

County of Mariposa

California Environmental Quality Act Initial Study

A. PROJECT INFORMATION:

Project Title: General Plan/Zoning Amendment Application No. 2020-096/Site Plan Review Application No. 2023-064

Lead Agency: Mariposa County

Date: August 10, 2023

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Location: The property is located at 7548 Henness Circle, Yosemite, CA 95389 within the Yosemite West development area. This area is located immediately adjacent to Yosemite National Park. The Assessor's Parcel Number for the 6.22-acre project site is 006-150-003. The property is situated in the NW ¼ of Section 25, T.3 S., R. 20 E., MDBM. It is located on the El Capitan, California 7.5 Minute USGS Quadrangle (37°38'48.82" N and 119°42'54.15" W)

Additional parcels involved or potentially involved in project implementation are as follows:

APN 006-150-002; 7549 Henness Circle (31+ acres) and APN 006-150-006, 7555 Henness Ridge (15+ acres) Yosemite, CA 95389. These parcels are proposed to potentially contain infrastructure associated with the project.

Project Description: The project is proposed by Scenic Wonders to facilitate the functioning of its vacation rental management business in Yosemite West by providing housing for staff and centralization of certain activities, such as vacation rental laundry services. The 6.22-acre parcel is currently being developed with two residences and a garage, uses that are allowed by current zoning, which is Rural Residential. These uses are not discretionary and are approved through the ministerial permit process. This residential development is considered Phase I of overall site development. The site is in the Residential land use classification within the Yosemite West Special Planning Area. The additional parcels involved or potentially involved in project implementation are also zoned Rural

Residential and are located in the Residential land use classification within the Yosemite West Special Planning Area. The additional parcels are not proposed for reclassification or rezone.

To achieve the desired Phase II development on the project site, the project proponent proposes to reclassify the parcel to the Special Plan land use classification and rezone the parcel to a new zone called Yosemite West Mixed-Use Zone.

The new zone as proposed by the project proponents includes the following as permitted uses:

- Multi-family units up to four dwelling units per acre.
- Laundromats not for public use.
- Maintenance support facilities for servicing local home enterprises
- Private office space.
- Self-storage facilities for private use.

Conditional Uses are proposed to be:

- Bulk storage of gasoline, propane, or similar petroleum products for private use.

(Note: It is likely that single family residences and secondary residences as well as vacation rental and bed and breakfast uses will be added as permitted uses in the final version of the new mixed-use zoning text that will be considered for adoption. The addition of those uses, which are permitted by the land use classification and zoning that currently govern the property, will not alter the environmental analysis presented in this initial study.)

As noted, the new zoning will allow for the additional development of the 6.22-acre site as desired by the project proponent/property owner in order to provide central housing for the staff of Scenic Wonders, which provides services to the vacation rental sector in Yosemite West, including the condominiums located on an adjacent site. Additional uses are also proposed.

Site Plan Review:

Site plan review is part of this application in order to insure that the development scenario for the project site is consistent with the proposed new mixed-use zone and to establish a review and approval process for a specific site plan, which will be referenced in the approval of construction permits for the project should it be approved.

Proposed development is summarized as follows:

Employee Housing:

The project includes five multi-unit buildings; three small buildings of about 1,100 sq. ft. each would contain two 1-bed, 1-bath units; two larger buildings of about 2,400 sq. ft. each would contain four units each, two 1-bed, 1-bath and two 2-bed, 2-bath units. There will be a one-bed apartment unit in the laundry

facility structure. These facilities will total approximately 10,808 square feet. The units are proposed to house 32 people.

Laundry Facility:

The conversion of an existing garage building on the site will include the installation of a 600 sq. ft. laundry facility to be used to centralize laundry services for the vacation rental facilities managed by Scenic Wonders. The project proponents state that the laundry facility will save approximately 12,068 round trips per year to vacation homes within Yosemite West by Scenic Wonders housekeeping staff, which would be about a 63 percent reduction in local traffic.

Fuel Storage:

The project includes adding two 1,000-gallon fuel tanks, one for diesel and one for gasoline, at the detached garage located on the project site. The storage tanks will be for private use by Scenic Wonders and emergency firefighter vehicles. The fuel storage systems will meet Fire Rated Aboveground Storage Tank standards and include secondary containment systems. The fuel storage will meet Aboveground Petroleum Storage Act requirements and will comply with the County's hazardous materials registration programs. The project proponent states the fuel storage systems will reduce regional traffic for refueling and will be a valuable asset in emergency and winter conditions. In the past, according to the proponents, extended periods of road closures have caused fuel shortages for vehicles and snow removal equipment.

Water System:

The project will operate with a privately-owned public water system licensed by the State Water Resources Control Board. The system will include two private water wells, storage tanks, control and warning systems, electric generators, heated well and tank sheds, and two new fire hydrants near Henness Circle. Preliminary approval of the private water system has been granted.

Two water storage tanks totaling 50,000 gallons will be installed on site to serve Phase I and Phase II development. In addition to providing current independent utility for existing operations of the site, the water storage will also be sufficient to accommodate the intended project uses and will serve as additional water reserves for local fire emergencies. There is currently a well (Well #4) on the 6.22-acre project site that produces 10 gallons per minute (gpm) with a State allocated five gpm. The project site also has available water near the adjacent property to the north with a second well (Well #3) that produces approximately 47 gpm with a State allocated 23.5 gpm. Pump testing of the wells did not affect the other well's flow production or Yosemite West Maintenance District's Well #9.

Septic System:

The proposed project's waste system includes a septic tank and a secondary treatment tank for each building with dedicated dispersion lines on the primary septic field of approximately 17,500 sq. ft. As part of the project development the septic system will be expanded with a progressive build for each new building. Individual septic tanks would be underground. The project

proponent submitted a septic system feasibility analysis that was prepared by QK and dated April 30, 2021. The analysis found that a 17,460 sq. ft. disposal area would be sufficient to meet project demand for an 11,340 sq. ft. area, which would include the single family residences currently under construction. (That analysis was based on a previous project design.)

Since the preparation of the septic system feasibility analysis, the project proponent has committed to a water recycling system for the laundry facility. The recycling system is proposed to recycle up to 80% of the laundry discharge. The remaining laundry water discharge will be sent to a dedicated greywater dispersion field. An area located at 7549 Henness Circle (APN 006-150-002), across the road from the project site, is identified on the project utility plan (Figure 2-1 in the written project narrative) as being available for laundry greywater, if needed.

The optional (as needed) phased water or septic expansion will include dedicated easements (recorded with entitlement) for expanding septic disposal onto the 15-acre parcel to the north at 7555 Henness Ridge Road (APN 006-150-006), if needed. It would utilize the existing easement on the 31-acre parcel across the street (7549 Henness Circle; APN 006-150-002) for underground plumbing to deliver effluent from site improvements to the 15-acre parcel. There is also a backup septic field on the recorded easement at 7549 Henness Circle that includes approximately 32,000 sq. ft. of leach field area.

Access and Traffic:

The project site is accessed from Henness Circle by four private driveways. (These driveways are shown on the project site plan.) Access 1 is a two-way paved driveway providing access to the auxiliary residence and two apartment buildings. It creates an emergency parking lane next to the project's fire hydrant. Access 2 is a one-way, loop road serving most of the planned buildings. Access 3 is a two-way driveway serving the garage, laundry, fuel storage, and a staff apartment. The Access 4 driveway is used to service the dumpster storage area. Access 1 would be paved and 24-foot wide. The one-way loop driveway will also be 24 feet wide and paved and will allow for one-way traffic and additional parallel parking for staff and emergency vehicles, if needed. Additional access points and driveways will be paved.

All driveways provide ample space on the project site to allow access to the project without vehicles backing out onto Henness Circle. This revision to the original project design is proposed to address concerns of the Mariposa County Public Works Department relating to vehicles backing out onto Henness Circle to exit the site.

Parking:

The project proposes 53 parking spaces with dimensions of 20'x10'. A revised parking plan submitted to Mariposa Planning by the project proponent on May 1 showed that the single family residences and the detached garage, which are permitted by existing zoning and are under construction or have been permitted, will use 14 parking spaces. (Single family construction is

considered to be Phase I of site development.) Twenty-eight (28) spaces will be available for use by the multi-family component of Phase II development, while two spaces will be utilized by the central laundry facility. Nine in-line parking spaces in three separate areas on the project site are proposed to be used for parking seasonal equipment.

Drainage:

Drainage facilities are proposed to be constructed in the developed portion of the property. Runoff from the project site will be directed by an engineered drainage design to the existing County culverts running underneath Henness Circle onto the adjacent property (7549 Henness Circle). The project proponent has executed a letter of intent to provide a drainage easement on the adjacent property, if needed when final civil engineering is completed following Project entitlement.

Total Square Footage of On-Site Structures:

The total square footage for Phase II structures, i.e. the multi-family units and the garage/laundry/apartment facility, will be approximately 10,800 sq. ft. Upon completion of Phase II, the total square footage for all habitable structures on the 6.22-acre project site, including the Phase I single family residences, will be approximately 23,150 sq. ft.

Project Goals:

The primary goals of the project are to address the need for affordable housing for its local workforce in Yosemite West while relocating some of the current operational impacts in the Yosemite West neighborhood from vacation rental activity to the project location.

The project proponent currently operates the vacation rental support business as a Rural Home Industry from the adjacent parcel that contains the 48 condominiums, which are used for vacation rental purposes.

As noted, the project proposes the centralization of laundry services for vacation rentals managed by Scenic Wonders onto the project site, which will have the effect of reducing vehicle trips in the Yosemite West community and reducing domestic water use in the Indian Creek watershed.

General Plan/Zoning

The project site is located in the Yosemite West Special Planning Study Area. The area is identified in the General Plan as a Special Planning Area. The General Plan states that the purpose of a Special Plan is to address the specific issues of local importance for the planning area. A Special Plan will eventually be developed for the area. Until then, interim land use regulations apply. The project site is currently located in the Residential land use classification (LUC) within the Yosemite West Planning Study Area as described in the Mariposa County General Plan. The project site is zoned Rural Residential.

In order to meet the objectives of the project, a general plan/zoning amendment is required. The project proposes the creation of the “Yosemite West Mixed-Use Zone” with a General Plan designation of Special Plan area, specific to the

subject 6.22-acre parcel. The Yosemite West Mixed-Use Zone is proposed in order to accommodate the dual uses of Multi-Family Residential and Light Commercial activities to serve the existing vacation rental businesses in Yosemite West.

<u>Surrounding Land Uses:</u>	North	3+ acres	Mariposa County Maintenance Yard
	East		Yosemite National Park
	South	1.3+ acres	Yosemite West Condominiums
	West	31.94 acres	Vacant

Site Development Characteristics: Project site is located on a generally north-facing slope facing towards El Portal Road and the Merced River in Yosemite Valley. Elevations on the site range from 6,040 to 6,125 feet above sea level. The site contains three habitat types: Sierran mixed conifer, fresh emergent wetland, and urban.

Project Studies: The following studies and additional material submitted by the project proponent as part of the application for this project are available for review (except the Cultural Resources Survey) at the Mariposa County Planning Department, which can be reached at (209) 966-5151 or at 5100 Bullion Street (lower floor), Mariposa, CA. Recommendations and conclusions of these studies are discussed in this study and are part of the proposed project.

- a. Geotechnical Engineering Investigation for Proposed Yosemite Cascades Development, NWC Henness Ridge Road and Henness Ridge Drive, SALEM Engineering Group, Inc., September 29, 2009.
- b. Additional Soil Profile Logs and Percolation Test Results/Addendum #1, Proposed On-site Septic System, 7548 Henness Ridge Drive, Yosemite NP, Mariposa County, CA 95389, SALEM Engineering Group, Inc., February 15, 2017.
- c. Preliminary On-site Wastewater Evaluation - Ridgeline Engineering, November 11, 2017.
- d. Percolation Testing for Proposed On-site Septic Disposal System, Soil Profile Logs and Percolation Test Results, Mariposa County APN 006-150-002, Yosemite NP, Mariposa County, CA 95389, SALEM Engineering Group, Inc., February 28, 2018.
- e. Geotechnical Feasibility Letter, Scenic Wonders Development, SALEM Engineering Group, Inc. July 17, 2018.
- f. On-site Wastewater System Design, 7548 Henness Ridge, Yosemite Village, CA, Ridgeline Engineering, June 9, 2019.
- g. Biological Analysis Report for Scenic Wonders, Inc., Scenic Wonders Project, Yosemite West, Mariposa County, QK, August 2019.
- h. Cultural Resources Assessment for the Proposed Scenic Wonders Development at Yosemite West, Mariposa County California, Sierra Valley Cultural Planning, January 20, 2020. (Not available for public review)
- i. Results of Fall 2019 Pump Tests of Yosemite West Wells for Kenneth LeBlanc, Kenneth D. Schmidt & Associates, March 2020.
- j. Storm Drain Feasibility Letter, QK, July 8, 2020.

- k. Aqua Recycle® System Information for Laundry Facility, 2021.
- l. Scenic Wonders Preliminary Technical Report and technical appendices (submitted to the State Water Resources Control Board for permit for proposed water system), QK, August 2021.
- m. Scenic Wonders Development Air Quality & Greenhouse Gas Impact Assessment, VRPA Technologies, Inc., August 2021.
- n. Scenic Wonders Development Noise Study Report, VRPA Technologies, Inc., August 2021.
- o. Watershed Evaluation memo, Kenneth D. Schmidt & Associates, September 24, 2021.
- p. Letter from State Water Resources Control Board re: Preliminary Technical Report review under SB 1263 provisions, March 16, 2022.
- q. Revised Traffic Impact Analysis, Scenic Wonders Project, JLB Traffic Engineering, Inc., September 27, 2022.
- r. Letter of Intent for Proposed Modification to Recorded Property Easement, Yosemite Conservancy, August 29, 2022
- s. Proposed Modification to Well and Easement Agreement with Scenic Wonders, Yosemite Conservancy, October 27, 2022.
- t. Scenic Wonders, Mariposa County, Yosemite West Project Information, November 2022.
- u. Geotechnical Engineering Investigation, Proposed Residential Development, Scenic Wonders Employee Housing, SALEM Engineering Group, Inc., November 16, 2022
- v. Scenic Wonders Preliminary Grading Plan, QK, November 10, 2022.
- w. Water Service Agreement with NatureBridge, KL Water & Land, LLC, January 20, 2023.
- x. Scenic Wonders Snow Management Plan, Scenic Wonders, February 8, 2023.
- y. Scenic Wonders Revised Parking Plan, April 27, 2023.
- z. Fire Code Analysis for the Properties Located at 7548 Henness Circle, Yosemite National Park, CA 95389, Engineering Fire Protection, May 8, 2023.

Reference Documents: All of the documents cited and relied upon in the preparation of this initial study are available at the County of Mariposa Planning Department located at 5100 Bullion St. (lower floor), Mariposa, CA (209) 966-5151 with the exception of the Cultural Resources Survey for this property, which is confidential, and are hereby incorporated into the record for this initial study. Documents are also available at: <https://www.mariposacounty.org/2455/Scenic-Wonders>.

State Agency Project Approvals:

- State Water Resources Control Board – Division of Drinking Water – Drinking water permit.
- Regional Water Quality Control Board (RWQCB) – General Permit for Discharges of Storm Water Associated with Construction Activity.
- CAL FIRE – Emergency Evacuation Plan.

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

This study found that the project has the potential to have significant impacts on Biological Resources, Cultural Resources, Geology and Soils (septic system), and Transportation (intersection). Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. These measures are shown in the Biological Resources, Cultural Resources, Geology and Soils, and Transportation sections of this study, and in Section D, Mitigation Monitoring.

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Section A

CEQA DETERMINATION OF IMPACT

On the basis of this initial evaluation:

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

By: Skip Strathearn Date: August 10, 2023

Title: Senior Planner Representing: County of Mariposa

Signature: *Skip Strathearn*

Figure 1
Project Vicinity Map

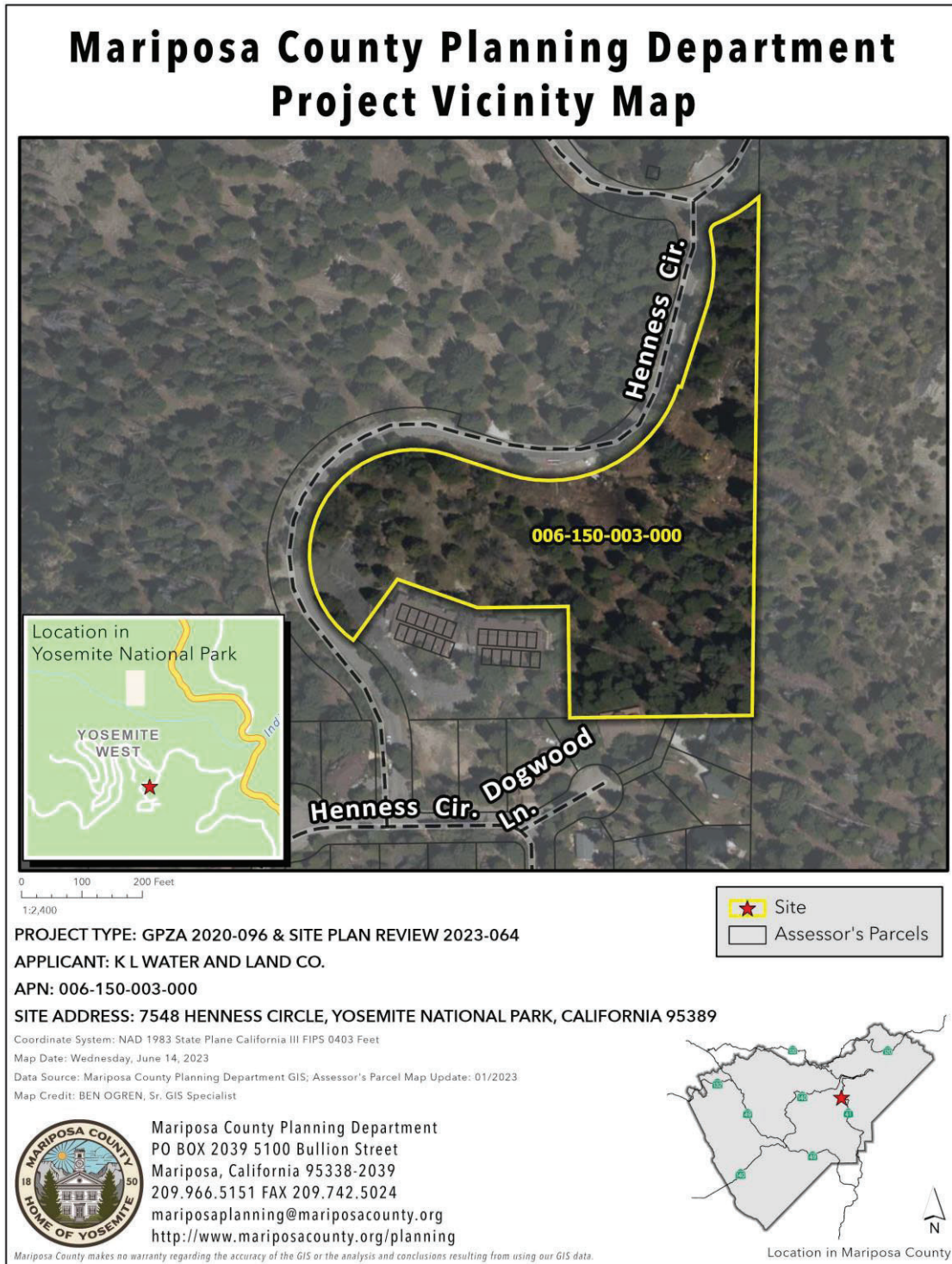
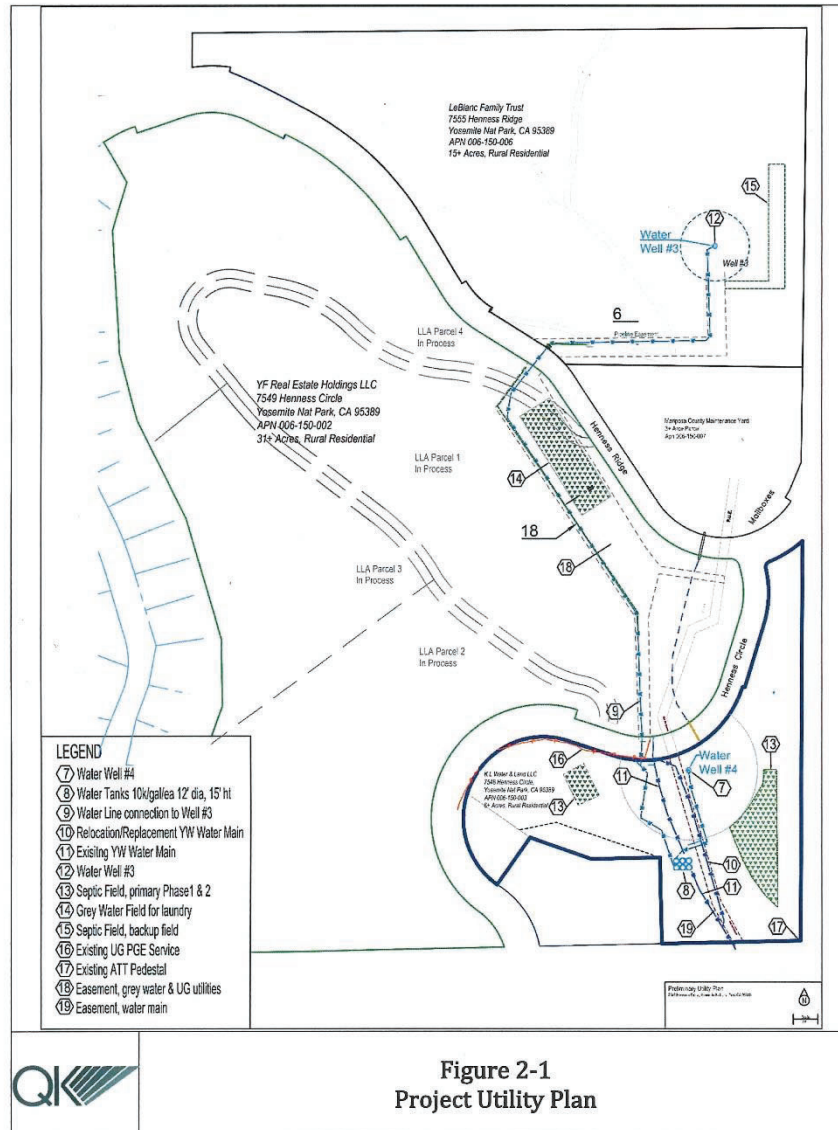


Figure 2 Additional Potentially Affected Parcels



Section B
CEQA ENVIRONMENTAL CHECKLIST
EVALUATION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS

1. AESTHETICS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Have a substantial adverse effect on a scenic vista?			√	
b) Substantially damage scenic resources, including but not limited to: trees, rock outcroppings, and historic buildings within a state scenic highway?				√
c) In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			√	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			√	

1. a & c Scenic Vistas/Visual Character

A significant impact would be one having a substantial adverse effect on a scenic vista or substantially degrade the existing visual character in the area. The proposed project is located in an area that is characterized by an alpine environment. The project parcel is located just north of a 48-unit condominium project. A portion of the Yosemite West Unit 1 single family residential subdivision is located to the south of the condominiums. The majority of the single family residential development is located to the west of the project site. A county equipment yard is located just to the north of the project site at the intersection of Henness Ridge Road and Henness Circle.

There are two elements involved in determining the level of significance of potential impacts to visual quality; the effect of the project on:

- 1) The rural character of the area, as that character is defined by the General Plan; and
- 2) Viewsheds in relation to the values expressed in the Mariposa County General Plan regarding noted types of sensitive landscape elements.

The General Plan EIR points of significance (Table 4.12-1, pg. 4-69) indicate potentially significant impacts will occur with development of *non-single family residential development* that does not adhere to related General Plan policies of Chapters 5, 7, 10, 11 and 14.

The primary and secondary residences under construction will be used as long-term rentals. This development will be accompanied by a detached garage with storage, parking, septic system service, water well and driveways and underground utilities. Roughly 12,350 square feet of building will be associated with this construction that is permitted by current zoning. There are currently no “apartment” units located in the Yosemite West area. The proposed zone change will allow for such development. The zone change would include structure height and site location standards, i.e. setbacks. Project signage (excluding address and traffic signs) would be restricted to three separate signs on the project site. Total signage would not exceed 50 square feet. No neon signs would be allowed. There are no specific design review standards currently governing the area.

The project proponent states that the project design has placed the buildings near the public road without impeding traffic, with parking to increase the open space and natural terrain. Parking spaces are proposed under each apartment building to reduce the project footprint. All the buildings will be residential in style, similar to existing Yosemite West architecture. The buildings will be set on the natural hillside to reduce building heights and grading. Twenty of the 53 proposed parking spaces would be covered. Maximum building development on the 6.22-acre site will total 25,000 square feet.

The proposed development of apartment and vacation rental service uses would not conflict from an aesthetics perspective with the goals, policies and implementation measures of the Mariposa County General Plan.

General Plan goals, policies and implementation measures most germane to this project are located in the Land Use and Conservation and Open Space chapters. Goal 5-1 in the Land Use Element states: “*Maintain the rural character of Mariposa County.*” Policy 5-1a states: “*New development shall be in keeping with the County’s rural character.*” Implementation Measure 5-1a(1) states: “*Rural character for each of the planning areas is to be defined by Area Plans.*” No such standards have been adopted for the Yosemite West area.

Goal 11-1 in the Conservation and Open Space chapter of the general plan states: “*Conserve the natural and scenic resources, and open space lands to protect and enhance the County’s quality of life and character ensuring a viable economy.*” This goal is followed by Policy 11-1a which states: “*Conserve natural and scenic resources through County programs and development standards.*” Following implementation measures relate to the County’s establishment of guidelines to protect and preserve rural character, scenic routes views and viewsheds. As noted, no such standards have been developed, nor has the Yosemite West area been defined as a scenic resource.

The nature of the residential project and associated development such as the laundry facility and the project’s location in an area that has been extensively developed with single family residential and condominium uses, will preclude the project from impacting a pristine scenic vista. The project site is a significant distance from and not visible from the highway into Yosemite National Park through the Merced River Canyon. *Given these factors, the proposed project will have a less than significant impact on scenic vistas.*

1.b State Scenic Highway

A significant impact would be one that substantially damages scenic resources within a state scenic highway. Highway 140 is a designated state scenic highway from Mariposa to El Portal. However, the project is not adjacent to, or visible from, this scenic highway. *Thus, the project will have no impact.*

1.d. Create Light or Glare

A significant impact would be one that creates a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The project is located in an area that has been extensively development

with single family residential and condominium uses. All exterior lighting will be required to be consistent with International Dark Sky guidelines in accordance with Policy 11-1d and Implementation Measure 11-1d(1) contained in the Mariposa County General Plan. The addition of the five new structures as would be allowed under the zone change does not have the potential to create new sources of substantial light or glare that would adversely affect day or nighttime views in the area. *Therefore, the project will have a less than significant impact.*

2. AGRICULTURE and FOREST RESOURCES

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

2.a & b Convert Important Farmland/Conflict with Zoning for Agricultural Use, or 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 Williamson Act land. The project is not located in an important farmland area. Due to its location, the project would have no impact on agricultural lands. It is not under a Williamson Act Contract, nor is it zoned for agricultural uses. *The project would have no impact on these issues.*

2.c & d Conflict with Forest Land/Timberland Zoning/Conversion of Forest Land to Non-Forest Use

A significant impact would occur if the project conflicts with forest land zoning, rezones defined forest land or timberland, or conflicts with timberland zoned Timber Production. The project site is currently zoned Rural Residential. It is located within the Yosemite West Special Planning Study Area and is in the Residential Land Use Classification. The project proposes a rezone from Rural Residential to Yosemite West Mixed-Use Zone. The site is not zoned for forest land or timberland production. The project site contains no forest land as defined in Public Resources Code (PRC) Section 12220(g) nor timberland as defined in PRC Section 4526. “Forest land” is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. “Timberland” means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.

The 6.22-acre project site is currently zoned Rural Residential, meaning it can be developed with two residential structures and appurtenant residential facilities, and is therefore not considered forest land. The site has been historically contemplated for residential development and is not of sufficient size to warrant commercial tree harvesting or other uses as defined in the paragraph above. Use of the two additional parcels, 15+ and 31+ acres in size and zoned Rural Residential for support project infrastructure, will be minimal. Those parcels may be used for timber harvesting at a future date should the property owner choose to put them to that use. The project site is not zoned for forest land use or timberland production.

Goal 5-12 of the General Plan states: *“Protect significant timberlands and provide for sustainable management and harvesting of timber resources.”*

Policy 5-12a, which implements the goal states: *“Protect significant timberland from conversion to non-timber related uses.”*

Mitigation Measure 5-12a(1) states: *“Use the Timber Preserve zoning district within the Agricultural/Working Landscape and Natural Resource land use classifications to limit development in areas of identified potential timber resources.”*

The proposed project is not in conflict with the above-referenced goal, policy and implementation measure in that the project site is not zoned or classified for timber production, nor is it proposed to be so zoned or classified. The area is currently zoned for residential development and the proposed mixed-use zone is consistent with the Mariposa County General Plan in that it addresses specific issues of local importance to the Yosemite West Special Planning Area. (See Section B.11 – *Land Use and Planning* for further discussion of this issue.)

Given the factors cited above, the project will have no impact on zoning for forest land or timberland, nor will it result in the loss of forest land or conversion of forest land to non-forest use.

2.e Conversion of Farmland; Conversion of Forest Land

A significant impact would occur if the project resulted in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. The project would not result in the conversion of farmland to a non-agricultural use nor would it convert forest land to non-forest use. *Thus, the project will have no impact on this issue.*

B.3 AIR QUALITY

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

An assessment of the proposed project’s potential impacts on air quality was prepared by VRPA Technologies, Inc. The title of the assessment is *Scenic Wonders Development Air Quality & Greenhouse Gas Impact Assessment*, and is dated August 2021. The assessment is available for review by contacting the Mariposa County Planning Department at (209) 966-5151 or at 5100 Bullion Street (lower floor) Mariposa, CA.

The assessment describes in detail the regulatory environment relating to air quality, the project site’s environmental setting, air quality impact methodologies, and impact determinations and recommended mitigation. This initial study section summarizes the conclusions of the air quality portion of the assessment. The greenhouse gas portion of the assessment is discussed in Section B.8 – *Greenhouse Gas Emissions*.

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

The project would have a significant impact if it conflicted with or obstructed implementation of any applicable air quality plan. The project is located in the Mountain Counties Air Basin (MCAB), which comprises seven air districts. Air quality in Mariposa County is regulated by the Mariposa County Air Pollution Control District (MCAPCD). The MCAB has been assigned either attainment or unclassified status for federal air quality standards. Therefore, MCAPCD is not required to prepare or implement an attainment plan. Accordingly, there is no applicable air quality plan. As such, no impacts would occur. Furthermore, results of the analysis as shown in Tables 7-9 of the assessment indicate that emissions generated from construction or operation of the project will not exceed the MCAPCD and San Joaquin Valley Air Pollution Control District (SJVAPCD) thresholds.

Thus, the project will have no impact on implementation of an Air Quality Plan.

B.3.b Cumulative Impacts

The project would have a significant impact if it resulted 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. This impact is related to regional criteria pollutant impacts. Project specific emissions that exceed the thresholds or significance for criteria pollutants would be expected to result in a cumulatively considerable net increase of any criteria pollutant for which the County is in non-attainment under applicable federal or state ambient air quality standards. It should be noted that a project is not characterized as cumulatively insignificant when project emissions fall below thresholds of significance. The MCAPCD and SJVAPCD have established thresholds of significance for determining environmental significance. Table 6 in the assessment shows these thresholds.

The results of the analysis show that emissions generated from construction and operation of the project will be less than the applicable MCAPCD and SJVAPCD emission thresholds for criteria pollutants.

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

B.3.c Sensitive Receptors to Pollutants

The project would have a significant impact if it exposed sensitive receptors to substantial pollutant concentrations. The MPAPCD does not have a set of guidelines to determine significance of whether a project would expose sensitive receptors to pollutants; therefore, for this analysis, the SJVAPCD guidelines were used as a basis to determine project significance.

Sensitive receptors refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems affected by air quality). Land uses that have the greatest potential to attract these types of sensitive receptors include schools, parks, playgrounds, daycare centers, nursing homes, hospitals, and residential communities. From a health perspective, the proposed project is a Type B project in that it may potentially place sensitive receptors in the vicinity of existing sources.

The first step in evaluating the potential for impacts to sensitive receptors for toxic air contaminants (TACs) from the project is to perform a screening level analysis. For Type B projects, one type of screening tool is found in the California Air Resources Board (CARB) Handbook: *Air Quality and Land Use Handbook: A Community Perspective*. This handbook includes a table with recommended buffer distances associated with various types of common sources. The screening level analysis for the project shows that TACs are not a concern based upon the recommendations provided in Table 4 of the assessment. An evaluation of nearby land uses considering CARB's Pollution Mapping Tool shows that the project will not place sensitive receptors in the vicinity of existing toxic sources. Table 4 indicates that new sensitive land uses should not be sited within 500 feet of a freeway/urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. Traffic counts provided in the traffic study prepared for the project indicate that roadways in the project area carry significantly less (< 1,000) vehicles per day. Therefore, TACs from sources in the study area will not significantly impact the project. In addition, the project will not generate TACs that would have a significant impact on the environment or adjacent sensitive receptors. *Therefore, the project will have a less than significant impact on sensitive receptors.*

Short-Term Impacts:

The annual emissions from the construction phase of the project will be less than the applicable emission thresholds for criteria pollutants as shown in Table 7 of the assessment. *Therefore, construction emissions associated with the project are considered less than significant.*

Long-Term Impacts:

Long-term impacts from the project are generated primarily by mobile source (vehicle) emissions from the project site and area sources. Emissions from long-term operations generally represent a project's most substantial air quality impact. Table 8 of the assessment summarizes the project's operational impact by pollutant. Results

indicate that the annual operational emissions from the project will be less than the applicable emission thresholds for criteria pollutants. *Therefore, operational emissions associated with the project are considered less than significant.*

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

A significant impact would be one that results in other emissions (such as those leading to odors) adversely affecting a substantial number of people. The MCAPCD does not provide guidance on whether a project would expose sensitive receptors to odors. The SJVAPCD requires that an analysis of potential odor impacts be conducted for the following two situations:

- Generators – project that would potentially generate odorous emissions proposed to be located near existing sensitive receptors or other land uses where people may congregate, and
- Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people located near the existing odor sources.

The project will not generate odorous emissions given the nature of characteristics of residential developments. The intensity of an odor source’s operations and its proximity to sensitive receptors influences the potential significant of odor emissions. The SJVAPCD has identified some common types of facilities that are known to produce odors in the SJV basin. The types of facilities that are known to produce odors are shown in Table 5 of the assessment along with a reasonable distance from the source within which the degree of odors could possibly be significant. None of the facilities shown in Table 5 are located within the vicinity of the project. *Therefore, the project would have no impact on this issue.*

B.4 BIOLOGICAL RESOURCES

4. BIOLOGICAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		√		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				√
c) Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited			√	

to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		√		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				√
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				√

A biological assessment of the project site has been prepared by QK. The title of the assessment is *Biological Analysis Report, Scenic Wonders, Inc., Scenic Wonders Project, Yosemite West, Mariposa County* and is dated August 2019. The biological report is available for review by contacting the Mariposa County Planning Department at (209) 966-5151 or at 5100 Bullion Street (lower floor) Mariposa, CA.

The biological study area (BSA) includes the subject 6.22-acre parcel, a 15-acre parcel to the north that contains Well No. 3 and a proposed septic field replacement easement, plus a 500-foot buffer around both. The 16,900 sq. ft. easement area on the 31+-acre intervening parcel that is proposed to be used for the installation of underground water and effluent pipelines (connecting the project site to the 15-acre parcel), electric services and greywater from the laundry facility or septic field, as well as a proposed 1,920 sq. ft. drainage easement area immediately adjacent to the project site across Henness Circle were also part of the study area. The purpose of the report was to identify where potential special-status biological resources may occur within the project site; determine how those resources may be impacted by the proposed project; and recommend avoidance, minimization, and mitigation measures to reduce the potential for impact to a less than significant level. The report was prepared to support an analysis of biological conditions as required by the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), and to support regulatory permit applications, if needed. The following summary reflects the information contained in the report.

B.4.a Candidate, Sensitive or Special Status Species/

A significant impact would occur if the project had a substantial adverse effect on any candidate, sensitive or special status species (rare, endangered or threatened).

The biological assessment found that eight special-status plant species were determined to have the potential to occur within the BSA based on the presence of suitable habitat and soil conditions. Seven of the plants are in the general category of rare, threatened or endangered in California and elsewhere. White beaked-rush is rare, threatened, or endangered in California, but more common elsewhere. The plants' Threat Code Extensions are as follows:

- Yosemite Onion – California Rare Plant Rank (CRPR) Threat Code Extension: Not very endangered in California
- Tulare rockcress – CRPR Threat Code Extension: Not very endangered in California
- Tompkin’s sedge – CRPR 4.3 Threat Code Extension: Limited distribution, rare in California
- Bolander’s woodreed – CRPR Threat Code Extension: Fairly endangered in California
- Hall’s daisy – CRPR Threat Code Extension: Not very endangered in California
- Short-leaved hulsea – CRPR Threat Code Extension: Fairly endangered in California
- Holzinger’s orthotrichum moss – CRPR Threat Code Extension: Not very endangered in California
- White beaked-rush – CRPR Threat Code Extension: Fairly endangered in California

Direct impacts to these species could include destruction and loss of individuals and isolated populations as well as habitat loss. Indirect impacts could include the loss of habitat for future colonization of the species, thereby impacting the species’ viability over the long term, as well as long-term changes to habitat composition due to the spread of non-native invasive plant species during construction.

(Note: Yosemite Onion, Tompkin’s sedge, Bolander’s woodreed and white beaked-rush have the potential to occur only on the northern 15-acre parcel and the emergent wetland between parcels, which is not within an affected project area. However, the project may include expanding septic disposal onto the 15-acre parcel by utilizing the existing easement on the property across Henness Circle for underground plumbing to deliver effluent from the proposed project that would be allowed under the general plan/zoning amendment. The existing easement area may also be used to dispose of laundry grey water into an engineered leachfield system. Therefore, mitigation to address impacts to species must include all proposed disturbed areas.)¹

There is the potential for special status plant species to inhabit areas of the Biological Study Area that are proposed for Scenic Wonders development or within areas of parcels for which easements exist or will be obtained, and the project has the potential to significantly impact these species. *Implementation of the following measure will reduce potentially significant impacts on special status plant species to less than significant levels:*

Mitigation Measure 4.a.1

Prior to commencement of construction or grading activities on the project site from April 1 to August 31 and the issuance of construction or grading permits for the project, a qualified biologist knowledgeable on the identification of special-status plant species shall conduct a pedestrian survey of areas of the project disturbance footprint plus a 100-foot buffer within the project area, only if the buffer area is located on property owned by the project proponent or on which the project proponent has or will obtain easements for project facilities, to determine if special status plant species are present. The surveys shall be floristic in nature and shall be conducted during the last bloom periods for the target species prior to start of construction activities at each site in accordance with the most current United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) protocols. This would mean that should construction begin outside of the April 1 to August 31 period of a given year, the operative survey would be one that occurred within the April 1 to August 31 period of the prior year. (Bloom periods and areas where surveys would need to be conducted for each species are as described in Table 6-1 of the Biological Analysis Report.) For construction beginning in June, July or August of a given year, surveys for all species could occur in April and May of that year. Locations of any special-status plant species observed during the survey shall be mapped and described in the Biological Site Review Report.

¹ Mitigation measures applied to this project can only be implemented on property owned by the project proponent or on property for which easements for project facilities have been or will be obtained. The Biological Study Area contains property not owned by or proposed to be used by the Scenic Wonders project proponents and those areas are not included in project mitigation measures for biological resources.

If non-listed special-status plant species (Yosemite onion, Tulare Rockcress, Bolander's woodreed, Hall's daisy, short-leaved hulsea, Holzinger's orthotrichum moss) are detected on-site, an Environmentally Sensitive Area (ESA), buffer shall be established with a minimum buffer of 15 feet until CDFW is notified and the process described below is undertaken. No disturbance shall occur in this ESA. The buffer area shall be identified through fencing or similar method. If any non-listed special-status plant species are present and cannot be avoided, the California Department of Fish and Wildlife shall be contacted at least 10 days prior to disturbance to allow for the collection of seed from these plant species (the construction schedule can proceed whether the CDFW collects seed or not.)

If Tompkin's sedge, which is a listed species, is present and cannot be avoided, impacts should be minimized to the greatest extent feasible in consultation with the USFWS and/or CDFW, as appropriate.

A Restoration and Revegetation Plan (RRP) shall be developed prior to construction and shall include the following:

- *Target mitigation ratios for impact special-status plant species.*
- *The source for restoration plantings and seed mixes. Native seed shall be sourced locally from a native plant nursery to maintain genetic integrity with the plant species on-site or otherwise is known to occur within the same types of habitats in the region.*
- *Methods for plant installation including size and species to be planted, and planting and irrigation installation. Methods for seed installation including species of seed and planting and irrigation. Management and maintenance methods shall be included.*
- *Criteria and methods for determining successful establishment of mitigation efforts.*
- *Contingency and adaptive management efforts if restoration efforts are not successful.*
- *Monitoring and reporting requirements. Seeded areas shall be monitored through at least one winter to ensure that seed has sprouted successfully. Restoration plantings shall be monitored for at least three (3) years to determine if they have successfully become established (irrigation shall not occur during the last year of monitoring).*

Topsoil for areas that are occupied by special-status plant species should be retained and re-spread over disturbed areas from where it was extracted after construction has been completed.

The Planning Department shall be provided a copy of the results of any Biological Site Review Report and proposed mitigation prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.a.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Nine special-status animal species were determined to have a potential to occur on the project site: They are:

- California red-legged frog – Federally threatened and State Species of Special Concern
- Sierra Nevada yellow-legged frog – Federally Threatened
- Northern goshawk – State Special of Special Concern
- Pallid bat – State Species of Special Concern
- Western mastiff bat – State Species of Special Concern
- Western red bat – State Species of Special Concern
- Fisher (West Coast DPS) – Federally Threatened, State Species of Special Concern

- American badger – State Special of Special Concern
- Sierra Nevada red fox – Federal Candidate and State Threatened

Large portions of the ranges for each of these species overlap federally- and State-owned lands which would not be subject to intense and widespread development, thus buffering the impact the proposed project may cause. The following avoidance and minimization measures would further help to reduce the impact of the project special-status animal species. *Implementation of the following measures will reduce project impacts to these species to a less than significant level.*

Mitigation Measure 4.a.2

This measure applies to the northern 15-acre parcel only. Within 14 days of the commencement of construction or grading activities on the parcel, a qualified biologist, knowledgeable of all life stages of the California red-legged frog and the Sierra Nevada yellow-legged frog, shall conduct two survey events in accordance with United States Fish and Wildlife Service (USFWS) protocols to determine if the species inhabit the affected area. Each survey shall consist of one daytime survey and one nighttime survey, and each survey event shall be conducted with at least five days between them. The surveys shall be phased with construction of the project. If either frog species is detected during the pre-activity surveys, construction activities shall be postponed in the location where the frogs are detected until the frogs leave the site on their own. Once the biologist has determined that the frogs have left the site, work may resume. An exclusion fence shall be constructed between occupied habitat and the construction area to prevent the species from re-entering the construction area. The location and design of the exclusion fencing shall be determined by the qualified biologist. Construction or grading may proceed with caution under the direct supervision of the biologist. The biologist shall have the authority to halt work at any time to avoid injury or death to either frog species. Alternatively, the frog species may be relocated from the project site prior to the start of grading or construction activities only under the permission of the USFWS and the California Department of Fish and Wildlife, which would typically require an Incidental Take Permit. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities and throughout the construction process.

Monitoring for Mitigation Measure 4.a.2:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Mitigation Measure 4.a.3

This measure applies to the entirety of the project site. Within 14 days of the commencement of construction or grading activities on the project site, a qualified biologist shall conduct a survey for roosting pallid, western mastiff, and western red bats, including a daytime inspection and a flyout inspection at dusk to determine if the species inhabit the affected area. The survey(s) shall be phased with construction of the project. If bats are detected, an acoustical sampling shall be conducted to determine species. If pallid bats, western mastiff bats, or western red bats are identified to be roosting in the trees in the grading or construction area, work shall commence until bats have been passively excluded from the tree through the installation of one-way doors or other exclusion devices. Electronic bat aversion devices may also be used in addition to the one-way doors. Relocation of bats from the affected area may not be performed during the breeding season (March 1 to September 15.) The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities and throughout the construction process.

Monitoring for Mitigation Measure 4.a.3:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Mitigation Measure 4.a.4

This measure applies to the entirety of the project site. Within 14 days of the commencement of construction or grading activities on the project site, a qualified biologist, knowledgeable in the identification of fisher and American badger, shall conduct a survey to determine if the species inhabit the affected area. The pedestrian survey(s) shall cover the affected area plus a 500-foot buffer, (the buffer area including only areas located on property owned by the project proponent or on which the project proponent has or will obtain easements for project facilities), and shall achieve 100% visual coverage. The survey effort shall be phased with construction of the project. If dens that these species could use are detected during the survey(s), an Environmentally Sensitive Area (ESA) shall be implemented between construction and the den. The nature and location of the buffer shall be determined by the qualified biologist. If the den must be removed for project construction, the den shall be monitored for a minimum of five (5) days and nights with trail cameras to determine if the den is in use. If no animal activity is detected, the dens may be carefully dismantled and demolished under the direct supervision of a qualified biologist until the terminus of every tunnel is clearly visible, and then backfilled. If at any time during den removal one of these species is encountered, den removal will cease immediately, and the animal will be allowed to leave on its own as determined by the qualified biologist before den removal can resume. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities and throughout the construction process.

Monitoring for Mitigation Measure 4.a.4:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Mitigation Measure 4.a.5

Prior to grading or construction activities in an undeveloped area on the project site, all personnel involved in grading or construction activities shall attend a Construction Personnel Environmental Awareness Training and Education Program. The program shall be developed by a qualified biologist and shall include the following:

- *information on the life history of all the special-status species identified in the project's Biological Analysis Report determined to have potential to occur on the project site, including migratory birds and raptors.*
- *a discussion of each species' legal protection, status, the definition of "take" under the Endangered Species Act, measures the project proponent must implement to protect the species, reporting requirements, specific measures that each worker shall employ to avoid take of wildlife species, and penalties for violation of the State and federal Endangered Species acts.*
- *Information on how and where to bring injured wildlife for treatment in the case any animals are injured on the project site, and how to document wildlife mortalities and injuries.*
- *an attendance form signed by each worker indicating that environmental training has been completed with the attendance form kept on record by the qualified biologist.*

The Planning Department shall be provided a copy of the Construction Personnel Environmental Awareness Training and Education Program and signed copies of the attendance forms prior to the

commencement of any grading or construction activities and the issuance of grading or construction permits.

Monitoring for Mitigation Measure 4.a.5:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Mitigation Measure 4.a.6

The project proponent shall implement the following best management practices to avoid and minimize impacts to special-status biological resources during grading or construction activities:

- *Project-related vehicles should observe a daytime speed limit of 20 mph within the project site.*
- *Off-road traffic outside of areas designated essential for grading and construction activities shall be prohibited.*
- *All grading and construction activities shall occur during daylight hours.*
- *To prevent inadvertent entrapment of animals during construction of the project, all excavated, steep-walled holes or trenches more than two (2) feet deep shall be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one of more escape ramps constructed of earthen-fill or wooden plans shall be installed.*
- *Before holes or trenches are filled, they should be thoroughly inspected for trapped animals. If at any time a trapped or injured special-status animal species is discovered, the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), as appropriate, shall be contacted before proceeding with the work.*
- *In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape, or the USFWS/CDFW shall be contacted for guidance.*
- *All construction pipes, culverts, or similar structures with a diameter of four (4) inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If an animal is discovered inside a pipe, that section of pipe shall not be moved until a qualified biologist has identified the species and determined if consultation with the USFWS/CDFW is required. If the species is not protected under the federal or State ESAs or is State Fully Protected, the animal may be retrieved by the biologist and relocated to suitable habitat outside of any existing or proposed grading or construction area. All such relocations shall be carefully documented, including photos/descriptions of the condition of the animal and relocation site.*
- *All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once per week from the project site.*
- *No firearms shall be allowed on the project site.*
- *No pets, such as dogs and cats, shall be permitted on the project site.*
- *Use of rodenticides and herbicides in grading or construction areas shall be prohibited.*
- *Upon completion of the grading or construction activity, all areas subject to temporary ground disturbances (including storage and staging areas, temporary roads, pipeline corridors, etc.) shall be re-contoured if necessary, and revegetated to promote restoration of the area to pre-project grading or construction conditions. An area subject to “temporary” disturbance means any area that is disturbed during grading or construction activities, but after project completion will not be subject to further disturbance and has the potential to be revegetated.*
- *Any project personnel who are responsible for inadvertently killing or injuring a special-status species should immediately report the incident to a qualified biologist. The biologist shall notify the appropriate agencies within 24 hours.*

- *New sightings of all special-status species identified in the Biological Analysis Report shall be reported to a qualified biologist who shall report the sighting to the California Natural Diversity Data Base.*

The project proponent shall provide a copy of the best management practices identified above to all contractors, subcontractors and any other entity conducting grading or construction activities on the project site prior to that entity engaging in any such activities. Prior to the commencement of grading or construction activities on the project site and the issuance of any grading or construction permits, the Planning Department shall be provided a copy of the best management practices that is to be distributed to those conducting grading or construction activities on the project site.

Monitoring for Mitigation Measure 4.a.6:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

B.4.b Sensitive Natural Communities

A significant impact would occur if the project had a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The biological Study Area does not overlap any critical habitat and there are no designated sensitive natural communities present on site. *The project would have no impacts on sensitive natural communities or critical habitats.*

B.4.c Wetlands

A significant impact would occur if the project would have a substantial adverse effect on State or federally protected wetlands. Four streams are present on the project site; one intermittent stream and three intermittent streams. All waters on site would be considered waters of the State under various State laws. The streams may also fall under the jurisdiction of the federal Clean Water Act and may be regulated under Section 1600 et seq. of the California Fish and Game Code.

Two small potential fresh emergent wetland features totaling approximately 0.38 acre were recorded on-site (shown on Figure 4-4 of the biological report). The larger feature, which appears to be the headwaters that feed the unnamed intermittent stream in the northern parcel, is found within the BSA between northern and southern parcels. At the time of the survey that wetland was shallow and resembled a wet meadow. (This feature is located within the Biological Study Area but not on a parcel owned by the project proponent nor on a parcel on which the project proponent has or will obtain an easement to construct facilities for project implementation. Therefore, the Scenic Wonders project that would be allowed under the proposed general plan/zoning amendment cannot and is not required to implement mitigation measures to protect the feature.) The smaller feature was greater than three (3) feet-deep and was situated within the northern 15+- acre parcel.

Impacts to these features are not likely to be significant given the very small acreage and apparently isolated nature of these features. However, the loss of aquatic feature acreage and quality of aquatic features throughout the State continue to decline and impacts to the features on site would contribute to that decline. *Implementation of the following measures will reduce the project's potential impact on jurisdictional aquatic resources to less than significant levels.*

Mitigation Measure 4.c.1

Prior to commencement of construction or grading activities on any portion of the project site and the issuance of any grading or construction permit for the project, an aquatic resources delineation shall be conducted on parcels owned by the project proponent, or on which easements to construct facilities for project implementation have been obtained by the project proponent, to identify the extent of potential

State and federal jurisdiction over these resources. The delineation shall be conducted according to the current U.S. Army Corps of Engineers (USACE) and Regional Water Quality Control Board minimum standards. The delineation shall include the project site plus a minimum 100-foot buffer, (the buffer area including only areas located on property owned by the project proponent or on which the project proponent has or will obtain easements for project facilities). An Aquatic Resources Delineation Report shall be prepared in accordance with USACE minimum standards and shall include potential jurisdictional extents for State agencies. The project proponent shall adhere to all state and/or federal regulations and standards, including provisions of the Clean Water Act, if it is determined that aquatic features on the project site are jurisdictional. The Planning Department shall be provided a copy of the Aquatic Resources Delineation Report prior to the issuance of a grading or construction permit for the project and the commencement of any construction or grading activities. The Planning Department shall also be provided any and all reports relating to the delineation and regulation of jurisdictional water features.

Monitoring for Mitigation Measure 4.c.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Mitigation Measure 4.c.2

The project proponent shall implement the following best management practices to protect aquatic resources during grading or construction in or near an aquatic resource area:

- *All non-jurisdictional aquatic features shall be avoided to the maximum extent feasible. Aquatic features that can be avoided shall have Environmentally Sensitive Area (ESA) buffers of 50 feet around such features to limit indirect impact to the features. (The buffer area shall include only areas located on property owned by the project proponent or on which the project proponent has or will obtain easements for project facilities.) ESA buffers shall be identified with high visibility fencing or other a similar method with signs stating the area is not to be disturbed.*
- *Staging and storage areas for equipment, materials, fuels, lubricants, and solvents shall be located outside the ESA buffer area for aquatic resources. Vehicles and other motorized equipment shall be refueled and lubricated outside of ESA buffer areas.*
- *Any material used as rip rap or rock slope protection shall be composed of cleaned, natural rock that is free of concrete, asphalt, and other materials that are deleterious to fish and wildlife.*
- *A Stormwater Pollution Prevention Plan shall be developed to address potential sources of erosion and water quality degradation during construction and grading activities.*
- *All disturbed soils shall be stabilized to prevent erosion into aquatic features upon completion of grading or construction activities.*

The project proponent shall provide a copy of the best management practices identified above to all contractors, subcontractors and any other entity conducting grading or construction activities on the project site prior to that entity engaging in any such activities. Prior to the commencement of grading or construction activities on the project site and the issuance of any grading or construction permits, the Planning Department shall be provided a copy of the best management practices that is to be distributed to those conducting grading or construction activities on the project site.

Monitoring for Mitigation Measure 4.c.2:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

B.4.d Native Species/Wildlife Corridors/Nursery Sites

A significant impact would occur if the project substantially interfered 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. The project site and surrounding area contains suitable habitat that could support a wide variety of nesting bird species protected under the Migratory Bird Treaty Act and the California Fish and Game Code. Project activities adjacent to nesting birds could result in direct impacts to the nests from noise and vibration caused by construction activities. Indirect impacts could result following removal of trees, creating greater competition for resources. *Implementation of the following mitigation measure will reduce potentially significant impacts on nesting birds to less than significant levels.*

Mitigation Measure 4.d.1

Prior to commencement of construction or grading activities on any portion of the project site, including the northern 15-acre parcel and the parcel between the subject parcel and the 15-acre parcel, a qualified biologist shall conduct a pre-construction survey(s) of the impacted area, plus a 250-foot buffer area for songbirds and a 500-foot buffer area for raptors, no longer than seven (7) days prior to such activities to determine if nesting birds, including Northern Goshawk, are extant in those areas proposed for construction or grading activities. If active nests are found during the survey or at any time during construction of the project, a nest avoidance buffer ranging from 250 feet for songbirds up to 350 for raptors may be required, as determined by the qualified biologist. The avoidance buffer, which shall apply only to property within parcels owned by the project proponent or for which the proponent has easements to construct project facilities, shall remain in place until the biologist has determined that the young are no longer reliant on the nest. Work may occur within the avoidance buffer under the approval of the qualified biologist once the biologist has determined through on-site monitoring that construction activities are not affecting nesting activities or the parental care of fledglings. The biologist shall have the authority to stop construction if nesting adults, hatchlings or fledglings show signs of distress as determined by the biologist. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities and throughout the construction process.

Monitoring for Mitigation Measure 4.d.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

The project site does not intersect with any identified regional or local wildlife movement corridors, nor does it support an important wildlife nursery site. No impacts to wildlife movement or nursery sites would occur.

B.4.e Ordinances and Policies Protecting Biological Resources

A significant impact would be one that conflicts with any local policies or ordinances protecting biological resources. The Biological Analysis Report reviewed Mariposa County policies relating to protection of biological resources and concludes that the implementation of mitigation measures as listed in the Biological Resources section of this initial study will facilitate compliance with local policies and ordinances. The report recommends no additional measures. *The project would have no impact on this issue.*

B.4.f Habitat Conservation/Community Preservation Plans

A significant impact would be one that conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The project site is not located within the boundaries of any habitat conservation plan or Natural Community Conservation Plan. The Biological Study Area is located within the Southern Sierra Fisher Conservation Area

administered by the U.S. Forest Service (USFS) and its partners. However, the project site is privately owned and is not subject to USFS programs. No measures are required. *The project will have no impact on this issue.*

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 dedicated cemeteries?		√		

A Cultural Resources Assessment for the project was conducted on the 22.2-acre area that encompasses the potential project development area (project site of 7.22 acres [subject parcel actually 6.22 acres] plus the 15-acre northern parcel that may be used for disposal of treated septic effluent from the apartments. The easement area between the parcels that may be used for laundry grey water disposal and to convey effluent from the apartments to the 15-acre parcel is also in the area studied). The survey of the site was conducted by Sierra Valley Cultural Planning. The report of the project survey is dated January 20, 2020. The following text summarizes the survey.

B.5.a, b, & c Historic/Archaeological Resources/Human Remains

A significant impact would be one that would cause a substantial adverse change in the significance of an historic, archaeological, unique paleontological resource; or a unique geologic feature. No cultural resources were identified as a result of the survey of the site. Therefore, it is unlikely that the proposed development project will affect important archaeological, historical, or other cultural resources. No further cultural resources investigation is therefore recommended. The report further states that in the unlikely event that buried archaeological deposits are encountered in the project area, the finds must be evaluated by a qualified archaeologist. Should human remains be encountered, the County Coroner must be contacted immediately; if the remains are determined to be Native American, then the Native American Heritage Commission must be contacted as well. Mariposa County applies the following mitigation to development projects to address the issue of finds during project construction. *Implementation of this measure will reduce potential impacts on cultural resources and human remains during project construction to a less than significant level.*

Mitigation Measure 5.a.1:

In the event human remains, artifacts, or potentially significant cultural resources are discovered during ground disturbance on the project site, a Native American monitor shall be on-site for the duration of ground disturbance. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement the project, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty (50) feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty (50) feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the project proponent to hire a qualified archaeologist who shall

conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and the Native American Heritage Commission shall be notified should human remains be discovered. If the remains are determined by the Native American Heritage Commission to be Native American, NAHC guidelines for the treatment and disposition of the remains shall be adhered to. Representatives of the Most Likely Descendant shall be requested to be on-site during disturbance and/or removal of human remains.

Monitoring for Mitigation Measure 5.a.1: The project proponent or his on-site designee shall be responsible for ensuring compliance with this mitigation and the Mariposa County Planning Department will monitor the measure through the project construction permitting process.

B.6 ENERGY

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

B.6. a & b Energy

A significant impact would occur if the project resulted in wasteful, inefficient, or unnecessary consumption of energy resources during construction or conflicted with a renewable energy plan or energy efficiency.

There are no unusual project characteristics or processes involved in this project that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies. Furthermore, through compliance with applicable requirements and/or regulations through the building permit process, the project would be consistent with State requirements, and would not consume energy resources in a wasteful or inefficient manner.

State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32), which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen). The Mariposa County Building Department enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. Accordingly, the proposed project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

In addition, the centralization of laundry facilities to service vacation rental uses will significantly reduce fuel and other energy usage. Scenic Wonders managed 6,896 home reservations in 2021 in Yosemite West. Currently, according to the project proponent, when servicing a vacation rental, housekeeping staff immediately starts laundry

and then cleans the rental while changing loads of laundry. They finish cleaning well before all the laundry is completed. Staff then makes several return trips to change loads of laundry, which requires two to four round trips instead of one round trip for each guest reservation as would be the case with implementation of the central laundry facility. The proposed centralized laundry system, which will be allowed by the proposed new Yosemite West Mixed-Use Zone, will significantly reduce traffic within the Yosemite West community. The project proponent estimates that the central laundry facility will eliminate approximately 12,068 round trips per year to serve vacation rentals within Yosemite West, which is about a 63% reduction in local traffic in Yosemite West.

While the new housing units will increase energy usage, energy consumption will be reduced through implementation of the central laundry facility. As noted in Section B.8 – *Greenhouse Gas Emissions*, the project is consistent with the State’s energy use reduction measures. Due to these factors, *the project will have a less than significant impact on the issue of energy.*

B.7 GEOLOGY AND SOILS

7. GEOLOGY AND SOILS -- Would the project: a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			√	
ii) Strong seismic ground shaking?			√	
iii) Seismic-related ground failure, including liquefaction?			√	
iv) Landslides?			√	
b) Result in substantial soil erosion or the loss of topsoil?			√	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			√	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994),			√	

creating substantial direct or indirect risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater 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?			√	

A geotechnical investigation of the project site has been completed and submitted for review. The assessment of the proposed project’s potential impacts on the issue of geology and soils was prepared by SALEM Engineering Group, Inc. The title of the investigation is *Geotechnical Engineering Investigation, Proposed Residential Development, Scenic Wonders Employee Housing, Yosemite West, Yosemite National Park, California* and is dated November 16, 2022. The investigation report is available for review by contacting the Mariposa County Planning Department at (209) 966-5151 or at 5100 Bullion Street (lower floor) Mariposa, CA.

The assessment describes in detail field exploration methodologies; laboratory testing; geologic conditions; soil rock, and groundwater conditions; potential issues associated with geologic hazards; conclusions and recommendations; plan review, construction observation and testing; and limitations and changed conditions. This initial study section summarizes the conclusions of the geotechnical investigation.

B.7.a, b, c & d Faults, Ground Shaking, Ground Failure and Landslides/Soil Erosion/Loss of Topsoil/Liquefaction/Subsidence/Lateral Spreading/Collapse/ Expansive Soil

A significant impact would be one that would result in potential adverse effects associated with earthquake, seismic ground shaking, liquefaction or landslides; would result in substantial soil erosion or loss of topsoil; be located on an unstable geological unit or soil or that would become unstable leading to landsliding, lateral spreading, subsidence, liquefaction or collapse; or be located on expansive soils

Fault Rupture: The project area is not within a State or locally defined Earthquake Fault Hazard Zone. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. A fault rupture hazard study is not required for the project.

Ground Shaking: Based on the proximity of numerous active faults, as well as the historic seismic record, the area of the subject site is considered subject to low to moderate seismicity. Seismic coefficients and spectral response acceleration values, based on the 2019 California Building Code (CBC), were developed using the Office of Statewide Health Planning and Development (OSHPD) Seismic Design Maps website. A Site Class C (very dense soil-soft rock) was used based on the shallow rock conditions revealed in the backhoe pits. A table providing the recommended design acceleration parameters for the project site is included in Section 9.8.1 of the investigation report. The design peak ground acceleration adjusted for site class effects (PGAM) was determined to be 0.281g (based on both probabilistic and deterministic seismic ground motion).

Liquefaction and Seismic Settlement: The site is not located within a mapped liquefaction zone. Considering the very shallow depth of bedrock at the site, the project would not be subject to liquefaction or significant seismic settlement, or manifestations of liquefaction, such as lateral spreading, loss of bearing capacity, sand boils etc.

Landslide Hazard: The ground surface slope gradients at the site are typically 4H to 1V or flatter and do not appear to exceed 2½H to 1V. Considering the results of SALEM’s site reconnaissance and the predominant granular soils overlying shallow decomposed and moderately weathered granitic rock, the investigation concludes that potential for future landslides to impact the project is very low.

The geotechnical investigation provides conclusions and recommendations relating to development of the project site. These provisions are contained in Section 9 – *Conclusions and Recommendations* of the investigation report. The conclusions and recommendations are broken into the following sections:

- General
- Surface Drainage
- Slopes Gradients, Drainage Protection, and Slope Maintenance
- Rockeries
- Site Preparation, Grading, and Subdrainage
- Soil/Rock Excavation Characteristics and processing of On-site Materials for General Fill
- Fill Materials
- Seismic Design Criteria
- Conventional Shallow Foundations and Mat Foundations
- Interior Concrete Slabs-on-Grade
- Exterior Concrete Slabs on Grade
- Retaining Wall Design Parameters
- Retaining Wall Drainage
- Temporary Excavations, and
- Underground Utilities

The geotechnical investigation also includes Appendix C, which describes general earthwork and pavement specifications relating to the following issues:

- Technical Requirements
- Soils and Foundation Conditions
- Dust Control
- Clearing and Grubbing
- Subgrade Preparation
- Excavation
- Fill and Backfill Materials
- Placement, Spreading and Compaction
- Seasonal Limits
- Preparation of Subgrade
- Aggregate Base, and
- Asphaltic Concrete Surfacing

SALEM Engineering Group, Inc. recommends that the company review the project plans and specifications prior to final design submittal to assess whether its recommendations have been properly implemented and to evaluate if additional analysis and/or recommendations are required. Those recommendations include requirements for imported non-expansive fill. The investigation’s recommendations are based on the assumption that SALEM will continue as Geotechnical Engineer of Record throughout the construction phase and that it will be present at the site during site preparation to observe site clearing, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material. The investigation report further states that SALEM’s observations should be supplemented with periodic compaction tests to establish substantial conformance with its recommendations.

In addition to SALEM's recommendations, site preparation and grading will be subject to Appendix J (Grading) of the California Building Code. Building construction will be subject to all applicable standards, including required soils compaction, contained in the California Building Code. *Implementation of SALEM's recommendations and California Building Code standards will ensure that the project will have a less than significant impact on life and property within the range of issues described above.*

The requirement that SALEM's recommendations be reviewed and considered as the project is being constructed will be made a condition of approval on the project.

B.7.e Septic Systems

A significant impact would occur if septic tanks or systems are utilized for the project and the soil is unable to support their use.

The project proponent has submitted an onsite wastewater system design report as part of the project application. The proposed project's waste system includes a septic tank and a secondary treatment tank for each building with dedicated dispersion lines on the primary septic field of approximately 17,500 sq. ft. As part of the project development, the septic system will be expanded with a progressive build for each new building. Individual septic tanks would be underground. This system, with dedicated septic systems for each building, is designed to significantly reduce the effects of any system failures to an individual building, not the entire system.

The optional (as needed) phased water or septic expansion will include dedicated easements (recorded with entitlement) for expanding septic disposal onto the 15+-acre parcel to the north at 7555 Henness Ridge Road (APN 006-150-006), if needed. It would utilize the existing easement on the 31+-acre parcel across the street (7549 Henness Circle; APN 006-150-002) for underground plumbing to deliver effluent from site improvements to the 15+-acre parcel. There is also a backup septic field on the recorded easement at 7549 Henness Circle that includes approximately 32,000 sq. ft. of leach field area.

A feasibility engineering report prepared for the project by Ridgeline Engineering and dated June 9, 2019 found that a 22,000 sq. ft. leach field would be sufficient for the project. However, it should be noted that the conclusions were based on expected flows from a Phase I development that included the two residences located on the project site, a commercial garage and the commercial laundry. Flows from the multi-family units were not factored in the report. The calculations utilized in the report included the commercial laundry flows of 2,400 gallons per day. However, the commercial laundry will utilize a water recycling system, and the remaining laundry water discharge will be sent to dedicated greywater dispersion system. An area located at 7549 Henness Circle, across the road from the project site, is identified on the project utility plan as being available for laundry greywater, if needed.

The Ridgeline report states that a site soils evaluation was performed by SALEM Engineering Group, Inc. (That evaluation is dated February 15, 2017.² Percolation test results are noted in the report to the project proponent from SALEM titled *Additional Soil Profile Logs and Percolation Test Results/Addendum #1, Proposed On-Site Septic System, 7548 Henness Ridge Drive, Yosemite NP, Mariposa County, California 95389.*) Percolation test pits were dug to evaluate the infiltration rate of the potential onsite effluent disposal fields. Based on the shallow depth to bedrock and the fast percolation rates measured onsite (> 5 in/min) a pretreatment system has been recommended by Mariposa County.

As part of the project application, the project proponent submitted a septic feasibility letter prepared by QK consultants and dated April 30, 2021 that describes the regulatory requirements, expected flow rate, percolation

² The report is available for review by contacting the Mariposa County Planning Department at (209) 966-5151 or at 5100 Bullion Street (lower floor) Mariposa, CA.

rate, required disposal area as per Mariposa County sewage disposal rules, and the proposed layout of the system. The following are the conclusions of that letter:

- Expected Flow Rate: As per section .80 of the Mariposa County Sewage Disposal Rules, the sewage flow from individual sewage disposal systems is 150 gallons per bedroom per day. The proposed improvements will include a total of 21 bedrooms. As a result, the total expected flow rate for the proposed residential improvements will be 3,150 gallons per day (gpd). (Adjusting for 29 bedrooms under final project design results in a gpd of 4,350.)
- Percolation Rates: Percolation testing was conducted by SALEM Engineering Group in February of 2017. Five test pits resulted in an average percolation rate of 2.6 minutes per inch. No groundwater was encountered during site investigation by SALEM Engineering Group.
- Required Disposal Area: Per Appendix B: Design Criteria Recommend Rates of Wastewater Application for Trench and Bottom Areas of the Mariposa County Sewage Disposal Rules, the application rate for the site is 1.2 gallons per day per square feet. Per Section .80 of the Mariposa County Sewage Disposal Rules, the minimum distance between leach lines is 6 feet, center to center with a trench width of 2 feet. The total expected disposal area required to accommodate the proposed improvements is 11,340 sq. ft.
- Proposed Layout: The layout for the proposed septic field will be located along the eastern boundary of the site. The total disposal area provided in the site plan is 17,460 square feet, which is sufficient to meet the expected demand. Per Section .70 of the County's septic disposal rules, the layout of the proposed septic system meets the required minimum setbacks to proposed or existing wells, streams, property lines, and cut and fill banks.
- Conclusion: Based on the findings mentioned in this letter, the proposed septic system is feasible to meet Mariposa County policies. In the final design of the proposed septic system, the exact type and size of piping, septic tanks, leach line trench, and construction details should be determined to meet Mariposa County standards.

(NOTE: The analysis included in the April 30, 2021 letter does not include flows from the laundry facility. However, the project proponent is committed to employing a recycling system for the laundry facility that will recycle up to 80% of the laundry discharge. The remaining laundry water discharge will be sent to a dedicated greywater dispersion field. Ridgeline estimates the laundry facility would generate 2,400 gallons per day (gpd) of greywater. Proposed recycling would reduce the daily amount going into the septic system to 480 gpd.)

As noted in the introductory section of this initial study, the geotechnical feasibility letter, and soil logs/percolation tests submitted by the project proponent are part of the public record for this project and are available for public review. The Environmental Health Unit (EHU) of the Mariposa County Health and Human Services Agency visited the project site in September of 2020 and reviewed the sewage disposal report for the site, as well as the two potential off site locations (easement area on 31+ acre parcel and the 15+ acre parcel to the north.) Based on the site visit and the review of the reports, the EHU concluded that the site can support onsite sewage disposal for the proposed project. The EHU also concluded the off-site locations also appear to be capable of supporting the sewage disposal needs for the project. The EHU stated in its September 2, 2020 email to the Mariposa County Planning Department that all appropriate easements would have to be in place before those off-site locations could actually be used.

The EHU further stated that both the onsite and off-site locations will require a special design septic system to mitigate the rapid percolation of the soils. The EHU noted that while the soils report has been accepted as complete, there is a possibility that subsurface rock could prevent the installation of the full amount of leach line required. The EHU requests that a condition be placed on the various phases of the project stating that the onsite sewage disposal system serving each building shall be approved and installed prior to the issuance of a building permit for that part of the project. The purpose of this would be to mitigate any unforeseen obstacles that could prevent the installation of the complete sewage disposal system. The septic system would be required to comply with all Mariposa County standards for the design, installation and maintenance of septic systems. *Implementation of the*

following mitigation measure will ensure that potential project impacts on the issue of septic disposal will be less than significant:

Mitigation Measure 7.e.1:

Prior to the issuance of a building permit for any structure within the project site, the specific leach line area dedicated to that structure shall be approved for septic disposal by the Mariposa County Environmental Health Unit and installed by the project proponent.

Monitoring for Mitigation Measure 7.e.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

(Note: The proposed text for the new Yosemite West Mixed-Use zone requires that septic disposal systems serving structures within the zone be installed prior to the issuance of building permits for the structures. Implementation of Mitigation Measure 7.e.1 will address this environmental concern should the final adopted text for the new zone be altered or eliminated.)

B.7.f Paleontological or Unique Geologic Features

A significant impact would occur if the project would directly or indirectly destroy a unique paleontological resource or site or unique geological feature. The Cultural Resources Assessment of the project site concluded that no cultural resources were identified as a result of the survey of the site. Therefore, it is unlikely that the proposed development project will have an effect on important archaeological, historical, or other cultural resources. No further cultural resources investigation is therefore recommended. Mitigation Measure 5.a.1 as shown in B.5 – *Cultural Resources* of this initial study will reduce potential impacts to paleontological resources found during site excavation to a less than significant level. There are no known unique geologic features on the project site. *The project will have a less than significant impact on this issue.*

B.8 GREENHOUSE GAS EMISSIONS

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

An assessment of the proposed project’s potential impacts on air quality and greenhouse gas emissions was prepared by VRPA Technologies, Inc. The title of the assessment is *Scenic Wonders Development Air Quality & Greenhouse Gas Impact Assessment*, and is dated August 2021. The assessment is available for review by contacting the Mariposa County Planning Department at (209) 966-5151 or at 5100 Bullion Street (lower floor) Mariposa, CA.

The assessment describes in detail the regulatory environment relating to air quality and greenhouse gas emissions, the project site’s environmental setting, air quality impact methodologies, and impact determinations and

recommended mitigation. This initial study section summarizes the conclusions of the greenhouse gas emissions portion of the assessment.

B.8.a & b Impacts: Greenhouse Gas (GHG) Emissions

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

The Mariposa County Air Pollution Control District (MCAPCD) has not adopted its own greenhouse gas (GHG) thresholds or prepared a Climate Action Plan that can be used as a basis for determining project significance. The San Joaquin Valley Air Pollution Control District (SJVAPCD) acknowledges the current absence of numerical thresholds and recommends a tiered approach to establish significance of the GHG impacts on the environment:

- i. If a project complies with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emissions within the geographic area in which the project is located, then the project would be determined to have a less than significant individual and cumulative impact for GHG emissions;
- ii. If a project does not comply with an approved GHG emission reduction plan or mitigation program, then it would be required to implement Best Performance Standards (BPS); and
- iii. If a project is not implementing BPS, then it should demonstrate that its GHG emissions would be reduced or mitigated by at least 29 percent compared to Business as Usual (BAU).

The South Coast Air Quality Management District (SCAQMD) guidance identifies a threshold of 10,000 MTCO₂eq./year for GHG for construction emissions amortized over a 30-year project lifetime, plus annual operation emissions. The Bay Area Air Quality Management District (BAAQMD) and Sacramento Metropolitan Air Quality Management District (SMAQMD) state that projects that generate less than 1,100 MTCO₂e annually would not have a significant GHG impact. The SMAQMD has established 1,100 MTCO₂e annually for both construction and operational phases as the threshold to determine a less than significant impact. Though the project is under MCAPCD jurisdiction, these GHG thresholds provide some perspective on the GHG emissions generated by the project.

Table 9 of the impact assessment shows the yearly GHG emissions (CO₂e [carbon dioxide equivalent]) generated by the project of 210.0139 MT/yr is less than the thresholds identified by the SCAQMD, BAAQMD and SMAQMD. The assessment concludes that the project will not result in significant adverse impacts from GHG emissions within the project study area.

The assessment describes the regulatory environment in California relating to GHG emission reduction, including the California Air Resources Board 2017 Climate Change Scoping Plan. The current plan has identified new policies and actions to accomplish the State’s 2030 GHG reduction target of 40 percent below 1990 levels by 2020 to ensure California meets its target of reducing GHG emissions to 80 percent below 1990 levels by 2050.

Below is a list of applicable strategies in the Scoping Plan and the project’s consistency with those strategies.

- ✓ California Light-Duty Vehicle GHG Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs for long-term climate change goals.
 - The project is consistent with this reduction measure. This measure cannot be implemented by a particular project or lead agency since it is a statewide measure. When this measure is

implemented, standards would be applicable to light-duty vehicles that would access the residential development. The project would not conflict with or obstruct this reduction measure.

- ✓ Energy Efficiency – Pursuit of comparable investment in energy efficiency from all retail providers of electricity in California. Maximize energy efficiency building and appliance standards.
 - The project is consistent with this reduction measure. Though this measure applies to the State to increase its energy standards, the project would comply with this measure through existing legislation. The project would not conflict with or obstruct this reduction measure.
- ✓ Low Carbon Fuel – Development and adoption of the low carbon fuel standard.
 - The project is consistent with this reduction measure. The measure cannot be implemented by a particular project or lead agency since it is a statewide measure. When this measure is implemented, standards would be applicable to the fuel uses by vehicles that would access the residential development. The project would not conflict with or obstruct this reduction measure.

Based on the assessment above, the VRPA Technologies, Inc. report concludes that the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project furthers the achievement of affected agency greenhouse gas reduction goals. *Therefore, any impacts would be less than significant.*

B.9 HAZARDS AND HAZARDOUS MATERIALS

9. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			√	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			√	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				√
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to				√

the public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				√
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			√	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			√	

B.9.a & b Transport of Hazardous Materials/Upset and Accident

A significant impact would be one that produces a substantial risk to the public from routine transportation, use, or disposal of hazardous material, or from reasonably foreseeable accidental release into the environment of such material through upset or accident. The majority of development on the site will not result in the handling, transport or use of hazardous materials except for those associated with normal residential development. Residential uses typically do not use or store large amounts of hazardous materials. The project would not involve the use, storage, transportation or disposal of hazardous materials other than what is typically used for cleaning of households, maintenance and landscaping. Construction activity may include temporary storage and use of potentially hazardous material such as fuel and oil. Any spills would be subject to local, state, and federal regulations, which minimize the risk associated with construction activities. The project proposal includes adding two 1,000-gallon fuel tanks, one for diesel and one for gasoline at the detached garage area. The tanks will be subject to all applicable state and local permitting and operational requirements. The storage of hazardous materials, including flammable liquids in amounts above 55 gallons, requires a Hazardous Materials Business Plan permit from the Environmental Health Unit (EHU) of the Mariposa County Health and Human Services Agency, as well as entry of information into a State database and triennial inspections by the EHU. Such facilities are considered a “gasoline dispensing facility” and would also require a permit from the Mariposa County Air Pollution Control District to address vapor recovery requirements. Implementation of these requirements will reduce potential environmental impacts of the tanks to less than significant levels. Due to these factors, *the project will have a less than significant impact on these issues.*

B.9.c School Proximity

A significant impact would be one that emits hazardous emissions or results in the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no schools located within a quarter-mile of the project site. There are no known plans for a school within a quarter-mile of the project site. *Thus, the project will have no impact.*

B.9.d Exposure from Existing Contaminated Sites

A significant impact would be one that is located on a listed contamination site and exposes the public or the environment to the hazard. The project site is not listed on the Mariposa County Environmental Health Unit’s list of hazardous sites. *Thus, there will be no impact.*

B.9.e Hazards Near Airports and Airstrips

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

B.9.f Emergency Response/Evacuation Plans

A significant impact would be one that impairs the implementation of or interferes with an emergency response or evacuation plan. CAL FIRE fire hazard severity zone mapping for Mariposa County dated November 21, 2022, prepared under the California Fire and Resource Assessment program, identifies Yosemite West as being in the “very high” fire hazard severity zone. The Mariposa County Community Wildfire Protection Plan, February 2021, identifies Yosemite West as “high” for wildfire risk based on a series of criteria for wildland urban interface communities, which is the third highest level for risk. The highest of the four levels is “very high.”

The project will be subject to all applicable regulations relating to emergency response and evacuation, including in the event of a fire. The Mariposa County Fire Department provided input on the project by listing sections of the California Fire Code applicable to the project, including dimensions, surfacing and dead-end road length of fire apparatus access roads. Fire Department’s comments also cited state Fire Code regulations relating to building identification. On-site driveways will be required to meet all applicable requirements of Fire Safe requirements contained in the Public Resources Code. There is one way in and out of Yosemite West, Henness Ridge Road, which connects to Wawona Road to the east within the boundaries of Yosemite National Park. The Azalea Fire Motorway is an existing dirt road connecting the southeast corner of Yosemite West with the NatureBridge emergency road system and then Wawona Road. This dirt road system has been used in past fire events for emergency vehicle access to Yosemite West. Yosemite West Unit 1 consists of 296 residential lots, 66 percent of which are currently developed, and the 48-unit condominium project. With the exception of the NatureBridge development, all development within the community of Yosemite West will use Henness Ridge Road in the event of an emergency. The two single family residential units being constructed on the 6.22-acre site are allowed by current zoning. Given the current level of development in Yosemite West, and the build-out potential of the area, it is unlikely that the proposed project, which will contribute 16 multi-family units and an apartment unit housing a total of 32 people to the area, will have a significant impact on evacuation of the area in the event of an emergency.

The project proponent proposes to create and implement an evacuation plan for Scenic Wonders guests and staff and to coordinate with local authorities for evacuation events. The evacuation plan will be a part of the Scenic Wonders employee training program.

The project proponent has prepared a snow management plan for the 6.22-acre project site. The plan is dated February 8, 2023. The plan states that Scenic Wonders has three tractor snow blowers and two truck snowplows. The management plan proposes removing snow from the approximately 37,000 square feet of driveway and parking areas and depositing it to the edges of those areas. Total area proposed for snow storage is approximately 26,000 square feet.

The project will have a less than significant impact on this issue.

B.9.g Risk of Wildland Fires

A significant impact would be one that exposes people or structures to a significant risk of wildland fires. The State of California adopted the State Fire Safe Regulations for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in the State Responsibility Areas (SRA). These regulations provide for basic emergency access and perimeter wildfire protection measures, including clearance around structures. Future building permits for the project also necessitate review by CAL FIRE and onsite

inspection prior to permit completion. Finally, future residential development is subject to continued inspection by CAL FIRE for maintenance of 100' clearance around structures (LE 100). These inspections may be done yearly.

As noted in subsection B.9.f., Yosemite West is identified as a “high” wildfire risk area by the Mariposa County Community Wildfire Protection Plan. The project proposal includes adding two 1,000-gallon fuel tanks, one for diesel and one for gasoline, at the detached garage area. The storage tanks will be for private use by Scenic Wonders and emergency firefighter vehicles. The project proponent states the fuel storage systems will meet Fire Rated Aboveground Storage Tank standards and include secondary containment systems. The fuel storage will be required to meet Aboveground Petroleum Storage Act requirements and the project will file documentation to comply with Mariposa County’s hazardous materials registration programs.

Upon completion, the project will provide 50,000 gallons of water storage, which the project proponent states will serve as additional emergency water reserves in the event of a local fire emergency. The project’s water system will include backup electric generators for power outages. Two fire hydrants are also proposed for the 6.22-acre project site near Henness Circle. (The second fire hydrant was added as a revision to the Fire Flow Analysis report prepared for the project. The revised analysis report has been reviewed and approved by the Mariposa County Fire Department.)

The project proponent states that Scenic Wonders will provide and maintain truck-or trailer-mounted fire equipment with a portable water tank, portable fire pump, hoses, fitting, and safety gear to quickly suppress fire within the Scenic Wonders project.

Existing site development has resulted in the removal of over 1,500 cubic yards of wood debris and shaded fuel treatment. Project implementation will result in additional forest thinning, limbing, and fuel reduction on the northern section of the 6.22-acre parcel. Extensive fuel reduction, dead tree removal, and establishment of fuel breaks has occurred on the 15-acre parcel (7555 Henness Ridge Road).

With the implementation of all applicable regulation and code standards relating to the issue of wildland fires, including State Fire Safe provisions, as well as required adherence to all regulations pertaining to above ground fuel storage, the project will have a less than significant impact on this issue.

B.10 HYDROLOGY & WATER QUALITY

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

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

B.10.a Water Quality Standards/Waste Discharge Requirements/Water Quality

A significant impact would occur if the project violated a water quality standard or waste discharge requirements or otherwise substantially degraded surface or groundwater quality. The project will utilize septic systems to serve the development on the site. Septic disposal is addressed in detail in subsection B.7.e of this initial study.

The Environmental Health Unit (EHU) of the Mariposa County Health and Human Services Agency visited the project site in September and reviewed the sewage disposal report for the site, as well as the two potential off site locations (easement area on 31+ acre parcel and the 15 acre parcel to the north.) Based on the site visit and the review of the reports, the EHU concluded that the site can support onsite sewage disposal for the proposed project. The EHU also concluded the off-site locations also appear to be capable of supporting the sewage disposal needs for the project. The EHU stated in its September 2, 2020 email to the Mariposa Planning that all appropriate easements would have to be in place before those off-site locations could actually be used.

The EHU further stated that both the onsite and off-site location will require a special design septic system to mitigate the rapid percolation of the soils. The EHU noted that while the soils report has been accepted as complete, there is a possibility that subsurface rock could prevent the installation of the full amount of leach line required. The EHU requests that a condition be placed on the various phases of the project stating that the onsite sewage disposal system serving each building shall be approved and installed prior to the issuance of a building permit for that part of the project. The purpose of this would be to mitigate any unforeseen obstacles that could prevent the installation of the complete sewage disposal system. Mitigation Measure 7.e.1 shown in subsection B.7.e of this study addresses this issue.

The 2019 California Code of Regulations Title 24, Parts 1-12 standards, also contain drainage plan requirements to ensure that any changes to existing drainages are done in such a way as to ensure that the function and capacity of the affected drainage course is maintained following construction. (This issue is addressed further in B.10.c below.)

Implementation of state and local standards relating to drainage and septic disposal, required permitting and onsite inspections, and implementation of the aforementioned mitigation measure will ensure a less than significant impact on surface or groundwater resources from site development.

B.10.b & e Changes in Groundwater Resources

A significant impact would be one that substantially depletes groundwater quantities or interferes with groundwater recharge. The 6.22-acre project site currently has a well that produces 10 gallons per minute (GPM) with a state allocated 5 gpm. This is identified as Well #4. The project also has the ability to utilize Well #3, which is located on a 15+-acre parcel located to the north of the project site. This well produces 47 gpm with a state allocated 23.5 gpm. These wells will be used to serve the project. A report titled *Results of Fall 2019 Pump Tests of Yosemite West Wells for Kenneth LeBlanc*, dated March 2020, was prepared by Kenneth D. Schmidt & Associates Groundwater Quality Consultants and this analysis was submitted as part of the project application. (This report is available for review by contacting the Mariposa County Planning Department at (209) 966-5151 or 5100 Bullion Street [lower floor] Mariposa, CA.) This report details the simultaneous pump tests conducted on these two wells, which are located approximately 1,130 feet apart, during September-October 2019. In addition, two observation wells located to the west (the unused Shawyer Well) and northwest of the project site (Mariposa County Well No. 9, which serves the existing Yosemite West development) were measured occasionally during the pump tests. Pump test results showed that the simultaneous testing of the two wells proposed to serve the project did not affect the production of the other well. Nor did the pumping of these two wells affect the two observation wells.

An analysis of the project's potential impact on groundwater in the area was undertaken by Kenneth D. Schmidt & Associates Groundwater Quality Consultants. The results of this analysis, provided in memo form to project proponent Kenneth LeBlanc and dated September 24, 2021, showed that the projected water demand of the Scenic Wonders project to be 5.3 acre-feet (1,629,200 gallons) per year. Of this amount, about 4.9 acre-feet (1,498,900 gallons) would be returned as wastewater. Thus, the net consumption would only be 0.4 acre-foot per year. This figure represents only about 0.01 percent of the average available groundwater in the 900-acre Indian Creek watershed of which the proposed project site is a part, according to the Schmidt & Associates analysis. The small consumption of 0.4 acre-foot (130,300 gallons) per year would be made up for by the increased runoff due to impermeable surfaces and the decreased evapotranspiration due to plant removal for the project. The Schmidt memo also points out that the laundry facility recycling system would reduce fresh water by 80 percent, or about 1.06 acre-feet per year. Reduced water demand would be 28,810 gallons per month. The size of the watershed in the East Creek drainage that is tributary to the LeBlanc well is estimated to be about 20 acres. The estimated runoff from this watershed is 22 inches per year, or an average of about 37 acre-feet (12,056,500 gallons) per year. The amount of groundwater that can be developed in this watershed would be expected to about 6 acre-feet (1,955,100 gallons) per year.

Kenneth D. Schmidt provided a memo to the project proponent dated November 16, 2022 that summarizes the water supply and well testing data. Mr. Schmidt reviewed the historical water level measurements for the Scenic Wonders Well No. 3 and 4, the results of the 2019 pump tests, and the pumpage data for Well No 4 during September 2022. The pumpage from from Well No. 4 between September 15 and September 22, 2022 was 67,200 gallons, or an average of 9,600 gallons per day (gpd). The State Allocated Pumping Rate is 23.5 gallons per minute (gpm) for Well No. 3 and 5 gpm for Well No. 4, or a total of 28.5 gpm. Pumping 7,200 gpd is equal to 5 gpm. If the two wells were pumped at this rate continuously for one year, they would produce about 8.07 acre-feet of water. The pumpage from the two wells during the 10-day pump tests alone was 2.69 acre-feet, or 34 percent of this value. It is more applicable to evaluate pumpage during the period of no recharge, and this is considered to be 120 days. If the wells were pumped continuously for 120 days at a total of 5 gpm, they would produce 2.66 acre-feet of water.

This is about equivalent to what was pumped during the 10-day pump tests. The State Allocated Rate of 28.5 gpm is 5.7 times greater than the 5 gpm or 7,200 gpd rate. Pumpage of wells 3 and 4 at the State Allocated Rate of 28.5 gpm would require about four hours of pumping per day to obtain 7,200 gallons, which is readily achievable.

The Schmidt memo includes information on static water levels for Well No. 3 and 4. The static water level in Well No. 3 ranged from 629.2 feet deep prior to the 2019 pump tests on Wells 3 and 4 to 637.5 feet, near the end of the pump test on Well No. 2 and following pumpage from Well No. 4 in September 2022. Well No. 2 is located on the 31+-acre parcel (7549 Henness Circle) located across Henness Circle from the project site. There was a drawdown of 7.1 feet (637.5 minus 630.4 feet) in Well No. 3 due to this pumpage from the two other wells. By September 13, 2022, the water level in Well No. 3 was 630.4 feet deep, or 1.2 feet below the static level prior to the 2019 pump tests.

Water level measurements for Well No.4 during the 2019-2022 period shows the shallowest level was 766.5 feet on September 13, 2022 while the deepest static level was 773.4 feet on March 19, 2020, or 1.9 feet below the static level of 771.5 feet before the 2019 pump tests. Records indicate that following the Fall 2019 pump tests, the water level in Well No. 4 rose to a depth of 769.9 feet through June 8, 2021, and to a depth of 766.6 feet through September 13, 2022. This was associated with precipitation that was near the long-term average.

The Schmidt memo further states that winter recharge has been sufficient to maintain water levels in Wells No. 3 and 4. Following the 10-day pump tests in 2019, water levels rose due to the expected normal recovery once pumping stopped and due to winter recharge. Recharge occurred even when the precipitation was about a third less than normal.

Water Service to NatureBridge:

The project proponent submitted a memo to Mariposa Planning as part of the revised development application for the project that details the water service agreement (currently under final review) between the project proponent and the NatureBridge development located near the intersection of Henness Ridge Road and Wawona Road. The project would deliver potable water to NatureBridge via a private pipeline from the project's water tanks to the project's boundary. Yosemite National Park (YNP) and the National Park Service would construct and connect a new pipeline to the existing NatureBridge National Environmental Science Center (NESC) through YNP property.³

The water service agreement is to provide up to 3,000 gpd to the NatureBridge NESC campus. At build-out of the Scenic Wonders and NatureBridge projects within a six-year timeline, the projects will use 5,960 gpd, which is less than the State Allocated Pumping Rate for Well No. 4 of 7,200 gpd.

The analysis provided by Kenneth D. Schmidt & Associates shows that impacts on groundwater from the proposed development would be less than significant.

Fire Flow Demand:

A study to determine fire flow demand, fire flow volume, fire service line sizing, fire sprinkler system lead-in sizing and domestic water main sizing as well as the building fire separation recommendation was prepared for the project by Engineering Fire Protection. The study determined that a total fire flow volume of 21,500 gallons and supplied at a minimum 1,000 gpm fire flow rate for 21.5 minutes would be needed for adequate flow. (This figure is based on the flow necessary for the building on the site with the highest flow demand, which is Building 1, the large single

³ The actual construction of the pipeline is not part of this general plan/zoning amendment and site plan review application. Installation of the infrastructure to supply water to NatureBridge from the project site is subject to separate environmental review involving the National Environmental Policy Act. Environmental review for that project has been completed by the National Park Service. In accordance with the Mariposa County Zoning Ordinance, water infrastructure facilities are permitted uses on the project site and can be approved through ministerial permits.

residence currently under construction.) The project proponent has committed to installing two 25,000 gallon storage tanks on the site to meet this fire flow demand as well as the total domestic demand of 3,800 gallons. According to the project proponent's provided data, the peak domestic demand is 190 gpm.

The study further states that for fire flow demand less than 1,750 gpm, one minimum fire hydrant is required to be installed with 312.5 minimum distance between the hydrant and the frontage of the fire access lane serving the buildings. To meet the travel distance requirement, two hydrants are proposed. The Project will add two fire hydrants within 40 feet of Henness Circle, currently a section of the Yosemite West community without any hydrants.

The Mariposa County Fire Department commented on this study and provided input regarding construction requirements for potential occupancies, the County Building Department's review and approval of the separation of the on-site structures into smaller buildings with fire barriers and fire walls, and the necessity for County Fire to review building permit plans, including fire sprinkler plans. The Fire Department approved the analysis with notes as stated.

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

A significant impact would be one that substantially alters drainage and surface flows through alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that results in substantial erosion or siltation on- or off-site; substantially impacts drainage patterns causing flooding on- or off-site; contributes runoff causing the capacity of drainage systems to be exceeded or provides substantial polluted runoff; or redirects flood flows. The Storm Drain Feasibility Letter prepared by QK (Quad Knopf) and submitted as part of the project application for the original project design by the project proponent, provided a description of the existing storm drainage pattern of the area and states that the proposed site layout includes a storm drain system with various catch basins and culverts located at various localized low points, which will convey stormwater runoff to the proposed catch basins. The captured stormwater runoff will be retained on-site, in the proposed catch basin areas, and metered out to the existing 30" culvert located nearby on Henness Circle. (The project utility plan as shown in Figure 2-1 in the written project narrative dated November 2022 shows two ponds/basins located in the eastern area of the 6.22-acre parcel. It is within these ponds that runoff will be captured and metered into the 30" culvert under Henness Circle then to the drainage easement across the street.)

The letter recommends a design professional prepare calculations, which should include the design volume needed for the proposed basins for attenuation and treatment of stormwater runoff. Also, the final storm drain design documents should include a method of discharging collected stormwater runoff at a rate not to exceed the equivalent of the existing stormwater peak flow rates. The letter concludes that the proposed site plan appears to allow for plenty of stormwater drainage storage area to accommodate the needs of the project. The Mariposa County Public Works Department reviewed this feasibility letter and their initial comments did not agree that the site plan appears to allow for plenty of stormwater drainage storage area to accommodate the needs of the project. It does not appear, according to the department, that there is sufficient space for ponding. The department states that the site plan should show above ground swales that collect runoff; culverts as terrace drains and down drains may not be a practical runoff collection method in a mountain area like Yosemite West. Based on the soils report, the percolation rate appears to be excellent. However, percolation is based on the available square foot footprint and the ones shown on the site plan appear inadequate in size, unless they are designed as deep as necessary to get the required volume. The department asks how deep the ponds are proposed to be. The department asked for a hydrology analysis that includes all areas contributing to the area of work, and the associated runoff generated. The project engineer will need to prove that all site runoff will enter the 30-inch culvert without overflowing.

Subsequent comments by the Public Works Department stated that the applicant understands that the final approval/encroachment will be subject to detailed verification that the on-site stormwater actually enters the 30"

culvert and does not overflow the road at that location – except during high frequency storms. The site design will need to demonstrate that soil erosion onto the roadway will not result from either low frequency or high frequency storms. The department concludes that the applicant understands the inherent risk in approving a conceptual plan when all drainage aspects have not been verified and analyzed. It’s possible, the department states, that the site design, including driveway and buildings, could change in order to achieve the required results.

The project’s drainage system and potential impacts from the project on existing drainage in the area is subject to review by the county’s engineers. A condition of approval ensuring the drainage system is designed, installed, and maintained to the satisfaction of the Mariposa County Public Works Department is proposed to be adopted for the project.

See Section B.7.a,b,c, & d for a discussion of soil erosion and grading issues.

The project is primarily a residential project and will therefore not contribute to substantial amounts of polluted runoff. The general area has been extensively developed with residential uses. The project’s septic system to be located on the 6.22-acre parcel, as well as a backup system that could potentially be located on APN 006-150-006 (7555 Henness Ridge Road), would be required to be installed in accordance with all applicable standards. The project’s grey water from the laundry will be disposed of on the adjacent 31+ acre parcel through an easement recorded for that purpose.

The project does not have the potential to impede or redirect flood flows.

Given these factors, the project will have a less than significant impact on drainage patterns and drainage courses.

B.10.d Release of Pollutants in Flood Hazard, Tsunami or Seiche Zones from Project Inundation:

The project site is not in a flood hazard zone. The Biological Analysis Report for the project states that the project is not located within a known flood zone, according to FEMA flood zone mapping. The corresponding map in the Report shows the project site within an area of “undetermined flood hazard.” The project is not located in a dam inundation zone and is not subject to seiche. Mariposa County is not subject to tsunamis. *The project would have no impact on these issues.*

B.11 LAND USE & PLANNING

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

B.11.a Physically Divide an Existing Community

A significant impact would occur if the project physically divided an established community. The project site is located in an area that has and will continue to be extensively developed with single family and condominium uses. The project involves a general plan/zoning amendment. The project site is located in the Yosemite West Special Planning Study Area. The area is identified in the General Plan as a Special Planning Area. The General Plan states that the purpose of a Special Plan is to address the specific issues of local importance for the planning area. A Special Plan will eventually be developed for the Yosemite West area. Until then, interim land use regulations apply to the area. The project site is currently located in the Residential land use classification within the Yosemite West Planning Study Area as described in the Mariposa County General Plan. The project site is currently zoned Rural Residential. The project proposes the creation of the “Yosemite West Mixed-Use Zone” with a General Plan designation of Special Plan area, specific to the subject parcel. The Yosemite West Mixed-Use Zone is proposed to be utilized in order to accommodate uses that do not necessarily fit within a designation in the General Plan, while allowing flexibility for a unique development proposal to comply with General Plan policies and goals. Findings must be made in order for a general plan/zoning amendment to be approved. Included in the mandatory findings are statements that the amendment is in the general public interest, and will not have a significant adverse effect on the general public health, safety, peace and welfare and that the amendment is desirable for the purpose of improving the Mariposa County General Plan. It also must be found that the amendment is consistent with guiding policies, goals, policies and standards of the General Plan. Since the project involves an amendment to the zoning classification and land use classification on the subject parcel, an additional finding regarding the physical suitability of the parcel (including but not limited to access, provisions of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development must be made. The proposed project will serve the existing community through enhancement of the service provided to vacation rentals in the community. The project site is located within the boundaries of the Yosemite West Special Planning Area. The General Plan defines these areas as small locales that do not face the full scope of issues warranting a full-scale town plan or community plan. The purpose of a special plan is to address the specific issues of local importance for the planning area. Consistent uses are to be defined in the special plan. *The general plan/zoning amendment can only be approved if it can be found that it is consistent with the goals, policies, and standards of the Mariposa County General Plan and that it will not have a significant adverse effect on the general public health, safety, peace, and welfare. The consideration and adoption of mandatory findings will ensure that the project will not physically divide an established community.*

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

A significant impact would occur if the project conflicted with a land use plan, policy or regulation adopted to avoid or mitigate an environmental effect. As noted in B.11.a above, the project proposes a general plan/zoning amendment to allow for the proposed multi-family and commercial land uses to be located on the subject parcel. The project site is located in a Special Planning Area, the purpose of which the General Plan describes as addressing the specific issues of local importance for the planning area. The proposed land uses will support the service the project proponent currently provides to vacation rentals in the Yosemite West community. The project addresses needs that are specific to Yosemite West, thereby maintaining consistency of the project with the description of a Special Planning Area contained in the General Plan.

Goal 5-3 of the General Plan is to: “Integrate transportation and land use decisions to achieve the County’s managed growth objectives.” Implementation Measure 5-3a(1) for this goal states: “Prior to consideration of an application to change a land use classification into a non-residential land use classification, the subject property shall front on or shall have direct access to a maintained road.” Implementation Measure 5-3a(2) states: “Prior to consideration of a change of zoning district from residential into a commercial or industrial zoning district, the subject property shall be found to be located on a maintained road.” The project takes direct access from Henness Circle, a paved, county-maintained road. Implementation Measure 5-4a(2) in the General Plan states: “Commercial, healthcare, financial, and other service businesses intended to serve the neighborhood needs may

be located in Planning Areas and the Rural Economic land use classification.” The multi-family and centralized laundry facility components of the project are proposed to support the services currently provided to vacation rentals in the Yosemite West community.

Language regarding project consistency, or lack thereof, with the General Plan will be incorporated into the mandatory findings for the project as described in B.11.a above.

The project will not conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. *The project will have no impact on this issue.*

B.12 MINERAL RESOURCES

12. MINERAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				√
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				√

B.12.a, b Mineral Resources

A significant impact would occur if the project resulted in the loss of availability of a mineral resource of value to the region and state, or resulted in the loss of a locally important mineral resource shown on land use planning maps. The Mariposa County General Plan does not identify the project area as an important mineral recovery site. The project will not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. *Thus, the project will have no impact.*

B.13 NOISE

13. NOISE Would the project result in:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			√	

b) Generation of excessive groundborne vibration or groundborne noise levels?			√	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				√

An assessment of the proposed project’s potential noise impacts was prepared by VRPA Technologies, Inc. The title of the assessment is *Scenic Wonders Development Noise Study Report*, and is dated August 2021. The assessment is available for review by contacting the Mariposa County Planning Department at (209) 966-5151 or at 5100 Bullion Street (lower floor) Mariposa, CA.

The assessment contains detailed discussions of sound and human ear, characteristics of sound propagation and attenuation, ground-borne vibration, methodology for analysis, existing conditions, short-term impacts, long-term impacts and impact determinations and recommended mitigation. This initial study section summarizes the conclusions of the noise assessment.

B.13.a Generation of Substantial Noise That Exceeds Established Standards

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. The project application material submitted by the project proponent states that the additional staff housing will reduce some of the overall commuter traffic and improve service of the growing nightly rental activity, and that it will move most of the staff housing units to a central location away from private residences and rental homes.

The Mariposa County General Plan states that the rural lifestyle found in Mariposa County results in a noise environment that is well below 55 dba CNEL standard. The Mariposa County Noise-Land Use Compatibility Chart, shown as Figure 12-1 in Volume III, Technical Background Reports of the Mariposa County General Plan, shows that Ldn or CNEL decibel levels of up to 60 are normally acceptable community noise exposure levels for low density single family, duplex, and mobile home residential development. Decibel levels of up to 65 are normally acceptable for multi-family residential uses. Up to 70 decibels is conditionally acceptable in both categories. Noise during construction may exceed these levels but construction is expected to be of limited duration and during normal working hours. Mariposa County does not have an adopted noise ordinance. The largely residential nature of the proposed project will preclude the generation of excessive noise. The laundry facility will be operated inside a structure. From the perspective of relocating staff housing units to a central location away from private residences and rental homes, the project has the potential to reduce some existing noise impacts in the Yosemite West residential community. The relocation of the laundry facility from existing homes to a central location that is removed from Yosemite West residential community has the potential to reduce noise impacts in the neighborhood.

Assessment of Short-Term Impacts:

Implementation of the project has the potential to result in short-term construction noise impacts on surrounding land uses. This noise would primarily affect the 48-unit condominium project located adjacent to the 6.22-acre parcel. Construction noise represents a short-term impact on ambient noise levels. Although most of the types of exterior construction activities associated with the project will not generate continually high noise levels, occasional single-event disturbances from grading and construction activities are possible. During the construction phase of the project, noise from construction activities will add to the ambient noise environment in the immediate area. Activities involved in construction would generate maximum noise levels ranging from 77 to 85dB at a distance of 50 feet. Construction activities will be temporary in nature and are expected to occur during normal daytime working hours and will be in compliance with the Mariposa County General Plan Noise Element. Therefore, noise resulting from short-term, transient construction activity will not result in significant adverse impacts to nearby sensitive receptors.

Mariposa County adopts a condition of approval for projects involving construction in the vicinity of sensitive receptors. The following is typical adopted language:

Construction activities occurring outdoors shall not commence prior to the hours of 7:00 a.m. Monday through Friday, and 8:00 a.m. on Saturdays. No outdoor construction shall be permitted on Sundays. All outdoor construction activities shall cease by sunset Monday through Saturday. The Planning Department shall monitor noise through complaints by the neighbors. Any deviations from the construction hours shall require Planning Department consideration and approval prior to any changes to the hours other than allowed by this condition.

The noise study proposes as mitigation compliance with Mariposa County's Noise Element Goals and Objectives and staff recommendations for a construction schedule.

Given the uses proposed by the project and centrally locating housing and laundry facilities as well as restrictions on hours of construction activities, it can be determined that the project will have a less than significant impact on the issue of noise.

B.13.b Groundborne Vibration or Noise

A significant impact would occur if the project resulted in the generation of excessive ground-borne vibration or ground-borne noise levels. The primary concern with construction vibration is building damage. Therefore, construction vibration is generally assessed in terms of peak particle velocity (PPV). It should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data provides a reasonable estimate for a wide range of soil conditions.

Human reaction to vibration is not significant unless the vibration exceeds 75 VdB, according to the United States Department of Transportation. Mariposa County does not specifically identify vibration level impact standards. Caltrans has established vibration thresholds in terms of human annoyance of 0.04 in/sec (inch per second) PPV as documented in Caltrans' *Transportation and Construction Vibration Guidance Manual*. The vibration threshold of 0.04 in/sec PPV was used to estimate the impact of vibrations from construction activities associated with the project.

Using the vibratory roller vibration level as described in the noise assessment, the anticipated vibration velocity levels at the nearest residence of the existing condominiums (approximately 150 to 175 feet) is expected to approach 0.014 in/sec PPV. Based on the vibration velocity levels provided in the assessment, vibrations generated by the construction phase of the project are considered less than significant. *The project will have a less than significant impact.*

B.13.c Exposure to Airport or Airstrip Noise

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

B.14 POPULATION & HOUSING

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

B.14.a Population Growth Inducement

A significant impact would result if the project induces substantial population growth in an area. The project will relocate units for workforce housing currently located in the Yosemite West residential neighborhood to a central location. These employees of the Scenic Wonders vacation rental service business currently work in the community. The project will not induce substantial population growth in the area, either directly or indirectly. *The project will have no impact on this issue.*

B.14.b Displacement of Housing/People

A significant impact would result if the project displaced substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. The project has no potential to displace substantial numbers of existing people or housing. The project proposes the construction of new workforce housing that will relocate housing for workers from the residential neighborhood and surrounding area to a central location. The proposed project will increase housing opportunities in the Yosemite West community. *The project will have no impact on this issue.*

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?			√	

A project would have a significant impact if it results in substantial impacts on public services and public service providers in a manner described above.

B.15.a & b Emergency Services Improvement Impacts

Goal 9-9 of the General Plan states, “Maintain quality emergency service delivery.” Policy 9-9a calls for defining acceptable service standards and creating a comprehensive plan to attain and maintain service delivery, and Implementation Measures 9-9a(1) and 9-9a(2) call for the preparation and implementation of an emergency services plan to implement the goal. The project will not have a negative impact on this goal, policy or these implementation measures. New development, by its very nature, has the potential to increase demand for emergency services. However, the project will not result in new growth that would cause the construction of new fire and police protection facilities. As noted in Sub-section B.9.f. above, Yosemite West is identified as a “high” wildfire risk area by the Mariposa County Community Wildfire Protection Plan. The project proposal includes adding two 1,000-gallon fuel tanks, one for diesel and one for gasoline at the detached garage area. The storage tanks will be for private use by Scenic Wonders and emergency firefighter vehicles.

Upon completion, the project will provide 50,000 gallons of water storage, which the project proponent states will serve as additional emergency water reserves in the event of a local fire emergency. The project’s water system will include backup electric generators for power outages. Two fire hydrants near the Henness Circle roadway are also proposed for the 6.22-acre project site.

The project proponent states that Scenic Wonders will provide and maintain truck-or trailer-mounted fire equipment with a portable water tank, portable fire pump, hoses, fitting, and safety gear to quickly suppress fire within the Scenic Wonders project. A condition of approval for the project will require that if fire equipment is to be used by employees, a training and maintenance program, approved by the Mariposa County Fire Department, shall be implemented.

The project’s contribution to emergency service demand in the area would not be significant given the existing level of development in Yosemite West and future buildout of the residential area, and the contribution would not result in the need for new emergency service facilities. The project will provide new facilities that will serve to enhance fire protection services in the area. *The project will have a less than significant impact on emergency service facilities.*

B.15.c School Improvement Impacts

This project will not result in the construction of new schools or cause the alteration of existing schools. New construction on the project site will be required to pay school impact fees through the building permit process, which are established to address development project impacts on schools. Workers who will be housed on the project site are already employed in the Yosemite West area. *The project will have no impact on schools.*

B.15.d Park Improvement Impacts

The project has no potential to create new demand for parks facilities. The project will not result in new growth which would cause a demand for new park facilities. Existing facilities will provide adequate service to the project; no new facilities are needed. *Thus, the project will have no impact on parks facilities.*

B.15.e Other Public Facility Impacts, Including Road Improvement Impacts

Water and Sewer Public Facilities

The project proposes to use an on-site septic system to serve the proposed uses. It will not connect to a public sewer system. The project proposes a private water system with an onsite water well, access to an additional well and 50,000 gallons of water storage. The project's water system will operate under a drinking water permit issued by the State Water Resources Control Board – Division of Drinking Water (State Water Board). The system will serve the two single-family residential facilities currently under construction on the 6.22-acre project site and the new development proposed under this general plan/zoning amendment. The project proponent has prepared a preliminary technical report for the water system and has submitted it to the State Water Board (SWB) for review. The project proponent received a letter from the SWB dated March 16, 2022 stating the Preliminary Technical Report is complete and that the proponent may move forward to submit full permit application materials, including but not limited to: (1) plans, specifications and the engineering report required in Section 64552 of Title 22 of the California Code of Regulations, (2) bacteriological and chemical monitoring, and (3) the complete technical, managerial and financial capacity assessment for new public water systems. SWB recommended the following as the permitting process moves forward:

- NatureBridge is an education campus approximately one mile from the proposed Scenic Wonders. The State Water Board recommends that Scenic Wonders extend drinking water service to NatureBridge. Scenic Wonders and NatureBridge would operate under a single domestic water supply permit.
- Yosemite West Water System is an existing community water system adjacent to the proposed Scenic Wonders. Scenic Wonders should install a future emergency connection with Yosemite West Water System. An emergency connection will improve the resiliency of both water systems.
- Mariposa County Public Works manages water systems in the area. Scenic Wonders should consider contracting with Mariposa County for operations and management services.

The project proponent has notified Mariposa County that they are in discussion with NatureBridge to supply water to that development, which is located at the intersection of Henness Ridge Road and Wawona Road. Service to NatureBridge would require a private pipeline connection to Well #3 located at 7555 Henness Ridge Road in Yosemite West.

The project proponent has also had discussions with Mariposa County regarding the project providing an emergency connection to the water system for existing residential development in Yosemite West and to provide operational and management services.

Roads:

Henness Circle is a paved, county-maintained road. The Mariposa County Public Works Department did not provide any comment that the project would negatively impact the ability of the County to maintain the roadway.

The project will be adequately served by existing roads, and no new roads are required to be constructed to serve the project. *The project will have a less than significant impact on other public facilities.*

B.16 RECREATION

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

B.16.a Use of Existing Recreational Facilities

A significant impact would result if the project increased the use of existing recreational facilities or such use was accelerated due to the project, and the increase in use had the potential to cause substantial physical deterioration of facilities. The project has no potential to significantly impact existing recreational facilities. Employees of the Scenic Wonders vacation rental service operation, who would live on the project site in the multi-family units, are already working and living in the area. The project has no potential to result in the physical deterioration of parks and recreational facilities. *The project will have no impact on this issue.*

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

A significant impact would result if the project included recreational facilities that might adversely affect the physical environment due to construction or expansion. The project does not include development of recreational facilities and none would be required to be constructed due to this project. Project application materials state that a proposed easement approximately 10,500 square feet in size will be offered to the adjacent condominium project. *The project will have no impact.*

B.17 TRANSPORTATION

17.TRANSPORTATION 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.

An analysis of the proposed project’s potential traffic impacts was prepared by JLB Traffic Engineering, Inc.. The title of the assessment is *Revised Traffic Impact Analysis, Scenic Wonders Project*, and is dated September 27, 2022. The analysis is available for review by contacting the Mariposa County Planning Department at (209) 966-5151 or at 5100 Bullion Street (lower floor) Mariposa, CA.

The analysis revises the original traffic impact that was submitted on December 4, 2020. The original analysis is being revised due to the inclusion of additional parking spaces, to account for the added units in the Yosemite West Near Term Project scenario, and to include discussions of the commercial laundry component of the project.

The purpose of the traffic impact analysis (TIA) is to evaluate the potential on-site and off-site traffic impacts, identify short-term roadway and circulation needs, determine potential mitigation measures, and identify any critical issues that should be addressed in the on-going planning process. The analysis primarily focuses on evaluating traffic conditions at study intersections that may potentially be impacted by the proposed project. The analysis has been revised to include the latest project site plan and a qualitative analysis of vehicle miles traveled (VMT).

The revised analysis contains study scenarios for the following conditions:

- Existing Traffic Conditions
- Existing Plus Project Traffic Conditions
- Near Term No Project Traffic Conditions
- Near Term Plus Project Traffic Conditions
- Cumulative Year 2040 No Project Traffic Conditions
- Cumulative Year 2040 Plus Project Traffic Conditions

This initial study subsection summarizes the conclusions of the TIA.

The full TIA contains a description of all study methodologies employed in preparing the analysis.

The potential traffic impacts of the proposed project were evaluated in accordance with the standards set forth by the Level of Service (LOS) policy of the County of Mariposa and Caltrans.

The County of Mariposa has established LOS D as the acceptable level of traffic congestion on county roads and streets. Therefore, a LOS D threshold was utilized to evaluate the potential significance of LOS impacts to Mariposa County intersections outside of Caltrans’ jurisdiction.

Caltrans endeavors to maintain a target LOS at the transition between LOS C and D on State highway facilities consistent with the *Caltrans Guide for the Preparation of Traffic Impact Studies* dated December 2002. However, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with

Caltrans to determine the appropriate target LOS. Furthermore, the State Route 41 Transportation Concept reports have established LOS C as the concept LOS for State Route 41 within the community of Mariposa. In this TIA, the study facility falls within Caltrans' jurisdiction. Therefore, the Caltrans LOS C threshold was utilized as the criteria of significance for the study facility within Caltrans' jurisdiction.

(LOS C describes stable operations. The ability to maneuver and change lanes in midblock location may be more restricted than at LOS B. Longer queues at the boundary intersections may contribute to lower travel speeds. The travel speed is between 50 and 67 percent of the base free flow speed.)

The intersection studied in the TIA was Wawona Road/Heness Ridge Road. Study scenarios included the following:

- Existing Traffic Conditions
- Existing plus Project Traffic Conditions
- Near Term No Project Traffic Conditions
- Near Term plus Project Traffic Conditions
- Cumulative Year 2040 No Project Traffic Conditions
- Cumulative Year 2040 plus Project Traffic Conditions

The TIA concluded the following:

Existing Traffic Conditions:

This scenario evaluates the Existing Traffic Conditions based on existing traffic volumes and roadway conditions from traffic counts and field surveys conducted in August and September of 2019.

- At present, the study intersection operates at an acceptable LOS (LOS B) during AM and PM peak periods.

Existing plus Project Traffic Conditions:

This scenario evaluates total traffic volumes and roadway conditions based on the Existing plus Project Traffic Conditions. The Existing plus Project Traffic volumes were obtained by adding the Project Only trips to the Existing Traffic Conditions scenario. At buildout, the proposed project is estimated to generate a maximum of 136 daily trips, 8 AM peak hour trips and 11 PM peak hour trips.

- Under this scenario, all study intersections are projected to operate at an acceptable LOS (LOS B) during both peak periods.

Near Term No Project Traffic Conditions:

This scenario evaluates total traffic volumes and roadway conditions based on the Near Term No Project Traffic Conditions. Near Term No Project traffic conditions factor approved and pipeline projects that are either under construction, built but not fully occupied, are not built but have final site development review approval, or for which the lead agency or responsible agencies have knowledge of. The Near Term No Project traffic volumes were obtained by adding the Near Term related trips to the Existing Traffic Conditions scenario. Total trip generation for the Near Term No Project scenario is 511 daily trips, 48 AM peak hour trips and 56 PM peak hour trips.

- Under this scenario, all study intersections are projected to operate at an acceptable LOS (LOS B) during both peak periods.

Near Term plus Project Traffic Conditions:

This scenario evaluates total traffic volumes and roadway conditions based on the Near Term plus Project Traffic Conditions. The Near Term plus Project Traffic Conditions assumes that the existing roadway geometrics and traffic controls will remain in place. The Near Term plus Project traffic volumes were obtained by adding the Project Only Trips to the Near Term No Project Traffic Conditions scenario.

- Under this scenario, all study intersections are projected to operate at an acceptable LOS (LOS B) during both peak periods.

Cumulative Year 2040 No Project Traffic Conditions:

This scenario evaluates total traffic volumes and roadway conditions based on the Cumulative Year 2040 No Project Traffic Conditions. The Cumulative Year 2040 No Project traffic volumes were obtained by subtracting the Project Only Trips from the Cumulative Year 2040 plus Project Traffic Conditions scenario.

- Under this scenario, all study intersections are projected to operate at an acceptable LOS (LOS C) during AM peak hours and LOS B during PM peak hours.

Cumulative Year 2040 plus Project Traffic Conditions:

This scenario evaluates total traffic volumes and roadway conditions based on the Cumulative Year 2040 plus Project Traffic Conditions. This scenario evaluates total traffic volumes and roadway conditions based on the Cumulative Year 2040 plus Project Traffic Conditions. Based on a review of the Annual Average Daily Traffic (AADT) volumes obtained from Caltrans, the 10-year average annual growth rate of Wawona Road (State Route 41) was determined to be 1.5 percent near the vicinity of the proposed Project. Thus, JLB utilized an average annual growth rate of 1.5 percent to expand the existing traffic volumes by 22 years to arrive at the Cumulative Year 2040 traffic volumes. Finally, JLB added the Project Only Trips to the expanded existing traffic volumes to arrive at the Cumulative Year 2040 plus Project traffic volumes.

- Under this scenario, all study intersections are projected to operate at an acceptable LOS (LOS C) during AM peak hours and LOS B during PM peak hours.

Based on the conclusions of the Traffic Impact Analysis, the project will have a less than significant impact on the county's circulation system and affected roadways.

The National Park Service (NPS) provided comments on the project. NPS stated that if the project is approved and a building permit is issued, all commercial truck and equipment traversing the Park to get to Yosemite West will require a permit from the Superintendent of Yosemite National Park. This is required of any project in Yosemite West and Wawona. Section 5.6 of the Code of Federal Regulations is the implementing language for such permitting. This requirement will be included in the conditions of approval for the project.

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

A significant project impact would be one that conflicts with CEQA Guidelines §15064.3. This section states that vehicles miles traveled (VMT) is the most appropriate measure of transportation impacts.

The State of California Governor's Office of Planning and Research (OPR) published a Technical Advisory (TA) on Evaluating Transportation Impacts in CEQA (December 2018) to provide advice and recommendations, which agencies and other entities may use at their discretion. The TA acknowledges that lead agencies should set criteria and thresholds for VMT and transportation impacts. However, it provides guidance to residential, office and retail uses, citing these as the most common land uses. Beyond these three land uses, there is no guidance provided for any other land use type. The TA also notes that land uses may have a less than significant impact if they are located

within a low VMT area or in close proximity to a transit route, and suggests that screening maps be used for this determination. Furthermore, the TA also notes that local serving retail generally of less than 50,000 square feet and projects which yield 110 or fewer trips could be considered not to lead to a significant impact. As of the date of the traffic impact analysis, the County of Mariposa had not finalized its VMT guidelines. As a result, the VMT analysis presented in the project's traffic assessment was performed pursuant to OPR's TA.

VMT is simply the product of a number of trips and the length of those trips. The first step in a VMT analysis is to establish the baseline average VMT, which requires the definition of a region. The TA states that existing VMT may be measured at the regional or city level. On the contrary, the TA also notes that VMT analyses should not be truncated due to "jurisdictional or other boundaries." In this case, the Project site is located within the Yosemite West area, which spans over a 0.5-mile radius. The Project will serve 32 employees who currently live in Yosemite West and 14 employees who commute from the community of Oakhurst. Moreover, daily trip generation rates for the Yosemite West area are significantly lower than those contained in the ITE Trip Generation Manual. When applying the daily trip generation rate observed in the Yosemite West area of 3.63 daily trips per dwelling unit, the proposed Project can be estimated to generate a maximum of 65 daily trips. Since the Project is estimated to yield fewer than 110 trips, *the Project's VMT is considered less than significant per OPR's TA.*

B.17.c Increase Hazards due to Geometric Design Features

A significant impact would result if the project resulted in sharp curves or dangerous intersections or incompatible uses. The original Traffic Impact Analysis prepared by JLB Traffic Engineering, Inc. identified an area of concern related to sight distance from the project's access points onto Henness Circle. That analysis recommended brush and tree removal to improve sight distance. The revised TIA for the project states it was recommended that the brush and trees within the 155 feet corner sight distance triangles be removed as part of this Project to improve visibility and traffic safety. Since then, the Project has improved lines of sight by removing dead brush and trees and delimiting the areas of concern. The fuel reduction and forest cleanup of the Project will increase sunshine exposure during the winter season increasing rates of snow melt and evaporation. In addition, the Project proponent has three (3) snowblower tractors and two (2) snowplow trucks that service the Yosemite West area. The Project proposes to plow and maintain its frontage to Henness Circle, driveway entrances and internal roadways thereby improving roadway conditions and safety during the winter season.

The Mariposa County Public Works Department reviewed the original project site plan submitted by the project proponent. The department expressed concern related to sight distance at egress points along Henness Circle. The westernmost encroachment for the dumpster storage will have a trash truck backing into traffic in a location of minimal sight distance, on a grade subject to snow and ice conditions. The department also noted that the entrance to the parking lot between the two main entrances should be an entrance only. The close proximity of the encroachments onto the project site is not preferred. Subsequent comments by the department noted that the applicant has agreed to make the loop road through the project site one way.

The project proponent notes in their application material that after review of comments from the County Public Works Department and the public, the project has revised building locations and parking areas to eliminate vehicles backing onto Henness Circle. All the parking and access to the project will be done without any street parking or backing out into the public roadway.

In its final comments on the project, the Public Works Department states that the department's concerns have been explained to the project applicant and will be reviewed by the department upon submittal of the final site plan. Oversight of project design by the Public Works Department will ensure that safety concerns will be adequately addressed. *This oversight will ensure that the project's impact on transportation hazards from backing vehicles will be reduced to less than significant levels.*

Heness Ridge Road/Heness Circle Intersection:

JLB analyzed the location of the proposed access points relative to the existing local roads and driveways in the Project's vicinity. A review of the Project access points to be constructed indicates that they are located at points that minimize traffic operational impacts to the existing roadway network. However, to improve safety at the (one-way, stop-controlled) intersection of Henness Ridge Road and Henness Circle, it is recommended that the Project install signage to notify that cross traffic does not stop. The issue of traffic safety at the intersection of Henness Ridge Road and Henness Circle is considered a potentially significant impact requiring mitigation to reduce this potentially significant impact to a less than significant level. *Implementation of the following mitigation measure will reduce potentially significant impacts on intersection safety to less than significant levels.*

Mitigation Measure 17.c.1:

Prior to the issuance of a certificate of occupancy for any multi-family residential structure and the central laundry facility, the project proponent shall install a sign at the terminus of Henness Circle at its intersection with Henness Ridge Road stating that cross traffic does not stop. The design and installation of the sign shall be approved by the Mariposa County Public Works Department. The project proponent shall provide written verification to the Mariposa County Planning Department that the Public Works Department has approved the design and installation of the sign.

Monitoring for Mitigation Measure 17.c.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

On-site Parking:

The project proposes 53 parking spaces with dimensions of 20'x10'. A revised parking plan submitted to Mariposa Planning by the project proponent on May 1 showed that the single family residences and the detached garage, which are permitted by existing zoning and are under construction or have been permitted, will use 14 parking spaces. (Single family construction is considered to be Phase I of site development.) Twenty-eight (28) spaces will be available for use by the multi-family component of Phase II development, while two spaces will be utilized by the central laundry facility. Nine in-line parking spaces in three separate areas on the project site are proposed to be used for parking seasonal equipment.

Using the community of Mariposa's parking standards as a basis, it can be determined that 28 parking spaces would be sufficient to serve the multi-family units. The Mariposa community standard is 1.5 spaces for one bedroom units which would require a total of 17 spaces for the project's one bedroom units, and two spaces for two bedroom units, which would require eight spaces on the project site, bringing total spaces required to 25 under the Mariposa community standards. The 28 spaces proposed by the project for the multi-family units exceed the minimum parking space standard for the community of Mariposa.

B.17.d Emergency Access

A significant impact would result if the project resulted in inadequate emergency access. Project driveways will be required to meet all emergency access requirements contained in Public Resources Code 4290. Implementation of these requirements will ensure adequate access to the site by emergency vehicles. See Section B.9.f *Emergency Response/Evacuation Plans* for a discussion of the project's impacts on emergency response and evacuation plans. *That section concludes that the project would have a less than significant impact on this issue. Due to these factors, the project will have a less than significant impact on emergency access.*

B.18 TRIBAL CULTURAL RESOURCES

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

B.18.a, b Tribal Cultural Resources

A significant impact would occur if the project had a significant impact on tribal cultural resources, which are defined in the table above. As noted in the Section B.5 – *Cultural Resources*, a Cultural Resources Assessment for the project was conducted on the 22.2-acre area that encompasses the potential project development area (project site of 7.22 acres [subject parcel actually 6.22 acres] plus the 15-acre northern parcel that may be used for disposal of septic effluent from the apartments. The easement area between the parcels that may be used for laundry grey water disposal and to convey effluent from the apartments to the 15-acre parcel is also in the area studied). The survey of the site was conducted by Sierra Valley Cultural Planning. The report of the project survey is dated January 20, 2020. No cultural resources were identified as a result of the survey of the site. The assessment concludes that it is unlikely that the proposed development project will have an effect on important archaeological, historical, or other cultural resources. No further cultural resources investigation is therefore recommended. The report further states that in the unlikely event that buried archaeological deposits are encountered in the project area, the finds must be evaluated by a qualified archaeologist. Should human remains be encountered, the County Coroner must be contacted immediately; if the remains are determined to be Native American, then the Native American Heritage Commission must be contacted as well. Implementation of Mitigation Measure 5.a.1 as

described in the Cultural Resources section of this study will reduce potential impacts on cultural resources and/or human remains discovered during site development to a less than significant level.

This project involves the proposed adoption of a Mitigated Negative Declaration under CEQA. When such a document is proposed for adoption, Native American tribes on the County’s Native American contact list, which is obtained from the Native American Heritage Commission (NAHC), are notified that they have thirty (30) days to request a consultation on the project. Mariposa Planning sent a certified letter dated February 23, 2023 to tribal representatives on the contact list notifying them that they had until March 24, 2023 to request a consultation.

Since the project involves a general plan amendment, Native American tribes on the contact list provided by NAHC are also allowed 90 days to request a consultation under provisions of Public Resources Code §65352.3. Tribal representatives were notified of this 90-day period in the same February 23, 2023 letter referenced above. That letter notified representatives that they had until May 23, 2023 to request a consultation on the project.

The following is a list of Native American tribes who were notified as per the contact list provided by NAHC:

- Chicken Ranch Rancheria of Me-Wuk Indians
- Nashville Enterprise Miwok-Maidu-Nishman Tribe
- North Fork Rancheria of Mono Indians
- Picayune Rancheria of Chukchansi Indians
- Southern Sierra Miwuk Nation
- Tuolumne Band of Me-Wuk Indians
- Wuksache Indian Tribe/Eshom Valley Band

A follow-up email was sent to the tribes listed above on May 10, 2023 reminding them of the timeframe to request a consultation.

The Southern Sierra Miwuk Nation (SSMN) responded in writing to Mariposa Planning’s consultation notification and stated they had no concerns with the project and did not request a consultation. No other tribes responded to the consultation notification.

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

B.19 UTILITIES & SERVICE SYSTEMS

19. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			√	
b) Have sufficient water supplies available			√	

to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?				√
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			√	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			√	

B.19.a Water, Wastewater Treatment; Stormwater Drainage; Electric Power, Natural Gas, Telecommunications Facilities

A significant impact would result if the project required or resulted in the relocation or construction of these facilities that would cause significant environmental effects. Implementation of the project that would be allowed by the approval of the general plan/zoning amendment will require the construction of a water delivery system, which will include potable water service to the NatureBridge campus located near the intersection of Henness Ridge Road and Wawona Road; a septic disposal system with secondary treatment, a grey water disposal system, a drainage system, and new systems for the provision of utilities at the project site. The water system will operate under a permit from the State Water Resources Control Board – Division of Drinking Water. The issue of groundwater resources and the proposed water system are discussed in detail in subsection B.10.b,e of this initial study.

The project’s proposed septic disposal is discussed in detail in subsection B.7.e of this initial study.

The project’s proposed stormwater drainage system is discussed in detail in subsection B.10.c of this initial study. The system will be required to be designed, permitted, installed and maintained to the satisfaction of the Mariposa County Public Works Department. *This regulatory oversight will ensure that the system’s potential impact on stormwater drainage in the area is less than significant.*

The project will connect to existing underground electric service lines on the property and distribute power with underground cabling and ground-mounted transformers near the buildings. Propane tanks will be positioned near each building. Telephone service will be underground to each unit, and TV/internet will be via satellite dishes. The septic tanks and pods will be underground with secured hatches for servicing.

All project utilities and infrastructure will be constructed to all applicable building code standards and/or standards of utility providers. *Oversight of the design, permitting, installation and maintenance of utility systems serving the project will ensure that the project will have a less than significant impact on this issue.*

B.19.b Water Supply

A significant impact would result if the project did not have sufficient water supplies and reasonably foreseeable future development in normal, dry or multiple dry years. The project’s proposed water system and potential impact

on groundwater is discussed in detail in subsection B.10.b & e of this initial study. It is also discussed in subsection B.15.e of this initial study. *The analysis in these sections concludes that the project’s potential impact on groundwater is less than significant.*

In addition to the content of those discussions, the project proponent estimates that the central laundry facility on the project site will initially eliminate the usage of approximately 500,000 gallons of fresh water within the existing Yosemite West District system and the Indian Creek watershed.

The report prepared by Engineering Fire Protection as discussed in B.10b & e above describes fire flow calculations, fire sprinkler system and water supply requirements. The proposed water storage tanks, fire hydrants, and the water delivery systems for fire flow and domestic use will be designed installed and constructed in accordance with all applicable code, statutes and standards. The inspection and permitting system will ensure that the systems are properly installed and operating prior to issuance of certificate of occupancies for the on-site structures.

B.19.c Wastewater Treatment Capacities

A significant impact would result if a wastewater treatment provider does not have the capacity to serve the project in addition to its existing commitments. The project will be served by an on-site septic disposal system(s) each with secondary treatment. The proposed system is discussed in detail in subsection B.7.e of this initial study. In addition, the project proponent estimates that the centralized laundry facility within the project site that will serve vacation rentals in Yosemite West will initially eliminate approximately 500,000 gallons of fresh water and 500,000 gallons of sewage per year from the existing Yosemite West District treatment system. *The project will have no impact on a wastewater treatment provider.*

B.19.d,e Solid Waste

A significant impact would occur if a project generated solid waste in excess of state or local standards or in excess of local infrastructure or otherwise impair the attainment of solid waste reduction goals or did not comply with reduction statutes related to solid waste. The project includes an area for dumpster storage and service. The project proponent states that approval of the project will enable Scenic Wonders to move the existing dumpsters from the street in Yosemite West Unit 1 to the storage area at the garage. The project will be subject to all applicable regulations and standards relating to solid waste, including applicable requirements of Senate Bill 1383 which mandates that organic material such as food scraps be disposed of in bins that are used for other “green” waste, such as garden trimmings, lawn clippings and leaves. This is part of a larger effort to reduce short-lived climate pollutants (including methane) and redirect organic waste from landfills back to the soil as compost or mulch. *Due to these factors, the project will have a less than significant impact.*

B.20 WILDFIRE

20. WILDFIRE	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
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 Emergency Response or Evacuation Plan

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 adopted emergency response or emergency evacuation plans. (Please see subsection B.9.f in the Hazard and Hazardous Materials section of this study for a discussion of the project impacts on emergency response and evacuation plans. *The project’s potential impact on emergency response and evacuation plans is considered to be less than significant.*

B.20.b & c Exposure to Pollutant Concentrations/infrastructure Installation

A significant impact would occur if the project exposed project occupants to pollutant concentrations from wildfire. The project proposed under this general plan/zoning amendment will allow for the relocation of employees of the Scenic Wonders vacation rental management business, the majority of whom are currently living throughout the Yosemite West community, to the project site. The project will not substantially exacerbate wildland fire risks. Occupants of the site, whether they are residents or visitors, will be exposed to concentrations of pollutants from wildfires in the immediate area or region, but this is not an impact to people that would be uncommon in this area.

The project proposal includes adding two 1,000-gallon fuel tanks, one for diesel and one for gasoline, at the detached garage area. The storage tanks will be for private use by Scenic Wonders and emergency firefighter vehicles. The project proponent states the fuel storage systems will meet Fire Rated Aboveground Storage Tank standards and include secondary containment systems. The fuel storage will be required to meet Aboveground Petroleum Storage Act requirements and the project will file documentation to comply with Mariposa County’s hazardous materials registration programs.

Upon completion, the project will provide 50,000 gallons of water storage, which the project proponent states will serve as additional emergency water reserves in the event of a local fire emergency. The project’s water system will include backup generators for power outages. Two fire hydrants are also proposed to be located near Henness Circle on the 6.22-acre project site.

The project proponent states that Scenic Wonders will provide and maintain truck-or trailer-mounted fire equipment with a portable water tank, portable fire pump, hoses, fitting, and safety gear to quickly suppress fire within the Scenic Wonders project. A condition of approval for the project will require that if fire equipment is to be used by employees, a training and maintenance program, approved by the Mariposa County Fire Department, shall be implemented.

It should be noted that Yosemite West Property and Homeowners, Inc. has received hazardous fuel reduction grants through the years that have been used for fuel reduction to help protect the community from catastrophic wildfires.

Given these factors, the project's impact on this issue is less than significant.

B.20.d Exposure of People or Structures to Risks

A significant impact would occur if the project exposed people or structures to significant risks as described in the table above. The project site would not be subject to flooding. The project site is located in a general area that has experienced threats from wildfire. However, it is unlikely, given the site topography, that people or structures would be exposed to significant risk, including from landslides, as a result of runoff, post fire instability, or drainage changes. Structures and infrastructure will be constructed to all applicable standards. It is unlikely that an event would amend drainages within the project area so as to pose a significant risk to people or structures. As noted in B.20.b above, Yosemite West Property and Homeowners, Inc. has received hazardous fuel reduction grants through the years that have been used for fuel reduction to help protect the community from catastrophic wildfires. (Please see subsection B.7.a, b, c & d *Faults, Ground Shaking, Ground Failure and Landslides/Soil Erosion/Expansive Soil* in the Geology and Soils section of this study for a discussion of soils on the project site, and subsection B.10.c *Drainage Patterns/Impervious Surfaces; Substantial Erosion; Flooding; Stormwater System Capacity; Polluted Runoff* in the Hydrology and Water Quality section of this study for a discussion of drainage issues. *The project will have a less than significant impact on this issue.*

Section C

MANDATORY FINDINGS OF SIGNIFICANCE

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

Impact Discussion & Conclusions:

- The project has the potential to significantly impact biological resources, specifically, special status plant and animal species; raptors; and aquatic resources. Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. The project has the potential to impact cultural resources during grading and construction activities on the project site. A mitigation measure is proposed to reduce this potentially significant impact to a less than significant level.
- The project will result in increased air emissions, including greenhouse emissions; groundwater use; noise; traffic; demand for public services; and potentially increased risks to property and people from wildland fires. However, these impacts are not considered to be significant, are individually limited, and not cumulatively considerable. Mariposa County adopts a standard condition of approval on commercial development that addresses potentially significant noise impacts. The project’s potential impacts on on-site biological and cultural resources can be reduced to less than significant levels with the implementation of proposed mitigation measures. The project’s potential impacts on these issues as well as the issues of geology and soils from septic system(s) installation and transportation (intersection of Henness Circle and Henness Ridge Road) are individually limited and not cumulatively considerable and can be reduced to levels of insignificance with implementation of mitigation measures.
- The project has the potential to cause direct substantial adverse effects on human beings relating to septic system installation and a roadway intersection. Mitigation is proposed to reduce these potentially significant impacts to less than significant levels.

Based upon the environmental review conducted within this initial study, and the anticipated level of impact as a result of the project, a mitigated negative declaration will be adopted for the project.

Section D MITIGATION MONITORING

Mitigation Measure No.	Mitigation Measure	Mitigation Monitoring
4.a.1	<p><i>Prior to commencement of construction or grading activities on the project site from April 1 to August 31 and the issuance of construction or grading permits for the project, a qualified biologist knowledgeable on the identification of special-status plant species shall conduct a pedestrian survey of areas of the project disturbance footprint plus a 100-foot buffer within the project area, only if the buffer area is located on property owned by the project proponent or on which the project proponent has or will obtain easements for project facilities, to determine if special status plant species are present. The surveys shall be floristic in nature and shall be conducted during the last bloom periods for the target species prior to start of construction activities at each site in accordance with the most current United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) protocols. This would mean that should construction begin outside of the April 1 to August 31 period of a given year, the operative survey would be one that occurred within the April 1 to August 31 period of the prior year. (Bloom periods and areas where surveys would need to be conducted for each species are as described in Table 6-1 of the Biological Analysis Report.) For construction beginning in June, July or August of a given year, surveys for all species could occur in April and May of that year. Locations of any special-status plant species observed during the survey shall be mapped and described in the Biological Site Review Report.</i></p> <p><i>If non-listed special-status plant species (Yosemite onion, Tulare Rockcress, Bolander’s woodreed, Hall’s daisy, short-leaved hulsea, Holzinger’s orthotrichum moss) are detected on-site, an Environmentally Sensitive Area (ESA), buffer shall be established with a minimum buffer of 15 feet until CDFW is notified and the process described below is undertaken. No disturbance shall occur in this ESA. The buffer area shall be identified through fencing or similar method. If any non-listed special-status plant species are present and cannot be avoided, the California Department of Fish and Wildlife shall be contacted at least 10 days prior to disturbance to allow for the collection of seed from these plant species (the construction schedule can proceed whether the CDFW collects seed or not.)</i></p>	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>

	<p><i>If Tompkin’s sedge, which is a listed species, is present and cannot be avoided, impacts should be minimized to the greatest extent feasible in consultation with the USFWS and/or CDFW, as appropriate.</i></p> <p><i>A Restoration and Revegetation Plan (RRP) shall be developed prior to construction and shall include the following:</i></p> <ul style="list-style-type: none"> • <i>Target mitigation ratios for impact special-status plant species.</i> • <i>The source for restoration plantings and seed mixes. Native seed shall be sourced locally from a native plant nursery to maintain genetic integrity with the plant species on-site or otherwise is known to occur within the same types of habitats in the region.</i> • <i>Methods for plant installation including size and species to be planted, and planting and irrigation installation. Methods for seed installation including species of seed and planting and irrigation. Management and maintenance methods shall be included.</i> • <i>Criteria and methods for determining successful establishment of mitigation efforts.</i> • <i>Contingency and adaptive management efforts if restoration efforts are not successful.</i> • <i>Monitoring and reporting requirements. Seeded areas shall be monitored through at least one winter to ensure that seed has sprouted successfully. Restoration plantings shall be monitored for at least three (3) years to determine if they have successfully become established (irrigation shall not occur during the last year of monitoring).</i> <p><i>Topsoil for areas that are occupied by special-status plant species should be retained and re-spread over disturbed areas from where it was extracted after construction has been completed.</i></p> <p><i>The Planning Department shall be provided a copy of the results of any Biological Site Review Report and proposed mitigation prior to initiation of construction or grading activities.</i></p>	
<p>4.a.2</p>	<p><i>This measure applies to the northern 15-acre parcel only. Within 14 days of the commencement of construction or grading activities on the parcel, a qualified biologist, knowledgeable of all life stages of the California red-legged frog and the Sierra Nevada yellow-legged frog, shall conduct two survey events in accordance with United States Fish and Wildlife Service (USFWS) protocols to determine if the</i></p>	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>

	<p><i>species inhabit the affected area. Each survey shall consist of one daytime survey and one nighttime survey, and each survey event shall be conducted with at least five days between them. The surveys shall be phased with construction of the project. If either frog species is detected during the pre-activity surveys, construction activities shall be postponed in the location where the frogs are detected until the frogs leave the site on their own. Once the biologist has determined that the frogs have left the site, work may resume. An exclusion fence shall be constructed between occupied habitat and the construction area to prevent the species from re-entering the construction area. The location and design of the exclusion fencing shall be determined by the qualified biologist. Construction or grading may proceed with caution under the direct supervision of the biologist. The biologist shall have the authority to halt work at any time to avoid injury or death to either frog species. Alternatively, the frog species may be relocated from the project site prior to the start of grading or construction activities only under the permission of the USFWS and the California Department of Fish and Wildlife, which would typically require an Incidental Take Permit. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities and throughout the construction process.</i></p>	
<p>4.a.3</p>	<p><i>This measure applies to the entirety of the project site. Within 14 days of the commencement of construction or grading activities on the project site, a qualified biologist shall conduct a survey for roosting pallid, western mastiff, and western red bats, including a daytime inspection and a flyout inspection at dusk to determine if the species inhabit the affected area. The survey(s) shall be phased with construction of the project. If bats are detected, an acoustical sampling shall be conducted to determine species. If pallid bats, western mastiff bats, or western red bats are identified to be roosting in the trees in the grading or construction area, work shall commence until bats have been passively excluded from the tree through the installation of one-way doors or other exclusion devices. Electronic bat aversion devices may also be used in addition to the one-way doors. Relocation of bats from the affected area may not be performed during the breeding season (March 1 to September 15.) The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities and throughout the construction process.</i></p>	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>
<p>4.a.4</p>	<p><i>This measure applies to the entirety of the project site. Within 14 days of the commencement of construction or grading</i></p>	<p>This mitigation measure will be monitored by the</p>

	<p><i>activities on the project site, a qualified biologist, knowledgeable in the identification of fisher and American badger, shall conduct a survey to determine if the species inhabit the affected area. The pedestrian survey(s) shall cover the affected area plus a 500-foot buffer, (the buffer area including only areas located on property owned by the project proponent or on which the project proponent has or will obtain easements for project facilities), and shall achieve 100% visual coverage. The survey effort shall be phased with construction of the project. If dens that these species could use are detected during the survey(s), an Environmentally Sensitive Area (ESA) shall be implemented between construction and the den. The nature and location of the buffer shall be determined by the qualified biologist. If the den must be removed for project construction, the den shall be monitored for a minimum of five (5) days and nights with trail cameras to determine if the den is in use. If no animal activity is detected, the dens may be carefully dismantled and demolished under the direct supervision of a qualified biologist until the terminus of every tunnel is clearly visible, and then backfilled. If at any time during den removal one of these species is encountered, den removal will cease immediately, and the animal will be allowed to leave on its own as determined by the qualified biologist before den removal can resume. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities and throughout the construction process.</i></p>	<p>Mariposa County Planning Department through the project construction permitting process.</p>
<p>4.a.5</p>	<p><i>Prior to grading or construction activities in an undeveloped area on the project site, all personnel involved in grading or construction activities shall attend a Construction Personnel Environmental Awareness Training and Education Program. The program shall be developed by a qualified biologist and shall include the following:</i></p> <ul style="list-style-type: none"> <i>• Information on the life history of all the special-status species identified in the project’s Biological Analysis Report determined to have potential to occur on the project site, including migratory birds and raptors.</i> <i>• A discussion of each species’ legal protection, status, the definition of “take” under the Endangered Species Act, measures the project proponent must implement to protect the species, reporting requirements, specific measures that each worker shall employ to avoid take of wildlife species, and penalties for violation of the State and federal Endangered Species acts.</i> <i>• Information on how and where to bring injured wildlife for treatment in the case any animals are injured on</i> 	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>

	<p><i>the project site, and how to document wildlife mortalities and injuries.</i></p> <ul style="list-style-type: none"> <i>An attendance form signed by each worker indicating that environmental training has been completed with the attendance form kept on record by the qualified biologist.</i> <p><i>The Planning Department shall be provided a copy of the Construction Personnel Environmental Awareness Training and Education Program and signed copies of the attendance forms prior to the commencement of any grading or construction activities and the issuance of grading or construction permits.</i></p>	
<p>4.a.6</p>	<p><i>The project proponent shall implement the following best management practices to avoid and minimize impacts to special-status biological resources during grading or construction activities:</i></p> <ul style="list-style-type: none"> <i>Project-related vehicles should observe a daytime speed limit of 20 mph within the project site.</i> <i>Off-road traffic outside of areas designated essential for grading and construction activities shall be prohibited.</i> <i>All grading and construction activities shall occur during daylight hours.</i> <i>To prevent inadvertent entrapment of animals during construction of the project, all excavated, steep-walled holes or trenches more than two (2) feet deep shall be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one of more escape ramps constructed of earthen-fill or wooden plans shall be installed.</i> <i>Before holes or trenches are filled, they should be thoroughly inspected for trapped animals. If at any time a trapped or injured special-status animal species is discovered, the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), as appropriate, shall be contacted before proceeding with the work.</i> <i>In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape, or the USFWS/CDFW shall be contacted for guidance.</i> <i>All construction pipes, culverts, or similar structures with a diameter of four (4) inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If an animal is discovered inside a pipe, that section of pipe shall not be moved until a qualified biologist has identified the species and determined if consultation with the USFWS/CDFW is required. If the species is not protected</i> 	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>

	<p><i>under the federal or State ESAs or is State Fully Protected, the animal may be retrieved by the biologist and relocated to suitable habitat outside of any existing or proposed grading or construction area. All such relocations shall be carefully documented, including photos/descriptions of the condition of the animal and relocation site.</i></p> <ul style="list-style-type: none"> • <i>All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once per week from the project site.</i> • <i>No firearms shall be allowed on the project site.</i> • <i>No pets, such as dogs and cats, shall be permitted on the project site.</i> • <i>Use of rodenticides and herbicides in grading or construction areas shall be prohibited.</i> • <i>Upon completion of the grading or construction activity, all areas subject to temporary ground disturbances (including storage and staging areas, temporary roads, pipeline corridors, etc.) shall be re-contoured if necessary, and revegetated to promote restoration of the area to pre-project grading or construction conditions. An area subject to “temporary” disturbance means any area that is disturbed during grading or construction activities, but after project completion will not be subject to further disturbance and has the potential to be revegetated.</i> • <i>Any project personnel who are responsible for inadvertently killing or injuring a special-status species should immediately report the incident to a qualified biologist. The biologist shall notify the appropriate agencies within 24 hours.</i> • <i>New sightings of all special-status species identified in the Biological Analysis Report shall be reported to a qualified biologist who shall report the sighting to the California Natural Diversity Data Base.</i> <p><i>The project proponent shall provide a copy of the best management practices identified above to all contractors, subcontractors and any other entity conducting grading or construction activities on the project site prior to that entity engaging in any such activities. Prior to the commencement of grading or construction activities on the project site and the issuance of any grading or construction permits, the Planning Department shall be provided a copy of the best management practices that is to be distributed to those conducting grading or construction activities on the project site.</i></p>	
<p>4.c.1</p>	<p><i>Prior to commencement of construction or grading activities on any portion of the project site and the issuance of any grading or construction permit for the project, an aquatic resources delineation shall be conducted on parcels owned</i></p>	<p>This mitigation measure will be monitored by the Mariposa County Planning Department</p>

	<p><i>by the project proponent, or on which easements to construct facilities for project implementation have been obtained by the project proponent, to identify the extent of potential State and federal jurisdiction over these resources. The delineation shall be conducted according to the current U.S. Army Corps of Engineers (USACE) and Regional Water Quality Control Board minimum standards. The delineation shall include the project site plus a minimum 100-foot buffer, (the buffer area including only areas located on property owned by the project proponent or on which the project proponent has or will obtain easements for project facilities). An Aquatic Resources Delineation Report shall be prepared in accordance with USACE minimum standards and shall include potential jurisdictional extents for State agencies. The project proponent shall adhere to all state and/or federal regulations and standards, including provisions of the Clean Water Act, if it is determined that aquatic features on the project site are jurisdictional. The Planning Department shall be provided a copy of the Aquatic Resources Delineation Report prior to the issuance of a grading or construction permit for the project and the commencement of any construction or grading activities. The Planning Department shall also be provided any and all reports relating to the delineation and regulation of jurisdictional water features.</i></p>	<p>through the project construction permitting process.</p>
<p>4.c.2</p>	<p><i>The project proponent shall implement the following best management practices to protect aquatic resources during grading or construction in or near an aquatic resource area:</i></p> <ul style="list-style-type: none"> • <i>All non-jurisdictional aquatic features shall be avoided to the maximum extent feasible. Aquatic features that can be avoided shall have Environmentally Sensitive Area (ESA) buffers of 50 feet around such features to limit indirect impact to the features. (The buffer area shall include only areas located on property owned by the project proponent or on which the project proponent has or will obtain easements for project facilities.) ESA buffers shall be identified with high visibility fencing or other a similar method with signs stating the area is not to be disturbed.</i> • <i>Staging and storage areas for equipment, materials, fuels, lubricants, and solvents shall be located outside the ESA buffer area for aquatic resources. Vehicles and other motorized equipment shall be refueled and lubricated outside of ESA buffer areas.</i> • <i>Any material used as rip rap or rock slope protection shall be composed of cleaned, natural rock that is free of concrete, asphalt, and other materials that are deleterious to fish and wildlife.</i> • <i>A Stormwater Pollution Prevention Plan shall be developed to address potential sources of erosion and water</i> 	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>

	<p><i>quality degradation during construction and grading activities.</i></p> <ul style="list-style-type: none"> <i>All disturbed soils shall be stabilized to prevent erosion into aquatic features upon completion of grading or construction activities.</i> <p><i>The project proponent shall provide a copy of the best management practices identified above to all contractors, subcontractors and any other entity conducting grading or construction activities on the project site prior to that entity engaging in any such activities. Prior to the commencement of grading or construction activities on the project site and the issuance of any grading or construction permits, the Planning Department shall be provided a copy of the best management practices that is to be distributed to those conducting grading or construction activities on the project site.</i></p>	
<p>4.d.1</p>	<p><i>Prior to commencement of construction or grading activities on any portion of the project site, including the northern 15-acre parcel and the parcel between the subject parcel and the 15-acre parcel, a qualified biologist shall conduct a pre-construction survey(s) of the impacted area, plus a 250-foot buffer area for songbirds and a 500-foot buffer area for raptors, no longer than seven (7) days prior to such activities to determine if nesting birds, including Northern Goshawk, are extant in those areas proposed for construction or grading activities. If active nests are found during the survey or at any time during construction of the project, a nest avoidance buffer ranging from 250 feet for songbirds up to 350 for raptors may be required, as determined by the qualified biologist. The avoidance buffer, which shall apply only to property within parcels owned by the project proponent or for which the proponent has easements to construct project facilities, shall remain in place until the biologist has determined that the young are no longer reliant on the nest. Work may occur within the avoidance buffer under the approval of the qualified biologist once the biologist has determined through on-site monitoring that construction activities are not affecting nesting activities or the parental care of fledglings. The biologist shall have the authority to stop construction if nesting adults, hatchlings or fledglings show signs of distress as determined by the biologist. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities and throughout the construction process.</i></p>	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>
<p>5.a.1</p>	<p><i>In the event human remains, artifacts, or potentially significant cultural resources are discovered during ground disturbance on the project site, a Native American monitor</i></p>	<p>The project proponent or his on-site designee shall be responsible for</p>

	<p><i>shall be on-site for the duration of ground disturbance. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement the project, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty (50) feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty (50) feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the project proponent to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and the Native American Heritage Commission shall be notified should human remains be discovered. If the remains are determined by the Native American Heritage Commission to be Native American, NAHC guidelines for the treatment and disposition of the remains shall be adhered to. Representatives of the Most Likely Descendant shall be requested to be on-site during disturbance and/or removal of human remains.</i></p>	<p>ensuring compliance with this mitigation and the Mariposa County Planning Department will monitor the measure through the project construction permitting process.</p>
<p>7.e.1</p>	<p><i>Prior to the issuance of a building permit for any structure within the project site, the specific leach line area dedicated to that structure shall be approved for septic disposal by the Mariposa County Environmental Health Unit and installed by the project proponent.</i></p>	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>
<p>17.c.1</p>	<p><i>Prior to the issuance of a certificate of occupancy for any multi-family residential structure and the central laundry facility, the project proponent shall install a sign at the terminus of Henness Circle at its intersection with Henness Ridge Road stating that cross traffic does not stop. The design and installation of the sign shall be approved by the Mariposa County Public Works Department. The project proponent shall provide written verification to the Mariposa County Planning Department that the Public Works Department has approved the design and installation of the sign.</i></p>	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>