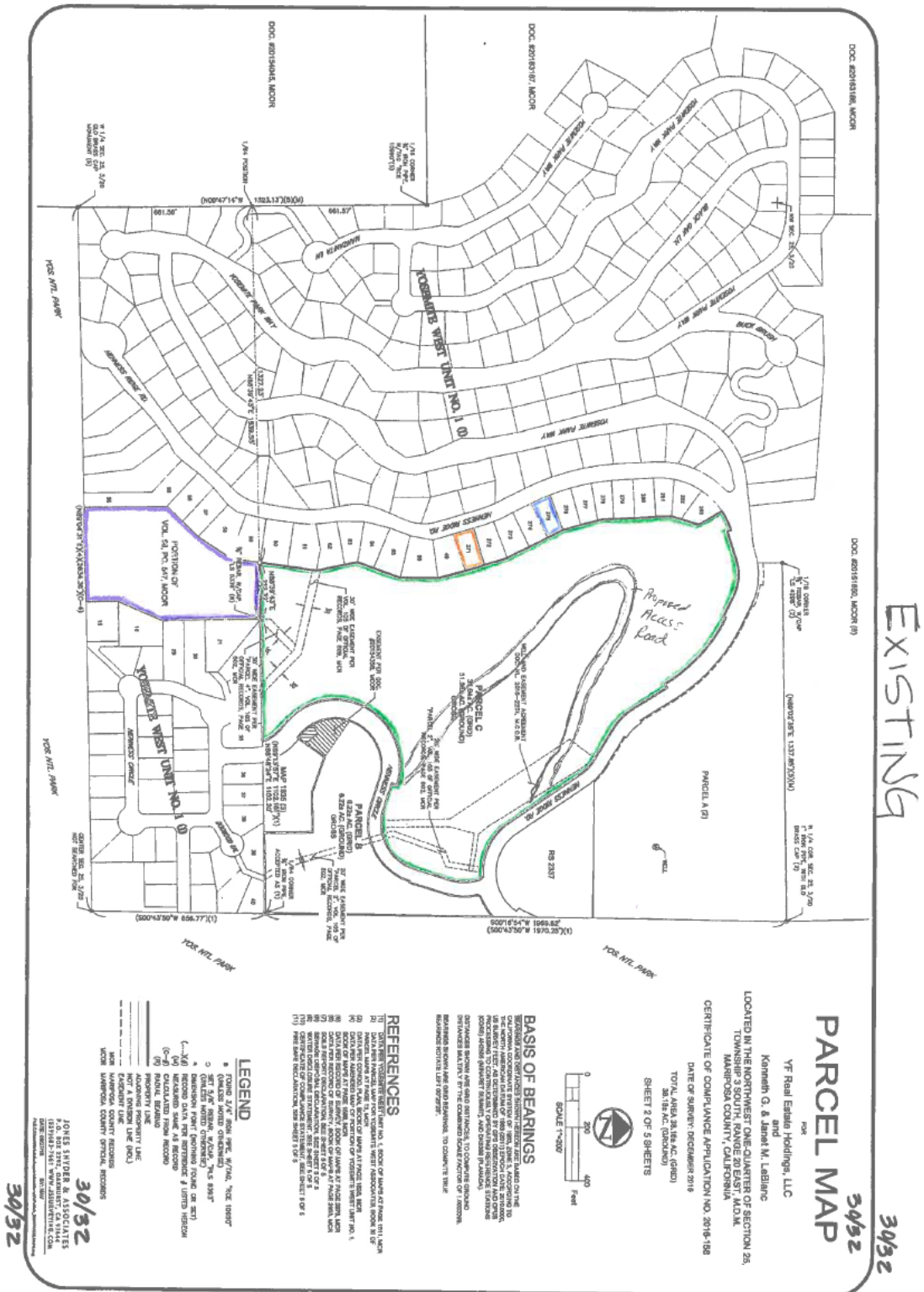
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Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.



Location in Mariposa County

Figure 2
Lot Line Adjustment Site Plan





Section A

CEQA DETERMINATION OF IMPACT

On the basis of this initial evaluation:

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

By: Jessica Carey Date: September 29, 2020

Title: Assistant Planner Representing: County of Mariposa

Signature: 

Section B

CEQA ENVIRONMENTAL CHECKLIST

EVALUATION OF ENVIRONMENTAL IMPACTS

B.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?				✓

B.1 Aesthetics

A significant impact would be one that has a substantially adverse effect on aesthetics. The adjustment of property boundaries would have no effect on aesthetics. The project consists of the issuance of a Certificate of Compliance and a lot line adjustment between four legal parcels. The issuance of a Certificate of Compliance and the lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. Finally, the EIR (Environmental Impact Report) certified for the General Plan establishes points of significance (the point at which an impact would be deemed “significant” under CEQA) for visual resources (aesthetics) as: strong visual contrast caused by non-single family dwelling units; obstruction of view by non-single family dwelling units; or interference with nighttime skies from ground level light. Strong visual contrast is defined as one or more of the following: major ridgeline is altered and not consistent with surrounding ridgelines or minor ridgelines are eliminated; inconsistent color with adjacent landscape character; elimination of landscape texture created by exposed soil or removal of vegetation; and form of project grossly exceeds scale of natural landforms.

This project will not result or allow development which exceeds these points of significance for impacts. *Therefore, the proposed lot line adjustment will not have a negative impact on the area's aesthetics.*

B.2 AGRICULTURE and FOREST RESOURCES

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

B.2. Agriculture and Forest Resources

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 outside of the survey boundary for the Mariposa County Important Farmland Map, 2012, prepared by the state Department of Conservation under the Farmland Mapping and Monitoring Program. Therefore, it will have no impact on any important farmland category.

The EIR certified for the General Plan establishes points of significance as: any net loss of prime, unique or farmland of statewide importance; no net loss of contracts or acres of agricultural / working lands; or any net loss of timberlands. This project will not result in a loss of contracted agriculture/working lands, nor will it result in a loss of timberlands.

The project consists of the issuance of a Certificate of Compliance and a lot line adjustment between four parcels. The project will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. Any conversion of forest land, as defined in Public Resources Code (PRC) Section 12220(g) or timberland as defined in PRC Section 4526 or timberland zoned Timberland Production (as defined by Government Code Section 51104(g), associated with any future development would require permitting through the California Department of Forestry (Cal Fire). The proposed project site is not in a Williamson Act Contract and will not conflict with agricultural or forest land zoning. *Thus, the project will have no impact on agricultural or forest (timberland) resources.*

B.3 AIR QUALITY

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

B.3 Air Quality

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 should contain some thresholds. Mariposa County is classified as either attainment or unclassified status for all federal air quality standards, except ozone.

The EIR certified for the General Plan establishes points of significance as: any failure to include required mitigation for potential construction period emissions, emissions in excess of 100 tons per year of any criteria air contaminant of precursor, proposed uses with a record of verified odor complaints in a one-year period resulting in a notice of violation at another location; project sources emitting large quantities of CO₂ or methane on the order of 500 tpy, and exposure of sensitive receptors or the general public to substantial levels of toxic air contaminants.

The project consists of the issuance of a Certificate of Compliance and lot line adjustment between four legal parcels. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential over and above that allowed without the lot line adjustment. There are no construction activities directly associated with the issuance of a Certificate of Compliance. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. The project will not result in development or uses which exceed the points of significance for impacts as established by the General Plan EIR. *Therefore, the proposed lot line adjustment will not have a negative impact on the air quality.*

B.4 BIOLOGICAL RESOURCES

4. BIOLOGICAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CA Department of Fish and Game 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 Game or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on 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?				✓

B.4 Biological Resources

Biological resources are identified and protected through various Federal and State laws and regulations. The federal Endangered Species Act and the California Endangered Species Act state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The California Department of Fish and Wildlife created the California Natural Diversity Database (CNDDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adopted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The EIR certified for the General Plan establishes points of significance as: any loss of endangered, threatened or rare wildlife or plant species; any loss of endangered, threatened or rare species habitat; net loss of greater than 15% of known individuals of the CNPS List 2, 3, or 4 plant species; any loss of raptor nests, migratory bird nests or native wildlife nursery sites; a loss of greater than 25 % of habitat for sensitive wildlife species; a loss of greater than 25% of each sensitive native plant community on-site; blockage of wildlife migration corridors by more than 50%; any conflicts with an adopted habitat conservation plan; any loss of wetlands, vernal pools or other waters of the U.S.

The project consists of the issuance of a Certificate of Compliance and a subsequent lot line adjustment between four parcels. Compliance with the recommended conditions and recordation of a conditional Certificate of Compliance will not result in any permanent ground disturbing activities and consequently will have no impacts on any biological resources which could be located on the project site or in the vicinity based upon text of the conditions. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed by current zoning restrictions of property without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. Finally, the points of significance for impacts established by the General Plan EIR are not exceeded. *Therefore, the proposed lot line adjustment will not have a negative impact on biological resources.*

B.5 CULTURAL RESOURCES

5. CULTURAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Cause a substantial adverse change in				✓

the significance of a historical resource as defined in §15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓

B.5 Cultural Resources

A significant impact would be one that would cause a substantial adverse change in the significance of an historic, archaeological, unique paleontological resource; unique geologic feature; or that would disturb human remains.

The General Plan EIR established points of significance as: any loss or disturbance of known or potentially eligible National or California Register properties; any loss of unknown archaeological or important paleontological resources; or any loss or disturbance of human remains.

The project consists of the issuance of a conditional Certificate of Compliance and a lot line adjustment between four parcels. Compliance with the recommended conditions and the recordation of the conditional Certificate of Compliance will not result in any permanent ground disturbing activities and consequently will have no impacts on any historic, archaeological, unique paleontological resource, unique geologic feature; or that would disturb human remains. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed by zoning on property without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. The project, a lot line adjustment, will not exceed General Plan EIR points of significance for impacts on cultural resources. *Therefore, the proposed lot line adjustment will not have a negative impact on cultural resources.*

B.6 ENERGY

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

B.6. a,b Energy

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, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen). 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 consists of the issuance of a conditional Certificate of Compliance and a lot line adjustment between four parcels. Compliance with the recommended conditions and recordation of a conditional Certificate of Compliance will not result in any permanent ground disturbing activities and consequently will have no impacts on any biological resources which could be located on the project site or in the vicinity based upon text of the conditions. The issuance and recordation of a conditional Certificate of Compliance will not itself result in any use that results in wasteful, inefficient, or unnecessary consumption of energy resources nor will it conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any future development will be required to comply with any state and local plans in place, and will have to comply with California Code of Regulations Title 24 Energy Efficiency Standards and Green Building Standards. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed by zoning on property without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. The project, a lot line adjustment, will not exceed General Plan EIR points of significance for impacts on energy. *Therefore, the proposed lot line adjustment will not have a negative impact on cultural resources.*

B.7 GEOLOGY AND SOILS

7. GEOLOGY AND SOILS -- Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
ii) Strong seismic ground shaking?				✓
iii) Seismic-related ground failure, including liquefaction?				✓
iv) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?				✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading,				✓

subsidence, liquefaction or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the California Code of Regulations, Title 24 (1994), creating substantial risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

B.7. Geology and Soils

A significant impact would be one that exposes people or structures to loss, injury or death. Earthquake Faults: The Seismic Hazards Act of 1990 directs the California Department of Conservation to map the state's most prominent earthquake hazard area in California. These areas are called "Special Study Zones" and appear on a set of maps named the Alquist-Priolo Earthquake Fault Zone maps. Mariposa County is not 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. However, the potential for earthquakes and related hazards does exist in Mariposa County. A Five County Seismic Safety Study completed in 1974 by the Counties of Fresno, Kings, Madera, Mariposa, and Tulare found that fault zones do exist within and around Mariposa County and contribute to earthquake activity experienced within the County. The two fault zones within Mariposa making up the Foothill Fault System include the Bear Mountain Zone and the Melones Zone, both of which are 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.

Almost all of Mariposa County falls within the lowest earthquake hazard zone of 10-20 percent probability. 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.

The EIR certified for the General Plan established points of significance as structures without appropriate seismic design features located in an earthquake fault zone, a zone of potential co-seismic deformation, an area of high risk for liquefaction or settlement, an area of moderate to high landslide risk without slope stabilization, or on soils with moderate to high shrink-swell or erosion potential; or structures not in compliance with the Uniform Building Code.

The project consists of the issuance of a conditional Certificate of Compliance and a lot line adjustment between four parcels. No new development or structures are proposed. The issuance of and recordation of a conditional Certificate of Compliance will not result in any ground disturbing activities. Any future work on-site, such as grading for a residence, will be done in a manner that takes these potential risks into consideration. The review of a Certificate of Compliance application is limited to the issuance of an unconditional or conditional Certificate of Compliance. The lot line adjustment will not have a negative

effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed by zoning on the property, without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, California Code of Regulations, Title 24 Parts 1-12 (also known as the Uniform Building Code) including standards soils investigation for all new building construction, and required permits. *Therefore, the proposed lot line adjustment will not have a negative impact on geology and soils.*

B.8 GREENHOUSE GAS EMISSIONS

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

B.8 Greenhouse Gas Emissions

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

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

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

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

SB 97 required that the Natural Resources Agency certify and adopt amended CEQA Guidelines for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions by January 1, 2010 pursuant to Public Resources Code section 21083.05. The agency adopted the amendments on December 30, 2009 and transmitted the amendments to the Office of Administrative Law (OAL) for review and filing with the Secretary of State. OAL filed the amendments for inclusion into the California Code of Regulations on February 16, 2010. The amendments became effective on March 18, 2010, 30 days from the date of filing with the Secretary of State.

The EIR certified for the General Plan establishes points of significance as: project sources emitting large quantities of CO₂ or methane on the order of 500 tpy.

The project consists of the issuance of a conditional Certificate of Compliance and a lot line adjustment between four parcels. The issuance of a conditional Certificate of Compliance and a lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. The project will not generate any greenhouse gases. Future residential development, which is limited to a maximum of two single family residences per parcel will not emit large quantities of CO₂ or methane on the order of 500 tpy, *thus, the project will not have a less than significant cumulative impact on greenhouse gas emissions*

B.9 HAZARDS & HAZARDOUS MATERIALS

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

response plan or emergency evacuation plan?				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

B.9. Hazards and Hazardous Materials

The project consists of a certificate of compliance and lot line adjustment between four parcels.

The EIR certified for the General Plan establishes points of significance as any project which is non-compliant with existing Federal, California and Mariposa County laws, regulations, ordinances and policies governing the management of hazardous materials, the on-site storage and off-site disposal of hazardous waste, and the on-site disposal of low-level radioactive waste; any project which interferes with implementation of an adopted emergency response plan or evacuation plan; any construction project greater than ISO 9 or which does not conform to California fire safe standards; or any creation of new mosquito habitat.

The issuance of a conditional Certificate of Compliance and a lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential (beyond that allowed currently by zoning), grading or brush clearance over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, CA Fire Safe Standards, and required permits. There is no potential for this project, the issuance of a Certificate of Compliance and a lot line adjustment, to exceed the General Plan EIR established points of significance for impacts. *Therefore, the proposed lot line adjustment will not have a negative impact on hazards and hazardous materials.*

B.10 HYDROLOGY & WATER QUALITY

10. HYDROLOGY & 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?				✓
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 or siltation on- or off-site;				✓
ii) substantially increase the rate or amount of surface runoff in a manner				✓

which would result in flooding on- or offsite;				
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				✓
iv) impede or redirect flood flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓

B.10 Hydrology and Water Quality

A significant impact would occur if the project degraded water quality in the area. Erosion control plans and compliance with the California Code of Regulations, Title 24 Parts 1-12 minimize siltation of the areas watercourses if new development was to occur.

During the construction phase of any proposed development project, the pollutants of greatest concern are sediment and hydrocarbon or fossil fuel remnants. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit.

The EIR certified for the General Plan establishes points of significance as: any net increase in runoff from the site in excess of the capacity of natural drainage courses; any failure to implement effective measures to prevent degradation of surface runoff quality; any conflict with Health Department standards for groundwater quantity or quality; location of housing within a 100-year flood hazard; or exposure of people or structures to significant risk from flooding.

The project consists of the issuance of a conditional Certificate of Compliance and a lot line adjustment between four parcels. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed by zoning on the properties without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, California Code of Regulations, Title 24 Parts 1-12 including standards soils investigation for all new building construction, and required permits. Grading activities related to permitted uses already allowed to occur based on existing regulations, would be subject to a grading permit, which requires erosion control measures to be applied. The project will not result in any development or construction, and will not exceed the points of significance for impacts. *Therefore, the proposed lot line adjustment will not have a negative impact on hydrology and water quality.*

B.11 LAND USE & PLANNING

10. LAND USE AND PLANNING	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
Would the project:				

a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓

B.11 Land Use & Planning

The project consists of the issuance of a conditional Certificate of Compliance and a lot line adjustment between four parcels. The issuance of a conditional Certificate of Compliance and a lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. Any future development would have to be consistent with the existing zoning and General Plan regulations.

The EIR certified for the General Plan establishes points of significance as: the physical division of an established community or conflict with any applicable plans, measures or zoning.

This project will not physically divide a community or be in conflict with any applicable plan, measures or zoning. *Therefore, the proposed lot line adjustment will not have a negative impact on land use and planning.*

B.12 MINERAL RESOURCES

12. MINERAL RESOURCES Would the project result in the loss of:	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 a value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

B.12. 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 EIR certified for the General Plan establishes points of significance as: any net loss of mineral producing lands. This project will not result in any loss of mineral producing lands.

The Mariposa County General Plan does not identify the project area as an important mineral recovery site. *Thus, the project will have no impact on mineral resources.*

B.13 NOISE

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

B.13. Noise

The project consists of the issuance of conditional Certificate of Compliance and a lot line adjustment between four parcels. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. Any development that occur on-site would have to be consistent with current zoning and will be of similar nature to what already exists in the vicinity of project site.

The EIR certified for the General Plan establishes points of significance as: greater than noise standards in the General Plan Noise Element or vibrations which annoy normal activities or endangers real properties.

This project, a lot line adjustment, will not result in any increase in noise or any vibrations. *Therefore, the proposed lot line adjustment will not have a negative impact on noise.*

B.14 POPULATION & HOUSING

13. 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 housing, necessitating the construction of replacement housing elsewhere?				✓

B.14 Population & Housing

Typical thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the General Plan housing element; result in substantial increase in demand for additional housing, or create development that significantly reduces the ability of the county to meet housing objectives set forth in the General Plan's housing element.

The EIR certified for the General Plan establishes points of significance as any net loss of dwelling units occupied by low- or moderate-income households or seasonal workers; any net loss of multifamily rental housing; or any net loss of housing units requiring replacement housing.

The General Plan land use designations and zoning laws applicable to the subject conditional Certificate of Compliance and lot line adjustment properties will not change. The project consists of a conditional Certificate of Compliance and a lot line adjustment between four parcels. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. The project, a conditional Certificate of Compliance and a lot line adjustment, will not result in the loss of any housing. *Therefore, the proposed lot line adjustment will not have a negative impact on population and housing.*

B.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?				✓

B.15 Public Services

The proposed conditional Certificate of Compliance and lot line adjustment will not generate any development or population growth over and above what is allowed to occur. The project consists of the issuance of conditional Certificate of Compliance and a lot line adjustment between four parcels. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, California Code of Regulations, and required permits.

The EIR certified for the General Plan establishes points of significance as a project which increases the demand to a level which is in excess of available capacity for law enforcement, ambulance, fire protection, or solid waste removal; or a project creating a demand for additional school capacity which exceeds planned capacity.

Based on the project submittal (project proposal), this project, the issuance of a conditional Certificate of Compliance and a lot line adjustment, will not increase demand for any public services, including schools. The lot line adjustment increases the size of three parcels and decreases the size of one parcel. Based on the project submittal, the issuance of a conditional Certificate of Compliance, will not substantially increase the demand for any public services, including schools. The number of legal parcels, if conditions are complied with, will increase by one. All parcels are will be accessed by way of Henness Ridge Road and Henness Circle. Areas that would receive water and sewer services from the Yosemite West Maintenance District are not increased in number or in size. The areas added to Parcels 3 and 4 are not eligible to receive water and sewer services.

Therefore, the proposed lot line adjustment will not have a negative impact on the area's public services.

B.16 RECREATION

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

might have an adverse physical effect on the environment?				
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B.16 Recreation

The proposed lot line adjustment will not add any potential for additional dwelling units or population growth over and above what is allowed to occur if the lot line adjustment did not occur. The project consists of a lot line adjustment between four parcels. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, California Code of Regulations, and required permits.

The EIR certified for the General Plan establishes points of significance as a project which increases the demand to a level which is in excess of available capacity for recreation.

Based on the project submittal (project proposal), this project, the issuance of a conditional Certificate of Compliance and a lot line adjustment, will not increase demand for any public services for recreation.

Therefore, the proposed lot line adjustment will not have a negative impact on recreation.

B.17 TRANSPORTATION

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

B.17.a Circulation System

A significant impact would result if the project caused an increase in traffic that would cause the capacity of the circulation system to be exceeded. The Mariposa County Road Improvement and Circulation Policy establishes an average daily traffic (ADT) estimate for residential parcels in Mariposa County of 8 trips per day.

The EIR certified for the General Plan establishes points of significance as: a project resulting in a decline from existing LOS (level of service) to a LOS E or worse for state highways or county arterial roads, or for intersections in a town or community planning area.

The issuance of a conditional Certificate of Compliance, once all conditions are completed increases potential development by one parcel (although the parcel already exists). Once an unconditional Certificate of Compliance is issued, traffic theoretically would increase by 8 average daily trips pursuant to the Road Improvement and Circulation Policy. However, this is a very minor increase and is not significant. The lot line adjustment does not create any new parcels nor result in any potential for additional dwelling units, population, or vehicle trips to the area over and above that already allowed without the lot line adjustment. All parcels involved in the lot line adjustment are currently accessed and will remain accessed via Henness Ridge Road and/or Henness Circle. This project will not exceed points of significance impacts.

Thus, the project will have no impact on the circulation system.

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

A significant impact would result if the project conflicted with this CEQA Guideline section. This section provides criteria for analyzing transportation impacts of projects. 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. Encroachment permits will be required to be obtained prior to construction of the road, which will ensure it meets all county requirements for safe encroachment onto an existing road. Pursuant to CEQA Guidelines Section 15064.3(b)(1), *thus, the project will have no impact.*

B.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 Henness Ridge Road and Henness Circle which are paved two-lane rural roads maintained by the County of Mariposa. No County roadway construction is proposed for this project. *Thus, the project will have no impact.*

B.17.d Emergency Access

A significant impact would result if the project resulted in inadequate emergency access. Once all conditions are met and an unconditional Certificate of Compliance is issued, there will be one additional parcel for development with a maximum of two residences. The proposed lot line adjustment will not add any potential for additional dwelling units or population growth over and above what is allowed to occur if the lot line adjustment did not occur. The project consists of the issuance of a conditional Certificate of Compliance and a lot line adjustment between four parcels. The lot line adjustment will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed without the lot line adjustment. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. New development that may occur on-site in the future must comply with the California State Fire Safe Regulations, Public Resources Code 4290. All ministerial and discretionary permits are reviewed by County Fire and Cal Fire prior to issuance.

The EIR certified for the General Plan establishes points of significance as: a project reducing emergency access resulting in inadequate emergency response times.

This project will not result in any potential for reducing emergency access. *Thus, the project will have no impact on emergency access.*

B.18 TRIBAL CULTURAL RESOURCES

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

B.18.a and b Tribal Cultural Resources

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."

The project consists of the issuance of a conditional Certificate of Compliance and a lot line adjustment between four parcels. The project will not have a negative effect on the environment, as it does not facilitate

nor authorize any additional development potential, grading or brush clearance over and above that allowed without the lot line adjustment. A minor increase in the potential development of two homes is expected once the conditions of the conditional Certificate of Compliance are completed and an unconditional Certificate of Compliance is issued. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. *Therefore, the proposed lot line adjustment will not have a negative impact on tribal cultural resources.*

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.

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

B.19 UTILITIES & SERVICE SYSTEMS

19. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				✓
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
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 statutes and regulations related to solid waste?				✓

B.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. 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.*

B.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.

No areas that are outside of the Yosemite West Maintenance District will receive water services, nor are the boundaries of the district proposed to be changed as part of this project.

No construction or expansion of water or waste water treatment facilities is necessary for this project. The project does not change or propose to change the boundaries of the district. Only areas within the district boundaries would be able to receive water and sewer services and those boundaries are not proposed to change with this project.

The EIR certified for the General Plan establishes points of significance as a project which increases the demand to a level which is in excess of available capacity for water supply or sewage treatment.

Based on the project submittal (project proposal), this project will not increase demand for any public water and wastewater facilities.

Thus, the project will have no impact.

B.19.d,e **Solid Waste**

A significant impact would occur if a project generated solid waste in excess of state or local standards or in excess of local infrastructure or otherwise impair the attainment of solid waste reduction goals or did not comply with reduction statutes related to solid waste. The project will be subject to all applicable regulations and standards relating to solid waste. *Due to these factors, the project will have a less than significant impact.*

B.20 WILDFIRE

20. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			✓	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water			✓	

sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			✓	

B.20 a.b.c.d. Wildfire

The project consists of the issuance of a conditional Certificate of Compliance and a lot line adjustment between four parcels. The project will not have a negative effect on the environment, as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed before the project. A minor increase in potential development of two residences is possible once an unconditional Certificate of Compliance is issued. Additionally, any future development would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits. New development that may occur on-site in the future must comply with the California State Fire Safe Regulations, Public Resources Code 4290. All ministerial and discretionary permits are reviewed by County Fire and Cal Fire prior to issuance.

Therefore, the proposed lot line adjustment will have a less than significant impact.

Section C

MANDATORY FINDINGS OF SIGNIFICANCE

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

Impact Discussion & Conclusions:

The impacts related to the project are individually limited. There will be minor impacts that have short-term implications associated with compliance with the conditions for the Certificate of Compliance. There is no guarantee that any development permit will be issued for any future project as a result of the conditional Certificates of Compliance. However, the zoning for the parcel could allow residential development in the future. Complying with existing regulations and ordinances provides a means of reducing the impacts to a level of non-significance.

No plant communities and/or endangered species habitat will be removed or damaged as part of this project. No prehistoric, historic, or archeological resources will be affected by this project. No known endangered or rare species of plant, animal, or wild life within the project area will be affected by the project.

No evidence has been presented that would suggest that the project has the potential to achieve short-term goals to the disadvantage of long-term environmental goals. There are no significant impacts related to the project that are expected 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, the issuance of a conditional Certificates of Compliance, a negative declaration will be adopted for the project.

The proposed lot line adjustment will not add any potential for additional dwelling units or population growth over and above what is allowed to occur in accordance with current zoning on the parcels, if the lot line adjustment did not occur. The lot line adjustment will not have a negative effect on the environment,

as it does not facilitate nor authorize any additional development potential, grading or brush clearance over and above that allowed without the lot line adjustment. The project does not exceed any points of significance (thresholds for determining significant impacts) as established by the EIR certified for the General Plan. Additionally, any future development on the project site would have to meet existing regulations, which include zoning, General Plan, CEQA, and required permits governed by existing adopted standards (building permits, sewage disposal permits, well permits, grading permits, etc.). Permitted uses and development are typically reviewed through ministerial, non-discretionary permits. The lot line adjustment does not change the uses or development currently permitted by the Zoning Ordinance or General Plan. Therefore, the lot line adjustment will not have the potential to degrade the environment, will not hurt long-term environmental goals, will not contribute to cumulative impacts, and will not cause adverse effects on human beings. The lot line adjustment will not have a negative effect on mandated findings of significance.