

# *County of Mariposa*

## California Environmental Quality Act Initial Study

### **A. PROJECT INFORMATION:**

Project Title:      **General Plan/Area Plan/Zoning Amendment No. 2019-036 and Design Review No. 2019-035; Self-Help Enterprises**

Lead Agency:      Mariposa County

Date:                May 2019

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Project                Self-Help Enterprises  
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Agent:                None

Project  
Location:            Southwest corner of the intersection of Standen Park Road and Fournier Road/Antone Road;  
5118 Fournier Road, Mariposa. APN 012-140-024

Portion of Projected Section 22 T. 5 S., R. 18 E., Rancho Las Mariposas, M.D.B.&M.

Mariposa USGS 15' Quadrangle map. (37° 29' 25" N; 119° 58' 40" W).

Project

Description:

General Plan/Area Plan/Zoning Map Amendment application (GPZA No. 2019-036) and Design Review No. 2019-035 proposes to change the designation of a 2.39 acre parcel from Single Family Residential 9,000 square feet to Multi-Family in order to develop a multi-family rental housing development with 42 units. The property is located at 5118 Fournier Road in Mariposa, CA and is also known as Assessor's Parcel Number 012-140-024. The project will include approximately (subject to change) 19 one-bedroom units, 12 two-bedroom units, 11 three-bedroom units, with units ranging from 629-1,200 sq. ft, a centrally located community building, basketball court and a playground. One unit will be designated for the on-site manager. The on-site community building will include a computer lab, large room for on-site services, and private office space. The applicant has proposed to improve the access from the end of the bridge over Mariposa Creek at Joe Howard Street to the project site entrance to a paved 24-foot wide road, creating reliable all-weather road access to and from the site.

The project is requesting development concessions from existing development standards to reduce the number of required parking and allow the height of the structures to exceed the 35 foot maximum height limit established by County Code. These requests are being made pursuant to State law in order to be able to develop the project.

The proposed project will provide multifamily housing units targeted to low-, very-low, and extremely-low income households. Eleven of the units will be designated as Permanent Supportive Housing. Individuals for these units will be referred through the Coordinated Entry System and services will be provided onsite by Mariposa County Health and Human Services.

Primary access to the project is proposed to be from Joe Howard Street to Antone Road to the project site. Water and sewer services are proposed to be obtained from the Mariposa Public Utility District.

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

- a. Biological Resource Assessment – Colibri Ecological Consulting, LLC, April 2019.
- b. Cultural Resources, Hudlow Cultural Resource Associates, March 2019

General Plan  
and Zoning:

The subject site is located within the Mariposa Town Planning Area and thus is subject to the Mariposa Town Planning Area Specific Plan and Zoning Ordinance. The parcel is currently within the Single Family Residential-9,000 square feet zone (SFR-9K) and is also within the Design Review Overlay. The project proposes to rezone the property to the Multi-Family Zone to allow for the consideration of a multi-family housing project with up to 42 units.

Site and  
Surrounding  
Land Use and  
Development:

The site sits between Fournier Road to the north and Standen Park Road to the South.. Surrounding land uses and development includes vacant land and isolated single family homes residences.

Development on-site includes a single family residence, a dilapidated trailer and an assortment of construction equipment and material.

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 Mariposa Creek.

All of the documents cited and relied upon in the preparation of this initial 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

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

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**Section A**  
**CEQA DETERMINATION OF IMPACT**

On the basis of this initial evaluation:

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

By: Alvaro Arias Date: \_\_\_\_\_

Title: Deputy Director Representing: County of Mariposa

Signature: /s/





### Mariposa Family Apartments

**Unit Count:**

(3) Bldg. Type A1, three stories  
Tuck-under parking  
10 units: (4)1BR, (3)2BR, (3)3BR

(1) Bldg. Type A2, three stories  
Tuck-under parking  
11 units: (6)1BR, (3)2BR, (2)3BR

(1) Community Bldg., two stories  
1 unit: (1)1BR

Totals: 42 units total  
(19)1BR, (12)2BR, (11)3BR

Parking: 42 spaces.



**Section B**  
**CEQA ENVIRONMENTAL CHECKLIST**  
**EVALUATION OF ENVIRONMENTAL IMPACTS**

**1. AESTHETICS**

<b>1. AESTHETICS</b> 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. a and c**

The proposed project is located in the Mariposa Town Planning Area and is within the Design Review Overlay (DRO) Zone. The site is already disturbed with single family residential improvements and scattered construction equipment and materials. The DRO zone "...protect[s] the overall appearance of the district by regulating design of new structures and changes in the appearance of existing structures. The purpose of this district is to ensure that proposed buildings, structures, signs, and landscaping and modifications to buildings, structures, signs and landscaping within these areas are in harmony with the surrounding areas." Prior to construction and site disturbance, the project will be required to meet all the architectural theme and development guidelines for the design review overlay zone as required by Section 17.336.060 of Mariposa County Code. This code section establishes requirements for development standards, including site, building and landscaping development standards. *Thus, the visual quality impacts resulting from the proposed project development will be less than significant.*

**1.b State Scenic Highway**

The project is not adjacent to, or visible from, a designated State Scenic Highway, *thus the project will have no impact.*



### **1.d. Create Light or Glare**

A significant impact would be one that creates a new source of substantial light or glare that would adversely affect day or nighttime views in the area. While the project will create new sources of light, the project will be required to meet International Dark Sky Association standards for any exterior lighting proposed. Prior to installation all proposed lighting will be reviewed by the Planning Department to ensure that all lighting is directional, does not create off-site impacts, and meets the International Dark Sky Association standards. *Impacts would be less than significant.*

## **2. AGRICULTURE and FOREST RESOURCES**

<b>2. AGRICULTURE RESOURCES</b> 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?				√

### **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. *Therefore, it will have no impact* on any important farmland category. The project site is currently developed with single-family residential improvements and contains no forest land as defined in Public Resources Code (PRC) Section 12220(g) nor timberland as defined in PRC Section 4526 or timberland zoned Timberland Production (as defined by Government Code Section 51104(g). Applicant will be required to obtain any required permits from CAL FIRE prior to any tree removal.

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. The project site is currently developed with residential uses. The land is not located in an agricultural zone or forest zone. The site is zoned SFR-9K (Mariposa TPA).

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

### **B.3 AIR QUALITY**

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

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

A significant impact would be one that conflicts with or obstructs implementation of the applicable air quality plan. Under the California Clean Air Act of 1988, districts designated as non-attainment for state Clean Ambient Air Quality Standards (CAAQS) must submit a plan for attaining or maintaining state standards for these pollutants.

Mariposa County is located within the Mountain Counties Air Basin (MCAB) and is under the jurisdiction of the Mariposa County Air Pollution Control District (MCAPCD). 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.*

### **B.3.b Cumulative Impacts**

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

Grading activities during the construction 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 residential development is required to comply with 2016 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. The Mariposa County Improvement Standards, which will govern any off-site road improvements, contain standards for dust control and soil compaction. Enforcement of the 2016 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 NO<sub>x</sub>, CO, and PM<sub>10</sub>, 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 NO<sub>x</sub>, 5.97 tons/year of CO, and 0.7754 tons/year of PM<sub>10</sub>, well below the established point of significance.

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

### **B.3.c Sensitive Receptors to Pollutants**

A significant impact would be one that exposes sensitive receptors to pollutant concentration. Sensitive receptors are defined as members of a population who are most sensitive to the adverse health effects of air pollution and the land uses where these 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. The project is located approximately 1,200 feet from the nearest potential sensitive receptor, Idle Wheels Senior Mobile Home Park. This project, however, will not result in pollutant concentrations. The project does not include construction of new highways or roads, although improvements will be made to an existing road, nor does it include construction of new stationary sources.

*Thus, the project will have a less than significant impact on sensitive receptors.*

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

A significant impact would be one that results in other emissions (such as those leading to odors) adversely affecting a substantial number of people. The proposed project results in the construction of a multi-family housing development with up to 42 units. The project is a residential project, 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.*

#### **B.4 BIOLOGICAL RESOURCES**

<b>4. BIOLOGICAL RESOURCES</b> 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 (Colibri Ecological Consulting, LLC. April 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.

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

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

The biological assessment states that the U.S. Fish and Wildlife Service (USFWS) identifies three (3) species that are listed as threatened or endangered under Federal Endangered Species Act. None of the three occur within the project site because the project site lacks the necessary habitat or because it is outside of the known species range. The biological assessment states that the California Natural Diversity Data Base (CNDDB) search identified eighteen (18) special status species that are known within five miles of the project. Of these 18, five were not given further consideration as they are thought to be extinct, no habitat exists within the project site, or they are not recognized as a special status species by the state, federal agencies, or other groups. The California Native Plant Society (CNPS) database searches identified an additional 32 special status species as occurring, or potentially occurring, within nine of the U.S. Geological Survey 7.5 minute quadrangles surrounding the project site. None of these species are expected to occur on the project site because there is no habitat on the project site or there are no records that indicate their occurrence within 5 miles of the project site.

Following the field reconnaissance, three species had the potential to occur within the project site or near the project site. These include the northwestern pond turtle, which is considered a Species of Special Concern by CDFW. The biological assessment determined that there is a moderate probability of occurrence due to the site potentially serving as a potential nesting site. The pallid bat, a Species of Special Concern, is considered to have a low probability of occurrence on the project site due to potential roosting habitat and open foraging areas. The Townsend's big-eared bat, another Species of Special Concern, is considered to have a low probability of occurring on the project site, due to some potential roosting and foraging habitat.

The biological assessment did not identify any potentially regulated habitat within the project site or within 50 feet of the project site.

*The project may affect three California State Species of Special concern, but 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**

A pre-construction clearance survey shall be conducted by a qualified biologist to ensure that the northwestern pond turtle will not be impacted during Project construction. The pre-construction survey shall be conducted no more than 14 days prior to the start of construction activities, including demolition and site clearing. During this survey, the qualified biologist shall search all potential nesting habitat on the Project site for active turtle nests. If an active turtle nest is found, the qualified biologist shall determine the extent of a construction-free buffer to be established and maintained around the nest for the duration of the nesting cycle. The biologist shall then work with construction personnel to install wildlife exclusion fencing along the buffer. This fencing should be a minimum of 36 inches tall and toed-in 6 inches below ground prior to construction activities. If fencing cannot be toed-in, the bottom of the fence will be weighted down with a continuous line of long, narrow sand bags or similar material, to ensure there are no gaps under the fencing where wildlife could enter. One-way exit funnels directed away from construction activities will be installed to allow turtles and other small wildlife to exit the fenced enclosure. Reports and evidence of mitigation installation shall be provided to the Planning Department prior to commencing construction activities.

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

**Mitigation Measure 4.a.2**

A pre-construction clearance survey shall be conducted by a qualified biologist to ensure that no roosting special-status bats will be disturbed during the implementation of the project. A pre-construction clearance survey shall be conducted no more than 14 days prior to initiation of construction activities, including demolition and site clearing. During this survey, the qualified biologist shall inspect all potential roosting habitat in and immediately adjacent to the impact areas, including tree snags and outbuildings. If an active roost is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the roost. If work cannot proceed without disturbing roosting bats, work may need to be halted or redirected to other areas until the roost is no longer in use. Reports and evidence of mitigation installation shall be provided to the Planning Department prior to commencing construction activities.

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

**b.4.b, c Riparian or Other Sensitive Natural Community/Wetlands**

A significant impact would be one that adversely affects riparian habitat or another sensitive natural community and/or a wetland area. The biological resource survey did not identify any potentially regulated habitat within the project site or within 50 feet of the project site. Mariposa Creek, which is a potentially regulated waterway, is about 150 feet from the project site. Proposed road improvements from the end of the bridge on Antone Road at Joe Howard Street to the project site will occur within and near existing roadbeds pursuant to the Mariposa County Improvement Standards. *Thus the project will have a less than significant impact on riparian or other sensitive natural community or wetlands.*

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

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

The biological resources assessment determined that the project has the potential to impede the use of nursery sites for native birds. Of concern with the construction of the project is the removal of active bird nests, loss of fertile eggs or nestlings, or abandonment of nests, from birds that may nest within or near the project site. This could be considered a violation of Fish and Game Code sections 3503 (regarding unlawful take, possession, or needless destruction of the nest or eggs of any bird), 3503.5 (regarding take, possession, or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take or possession of any migratory bird).

Impacts to nesting birds is therefore considered to be a potentially significant impact requiring mitigation to reduce the potential impact to a less than significant level. The biological assessment for the project states that implementation of recommended mitigation will reduce impacts to nesting raptors to a less than significant level. Pre-construction surveys or avoidance are the recommended measures. *The following mitigation measure will reduce potential impacts to nesting birds and raptors to less than significant.*

##### **MITIGATION MEASURE B.4.d.1**

*To the extent practicable, construction, including demolition and site clearing, shall be scheduled to avoid the nesting season, which extends from February through August.*

*If it is not possible to schedule construction between September and January, a pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction clearance survey shall be conducted no more than 14 days prior to the start of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas, including within 250 feet in the case of raptor nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has failed for non-construction related reasons.*

**Monitoring for Mitigation Measure 4.d.1:** This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

#### **B.4.e Ordinances and Policies Protecting Biological Resources**

A significant impact would be one that conflicts with local ordinances and policies protecting local biological resources. The Mariposa Town Planning Area Specific Plan has a policy regarding the protection of the Mariposa Clarkia that may be impacted by proposed construction or grading. The project site, however is outside of the area identified by this policy as being within the habitat boundaries of the Mariposa Clarkia. Additionally, the biological resource assessment did not locate any Mariposa Clarkia or suitable habitat for the plant.

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

#### **B.4.f Conservation Plans**

A significant impact would be one that conflicts with any conservation plan. The project site is not located within a designated Natural Resource Area, and does not encompass any Key (rare) Vegetative Habitat, Key Wildlife Habitat, or Significant Wildlife Habitat. *The project will not impact an adopted conservation plan.*

## **B.5 CULTURAL RESOURCES**

<b>5. CULTURAL RESOURCES</b> 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?		√		

A cultural resource study of the project site was conducted by Hudlow Cultural Resource Associates and the results of that study are contained within a confidential report dated March 2019. The following is a summary of the findings and recommendations of that report.

### **B.5. a Historical Resources**

A significant impact would be one that would cause a substantial adverse change in the significance of an historic resource. The study found one potential cultural resource, identified as SH-1. SH-1 is a 1960's one and a half story split level residence. The study found that this structure has no qualities that would qualify it for inclusion within the California Register of Historic Resources or the National Register of Historic Places. None of the criterion for inclusion would apply and therefore no further action or protection for the structure was warranted.

*It can be determined that project implementation will have a less than significant on this structure.*

### **B.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 no surface archeological resources but states that if archaeological resources are encountered during excavation during construction, consultation with an archaeologist should occur.

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 B.5.c below for a more detailed discussion of this issue.)

### **B.5. c Human Remains**



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 road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement project conditions of approval, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and 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, *the project will have a less-than-significant impact on cultural resources.*

## B.6 ENERGY

<b>6. ENERGY</b> 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**

The proposed project consists of the construction and operation of a multi-family affordable housing project with a total of 42 units. While the project requires a General Plan/Zoning Amendment from SFR-9K to Multi-Family, the project remains within the numbers anticipated by the Mariposa Town Planning Area Specific Plan since very small amounts of multi-family housing have been developed since its adoption. 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 multi-family housing project that would require the use of equipment that would be more energy intensive than is used for comparable activities, or 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, 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 City's Building Division enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. Accordingly, the proposed project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

*The project will have a less than significant impact.*

## B.7 GEOLOGY AND SOILS

<b>7. GEOLOGY AND SOILS -- Would the project:</b>	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			√	
ii) Strong seismic ground shaking?			√	
iii) Seismic-related ground failure, including liquefaction?			√	
iv) Landslides?			√	
b) Result in substantial soil erosion or			√	

the loss of topsoil?				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			√	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			√	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				√
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		√		

#### **B.7.a 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.

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 2016 California Code of Regulations Title 24, Parts 1-12 standards will be required for grading for future residential development.

*Thus, the project will have a less than significant impact.*

#### **B.7.b Soil Erosion**

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

The Mariposa County Improvement Standards will apply to any 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 2016 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 2016 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.

These adopted policies and ordinance requirements, the 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.

#### **B.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 Mariposa County Road Improvement and Circulation Policy, the Mariposa County Improvement Standards, and 2016 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.*

#### **B.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 2016 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 2016 California Code of Regulations Title 24, Parts 1-12, and the onsite inspections, *the project will have a less than significant impact.*

#### **B.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 proposes to connect to the Mariposa Public Utility District for sewer service, *thus the project will have no impact.*

#### **B.7.f Paleontological or Unique Geologic Features**

A significant impact would occur if the project would directly or indirectly destroy a unique paleontological resource or site or unique geological feature. The project site is already developed with two residential structures (one in use and a dilapidated mobile home) and construction equipment and material. 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 earth work. *With this mitigation measure the project will have a less than significant impact.*

### **B.8 GREENHOUSE GAS EMISSIONS**

<b>8. GREENHOUSE GAS EMISSIONS</b> 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?			√	
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#### **B.8.a - b Impacts: Green house 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.

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.

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

- Complying with a qualified GHG reduction strategy
- Annual emissions of less than 1,100 metric tons per year (MT/yr) of CO<sub>2</sub>e
- Service person threshold of 4.6 MT CO<sub>2</sub>e/SP/yr

For the purposes of this project, the use of the 1,100 MT/yr of CO<sub>2</sub>e is appropriate since Mariposa County does not have a qualified GHG Reduction Strategy and the project is not a high-density project where the service person threshold is more appropriate. Additionally, BAAQMD has developed criteria to screen whether a project

even needs to perform a detailed GHG emissions analysis. For low-rise apartment unit projects, no GHG emissions analysis is required if there are less than 78 units. This project only proposes 42 units, which means it is under the level needed for additional analysis. Even though the project is below the BAAQMD levels that would require further analysis, the California Emissions Estimator Model (CalEEMod) version 2016.3.2 was used to calculate potential emissions. Based on using the default assumptions in CalEEMod, without any additional mitigation, the project is estimated to produce a maximum of 224 MT/yr of CO<sub>2</sub>e during the estimated construction period. Once the project is complete and operational, the permanent/on-going project is estimated to produce approximately 493 MT/yr of CO<sub>2</sub>e. These numbers are well below the thresholds of significance identified in the BAAQMD CEQA Air Quality Guidelines of 1,100 MT/yr CO<sub>2</sub>e. It should be noted that the construction period is only temporary and there are no established GHG emissions thresholds for construction activity.

The project will not be a significant contributor to greenhouse gas emissions. The project, however, will contribute cumulatively to the generation of greenhouse gas emissions from vehicle emissions in the county and region. *This impact, however, is considered to be less than significant in light of overall greenhouse gas emissions, thus the proposed project will not result in significant air quality impacts, including GHG emissions.*

## **B.9 HAZARDS AND HAZARDOUS MATERIALS**

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

airport, would the project result in a safety hazard for people residing or working in the project area?				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			√	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			√	

#### **B.9.a, b Transport of Hazardous Materials/Upset and Accident**

A significant impact would be one that produces a substantial risk to the public from routine transportation, use, or disposal of hazardous material, or from reasonably foreseeable accidental release into the environment of such material through upset or accident. This residential project will not result in the handling, transport or use of hazardous materials except for those associated with normal residential development. Residential uses 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 households, 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.*

#### **B.9.c School Proximity**

A significant impact would be one that emits hazardous emissions or results in the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within a quarter-mile of the project site. Additionally, the multi-family housing 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.*

#### **B.9.d Exposure from Existing Contaminated Sites**

A significant impact would be one that is located on a listed contamination site and exposes the public or the environment to the hazard. The project site is not listed on the Mariposa County Health Department list of hazardous sites.

*Thus, there will be no impact.*

#### **B.9.e Hazards Near Airports and Airstrips**

A significant impact would be one that results in a safety hazard for people residing or working in the vicinity of a public airport or private airstrip. The project site is not within two miles of a public airport, and no private airstrips are known to exist within the area of the project site.



*Thus, there will be no impact.*

#### **B.9.f Emergency Response Plans**

A significant impact would be one that impairs the implementation of or interferes with an emergency response or evacuation plan. The construction of a multi-family residential project on the project parcel will not interfere with any emergency response or evacuation plan. Roads leading from the edge of the bridge on Antone Road at Joe Howard Street to the project site driveway are proposed to be improved by the applicant. It will be required that the access be improved to Mariposa County Road Improvement and Circulation Policy standards and the County's Improvement Standards, thus ensuring that the roads will be sufficient to adequately serve the development in the event of an emergency. Additionally, the project will need to meet all requirements from CAL FIRE and the Fire Department prior to construction and prior to occupancy.

*Thus, there will a less than significant impact.*

#### **B.9.g Risk of Wildland Fires**

A significant impact would be one that exposes people or structures to a significant risk of wildland fires. 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 parcels 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 on the issue of wildland fires.*

### **B.10 HYDROLOGY & WATER QUALITY**

<b>10. HYDROLOGY AND WATER QUALITY</b> Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			√	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			√	
c) Substantially alter the existing drainage pattern of the site or area,				

including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion on- or off-site;			√	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site			√	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			√	
iv) impede or redirect flood flows?			√	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			√	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			√	

#### **B.10.a 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 proposes to connect to the Mariposa Public Utility District (MPUD) for water and sewer service. MPUD did not note any concerns with regards to the project affecting water quality. The project does not propose any activities that could affect groundwater quality. The Mariposa County Improvement Standards will apply to any 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 2016 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 2016 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.

Additionally, the project will be required to meet all requirements for post-construction storm water runoff and will need to develop on-site storage and treatment prior to release to Mariposa Creek.

These adopted policies and ordinance requirements, the 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.

#### **B.10.b.e Changes in Groundwater Resources**

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

Mariposa County is not located within an area governed by a sustainable groundwater management plan.

The project will connect to the existing MPUD water supply and will not use on-site wells for groundwater supplies. MPUD complies with applicable water quality control plans. While the project will increase impervious surface, the small project area and its proximity to Mariposa Creek will not impact groundwater recharge in the area. *Thus, impacts on groundwater from the proposed development is less than significant.*

#### **B.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. Site grading and road improvements could result in substantial alteration to drainage and surface flows. The Mariposa County Improvement Standards will apply to road work done as a part of the project proposal. These adopted policies contain provisions for drainage plans, soil compaction and sediment control during construction, and re-vegetation following construction. Any amendments to drainages will ensure that the function and capacity of the affected drainage course is maintained following construction. Onsite inspections are conducted to ensure compliance with these standards. The standards of the 2016 California Code of Regulations Title 24, Parts 1-12, will apply to site grading work done for project construction. Any necessary drainage plan requirements will 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 and sediment control during construction and permanent re-vegetation following construction is also required. These adopted local policies and ordinance requirements, the permits required, and the required onsite inspections, *will ensure a less than significant impact from any amendments to drainage courses resulting from future grading activities associated with the project.*

#### **B.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 residential 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.*

## B.11 LAND USE & PLANNING

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

### B.11.a Physically Divide an Existing Community

A significant impact would occur if the project physically divided an established community. The project proposes a General Plan/Zoning Amendment (GP/ZA) to change the land use designation and zoning of the parcel from SFR-9K to Multi-Family. Both land use/zones allow for higher density residential development. The SFR-9K is intended for single-family residences (2 maximum) on 9,000 square foot lots, while the multi-family zone allows for multi-family projects. Both land uses/zones are for residential development. The GP/ZA and construction of a multi-family housing project will not physically divide an existing community. *The project would have no impact on this issue.*

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

A significant impact would occur if the project conflicted with 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 GP/ZA 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.*

## B.12 MINERAL RESOURCES

12. MINERAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the				√

residents of the state?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				√

### **B.12.a, b Mineral Resources**

A significant impact would occur if the project resulted in the loss of availability of a mineral resource of value to the region and state, or result in the loss of a locally important mineral resource shown on land use planning maps. The Mariposa County General Plan does not identify the project area as an important mineral recovery site. The area has historically been used for large- and small-lot residential uses as well as agricultural activities, primarily grazing. 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. The Mariposa Town Planning Area Specific Plan does not identify this area as an important mineral resource recovery site. *Thus, the project will have no impact.*

### **B.13 NOISE**

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

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

A significant impact would occur if the project resulted in the generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or generate excessive ground-borne vibration or 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 low density single family, duplex, and mobile home residential development. Decibel levels of up to 65 are normally acceptable for multi-family residential uses. Up to 70 decibels is conditionally acceptable in both categories. 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. The development of a multi-family housing project is not expected to generate substantial noise or create groundborne vibration or noise. *Due to these factors, the project will have a less than significant impact.*

### **B.13.c Exposure to Airport or Airstrip Noise**

A significant impact would occur if there is exposure of people residing or working in the project area to excessive noise from public airports or private airstrips. The project site is not located near an airport or airstrip. *Due to these factors, the project will have no impact.*

## **B.14 POPULATION & HOUSING**

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

### **B.14.a Population Growth Inducement**

A significant impact would result if the project induces substantial population growth in an area. The change of land use designation and zone from SFR-9K to Multi-Family increases the potential density of this parcel from approximately 22 potential dwelling units (subdivision of parcel to 9,000 sq. ft. lots x 2 residences per parcel) to the 42 proposed units. The project does not affect any other parcels or induce substantial population growth in the area, as the project is intended to meet existing housing demand within the town of Mariposa. The improvement of the access road to the project site may create a more suitable development environment to other existing parcels in the area, but any project that intends to create new parcels or change density will likely be subject to additional environmental review. It is important to note that the town of Mariposa has not developed anywhere near the

potential development projected in the adopted Mariposa Town Planning Area Specific Plan and accompanying certified EIR. *Thus, the project will have a less than significant impact on this issue.*

#### **B.14.b Displacement of Housing/People**

A significant impact would result if the project displaced substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. One habitable housing unit will be removed to implement the project that proposes to add 42 affordable housing units. This project replaces the housing unit to be removed and adds an additional 41 affordable housing units. *Thus, the project will have no impact.*

### **B.15 PUBLIC SERVICES**

<b>15. PUBLIC SERVICES</b>	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.a. and b. Emergency Services Improvement Impacts**

The project intends to construct up to 42 housing units through a multi-family housing development. 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.*

#### **B.15.c School Improvement Impacts**

The project intends to construct up to 42 housing units. This project will not result in a substantial number of new students. The Mariposa County Unified School District was provided the opportunity to comment on the project and they did not indicate that they had any concerns. The project will be required to pay the necessary school impact fees through the building permit process. *Thus, the project will have a less than significant impact.*

#### **B.15.d Park Improvement Impacts**

The project will not cause a substantial new demand on parks. The project proposes to include a playground for residents as part of the project. Existing facilities will provide adequate service to the project; no new facilities are needed. *Thus, the project's impact on parks facilities is less than significant.*

#### **B.15.e Other Public Facility Impacts / including Road Improvement Impacts**

##### Road Improvements

The Mariposa County Road Improvement and Circulation Policy establishes an average daily traffic estimate for multi-family residential units in Mariposa County of 5 trips per day per unit. Consequently, this project has the potential to increase traffic in the area by 202 trips per day (42 units X 5 trips = 210, subtracting the 8 trips that are generated by the existing parcel). The project proposes the improvement of the access leading to the project and it will meet Road Improvement and Circulation Policy requirements for existing traffic plus project traffic.

*Thus, the project will have a 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 proposes connect to existing water and sewer service from MPUD. MPUD has not indicated that they do not have the capacity to serve the project.

*Thus, the project will have a less than significant impact.*

#### **B.16 RECREATION**

<b>16. RECREATION</b>	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?				√



### **B.16.a Use of Existing Recreational Facilities**

A significant impact would result if the project substantially increased the use of existing recreational facilities or was accelerated due to the project, and increase in use had the potential to cause substantial physical deterioration. The 42 proposed housing units will not result in a significant impact on existing recreation facilities. Additionally, the project proposes to install a playground on the site for use by project residents. *The project will have a less than significant impact.*

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

A significant impact would result if the project included recreational facilities that might adversely affect the physical environment due to construction or expansion. The project does not include recreational facilities other than the playground and none would be required to be constructed due to this project. *Thus, the project will have no impact.*

## **B.17 TRANSPORTATION & TRAFFIC**

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

### **B.17.a Circulation System**

A significant impact would result if the project conflicted with a program, plan ordinance or policy addressing the circulation system. The Mariposa County Road Improvement and Circulation Policy establishes an average daily traffic (ADT) estimate for multi-family residential units in Mariposa County of 5 trips per day. Consequently, this project has the potential to increase traffic in the area by 202 trips per day (the site currently produces 8 ADT; therefore, the 202-trip figure is arrived at by multiplying 42 proposed units by 5 less existing traffic). This could be a potentially significant contribution to traffic volumes for roadways, in their existing condition, in the area. However, the project proposes to improve the access to the site be improved to the standards required by the Mariposa County Road Improvement and Circulation Policy, as well as the Mariposa County Improvement Standards. The travel lanes will be improved to a sufficient width and surface to accommodate the potential traffic plus existing traffic. Therefore, the project, upon completion of the proposed road improvements, will be in compliance with the County's Road Improvement and Circulation Policy. *Due to these factors, the project will have a less than significant impact on the county's 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 project is a proposed affordable housing project with up to 42 units. The project site is located within ½ a mile of the Mariposa Park & Ride site, which provides a connection point to public transit in the area. The stop is serviced by Yosemite Area Regional Transportation System (YARTS), which is a regularly scheduled, fixed route, public transit system that operates year-round in the Yosemite region. The service provides connection to Yosemite National Park and Merced. Additionally, the project is located within the town of Mariposa, which has available commercial, health, and public services. The project proposes to meet existing demand for affordable housing near an existing job and service center, thereby decreasing miles traveled to and from the center. Pursuant to CEQA Guidelines Section 15064.3(b)(1), the project is presumed to *have a less than significant 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 Mariposa County Road Improvement and Circulation Policy establishes an average daily traffic (ADT) estimate for multi-family residential units in Mariposa County of 5 trips per day. Consequently, this project has the potential to increase traffic in the area by 202 trips per day (the site currently produces 8 ADT; therefore, the 202-trip figure is arrived at by multiplying 42 proposed units by 5 less existing traffic). The project proposes to improve the access to the site to the standards required by the Mariposa County Road Improvement and Circulation Policy, as well as the Mariposa County Improvement Standards. The travel lanes will be improved to a sufficient width and surface to accommodate the potential traffic plus existing traffic. Improvements to any intersections as part of the proposed road improvements will need to meet the County's Improvement Standards. Therefore, the project, upon satisfaction completion of the proposed road improvements, and when done in compliance with the County's Improvement Standards as required, *will have a less than significant impact on the issue of traffic hazards*.

**B.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 proposes the construction of up to 42 multi-family residential units along with a community building to provide support services. The project, as proposed and as conditioned will be required to provide sufficient parking in compliance with reductions allowed by State law due to the project site's proximity to public transit and since it is being developed as affordable housing. The project will be required to meet all emergency access requirements as required by CAL FIRE. Additionally, the project proposes to improve the access to the project site to meet the width requirements of the Road Improvement and Circulation Policy. This will result in an improvement to existing roads to a width sufficient to accommodate two travel lanes. *Due to these factors, the project will have a less than significant impact*.

**B.18 TRIBAL CULTURAL RESOURCES**

<b>18. TRIBAL CULTURAL RESOURCES</b>	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
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:				
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 study of the site by Hudlow Cultural Resource Associates found one potential cultural resource, which was a 1960's single family residential structure. The study found that the structure merited no protection or inclusion in any historic register. No potential Native American cultural resources were located or identified.

*Based upon this information it is determined that the project will have a less than significant impact on this resource.*

The study states that it is possible that other archaeological materials lie beneath the vegetation cover or ground surface, where they might be uncovered during future excavation, grading or construction. If that occurs, Mariposa County authorities and/or a qualified archaeologist should be notified immediately.

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 B.5.c above for a more detailed discussion of this issue.)

No tribe has formally requested notification to consult with Mariposa County. Mariposa County however still sent invitations to consult on this project to the Mono Indians, North Fork Rancheria; North Fork Mono Tribe; Picayune Rancheria of the Chuckchansi Indians; 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 of construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			√	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			√	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			√	
d) Generate solid waste in excess of state or local standards, or in excess of the			√	

capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			√	

**B.19.a 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 proposes to connect to MPUD's existing water and sewer service. MPUD has not presented any concerns with regards to capacity. The project will need to meet MPUD Standard Specification when connecting to these services. Sierra Telephone has commented that they do not have any objections to the project, and asks that the developer contact them during the construction phase so that Sierra Telephone has time to design and construct any communication facilities needed. No utilities have expressed any concerns with the proposed project. The project will need to meet all requirements for the handling of stormwater drainage, which will likely require on-site treatment and retention. *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. The project will connect to MPUD's water and sewer services. MPUD has not expressed any concerns with regards to capacity to provide water or to treat wastewater. *Due to these factors, the project will have a less than significant impact.*

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

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

**B.20 WILDFIRE**

<b>20. WILDFIRE</b> 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 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 result if a project located in or near State Responsibility Areas or very high fire hazard severity zones would result in substantial impacts on the issues described above. A significant impact would be one that impairs the implementation of or interferes with an emergency response or evacuation plan. The construction of a multi-family residential project on the project parcel will not interfere with any emergency response or evacuation plan. Roads leading to the project site from the edge of the bridge on Antone Road at Joe Howard Street to the project site driveway are proposed to be improved by the applicant. It will be required that the access be improved to Mariposa County Road Improvement and Circulation Policy standards and the County's Improvement Standards, thus ensuring that the roads will be sufficient to adequately serve the development in the event of an emergency. Additionally, the project will need to meet all requirements from CAL FIRE and the Fire Department prior to construction and prior to occupancy.

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 parcels 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**

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

**Impact Discussion & Conclusions:**

- The project has the potential to impact biological and cultural 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 resources. A mitigation measure is proposed to reduce these potentially significant impacts to less than significant levels.
- 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.
- 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.