

DRAFT
MARIPOSA COUNTY
MITIGATED NEGATIVE DECLARATION

(Pursuant to California Administrative Code, Section 15070)

APPLICANT/APPLICATION: *Land Division Application No. 2020-138*
Jorge and Silvia M. Garcia, applicants

PROJECT DESCRIPTION: Subdivision of a 17.84± acre parcel into two parcels: Parcel A is proposed to be 5.97± acres in size; Parcel B is proposed to be 11.87± acres in size. The property is located at 2906 Ranchito Drive, La Grange, CA 95329. The Assessor's Parcel Number for the property is 020-280-013.

FINDINGS: No significant effect is based on the following findings:

1. **FINDING:** The site is physically suitable for the type and density of development.

EVIDENCE: The site is physically suited for the creation of an additional residential parcel. The project is required to meet all requirements relating to the provision of domestic water and the installation of a new septic system on proposed Parcel B. The subdivision density is designed in accordance with the Rural Residential Zone and the Residential Land Use Classification.

2. **FINDING:** The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

EVIDENCE: The Initial Study prepared for the project found that based on the approved project description, the project would have a less than significant effect on the environment with application of a mitigation measure to address potential impacts on drainages.

3. **FINDING:** The design of the subdivision or the proposed improvements is not likely to cause serious public health problems.

EVIDENCE: This land division and its subsequent use for low-density residential purposes are not likely to cause serious health problems. Future residential uses will be required to comply with all Building Code regulations and Environmental Health Unit standards for the proper installation of wells and sewage disposal systems. The proper location and implementation of these improvements will ensure that serious health problems will not occur on the site. The project site is located in a State Responsibility Area. The project has been reviewed by the Mariposa County Fire Department and CALFIRE. The land division has been designed to comply with all applicable fire safe requirements. All future residential uses will be required to comply with the State Fire Safe Standards as mandated by California Public Resource Code (PRC) Sections 4290 and 4291, which will eliminate any potential health and safety issues related to fire protection. The design and location of each lot and ingress/egress points to the individual lots comply with all applicable County standards as well as standards contained in PRC sections 4290 and 4291. The parcels will take direct access from paved, county-maintained roads.

Structural fire protection and suppressions services are available to the project site through the Mariposa County Fire Department and CALFIRE.

4. **FINDING:** The proposed map is consistent with applicable General and Specific plans as specified in Government Code Section 65451.

EVIDENCE: The land division is the initial step in the process to help accomplish Mariposa County General Plan’s Housing Element overall goal to *“Provide opportunities for an adequate supply of sound, affordable housing units for ownership and for rent in a safe and satisfying environment for the present and future residents of the County.”* The land division satisfies the following Housing Element Objectives, including: *“Provide Adequate Sites and Services.”* The proposed Parcels have existing and direct access to county-maintained roads which have adequate capacity for the additional traffic generated by the one new parcel created by this project.

5. **FINDING:** The design or improvement of the proposed subdivision is consistent with applicable General and Specific plans.

EVIDENCE: The minimum parcel size, minimum density, and building intensity proposed by the project is consistent with standards contained in the Residential Land Use Classification of the General Plan and the Rural Residential Zone. The land division’s design complies with the County Subdivision Ordinance’s maximum 4:1 length to width ratio for parcel configuration.

6. **FINDING:** The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

EVIDENCE: The project will not conflict with any public utility easements. There are no public access easements proposed on the property.

Impact Discussion & Conclusions:

1. The project has the potential to impact the drainages on the project site. Mitigation is adopted to reduce this potentially significant impact to a less than significant level.
2. The creation of one new residential parcel does not have the potential to result in significant impacts on air emissions, groundwater use, noise, traffic and demand for public services. Potential impacts are individually limited, and not cumulatively considerable.
3. The project has no potential to cause substantial adverse effects on human beings, either directly or indirectly.

No significant effect is based on review procedures of the following County Departments or Divisions:

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|-------------------------------------|---------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> | Building Department | <input checked="" type="checkbox"/> | County Environmental Health Unit |
| <input checked="" type="checkbox"/> | Planning Commission | <input checked="" type="checkbox"/> | Public Works Department |

Other: Mariposa County Fire Department, Mariposa County Assessor, California Department of Fish and Wildlife, Native American contacts, Mariposa County Resource Conservation District, Mariposa County Unified School District, CALFIRE, Lake Don Pedro Community Services District, and Mariposa County Agriculture Commissioner.

No significant effect is based on biological resources mitigation adopted by the Mariposa County Planning Commission as shown in Commission Resolution No. 2021-

Initial Study was prepared by Steve Engfer, Senior Planner, and is on file at Mariposa County Planning Department, 5100 Bullion Street, Mariposa, California 95338

Sarah Williams, Director
Mariposa Planning

Date