

**General Plan Amendment No. 2019-017; Mariposa County Draft 2019-2024  
Housing Element  
Initial Study**

**A. PROJECT INFORMATION:**

<i>Project Title:</i>	<b>General Plan Amendment 2019-017; Mariposa County Draft 2019-2024 Housing Element</b>
<i>Lead Agency:</i>	Mariposa County Board of Supervisors
<i>Date of Study:</i>	July 2019
<i>Contact Person:</i>	Alvaro Arias, Deputy Planning Director Mariposa County Planning Department 5100 Bullion Street, Mariposa, CA 95338 P.O. Box 2039, Mariposa CA 95338 Phone: (209) 966-5151 Fax: (209) 742-5024 Email: <a href="mailto:planningdept@mariposacounty.org">planningdept@mariposacounty.org</a>
<i>Project Proponent:</i>	Mariposa County Board of Supervisors 5100 Bullion Street, Mariposa, CA 95338 Phone Number: (209) 966-5151
<i>General Plan designation/ Zoning:</i>	The policies and programs contained in the Housing Element apply countywide and to all applicable general plan land use classifications and zoning districts.
<i>Surrounding Land Uses/Setting:</i>	<p>The Housing Element applies countywide and does not propose any individual housing projects on specific sites within the county. Therefore, no surrounding land uses are identified.</p> <p>Mariposa County is 1,463 square miles in size and geographically diverse. The western portion of the county contains large agricultural landscapes, while the eastern portion encompasses Yosemite Valley and the crest of the Sierra Nevada. The proposed Housing Element update encompasses all of the land within the county. There are no incorporated areas in the county, although there are several urbanized areas.</p>
<i>Project Purpose:</i>	The Housing Element is a component of the Mariposa County General Plan, which provides guiding policy for all growth and development within the county. The General Plan consists of both state mandated elements, and optional elements. These elements include: Circulation, Infrastructure and Services; Conservation and Open Space; Housing; Land Use; Noise; Safety; Agriculture;

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Arts and Culture; Economic Development; Local Recreation; Regional Tourism; and Historic and Cultural Resources.

The 2019-2024 Housing Element is an update of the information, policies and programs in the 2014-2019 Housing Element, and calls for a comprehensive evaluation of the resources and programs needed to support and encourage development of housing for all economic segments of the community sufficient to meet the county's share of the regional housing need.

State Law requires internal consistency among the various General Plan elements, and goals and policies contained within the Housing Element are interpreted and implemented along with the goals and policies of these other General Elements. The Housing Element will not result in significant changes to any other element of the county's General Plan.

The county's Housing Element is designed to encourage housing development to meet the needs of all its residents in accordance with California Government Code Section 65800. As such, when implemented, the Housing Element will provide measures that increase opportunities for all economic segments of the community, including home ownership, rental housing, affordable, seasonal and year-round workforce housing and special populations including the disabled, homeless and senior citizens.

As noted above, no specific housing projects are proposed to be developed as part of Housing Element adoption, and the Housing Element will not directly result in changes to the physical environment (environmental effects). After Housing Element adoption, the county will evaluate specific housing development proposals based on their compliance with the General Plan, relevant Area Plans, Zoning Ordinance, and other ordinances. Those specific housing development proposals will also be required to comply with CEQA Statutes and Guidelines.

*Environmental  
Document:*

This document is an Initial Study/Negative Declaration (IS/ND) prepared in accordance with the California Environmental Quality Act (CEQA) for the proposed 2019-2024 Housing Element update. The IS/ND tiers from the county's Environmental Impact Report (EIR) prepared for the 2006 General Plan. As discussed in Section 15152 of the CEQA Guidelines, "tiering refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and

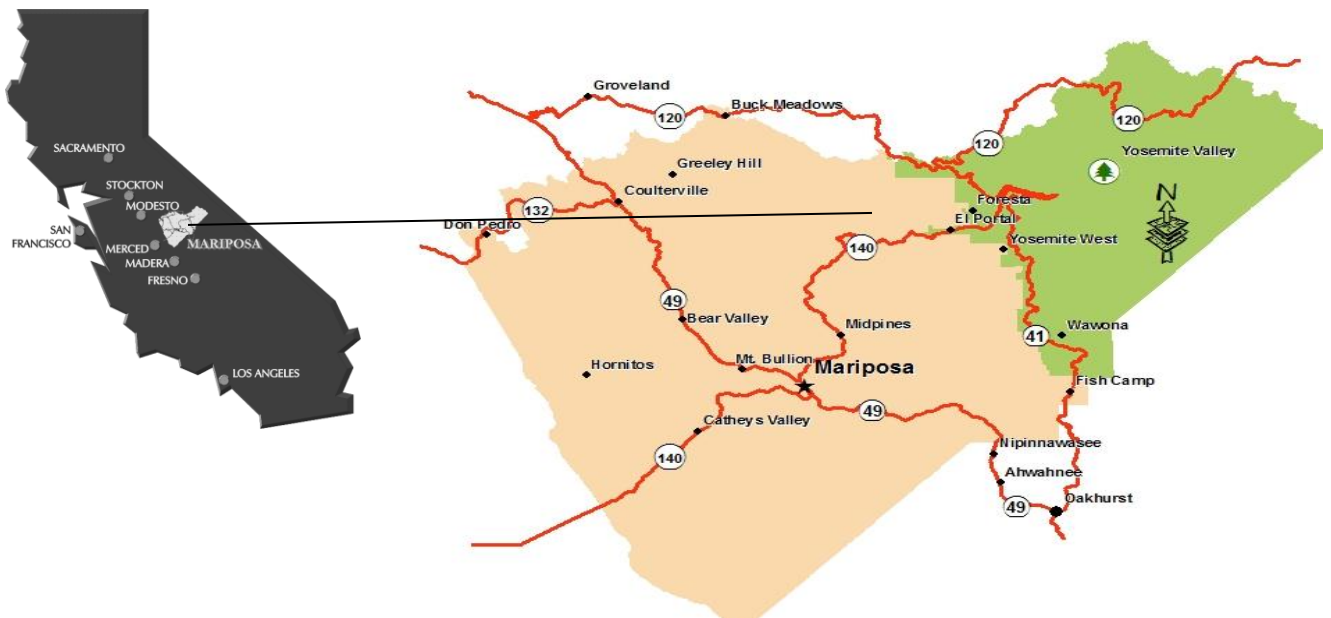
concentrating the later EIR or negative declaration solely on the issues specific to the later project.” Tiering is generally appropriate when, “...the sequence of analysis is from an EIR prepared for a general plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration...” Consequently, because the Housing Element update would not result in alterations of the land uses evaluated in the 2006 General Plan EIR, and instead, merely updates housing policies and programs, including those to address the revised Regional Housing Needs Allocation, the tiering process is appropriate in this situation.

*Additional Documents:*

All of the documents cited and relied upon in the preparation of this initial study are available at the Mariposa County Planning Department and are hereby incorporated into the record for this Initial Study. Documents include: Mariposa County Housing Element update 2019-2024; Title 17, Mariposa County Zoning Code; and the Mariposa County General Plan.

**PROJECT LOCATION**

The County of Mariposa is located in central California, adjacent to the San Joaquin Valley within the central Sierra Nevada. Mariposa County is surrounded by Tuolumne County on the north and east, Madera County on the south, and Merced and Stanislaus counties on the west. Mariposa County boundaries are approximately 25 minutes from Merced and one hour from the cities of Modesto, Madera, Sonora, and Fresno. Mariposa County contains substantial areas of National Forest, including the Stanislaus National Forest, Sierra National Forest, and Yosemite National Park, in addition to lands managed by the Bureau of Land Management.



## Map of Mariposa County



**PROJECT DESCRIPTION**

*(The following briefly summarizes key elements of the Housing Element.)*

The 2019-2024 Housing Element is an update to the 2014-2019 Housing Element that was adopted by the Board of Supervisors in 2016. Government Code Sections 65580 through 65589 mandate the contents of the Housing Element. Those requirements are included herein by reference.

As part of the county’s adopted General Plan, the Housing Element must include identification and analysis of existing and projected housing needs; an identification of resources and constraints to address its housing needs; and goals, policies, and implementation programs for adequate housing opportunities for all economic segments of the County. Goals and policies must be internally consistent with each of the other General Plan Elements, most significantly, the Land Use Element.

The update of the Housing Element is necessary to ensure that housing policies properly address changing conditions as well as existing and projected housing needs. The Housing Element plans for and guides development of housing to address the needs of all economic segments of Mariposa Communities and special needs groups and minimizes, where possible, impediments to the production of affordable housing.

The county’s 2019-24 Housing Element is organized in six (6) Sections:

1. Introduction
2. Housing Needs Assessment
3. Housing Constraints and Opportunities
4. Housing Resources
5. Housing Element Review (2014-19 Element)
6. Housing Goals Policies and Objectives

The 2019-2024 Housing Element update contains the county’s objectives, policies, and proposed plan of actions to implement the County’s housing program. Chapter 8.6 of the County’s Housing Element is the most crucial section of the Housing Element, as the section describes programs that ensure that the State’s housing goal of ensuring a “decent home and satisfying living environment for every Californian” will be achieved. Quantified objectives establish the minimum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame in accordance with the County’s share of the Regional Housing Need published by the State Department of Housing and Community Development.

Mariposa County should plan to accommodate 195 additional housing units between December 31, 2018 and August 31, 2024, or 39 dwelling units per year. Of the housing units for which the County should plan, 78 (40%) units should accommodate extremely low-, very low-, or low-income households earning less than \$52,400 on average, 37 should be moderate income units and 81 should be above moderate income units.

**TABLE 8.2-3: MARIPOSA COUNTY REGIONAL HOUSING NEEDS ALLOCATION**

Total <sup>1</sup>	Income Groups				
	Extremely Low	Very Low	Low	Moderate	Above Mod
Percent	13%	13%	13.3%	18.8%	41.8%
<b>195</b>	26	25	26	37	81

<sup>1</sup>Regional Housing Needs Plan, Department of Housing and Community Development (September 2018).

State law stresses that communities should implement housing programs that will maintain, improve, and develop housing in accordance with their community’s goals and objectives.

These programs should attempt to implement the following:

1. Identify adequate sites which will be made available to facilitate and encourage the development of a variety of types of housing for all income levels;
2. Assist in the development of adequate housing to meet the needs of low and moderate-income households;
3. Address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, construction, and development of housing;
4. Conserve and improve the condition of the existing affordable housing stock; and
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

These undertakings, along with Mariposa County’s housing goals, are intended to provide a framework for the policies, objectives, and programs contained in this chapter.

In addition, in response to the county’s Regional Housing Needs Allocation, and in compliance with State Housing Law, the county has completed an inventory of sites suitable for residential development. The table below depicts the county’s inventory of such sites within the Town Planning Areas of Coulterville, Fish Camp, Mariposa, and Wawona. As depicted below, the county can accommodate its regional housing needs.

Available Housing Sites - Housing Unit Development Potential *									
		Coulterville		Fish Camp		Mariposa		Wawona	
		Parcels	Units	Parcels	Units	Parcels	Units	Parcels	Units
Scenic Resource		-	-	-	-	37	113	-	-
Single Family Residential		5	173	34	37	150	8,552	-	-
Medium Density Res		50	119	-	-	-	-	-	-
Multi-Family Residential		2	16	4	28	20	1,533	-	-
Mountain Residential		-	-	-	-	-	-	70	76
Total Parcels = 372	Total Units = 10,142	57	308	38	65	207	10,198	70	76

## **MARIPOSA COUNTY’S HOUSING POLICIES**

It is the County’s goal to facilitate the accomplishment of these policies. The Board of Supervisors will make every effort possible to achieve the following:

- A. An adequate number of housing units to meet the needs of its citizens.
- B. Housing that is affordable to all economic segments of the community.
- C. Adequate facilities available to support future housing needs.
- D. Housing units available to serve persons with special housing needs.
- E. Rehabilitation of housing stock and replacement of housing units in need of replacement.
- F. Promoting regular maintenance of housing as a means of conserving existing housing stock.
- G. Strategies and actions to increase homeownership opportunities through economic development.
- H. Assistance to citizens in need of short-term emergency housing.
- I. Prevention of discrimination in housing.
- J. Citizen participation as part of the housing element preparation and revision process and maintenance of consistency between all policies of the General Plan.
- K. Collaboration with the National Park Service, its Partners and its concessioner—major providers and consumers of the County’s public and private housing stock—to address mutual housing challenges and opportunities.

## **HOUSING OBJECTIVES AND PROGRAMS**

### **A. Objective One: Accommodate the County’s Housing Allocation**

#### A.2 Programs:

- 1.1 The Planning, Building and Health Departments shall annually review permit procedures to reduce the cost and time of processing housing development. Based on this review, the County may develop procedures to further streamline and/or expedite permit procedures specifically for housing projects accommodating lower income households.
- 1.2 The Building Department will not impose any requirement for construction other than those mandated by State law, the General Plan, or those necessary to maintain the health and safety of citizens.
- 1.3 Mariposa County will require replacement housing units subject to the requirements of Government Code Section 65915, subdivision (c)(3) on sites identified in the site inventory (Appendix A) when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five (5) years. This requirement applies to:
  - Non-vacant sites; and
  - Vacant sites with previous residential uses that have been vacated or demolished.

**B. Objective Two: Providing Affordable Housing**

B.2 Programs:

2.1 The Comprehensive Housing Program Implementation Study was approved by the County Board of Supervisors on June 19, 2018. The Study includes a list of Action Items that will help facilitate the development of housing for all income groups, including special needs groups. The County shall pursue grant funding to 1) implement the Action Items listed in the Study; and 2) update the Comprehensive Housing Program Implementation Study and associated Housing Condition Survey within the 2019-2024 Housing Element planning period. Possible funding can be through application to the California Department of Housing and Community Development (HCD) for Senate Bill 2 funding, which provides funding and technical assistance to help jurisdictions prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

Particular attention shall be given to programs that promote and facilitate the development of affordable housing, and specifically, housing for extremely low, very low, low and moderate income households.

2.2 The County of Mariposa shall collaborate with the National Park Service and its concessioner, the County's lodging industry, and private enterprise to resolve housing issues. The County shall:

- a) Coordinate with the NPS, Yosemite National Park concessioner, and adjacent Yosemite National Park gateway communities to address housing needs, considering the conclusions and recommendations of the Merced River Plan (2014).
- b) Continue to collaborate with the NPS on the Yosemite Area Regional Transportation System (YARTS) to provide reliable and affordable transportation for people who live in Mariposa County communities and have jobs in Yosemite Valley or the City of Merced.
- c) Complete and implement recommendations of the Town of Mariposa Transportation Center Feasibility Study Phases I and II and related implementation programs and projects to support and establish effective inner- and inter-County transit and transportation between Mariposa and Yosemite National Park and to provide regional transportation services for employees and residents.
- d) The County shall leverage its authority and access to funding sources to assist in the development of workforce housing for tourism industry employees. Efforts shall include:
  1. Rehabilitation or replacement of housing units within areas of joint NPS and County jurisdiction;



2. Identification of appropriate locations within Special Planning Areas, Town Planning Areas and Community Planning Areas for the development of workforce housing; and
  3. Identification and rehabilitation of housing for persons with very low, low and moderate incomes.
- 2.3 The County shall promote, support, and assist public agencies and private entities to apply for funds from available state and federal programs to provide very low, and low to moderate income housing. The County will:
- a) Identify sites where low and moderate income housing is supported by proximate transportation amenities and services, development policies and regulations, and infrastructure;
  - b) Apply for state and federal funds on behalf of housing providers when funding sources require public agency involvement;
  - c) Support funding applications by housing providers; and
  - d) Offer and support regulatory and financial incentives, such as density bonuses and fee waivers, for projects that include housing units affordable to very low- and/or low-income households.
- 2.4 The County shall review Sections 17.108.100 and 17.339.020 of the Zoning Ordinance, and if necessary, amend these sections to modify the Density Bonus Ordinance to be consistent with Sections 65915 through 65917 of the Government Code. The County shall modify ordinances to be consistent with the density bonus standards identified in Government Code Sections 65915 – 65917. The County will apply current State Law to any density bonus request prior to any revision of related local ordinances.
- During this update, the County should also consider the appropriateness of offering density bonuses to developers proposing workforce housing projects on larger properties, when the facility will be limited to workforce housing for a defined period.
- 2.5 The County shall continue to allow accessory dwelling units (ADUs) in conjunction with single-family residences in conformance with state law. The County shall review and amend the Zoning Ordinance (Title 17), Mariposa Town Plan, Coulterville Town Plan, Fish Camp TPA Specific Plan, and if necessary, Title 15, Buildings and Construction to be consistent with State law. As part of this update, the County will pursue amendments to implement Junior Accessory Dwelling Units (JADUs) as allowed by State Law. JADUs and ADUs will not be eligible for conversion to vacation rental occupancies. Dwelling units developed pursuant to the county's existing "secondary residence" provisions (not benefiting from current housing law concessions for ADUs and JADUs) may continue to be eligible for vacation rental occupancies.

- 2.6 The County shall continue to allow manufactured housing and mobile homes on single-family lots in residentially zoned areas, maintain mobile home park zoning, and will not adopt unreasonable restrictions regarding their size or architectural features which would prevent manufactured housing or mobile homes from being placed in these areas.
- 2.7 In an effort to address temporary seasonal housing within the County, the County will process an amendment to the Zoning Ordinance to define the limits of stay and development standards within existing and new Recreational Vehicle (RV) parks within the County. These extended stay RV parks would be reviewed as high-density residential uses.
- 2.8 The County shall actively support homeownership programs. These programs shall be specific to ongoing, permanent housing program administration and management initiatives resulting in the development, maintenance and rehabilitation of housing for all economic segments of the community and unique housing needs.
- 2.9 As allowed by State and Federal laws, the County will target and market its programs so that local residents and workers have an equal or preferential opportunity to participate.
- 2.10 The County will monitor other jurisdictions' adoption of codes and policies, to enable occupancy of Park Trailers (a recreational vehicle, as defined by State Law), as an ADU. The County may pursue a County Code amendment, to facility this program, if legality is determined.

**C. Objective Three: Providing Adequate Sites and Services**

**C.2 Programs:**

- 3.1 Whenever the County updates its zoning ordinance, general plan or area plans, it shall ensure that enough land is set aside for all types of residential development, including mixed-use development provisions. The County will annually review its General Plan for potential adjustments. Every five years the County anticipates updating the plan to reflect new information and priorities for the short-term (less than five years), mid-term (five to ten years), and long-term (more than ten years). During these update periods, the County may adjust land use designations to reflect changing needs and demands for housing.
- 3.2 The Planning Department will conduct land use surveys in Planning Areas as plans are prepared to identify vacant land that is residentially zoned or has residential potential, or can be served with water or sewer service. The Planning Department will use this information to identify the highest and best use for lands that could support higher residential densities.
- 3.3 The County shall assist special districts to expand and improve their sewer or water service capabilities consistent with the General Plan through assistance in accessing grants and loans from state and federal agencies and funding technical and planning studies, if needed to support such applications. The County Water Agency is actively involved in the protection and development of water resources

and works with independent and dependent Special Districts by providing funds. The Water Agency of the County meets and provides opportunities for districts and other agencies in water development to discuss projects and needs. The County's assistance efforts shall include:

- Feasibility and planning studies;
- Low interest loans for improving water and wastewater capabilities;
- Funding of infrastructure improvements;
- Assistance in grant preparation and support;
- Actions to protect water resources;
- Actions to protect water allocations.

- 3.4 The County shall update its Geographical Information System (GIS) to evaluate and identify residential development for land beyond the Mariposa, Fish Camp, Wawona Town and Coulterville Planning Areas and other Planning Areas served by community water and sewer. As data and information becomes available, it shall be incorporated into Chapter 4 of the 2019-2024 Housing Element.
- 3.5 The County shall collaborate with the Yosemite National Park concessioner to provide affordable workforce housing within areas that have adequate infrastructure and services capable of supporting such housing.
- 3.6 Upon adoption, the County shall deliver a copy of the Housing Element to water and sewer providers within the County and shall coordinate with said providers to assure procedures are available to grant priority service to developments within their service area which are to be made affordable to lower income households.

**D. Objective Four: Maintenance, Rehabilitation, and Replacement of Existing Housing Stock**

D.2 Programs

- 4.1 The Comprehensive Housing Program Implementation Study was approved by the County Board of Supervisors on June 19, 2018. The Study includes a list of Action Items that will help facilitate the development of housing for all income groups, including special needs groups. The Comprehensive Housing Program Implementation Study included an Evaluation of Mariposa County Housing Conditions to evaluate and implement programs that address preservation and maintenance of housing for all economic segments of the community. The County shall implement the Preliminary Recommendations of the Housing Conditions Report and in coordination with the implementation of Program 2.1, shall actively apply for Funding.

Residential Rehabilitation - The County shall evaluate the use of both State Community Development Block Grant (CDBG) Program and USDA programs to create a robust rehabilitation effort targeting units affordable to extremely low, very low, low and moderate income residents throughout the County.

Rental housing units assisted by the County will include restrictive covenants to ensure that they remain affordable (as defined by HCD) to the prospective or existing tenants for a term that is either:

- a) the initial term of the rehabilitation loan or,
- b) five years, whichever is longer.

In establishing priorities for rental housing rehabilitation, the County will implement the federal preference for households residing in substandard housing for Housing Choice Voucher Rental Assistance Program.

Units rehabilitated through any program shall not be permitted to be used for Vacation Rental Occupancy, Bed and Breakfast or other transient stay. Such funds may be used to rehabilitate structures used or intended for use as Transitional, Supportive, and Emergency Homeless housing.

- 4.2 The County shall periodically evaluate any potential nexus between the reduction in the County's supply of housing and the conversion of units to vacation rental units. The study shall evaluate any effect of conversions on the supply of housing for all economic segments of the community and the supply of affordable employee housing, in particular. Should such a study determine that the annual or cumulative number of conversion of units adversely affects the supply of housing for any economic segment of the community, the study shall consider appropriate measures to mitigate impacts.
- 4.3 Because Code Enforcement compliance is primarily complaint based, the County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs.
- 4.4 The County will continue to enforce adopted Housing, Electrical, Fire Prevention Codes and the Health and Safety Regulations.
- 4.5 The County shall collaborate with the National Park Service and its concessioner to facilitate homeowner loans for remodeling, rehabilitation, or replacement for areas of housing within Old El Portal.
- 4.6 The County shall update the 2003 Housing Condition Survey Report to determine the overall condition of housing stock in Mariposa County. Results of the survey are to be published on the County's website. The County shall pursue State and Federal Grant funding to be used for rehabilitation and targeted efforts. Actions to be taken for the preparation and following the results of the Survey include but are not limited to:
  - A. Apply for CDBG and/or Senate Bill 2 Planning Grants for the preparation of the Housing Condition Survey.
  - B. Apply for HOME and CDBG grant funds for rehabilitation projects identified as part of the Survey; and
  - C. Contact homeowners identified in the Survey as having a home qualifying for the rehabilitation program.

**E. Objective Five: Fulfilling Special Housing Needs**

E.2 Programs

- 5.1 On an annual basis thereafter, Mariposa County shall evaluate special housing needs and related programs.
- 5.2 The County will provide assistance to developers of affordable housing consisting of housing to accommodate special needs residents by providing information regarding sites identified in the Housing Element for development of affordable housing and housing for the special needs population, streamlining development review, and providing fee waivers for those proposing to develop such housing.
- 5.3 The County shall provide information on available sites identified in the Housing Element, provide development fee waivers, and expedite processing for projects that include housing units for lower income categories (Extremely Low, Very Low and Low). The County shall annually update the list of sites suitable for development of affordable housing contained in the Housing Element. The County shall prioritize such assistance to organizations and individuals proposing to develop housing for extremely low-income households.
- 5.4 The County shall identify funding opportunities and establish collaborative private/public partnerships to encourage the development of senior rental and for-sale housing, congregate care facilities, assisted living facilities, and convalescent hospitals to meet the needs of County residents.
- 5.5 Provide information to the public regarding adopted regulations and standards that allow 24-hour community care facilities (group homes) for seven or more persons with disabilities. The County shall develop an informational brochure and make it available at all County Department Offices and on-line. This brochure will include information related to the County's adopted regulations and standards for 24-hour community care facilities.
- 5.6 The County shall refer residents to the Central Valley Regional Center (Fresno) for housing and services available for persons with developmental disabilities. Information on these services shall be provided on the County's website. As available, the County may pursue State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with developmental disabilities.
- 5.7 The County shall support and facilitate non-profit organizations and individuals with interagency review, staff time and expertise in applying for funds from available State and federal programs to provide housing for households with special needs, including the disabled, elderly and very low and low income households.
- 5.8 Each January, the Health and Human Services Agency, along with community partners, will conduct a Point in Time Count to learn about the on-going needs of the homeless population and to compare those needs to surveys conducted the previous year. From this information, goals will be updated at least every 3 years

to ensure the County is able to address the specific needs of the population regarding housing, living conditions, family circumstances, access to and use of social services and employment. Needs may be addressed by the following (including but not limited to):

- Seeking and applying for grants and resources to fund program;
- Developing and implementing programs and strategies to meet the needs of the homeless community;
- Acting as a liaison with community partners, landlords, the Stanislaus County Housing Authority, the Central Sierra Continuum of Care, and other entities identified as part of the Comprehensive Housing Program Implementation Study;
- Managing and administering existing programs in the Department including Rapid Rehousing, CalWORKs Housing Support Program, the HUD CoC Permanent Supportive Housing Program and the County's Mental Health Transitional Housing Program; adding additional programs or revising existing programs as needs change.

- 5.9 The County will provide expedited development project review, fee waivers and, if funding is available, infrastructure subsidies to encourage the construction of housing for senior citizens and employees in locations that provide efficient and cost effective access to governmental, commercial and medical facilities.
- 5.10 The County shall enable, through zoning regulations, non-profit and for-profit organizations, and individuals to provide child day care facilities in appropriate areas of the County.
- 5.11 The County will take measures to encourage and facilitate the production of housing for permanent and seasonal employees, such as supporting applications for funding development, developer identification, maintaining an inventory of suitable sites, and ensure zoning and development standards facilitate a variety of housing types for seasonal employee housing needs.

The County will review the zoning code to ensure that zoning and development standards encourage a variety of housing types for seasonal housing needs, including multi-family, manufactured housing, mobile homes, single room occupancy, boarding houses, second units and extended stay RV parks. Pursuant to Program 2.4, the County will evaluate the appropriateness of offering density bonuses to developers proposing workforce housing projects on larger properties, when the facility will be limited to workforce housing for a defined period. The definition of and allowances for employee housing, as contained in the Zoning Ordinance, will be evaluated to determine the appropriateness of allowing clustered housing, co-housing and other potential alternative housing facilities to accommodate the housing needs of seasonal workforce employees.

The County will encourage the development of housing for seasonal employees by assisting interested developers with applications for funding and assisting in application processing to mitigate any potential processing constraints. The County

will develop an informational brochure illustrating the possible funding sources and other County incentives for the development of seasonal employee housing and provide this brochure at the Planning Department and web site.

- 5.12 The County will support Self-Help Enterprises, a Non-Profit Housing and Community Development Organization, in obtaining Low-Income Housing Tax Credits (LIHTC) for Round 1 funding for the acquisition and rehabilitation of all twenty-four (24) units of the Mariposa Oaks project. The County will support Self-Help Enterprises in preparing applicable application(s), expedited processing of planning and building permit application(s) and other support as necessary. The County will monitor the acquisition and rehabilitation projects as well as other low-income development projects to ensure that tenants are made aware of their rights and are noticed properly.
- 5.13 The County will explore the feasibility of an amendment to the General Plan to increase the allowable residential density within the Mountain Home Zone (MHZ) and the Rural Residential Zone (RRZ) to allow for consistency with Section 17.339.020 of the County's Zoning Ordinance. If determined to be feasible, the County shall amend its General Plan to increase the allowable density within the MHZ and RRZ Zone Districts.

**F. Objective Six: Minimizing Housing Costs by Reducing Energy Use**

F.2 Programs:

- 6.1 The County will offer home weatherization programs and support other agencies' efforts in this area by providing information to the public and referrals on weatherization assistance programs. Said support shall come in the form of staff time and availability to assist in seeking out Federal and/or State funding available for weatherization.
- 6.2 The County shall encourage passive solar design in new residential construction to reduce energy usage and costs.
- 6.3 The County shall initiate a General Plan Amendment (GPA) to modify the Mariposa County General Plan and Environmental Impact Report to be in compliance with the amended Guidelines for greenhouse gas emissions. This GPA will examine impacts for all mandatory and optional elements of the General Plan. The GPA shall evaluate policies and mitigation measures leading to reductions in emissions. This might include, but not be limited to: energy efficient building design, proper site and cooling systems, education of the public on existing incentives, and water efficient and properly located landscaping.

**G. Objective Seven: Increasing Homeownership Opportunities**

G.2. Programs:

- 7.1 The County shall continue to support economic diversification and higher wage employment to increase homeownership opportunities.

## H. Objective Eight: Facilitate Emergency Housing

### H.2 Programs

8.1 The County shall continue to apply for emergency housing funds from State and Federal sources, and shall use awarded funds to develop and provide emergency housing.

8.2 The County shall amend the Zoning Ordinance to clarify the definitions of emergency shelters, transitional housing, and supportive housing in accordance with Section 65582 of the Government Code, and as defined in the California Health and Safety Code.

The County shall continue to permit such housing in accordance with Section 17.334.070 (transitional and supportive housing) and Section 17.320.020.A.1 (General Commercial Zoning District), Section 17.324.020.A.1 (Public-Quasi Public Zoning District) and Zoning Ordinance Section 17.336.130 (Emergency Shelter Standards).

8.3 Adopt, as necessary, amendments to the zoning ordinance to clarify allowances of residential and institutional uses related to the Single Room Occupancy housing.

The Mariposa County Zoning Ordinance definition of “Hotel” includes a description of uses that include the concept of Single Room Occupancy (SRO). The Mariposa County Zoning Ordinance was amended in 2016 to include a definition of Single Room Occupancy (Section 17.148.010; Ordinance No. 1116). Mariposa County will incorporate regulations which specify allowances for this land use and include standards for the design and location of SROs within Town Planning Areas. While Mariposa County Code does not have specific residential uses called Single Room Occupancy, the code provides for a wide variety of housing types that serve these needs including, but not limited to, multi-family residential, single-family residential, and boardinghouses or lodging houses. The County will amend the code to clarify the allowances of Single Room Occupancy housing. Single Room Occupancies will not be eligible for Vacation Rental Occupancies.

8.4 Supportive housing shall be a use by right where multi-family and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies certain requirements as prescribed in Government Code Article 11, Section 65650 et. al. The County shall review and amend as necessary the Zoning Code to be consistent with Senate Bill 2162 (Government Code 65650).

8.5 The County shall review and amend as necessary the Zoning Code to be consistent with the Employee Housing Act (Division 13, Part 1 of the California Health and Safety Code, commencing with Section 17000).



**I. Objective Nine: Eliminating Housing Discrimination**

I.2 Programs:

- 9.1 Provide information and referrals concerning fair housing and housing discrimination to help ensure that fair housing practices are followed. Continue to refer complaints regarding discriminatory housing practices to the Stanislaus County Housing Authority and/or other Departments and Agencies developed identified in the Comprehensive Housing Program Implementation Study.
- 9.2 The County will post information on fair housing laws and the process for filing discrimination complaints in the library and its branches, on the County’s website, and at all County offices.

**B. PROJECT IMPACT TO ENVIRONMENTAL FACTORS:**

(blank): no impact

**L:** Less than Significant Impact

**M:** Less than Significant Impact with Mitigation

**PS:** Potentially Significant

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

General Statement:

It is important to note that the Housing Element identifies the need for housing to meet the needs of all economic segments of the community and housing needs of special populations in Mariposa County. The Housing Element contains policies and programs to meet the housing goals of the state, and verifies the current General Plan and Zoning designations of property for residential development. It does not propose new land use designations, add land to the existing inventory of land suitable for residential development or propose new residential development projects. Therefore, without specific data identifying the type and location of new residential development that may be occur in order to implement the policies and programs of the Housing Element, it is not possible to determine how the development of future housing units will potentially impact environmental checklist items. Impacts from individual projects would be evaluated at the time actual development occurs.

This general statement applies to all environmental checklist sections and is incorporated by reference into checklist sections.

The only “project” analyzed by this initial study is the 2019-2024 Housing Element.

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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 (attached).
- 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.

MITIGATION MEASURES:

This project will not have a significant effect on the environment, thus no mitigation measures are required.

By: Alvaro Arias Date: July 11, 2019

Title: Deputy Planning Director Representing: County of Mariposa  
Mariposa County Planning Dept.

Signature: /Alvaro Arias/

## Section B

### CEQA ENVIRONMENTAL CHECKLIST

#### EVALUATION OF ENVIRONMENTAL IMPACTS

### B.1 AESTHETICS

<b>1. AESTHETICS</b> Except as provided in Public Resources Code Section 21099, 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 non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			√	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			√	

**B.1.a,b,c,d Aesthetics**

A significant impact would be one that has a substantially adverse effect on a scenic vista, substantially damages scenic resources within a state designated scenic highway, degrades the visual character or quality of public views of the site or surroundings in a non-urbanized area, conflicts with zoning and other regulations governing scenic quality in urbanized areas, or creates new substantial light or glare which would adversely affect views in the area. There are currently no Mariposa County ordinances, policies, resolutions or other documents that identify designated scenic vistas. A Scenic Highway Overlay Zone (SHOZ) exists along State Highway 140 from the northerly end of the Town of Mariposa to the community of El Portal located just outside of the Yosemite National Park Hwy 140 entrance. This Overlay Zone has specific provisions for residential and commercial development that protects and preserves the scenic nature of the highway. The areas within which available sites for housing development have been located are not within a designated Scenic Highway Overlay District. Areas surrounding the town of Mariposa are zoned Scenic Resource, and have specific Town Plan policies along

with zoning standards and regulations to protect the scenic resource. The Housing Element contains policies and programs and therefore does not include specific development projects. The Housing Element contains a list of sites available for residential development. Individual impacts from residential projects developed in accordance with policies and programs of the Housing Element relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.12.1-4, including table 4.12-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will have a less than significant impact.*

**B.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)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined in Government Code Section 51104(g))?			√	
d) Result in loss of forest land or conversion of forest land to non-forest use?			√	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			√	

**B.2.a,b Conversion of Farmland to Non-Agricultural Use/Conflict with Agricultural Zoning; Conflict with a Williamson Act Contract**

A significant impact would be one that converts farmland designated as “Prime,” “Unique” or “Farmland of Statewide Importance” to nonagricultural uses, or conflicts with agricultural zoning or a Williamson Act Contract. The California Department of Conservation Farmland Mapping and Monitoring Program showed there were six acres of “Prime” farmland in the county in 2016 (the most recent data). There

were 15 acres of “Farmland of Statewide Importance”; 108 acres of “Unique Farmland”; and 0 acres of “Farmland of Local Importance”. The program identified 401,955 acres of “Grazing” land in the county in 2016. Grazing land is not identified by the state of California as important farmland. There are no goals or policies in the Housing Element that would convert these important agricultural lands to a residential use.

No change to or conflict with existing zoning for agricultural use will result from adoption of this Housing Element. The 2019-2024 Housing Element alone does not propose specific development that could create conflict with Williamson Act properties. There are no goals or policies in the Housing Element that would affect, modify, or conflict with the residential use in an agricultural zone. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.1.1-4, including table 4.1-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *The project will have a less than significant impact on these issues.*

**B.2.c.d Conflict with Forest Land Zoning/Loss or Conversion of Forest Land**

A significant impact would be one that conflicts with zoning for or causes the rezoning of forest land, timberland or timberland zoned Timberland production, or or results in the loss or conversion of forest land to non-forest use. It is not possible to determine if housing projects that implement policies and programs of the Housing Element would be located on forest land or timberland identified by the criteria stated above. Without identifying the type and location of residential development, it is not possible to anticipate whether the specific housing project would lie within such lands. However, it is possible that housing development could be proposed for such areas. Any new housing/subdivision project subject to CEQA will be analyzed for impacts to forest land and timberland. *The project will have a less than significant impact on forest (timberland) resources.*

**B.2.e Other Changes Resulting in Conversion of Farmland or Forest Land to Other Uses**

A significant impact would be one that involves other changes that would cause the conversion of farmland or forest land to other uses. Adoption of the Housing Element would not change existing land use designations or result in any project-specific developments or physical changes in the environment that could result in conversion of farmland or forest land to other uses. As stated in B.2.a,b, the project would have a less than significant impact on important farmland. Any new housing/subdivision project subject to CEQA will be analyzed for impacts related to this issue. *The project will have a less than significant impact on farmland and forest (timberland) resources.*

**B.3 AIR QUALITY**

<b>3. AIR QUALITY</b> 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,b Air Quality Plan, Considerable Net Increase of Any Criteria Pollutant Which the Project Region is in Non-Attainment; Cumulative Impacts**

A significant impact would be one that conflicts with or obstructs implementation of an air quality plan, or results in a cumulatively considerable increase in a criteria pollutant for which the project region is in non-attainment. The Mariposa County General Plan EIR concluded that build-out of the General Plan could create significant impacts to air quality from emissions greater than the listed significance thresholds even with application of mitigation measures. This is considered a significant and unavoidable impact. To ensure that significant impacts to air quality do not occur, future development of residential uses that implement policies and programs of the Housing Element will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state and federal standards, and requirements mandated during the environmental review of individual projects. Adherence to such regulations will reduce potential impacts associated with air quality to less than significant levels. *Due to these factors, the project will have a less than significant impact.*

**B.3.c,d Expose sensitive receptors to pollutants; Result in Emissions Adversely Affecting a Substantial Number of People**

A significant impact would be one that exposes sensitive receptors to pollutant concentration or results in emissions affecting a substantial number of people. 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. Such land uses are located throughout Mariposa County, but in general are more concentrated in the more urbanized planning areas. Residential development, through subdivision or a building permit, does not have inherent properties that would cause it to produce concentrations of pollutants that would impact these population groups. Throughout Mariposa County, residential development is often located in close proximity to these sensitive receptors, and the uses are not incompatible. *The project will have no impact on sensitive receptors.*

Housing Element

**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, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?			√	
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			√	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			√	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			√	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			√	

**B.4.a,b,c,d,e, and f Candidate, sensitive or special status species; riparian habitat or other sensitive natural communities; ; , Federally Protected Wetlands; Fish and Wildlife Corridors and Movements; Policies and Ordinances Protecting Biological Resources; –Adopted/Approved Conservation Plans**

A significant impact would be one that has a substantial adverse effect on the issues listed in the table above. Numerous biological studies have been conducted throughout the county for specific public and private projects. These studies have revealed the presence of biological resources listed in the checklist sections above, and if a project had a significant impact on these resources, mitigation measures were implemented to reduce impacts to less than significant levels.

To ensure that significant impacts to biological resources do not occur, future development of residential uses that implement the policies and programs of the Housing Element will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state and federal standards and the requirements mandated during the environmental review of individual projects. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.5.1-4, including table 4.5-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will have a less than significant impact.*



## B.5 CULTURAL RESOURCES

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

### **B.5. a,b,c Historical/Archaeological Resources: Human Remains**

A significant impact would be one that causes a substantial adverse change in the significance of cultural resources as described in the table above, or disturb human remains. Mariposa County has many unique and significant cultural resources, ranging from pre-historic settlements and migratory routes, to historic sites and artifacts from the settlement of California. Numerous site specific cultural resources have been identified by cultural resource surveys prepared for specific projects. Mitigation measures have been implemented to reduce impacts to such resources to less than significant levels.

County policy requires that if any human remains or prehistoric, historic, archaeological, or paleontological artifacts are uncovered during grading or excavation activities, all work in the vicinity of the project site shall cease immediately upon the discovery of the artifacts or remains, and the county Planning Department and the County Coroner shall be notified; the County Coroner will notify the applicant when work may resume. Consultation with the American Indian Council of Mariposa County and the potential hiring of a qualified archaeological consultant are required.

To ensure that significant impacts do not occur, future development of residential uses that implement the policies and programs of the Housing Element will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state standards and the requirements mandated during the environmental review of individual projects. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.9.1-4, including table 4.9-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will have a less than significant impact.*

## B.6 ENERGY

6. ENERGY Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary			√	

consumption of energy resources, during project construction or operation?				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			√	

**B.6. a,b Consumption of Energy Resources; Conflicts with Energy Plans**

A significant impact would occur if project construction or operation results in wasteful, inefficient or unnecessary consumption of energy resources or conflicts with or obstructs a state or local plan for renewable energy or energy efficiency.

To ensure that significant impacts to energy issues do not occur, future development of residential uses that implement policies and programs of the Housing Element will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state standards and the requirements mandated during the environmental review of individual projects. The Mariposa County Board of Supervisors accepted the Mariposa County Energy Action Plan (EAP) on October 27, 2015. This plan is a roadmap for expanding energy-efficiency, water-efficiency and renewable-energy efforts already underway in the county. It builds upon energy-efficiency efforts begun in 2006 with the General Plan Update and work conducted by Sierra Business Council in 2014. The document focuses on three energy use sectors within the community – residential, non-residential, and municipal (which is a subset of non-residential). The Plan establishes goals to address energy efficiency in existing structures, energy performance in new construction, expansion of renewable energy options, energy efficiency in county operations, and reduction in waste water which reduces energy needed to transport and treat water. The plan contains specific strategies and actions that may be implemented to reduce energy use in Mariposa County. This plan will be a component of the county’s efforts to promote energy efficiency in the county. *Due to these factors, the project will have a less than significant impact.*

**B.7 GEOLOGY AND SOILS**

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

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

**B.7.a Faults, Ground Shaking, Ground Failure; Landslides**

A significant impact would be one that exposes people or structures to loss, injury or death due to earthquakes, seismic ground shaking, ground failure or landslides

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

Ground Shaking: All construction in California is required to comply with 2016 California Code of Regulations Title 24, Parts 1-12 standards with respect to the seismic design category applicable to a specific area.

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. The County of Mariposa is not considered a priority area within the state and no schedule exists as to when Mariposa County will be mapped. 2016 California Code of Regulations Title 24, Parts 1-12 standards that went into effect on January 1, 2014 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.

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.

#### **B.7.b – Soil Erosion**

The Mariposa County Improvement Standards address drainage plans, soil compaction and sediment control during construction, and permanent re-vegetation following construction. Grading for residential development is required to comply with the 2016 California Code of Regulations Title 24, Parts 1-12, through the building permit process. Any necessary drainage plan requirements ensure that any changes to existing drainages are done in such a way as to ensure that the function and capacity of affected drainage courses is maintained following construction.

#### **B.7.c – Unstable Geology – Soil**

The standards of the 2016 California Code of Regulations Title 24, Parts 1-12 will ensure a less than significant impact on residential project sites and areas in which they are located as a result of grading.

#### **B.7.d – Expansive Soils**

Construction of homes on will require compliance with the 2016 California Code of Regulations Title 24, Parts 1-12 standards for the construction of foundations.

The Housing Element identifies future growth needs of housing units in Mariposa County, contains policies and programs to meet the housing goals of the state, and verifies the availability of property for residential development. It does not specifically propose construction of any new residences. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.6.1-4, including table 4.6-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will have a less than significant impact on issues B.7a-d.*

#### **B.7.e Septic Systems**

A significant impact would occur if septic tanks or systems are utilized for a residential project and the soil is unable to support their use. Construction of septic systems is subject to a building permit from Mariposa County, and the Health Department has the authority to require that a soils report be prepared for any residential project, including at the building permit stage. The permit process will ensure that future construction of the septic systems on residential parcels is in accordance with adopted codes and policies.

To ensure that significant impacts to septic disposal do not occur, future development of residential uses will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as requirements mandated during the environmental review of individual projects. Adherence to such regulations will reduce potential impacts associated with septic disposal to less than significant levels. The General Plan EIR states the following under Impact HW-4 on page 4-45:

With the application of the proposed policies, implementation measures and land use classifications of the draft General Plan, the potential for improperly located or designed

on-site sewage disposal would be minimized and the impacts on ground water quality would be reduced to less than significant.

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

**B.7.f Paleontological Resources/Unique Geological Features**

A significant impact would occur if the project directly or indirectly destroys a unique paleontological or geologic feature.

To ensure that significant impacts to these issues do not occur, future development of residential uses in accordance with policies and programs of the Housing Element will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as requirements mandated during the environmental review of individual projects. *Due to these factors, 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?			√	

**B.8.a, b Greenhouse Gas Emissions**

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

In summarizing the analysis of potential impacts to greenhouse gas emissions from implementation of the Mariposa County 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 amendments became effective on March 18, 2010.

The Housing Element includes the following language:

The County also recognizes the significance of AB 32, the California Global Warming Solutions Act of 2006, and how it relates to the development of housing in the County and SB 375. However, actions taken by the State do not yet include methods for determining cumulatively considerable increases in Greenhouse Gas (GHG) emissions. And, as such, without this methodology, the County is unable to determine the Housing Element's impact, and specifically, the impact based on the development of residential units needed to attain the County's regional housing needs. However, the County has considered other options in satisfying the requirements of AB 32 for the entire General Plan, rather than doing so on a piecemeal basis with only the Housing Element. Program 6.3, included in Chapter 6, Housing Goals, Policies, and Objectives, has been included to require the County to evaluate the GHG impacts for the entire General Plan, including the Housing Element once amendments to the CEQA Guidelines have been adopted by the State. Furthermore, Program 6.2 provided in Chapter 6 encourages new development to consider passive solar design in new residential construction to reduce energy usage and costs for homeowners. Additionally, the county has completed a Community and Municipal Operations 2010 Baseline Greenhouse Gas Emissions Inventory in conjunction with the Sierra Business Council. With the financial support of Pacific Gas and Electric Company (PG&E), and guidance from Mariposa County staff and ICLEI – Local Governments for Sustainability USA (ICLEI, formerly known as the International Council for Local Environmental Initiatives), the Sierra Business Council (SBC) conducted all emissions estimations within the inventory following the protocols recommended by the State of California: Local Government Operations Protocol (LGOP) and the U.S. Community Protocol (USCP). The results of the study will assist in establishing thresholds that could become useful for the future Housing Element updates.

In addition, the Mariposa County Human Services Department operates the Low Income Home Energy Assistance Program (LIHEAP) and the Weatherization Assistance Program. Both of these federally funded programs provide for the installation of energy conservation measures on homes occupied by low-income households. The County typically receives \$150,000-\$160,000 on an annual basis for the Weatherization Assistance Program. The County also received \$115,000 for electric, propane and wood energy assistance in January 2014.

Finally, Mariposa County has a 2015 Energy Action Plan (EAP), which establishes goals to address energy efficiency in existing structures, energy performance in new construction, expansion of renewable energy options, energy efficiency in county operations, and reduction in waste water which reduces energy needed to transport and treat water. The plan contains specific strategies and actions that may be implemented to reduce energy use in Mariposa County.

In 2018, the California Energy Commission (CEC) increased the clean energy requirements in the California Building Energy Standards to require solar on new homes in California starting in 2020. Updated every three (3) years through a rigorous stakeholder process, the standards require California homes and businesses to meet strong energy efficiency measures, lowering their energy use. These standards require solar photovoltaic (PV) panels to be installed on new low-rise residential buildings starting January 1, 2020. Low-rise residential buildings include single-family homes and multi-family buildings of three (3) stories or less; therefore apartments and condos are included in the new standards.

Objectives contained in the Housing Element include the following:

F. Objective Six: Minimizing Housing Costs by Reducing Energy Use

F.2 Programs:

6.3

The County shall initiate a General Plan Amendment (GPA) to modify the Mariposa County General Plan and Environmental Impact Report to be in compliance with the amended Guidelines. This GPA will examine impacts for all mandatory and optional elements of the General Plan. The GPA shall evaluate policies and mitigation measures leading to reductions in emissions. This might include, but not be limited to: energy efficient building design, proper site and cooling systems, education of the public on existing incentives, and water efficient and properly located landscaping.

Responsibility:	Planning Department, Building Department.
Time Frame:	Adopt General Plan Amendment by end of 2020
Quantified Objective:	Complete a General Plan Amendment to be in compliance with CEQA Guideline Amendments by 2020.

Residential subdivisions will result in short-term GHG emissions during residential construction from vehicle/equipment emissions and as a result of CO<sub>2</sub> released from vegetation cleared during site preparation. Residential projects will result in permanent/on-going direct and indirect greenhouse gas emissions associated with motor vehicle operation, energy consumption and other activities associated with residential uses. New residential development standards, however, result in homes that are much more energy efficient than homes from a decade ago, and are much more efficient than the vast majority of the homes constructed before the 1980s. Conservation measures that can and are being implemented for residential uses in Mariposa County at this time include addressing efficiency in overall design, lighting, heating/cooling systems and water usage; using trees, landscaping and sun screens to reduce energy use; and using light colors to achieve “cool” roofs and pavements.

### Housing Element

To ensure that significant impacts to GHG emissions do not occur, future development of residential uses will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state standards and the requirements mandated during the environmental review of individual projects. Adherence to such regulations will reduce potential impacts associated with GHG emissions to less than significant levels. The county will continue to implement, when feasible, the measures included in the accepted Energy Action Plan. The Housing Element is consistent with the other elements of the General Plan, including the Land Use Element which establishes policies and programs

for the development of Mariposa County, including residential development. *Due to these factors, the project will have a less than significant impact.*

## B.9 HAZARDS & HAZARDOUS MATERIALS

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

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 of such material; creates 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; or 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. This project, and specific residential projects, do not involve the transport, use or disposal of any hazardous materials. They also do not involve the use or disposal of hazardous material; therefore, an upset or accidental event involving the release of hazardous materials occurring is unlikely. Residential projects may be located within ¼ mile of a school, but residential projects are not typically considered uses that emit or require transportation of hazardous material. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.11.1-4, including table 4.11-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. The Housing Element does not propose specific housing projects. *Due to these factors, the project will have a less than significant impact.*

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

A significant impact would be one where a project is located on a listed contamination site and exposes the public or the environment to the hazard. It cannot be determined at this point where residential projects may be located. To ensure that significant impacts to residential development from existing contaminated sites does not occur, future residential development that implements policies and programs of the Housing Element will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state standards and the requirements mandated during the environmental review of individual projects. Adherence to such regulations will reduce potential impacts to the public or the environment associated with contaminated sites. Residential projects subject to CEQA would be reviewed as to whether the site is listed as a hazardous materials site in accordance with Government Code Section 65962.5. *Due to these factors, the project will have a less than significant 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 or exposes them to excessive noise. Development around the Mariposa-Yosemite Airport is governed by an adopted airport land use compatibility plan, the standards of which have been codified in Chapter 17.64 (Airport Overlay) of Title 17, Mariposa County Zoning Ordinance. Noise standards for the Mariposa-Yosemite Airport contained in Section 17.64.010.H. in Chapter 17.64 (Airport Overlay) of Title 17 require that new residential development and major renovations to existing residential development (exceeding 50% of the value of the existing dwelling) located within the future (2010) 6-65 CNEL contours (as contained in the Mariposa-Yosemite Airport Comprehensive Land Use Plan) shall provide a noise analysis of their project site to determine the level of noise insulation required to reduce the indoor noise levels to below 45 CNEL and shall incorporate the noise insulation into dwelling construction.

Mariposa-Yosemite is the only airport in Mariposa County. Section 4.1.4 – Impact LU-2 on page 4-5 of the General Plan states the following:

The Mariposa-Yosemite Airport is located near the community of Mariposa. General Plan Policy 16-10a implements the Mariposa-Yosemite Airport Comprehensive Land Use Plan and Implementation Measure 16-10a(1) specifies that no land development incompatible with the airport land use plan shall be permitted within the airport's area of influence.

Mariposa County does not have an adopted noise ordinance.

The Housing Element does not propose specific residential projects. Residential development projects that implement policies and programs of the Housing Element will be analyzed for noise impacts on an individual basis. Adherence to adopted policies and regulations will reduce potential impacts associated with hazards near the Mariposa-Yosemite Airport to less than significant levels. *Due to these factors, the project will have a less than significant 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. To ensure that significant impacts related to this issue do not occur, future residential development that implements policies and programs of the Housing Element will be in accordance with the applicable county and state standards with respect to emergency ingress/egress and minimum road width and surfacing, guidelines and regulations of the General Plan and zoning, as well as requirements mandated during the environmental review of individual projects. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. Discussion of this issue under Impact PHS-3 in General Plan EIR sections 4.11.1-4, including table 4.11-1, addresses policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will have 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, either directly or indirectly, 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 contained in Public Resources Code 4291, provide for basic emergency access and perimeter wildfire protection measures, including clearance around structures. Residential subdivision projects in State Responsibility Areas in Mariposa County are reviewed by CAL FIRE. Residential building permits are also reviewed by CAL FIRE and site development is inspected prior to permit completion. Finally, future residential development is subject to continued inspection by CAL FIRE for maintenance of clearance around structures. CAL FIRE enforces the Public Resources Code, and Mariposa County Fire enforces the California Fire Code.

To ensure that significant impacts from wildland fires do not occur, future development of residential uses will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state standards and the requirements mandated during the environmental review of individual projects. Discussion of this issue under Impact PHS-4 in General Plan EIR sections 4.11.1-4, including table 4.11-1, addresses policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. The General Plan Safety Element contains goals, policies, and implementation measures relating to protection from wildfire and implementation of fire prevention standards. The Local Hazard Mitigation Plan, which contains implementation measures relating to wildfire issues, was adopted by the Mariposa County Board of Supervisors in 2015 and incorporated by reference into the Safety Element in 2017. *Due to these factors, the project will have a less than significant impact.*

**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/Substantially Degrade Water Quality**

A significant impact would occur if the project violated a water quality standard or waste discharge requirement in the area or otherwise substantially degraded water quality.

To ensure that significant impacts to water quality standards and general water quality do not occur, future development of residential uses will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state standards and the requirements mandated during the environmental review of individual projects. Erosion control plans and compliance with the California Code of Regulations, Title 24 Parts 1-12 and the County Improvement Standards minimize siltation of watercourses when new development occurs. The amount of chemicals generated from the day-to-day activities of maintaining a residential property is not considered to be significant impact. Adherence to applicable standards and regulations will reduce potential impacts from residential development on water quality to less than significant levels. *Due to these factors, the project will have a less than significant impact.*

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

A significant impact would occur if the project substantially depleted groundwater supplies or interfered substantially with groundwater recharge. The EIR certified for the Mariposa County General Plan evaluated impacts resulting from implementation of the General Plan, including residential subdivision development. The EIR established evaluation criteria with “points of significance” for groundwater quantity (Table 4.7-1; Section 4.7.3 Impact HW-3). The EIR analysis of groundwater quantity states,

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

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

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

Section 5.3.02.E(4) of the county’s General Plan requires a proof of water requirement prior to recordation of a parcel or final map. Community areas within Mariposa County that are reliant upon groundwater have largely been built out.

Future residential development on any property could potentially decrease ground water in the area. Future residential development will also result in a slight increase in impermeable surfaces, resulting in a potential decrease in groundwater recharge areas.

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

To ensure that significant impacts to groundwater resources and impacts to applicable water quality control plans do not occur, future development of residential uses will be in accordance with the

applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state standards and the requirements mandated during the environmental review of individual projects. Adherence to such regulations will reduce potential impacts on groundwater resources and applicable water quality control plans due to residential development to less than significant levels. *Due to these factors, the project will have a less than significant impact.*

**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 through alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that results in substantial erosion on- or off-site; flooding on- or off-site; contributes runoff that causes the capacity of drainage systems to be exceeded or provides substantial polluted runoff or redirects flood flows.

The Mariposa County Improvement Standards address drainage plans, soil compaction and sediment control during construction, and re-vegetation following construction. Any amendments to drainages require that the function and capacity of the affected drainage course is maintained following construction. The standards of the 2016 California Code of Regulations Title 24, Parts 1-12 apply to site grading work done for future residential development. If road construction meets a minimum criterion it is also subject to National Pollutant Discharge Elimination System (NPDES) permitting by the Regional Water Quality Control. Potential impacts to streams, rivers and other drainage courses from development, including potential alteration of such resources that may cause flooding, are thoroughly reviewed by responsible agencies and mitigated for during environmental review of an individual project. The General Plan Safety Element addresses issues related to flood plains and flooding. All residential development will be subject to the goals, policies and implementation measures related to these issues contained in the General Plan. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.7.1-4, including table 4.7-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. Individual projects would be subject to all regulatory standards enforced by affected agencies. *Due to these factors, the project will have a less than significant impact.*

**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. 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. The issue of the release of pollutants is also addressed during review of individual development projects. Implementation of the programs and policies contained in the Housing Element in the form of new residential projects is unlikely to result in the release of pollutants. *Due to these factors, the project will have a less than significant impact.*

**B.11 LAND USE & PLANNING**

<b>11. LAND USE AND PLANNING</b> 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?				
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**B.11.a,b Physically Divide an Existing Community/Conflict With Land Use Plan, Policy or Regulation That Mitigate Environmental Effects**

A significant impact would occur if the project physically divided an established community or conflicted with a land use plan, policy or regulation adopted to mitigate environmental effects. Housing is part of any community within Mariposa County, and acts as a cohesive element to make the community viable. Residential development is placed where zoning allows for it. The county’s zoning ordinance and amendments to it are vetted in a public process and are subject to environmental review, which promotes orderly development in the county. The project does not propose any structures, land use designations or other features that would physically divide an established community.

Future residential projects will be required to be consistent with the General Plan, zoning ordinance and all environmental and regulatory policies. All residential development will be subject to the goals, policies and implementation measures related to these issues contained in the General Plan. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.1.1-4, including table 4.1-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will a less than significant impact.*

**B.12 MINERAL RESOURCES**

<b>12. MINERAL RESOURCES</b> 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 recovery site shown on land use planning maps. The Housing Element identifies the need for housing to meet the needs of all economic segments of the community and housing needs of special populations in Mariposa County. The discussion of impacts to mineral resources from implementation of the General Plan under Impact LU-6 on page 4-8 of the General Plan EIR concludes that the impact to mineral resources to be significant and unavoidable. Without specific data identifying the type and location of new residential development, it is not possible to determine how the development of future housing units will potentially impact mineral resources. Individual impacts would be evaluated at the time actual development occurs.

To ensure that significant impacts to mineral resources do not occur, future development of residential uses will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as requirements mandated during the environmental review of individual projects. Adherence to such regulations will reduce potential impacts associated with mineral resources to less than significant levels. *Due to these factors, the project will have a less than significant 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. Mariposa County does not have an adopted noise ordinance

All residential development will be subject to the goals, policies and implementation measures related to these issues contained in the General Plan. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.10.1-4, including table 4.10-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *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. Noise standards for the Mariposa-Yosemite Airport contained in Section 17.64.010.H. in Chapter 17.64 (Airport Overlay) of Title 17 require that new residential development and major renovations to existing residential development (exceeding 50% of the value of the existing dwelling) located within the future (2010) 6-65 CNEL contours (as contained in the Mariposa-Yosemite Airport Comprehensive Land Use Plan) shall provide a noise analysis of their project site to determine the level of noise insulation required to reduce the indoor noise levels to below 45 CNEL and shall incorporate the noise insulation into dwelling construction.

To ensure that significant impacts to residences from exposure to airport or airstrip noise do not occur, future development of residential uses will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as requirements mandated during the environmental review of individual projects. Adherence to such regulations will reduce potential impacts associated with exposure to airport/airstrip noise to less than significant levels. *Due to these factors, the project will have a less than significant 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 unplanned 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, either directly or indirectly. The Housing Element identifies the need for housing to meet the needs of all economic segments of the community and housing needs of special populations in Mariposa County. The Housing Element contains policies and programs to meet the housing goals of the state, and verifies the current General Plan and Zoning designations of property for residential development. It does not propose new land use designations, add land to the existing inventory of land suitable for residential development or propose new residential development projects. The Housing Element verifies the



availability of property for residential development. It does not take any action to approve any specific residential project, and it does not specifically propose construction of any new residences. The project is consistent with the growth policies of the General Plan, and does not require the need to amend any of the site-specific land use designations provided under the General Plan in order to meet the Regional Housing Needs Allocation. The Housing Element by itself does not have the potential to induce substantial population growth. *Due to these factors, the project will have a less than significant impact.*

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

A significant impact would be one that displaces substantial numbers of existing housing or people, necessitating construction of replacement elsewhere. The project does not propose specific residential development that would have the potential to displace housing or people. It does not take any action to approve any specific residential project, and it does not specifically propose construction of any new residences. All residential development will be subject to the goals, policies and implementation measures related to these issues contained in the General Plan. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.2.1-4, including table 4.2-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will have a less than significant impact.*

**B.15 PUBLIC SERVICES**

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

**B.15.a,b, d and e Impacts on Fire and Police Services; Parks; and Other Facilities**

The proposed project would have a significant environmental impact if emergency service public facilities, parks and other facilities needed to be constructed or expanded in order to maintain adequate service levels for the proposed project and the construction or expansion of those facilities created a substantial adverse physical impact. The Mariposa County General Plan contains goals, policies and

implementation measures relating to the provision of public services, including police and fire protection, parks, and other facilities. The construction of public service facilities will be in accordance with all applicable construction standards. The General Plan EIR provides a detailed discussion of the impacts of General Plan implementation on public services. All residential development that implements policies and programs of the Housing Element will be subject to the goals, policies and implementation measures related to these issues contained in the General Plan. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.4.1-4, including table 4.4-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will have a less than significant impact.*

**B.14.c Impacts on Schools**

The Mariposa County Unified School District collects school impact fees as allowed by the state to mitigate the costs of school improvements resulting from development, including residential development. Residential construction that implements policies and programs of the Housing Element will be subject to school impact fees and school construction will be accordance with all applicable codes and regulations. The Mariposa County General Plan EIR concluded that build-out of the General Plan could create a demand for additional school capacity that cannot be met by existing or planned capacity, which would be a significant and unavoidable impact. The Housing Element identifies the need for housing to meet the needs of all economic segments of the community and housing needs of special populations in Mariposa County. The Housing Element contains policies and programs to meet the housing goals of the state, and verifies the current General Plan and Zoning designations of property for residential development. It does not propose new land use designations, add land to the existing inventory of land suitable for residential development or propose new residential development projects. Individual impacts would be evaluated at the time actual development occurs. *Due to these factors, 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,b Use of Existing Recreational Facilities/Construction or Expansion of 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 the increase in use had the potential to cause substantial physical deterioration of facilities, or would include recreational facilities that might adversely affect the physical environment due to construction or expansion.

Housing and population growth, by its very nature, creates additional need for recreation services and use of recreational facilities, but this is the natural outgrowth of providing needed housing for the county. All residential development that implements the policies and programs of the Housing Element will be subject to the goals, policies and implementation measures related to these issues contained in the General Plan. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.4.1-4, including table 4.4-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will have a less than significant impact.*

## **B.17 TRANSPORTATION**

<b>17. TRANSPORTATION</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 General Plan concluded that General Plan buildout would create adverse vehicular impacts on state highways and county arterial roads, and create adverse impacts at intersections in the county. The EIR describes these impacts as significant and unavoidable. Specifically, levels of service (LOS) would be reduced to level “E” on state highways in the county beyond 2010 with the addition of planned growth. Implementation of highway improvement programs would improve the situation, but the county cannot guarantee implementation of the necessary improvements. Future LOS at the county’s intersections would likely follow the pattern of highway route segments. Anticipated state highway improvements would provide service at LOS “D” or better, but without the improvements, there could be significant impacts at intersections in the county.

The Circulation, Infrastructure, and Services element in the county’s General Plan contains Goal 9-3, which states: “Create a bicycle, pedestrian, and equestrian system for recreation and transportation use.”

To ensure that significant impacts to the circulation system from individual projects do not occur, future development of residential uses that implement the policies and programs of the Housing Element will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as requirements mandated during the environmental review of individual projects.

Discussion of circulation impacts under Impact TT-7 in General Plan EIR sections 4.3.1-4, including table 4.3-1, addresses policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. Adherence to such regulations will reduce potential impacts to the circulation system to less than significant levels. *Due to these factors, the project will have a less than significant impact.*

**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 adoption of the Housing Element will not necessitate such an analysis. Implementation of the Housing Element in the form of development of housing projects in accordance with programs and policies contained in the element, will be reviewed for transportation impacts on an individual basis. *The project will have a less than significant impact.*

**B.17.c Increased 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 Housing Element is a policy document and does not propose construction of a specific housing project. Implementation of the Housing Element in the form of development of housing projects in accordance with programs and policies contained in the element, will be reviewed for such impacts on an individual basis. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. Discussion of impacts due to design features under Impact TT-4 in General Plan EIR sections 4.3.1-4, including table 4.3-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Thus, the project will a less than significant impact.*

**B.17.d Emergency Access**

A significant impact would result if the project resulted in inadequate emergency access. All residential development that implements the policies and programs of the Housing Element will be subject to the goals, policies and implementation measures related to emergency access issues contained in the General Plan. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. Discussion of impacts on emergency access under Impact TT-5 in General Plan EIR sections 4.3.1-4, including table 4.3-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *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
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §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:				
i) 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			√	
ii) 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 §5024.1. In applying the criteria set forth in subdivision (c) of PRC Code §5024.1, the lead agency shall consider the significant of the resource to a California Native American tribe			√	

**B.18.a Substantial Adverse Change the Significance of a Tribal Cultural Resource and That is Listed or Eligible for Listing or Determined to be Significant**

A significant impact would be one that results in a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code §21074. Mariposa County maintains a strong working relationship with Native American tribes and organizations that may be impacted by development projects in the county. Goal 14-7 in the Historic and Cultural Resources element of the General Plan states: “Include Native American representatives in discretionary project review. The county also adheres to all state regulations relating to Native American tribal noticing and consultation. The county’s environmental documentation for projects includes an analysis of potential impacts to tribal resources.

The Housing Element is a policy document and does not propose a specific development project. The project under analysis in this initial study is the adoption of the element. Implementation of the Housing Element in the form of development of housing projects in accordance with programs and policies contained in the element, will be reviewed for impacts to tribal and cultural resources on an individual basis. General Plan EIR sections 4.9.1-4, including table 4.9-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. *Due to these factors, the project will have a less than significant impact.*

**B.19 UTILITIES & SERVICE SYSTEMS**

<b>19. UTILITIES AND SERVICE SYSTEMS</b> 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; Natural Gas; Telecommunications Facilities**

A significant impact would result if the project required or resulted in the relocation of construction of these listed facilities that would cause significant environmental effects. All residential development that implements the policies and programs of the Housing Element will be subject to the goals, policies and implementation measures related to these issues contained in the General Plan. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. *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. All residential development that implements policies and programs of the Housing Element will be subject to

the goals, policies and implementation measures related to these issues contained in the General Plan. Individual impacts relative to thresholds established by the General Plan EIR would be evaluated at the time actual development occurs. General Plan EIR sections 4.4.1-4, including table 4.4-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. Included in the review of housing development projects will be an analysis of the ability of providers to serve the project. *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. General Plan EIR sections 4.4.1-4, including table 4.4-1, address policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. Included in the review of housing development projects that implement the policies and programs of the Housing Element will be an analysis of the ability of the county’s solid waste system to serve the project. *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 Result in Impacts to the 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. The Housing Element identifies the need for housing to meet the needs of all economic segments of the community and housing needs of special populations in Mariposa County. Discussion of wildland fire impacts under Impact PHS-4 in General Plan EIR sections 4.11.1-4, including table 4.11-1, addresses policies of the General Plan that will mitigate any such potential impacts to a level of insignificance. The Safety Element in the county's General Plan contains goals, policies and implementation measures relating to lessening fire hazard danger; utilizing the most efficient multi-level fire prevention and protection system; and sustaining adequate fire protection levels. The Local Hazard Mitigation Plan, which contains implementation measures relating to wildfire issues, was adopted by the Mariposa County Board of Supervisors in 2015 and incorporated by reference into the Safety Element in 2017. Any housing project implementing policies and programs of the Housing Element will be subject to all applicable regulations and standards relating to wildfire. *Due to these factors, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion & Conclusions:**

1. The Housing Element identifies the need for housing to meet the needs of all economic segments of the community and housing needs of special populations in Mariposa County. The Housing Element contains policies and programs to meet the housing goals of the state, and verifies the current General Plan and Zoning designations of property for residential development. It does not propose new land use designations, add land to the existing inventory of land suitable for residential development or propose new residential development projects. Without specific data identifying the type and location of new residential development, it is not possible to determine how the development of future housing units will potentially impact biological and cultural resource issues. Individual impacts from residential development would be evaluated at the time the actual development occurs. Projects will be subject to all standards and policies in the General Plan and state and federal policies and standards. *The project will have a less than significant impact.*
2. Individual impacts from residential development would be evaluated at the time the actual development occurs, which is the appropriate level of review for both specific and cumulative impacts. *The project will have a less than significant impact.*
3. Future development of residential uses will be in accordance with the applicable county standards, guidelines and regulations of the General Plan and zoning, as well as state and federal standards and the requirements mandated during the environmental review of individual projects. These standards, guidelines and regulations will provide the county with a basis to conduct an adequate level of review

at the specific project level. This review will include notification to affected and interested agencies, and provide the opportunity to comment and make recommendations on specific residential projects. This project does not have the potential to cause substantial adverse effect on human beings, either directly or indirectly. *The project will have a less than significant impact.*