

County of Mariposa

California Environmental Quality Act Initial Study

A. PROJECT INFORMATION:

Project Title: **General Plan/Area Plan Amendment Application No. 2024-100/Conditional Use Permit Application No. 2024-101; and Major Design Review Application No. 2024-102**

Lead Agency: Mariposa County

Date: March 19, 2025

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Project Applicant: Topos Ventures LLC
1931 Cordova Rd. #1173, Fort Lauderdale, FL, 33316
Phone Number: (518) 878-6496
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Current Property Owner Yosemite Motel Investment LLC
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Phone Number: (303) 883-6788
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Location: The project site is located at 10407 Highway 49, Coulterville, CA, 95311 within the Coulterville Town Planning Area boundaries, approximately one-half north of the intersection of Main Street and Highway 49 in Coulterville. The site takes direct access from State Highway 49. The Assessor's Parcel Number for the 3.49±-acre parcel is 002-220-001. (Parcel acreage based on record of survey filed on January 29, 2025 in Book of Maps at Page 3129, Mariposa County Records). The property is situated in the SW ¼ of Section 34, T.2S., R. 16E., MDBM. It is located on the Coulterville California 7.5 Minute USGS Quadrangle (37°42'57.54" N and 120°12'12.17" W).

Existing Facilities The project site is the location of the former Yosemite Gold Country Lodge & Campground. This former project consisted of two Special Occupancy Park (SOP) mobile home lots; six SOP RV lots with drains, and four SOP lots without drains; a nine-unit motel with an office/reception area; laundry building; bathroom/shower building; 30-35 parking stalls; mobile home unit; internal driveways; and appurtenant structures.

Project Description:

Proposed Project by Topos Ventures LLC:

- Demolish and remove the motel building, office/reception/manager’s residence (AKA “Lodge”), laundry building, shop building, bathroom/shower building, mobile homes, cabin shells, and other unusable remnants of the former motel/HCD Special Occupancy Park.
- Decommission private water supply well in favor (and continued use) of municipal public water service.
- Reorganize the park layout to accommodate 25 RV pad sites. Twenty-five Recreational Vehicle Industry Association (RVIA) and Housing and Community Development Department RVs (park models) will be docked at each pad and continuously hooked up; No transient RV spaces would be offered for rental.
 - RV pads would be compacted gravel and would be “full hookup” with 50-amp electric pedestals, potable water supply, and 3” sewer cleanout connections.
 - One (1) mobile home site will be reserved for workforce housing of no more than two (2) employees.
- Two (2) 250 sq. ft. enclosed and conditioned structures for communal gathering.
- 250 sq. ft. check-in building with “camp store” and ½ bathroom complete with electrical, water and sewer connections.
- 200 sq. ft. electric sauna and cold-plunge tank
- 800 sq. ft. pavilion for gatherings.
- Two (2) 120 sq. ft. nature viewing decks.
- 240 sq. ft. bathhouse with toilets, showers and sinks for guests.
- 33 parking stalls
- New signage, landscaping and lighting meeting Coulterville Town Planning Area design standards.
- Underground domestic water, sewer collection, and electric throughout the site will feature code compliant design and construction material standards.
- Ensure compliance with all applicable statutes, regulations and standards.

Water and sewer service would be provided by the Coulterville Municipal Services District, a dependent district operated by Mariposa County.

The project will be permitted as a Special Occupancy Park by the California Housing and Community Development Department. Standards for such parks are contained in Chapter 25, Division 1, Chapter 2.2 of the California Code of Regulations. Following are the general code sections in which specific standards and regulations are contained:

- Article 1 - Administration and Enforcement (§ 2000 to 2052)
- Article 2 - General Park Requirements (§ 2100 to 2126)
- Article 3 - Electrical Requirements (§ 2130 to 2190)
- Article 4 - Fuel Gas Requirements (§ 2200 to 2236)
- Article 5 - Plumbing Requirements (§ 2240 to 2284)

Article 6 - Fire Protection Standards for Parks (§ 2300 to 2319)
Article 7 - Installations and Facilities (§ 2320 to 2360)
Article 8 - Permanent Buildings and Commercial Modulars (§ 2382 to 2399)
Article 9 - Accessory Buildings and Structures (§ 2422 to 2518)
Article 10 - Violations, Complaints, and Abatement (§ 2600 to 2619)
Article 11 - Informal Conferences and Hearing Procedures (§ 2750 to 2759)

Days of Operation and Employees:

The project will operate seven days per week and is anticipated to have four (4) part-time and two (2) full-time employees on site at any given time. One full-time general manager will live on site. Additional employees include an assistant general manager and up to four part-time maintenance and/or housekeeping staff hired from the general area. Seasonality and occupancy will dictate the part-time staffing levels.

Project Applicant:

Topos Ventures is a real estate development company dedicated to integrating hospitality with the outdoors by fostering connections with natural surroundings. The company states that it offers unique, refreshing and authentic experiences. Whether it is advisory services, third party development or investment partnerships, the company states it is focused on staying true to this mission.

Project Operator:

The Special Occupancy Park would be permitted by the State Department of Housing and Community Department and would be operated by Offsite Camp, Inc. Offsite Camp states it is dedicated to transforming traditional campgrounds into modern tech-enabled hospitality spaces designed for outdoor exploration. The company further states that it emphasizes sustainability, efficiency and affordability.

Entitlements and Approvals Sought by the Applicant to Implement the Proposed Project:

- **General Plan/Area Plan Map Amendment:** In order to implement the Special Occupancy Park project, the approximately one third of the project site currently classified as Single-Family Residential (SFR) 2½ acres¹ would need to be reclassified to the Highway Service Commercial (HSC) classification, thereby making the entire site Highway Service Commercial. Reclassification of a portion of the project site will require a general plan amendment since the Coulterville Town Plan is included in Volume II of the county's General Plan; therefore, any change to that Plan is an amendment to the General Plan.
- **General Plan/Area Plan Text Amendment:** Special Occupancy Park uses, such as proposed by this project, are not listed as either permitted

¹ The text and land use map contained in the Coulterville Town Planning Area Town Plan are in conflict regarding the name of this classification. The text refers to the classification as "Rural Residential" and the land use map identifies the classification as "Single Family Residential 2.5 acres." It is the map that is proposed for amendment, so the term "Single Family Residential" is used to describe the amendment.

or conditionally permitted in the HSC land use classification. Except for single-family residential and accessory uses, every use in the HSC classification is a conditional use. Section VI(A)(1) – *Highway Service Commercial* in the Coulterville Town Plan lists hotels and motels as conditional uses in the HSC classification. In order to implement the project, the applicant seeks an amendment to this section of the Town Plan to add Special Occupancy Park uses as conditional in the HSC classification. Should the text amendment be approved, Special Occupancy Parks would be conditional uses within the 30.40-acre area in Coulterville currently classified HSC. The approximately one third of the project site acreage proposed for reclassification would bring the total land classified HSC to approximately 31 acres. The project proponent has submitted a site plan for the amendment.

- Conditional Use Permit (CUP): The Special Occupancy Park project would be subject to the processing and approval of a conditional use permit if the text amendment is approved. The project proponent has submitted a preliminary site plan for the CUP application.
- Major Design Review: The Coulterville Town Plan contains development standards for commercial uses. The project would be subject to those standards, which address grading, placement of utilities, building design, landscaping and signs. The project proponent has submitted preliminary grading, landscaping and sign plans as well as exterior elevations of proposed structures.

<u>Surrounding Land Uses:</u>	North	5.253 acres	Low Density Residential
	East	5.137 acres	Los Density Residential (Coulterville Planning Area)
	South	19.4 acres	Low Density Residential/Agricultural
	West	20/2.2 acres	Agricultural

Site Development Characteristics: The biological evaluation of the project site prepared by Live Oaks Associations, Inc. states that the site has hilly topography with elevations ranging from approximately 1,785 to 1,850 feet. It contains two soils mapping units: Loafercreek-Gopheridge complex, 15 to 30 percent slopes; and Loafercreek-Bonanza complex, 3 to 15 percent slopes. Most of the site has experienced soil-disturbing activities such as grading, excavation, and compaction. Natural drainages are absent from the site. Two habitat/land use types, categorized as ruderal and oak woodland, are located on the project site. The ruderal areas of the site comprise the operational footprint of the proposed project and are characterized by naturalized and landscaped vegetation that grows in disturbed areas. The smaller oak woodland area is undeveloped and located along the southern boundary of the site.

Project Studies: The following studies and additional material submitted by the project proponent as part of the application for this project, including site plan and diagrams, are attached and 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 or at the following web page link: <https://www.mariposacounty.org/1129/Current-Projects>

Recommendations and conclusions of these studies are discussed in this Initial Study and additional submitted project material is also discussed in appropriate checklist sections of the study.

- a. Pre-Application Review Agency Comments, January-February 2024.
- b. Project Site Photos, September 5, 2024.
- c. General Plan/Area Plan Amendment; Conditional Use Permit; and Major Design Review Applications.
- d. Mandatory Findings and Questions for General Plan/Area Plan Amendment; Conditional Use Permit; and Major Design Review approvals, September 5, 2024.
- e. General Plan/Area Plan Amendment-Zoning Map, dated August 28, 2024.
- f. Written Project Narrative submitted by Applicants, August 2024.
- g. Conditional Use Permit Site Plan with Aerial View of Site, August 21, 2024.
- h. Design Review: Modular Structure Floor Plans/Exterior Elevations, Landscape Plan and Landscape Narrative.
- i. Design Review Standards Narrative, September 5, 2024.
- j. Conditional Use Permit Evacuation Route Plan, August 21, 2024.
- k. Project Site Drainage Plan Map, August 21, 2024.
- l. Preliminary Grading Plan, August 28, 2024.
- m. Preliminary Water and Sanitary Sewer Demand Analysis Offsite at Yosemite Project, Conditional Use Permit, Coulterville, CA dated July 22, 2024; VVH Consulting Engineers.
- n. Phase I Environmental Site Assessment dated January 17, 2024; Nelson Enviro LLC.
- o. Regulatory Requirements, Safety Protocols, Response Readiness, submitted September 3, 2024.
- p. Draft Traffic Assessment, dated July 26, 2024; Stephen Dillon, P.E.
- q. Culture Resource Survey and Archaeological Survey Report for the Yosemite Gold Project, Culturescape, October 2024.
- r. Biological Evaluation Letter, Yosemite Gold Country Lodge & Campground Redevelopment Project, Mariposa County, CA, Live Oak Associates, Inc., November 7, 2024.

Reference Documents:

County Documents Consulted:

Mariposa County General Plan
Coulterville Town Planning Area Town Plan
Title 17, Mariposa County Zoning Ordinance

State Agency Project Approvals or Potential Approvals:

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 and at the following web page link: <https://www.mariposacounty.org/1129/Current-Projects> (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.

- Special Occupancy Park from the California Housing and Community Development Department.
- State Water Resources Control Board – Division of Drinking Water – Drinking water permit. (*Project will connect to an existing community water system that operates under an existing permit from the State Water Resources Control Board’s Division of Drinking Water.*)

Potential:

- Regional Water Quality Control Board (RWQCB) – General Permit for Discharges of Storm Water Associated with Construction Activity.

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

This study found that the project has the potential to have significant impacts on Biological Resources and Cultural Resources. However, mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. These measures are shown in the Biological Resources and Cultural Resources sections of this study, and in Section D, Mitigation Monitoring.

C. TABLE OF CONTENTS

Section A--CEQA Determination of Impact 8

Section B--Environmental Checklist..... 12

Section C--Mandatory Findings of Significance 55

Section D--Mitigation Monitoring.....57

Figures

Figure 1--Project Vicinity Map.....9

Figure 2--Proposed General Plan/Area Plan Amendment Map.....10

Figure 3--Conditional Use Permit Site Plan.....11

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: March 19, 2025

Title: Senior Planner Representing: County of Mariposa

Signature: /s/

**Figure 1
Project Vicinity Map**

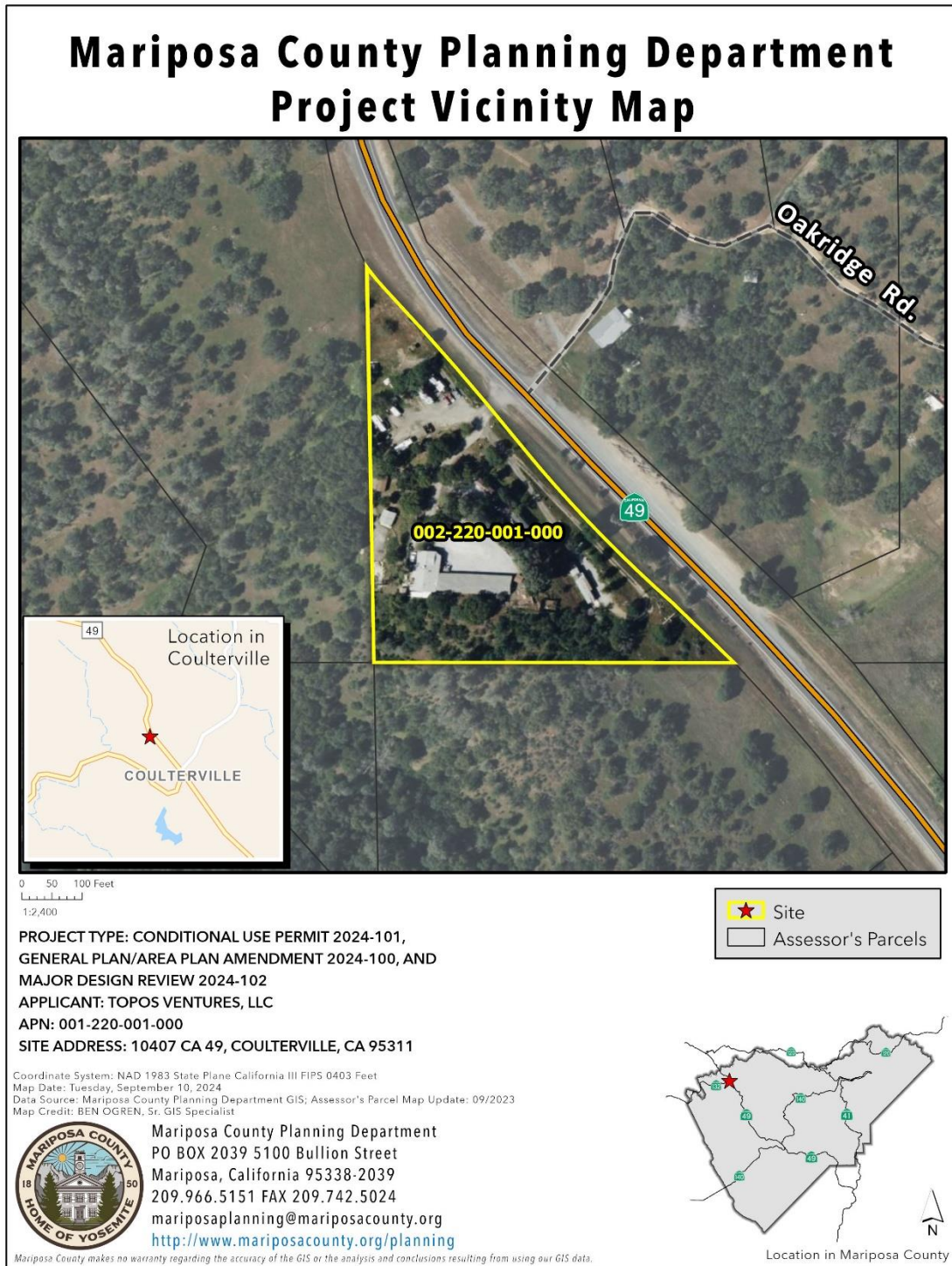
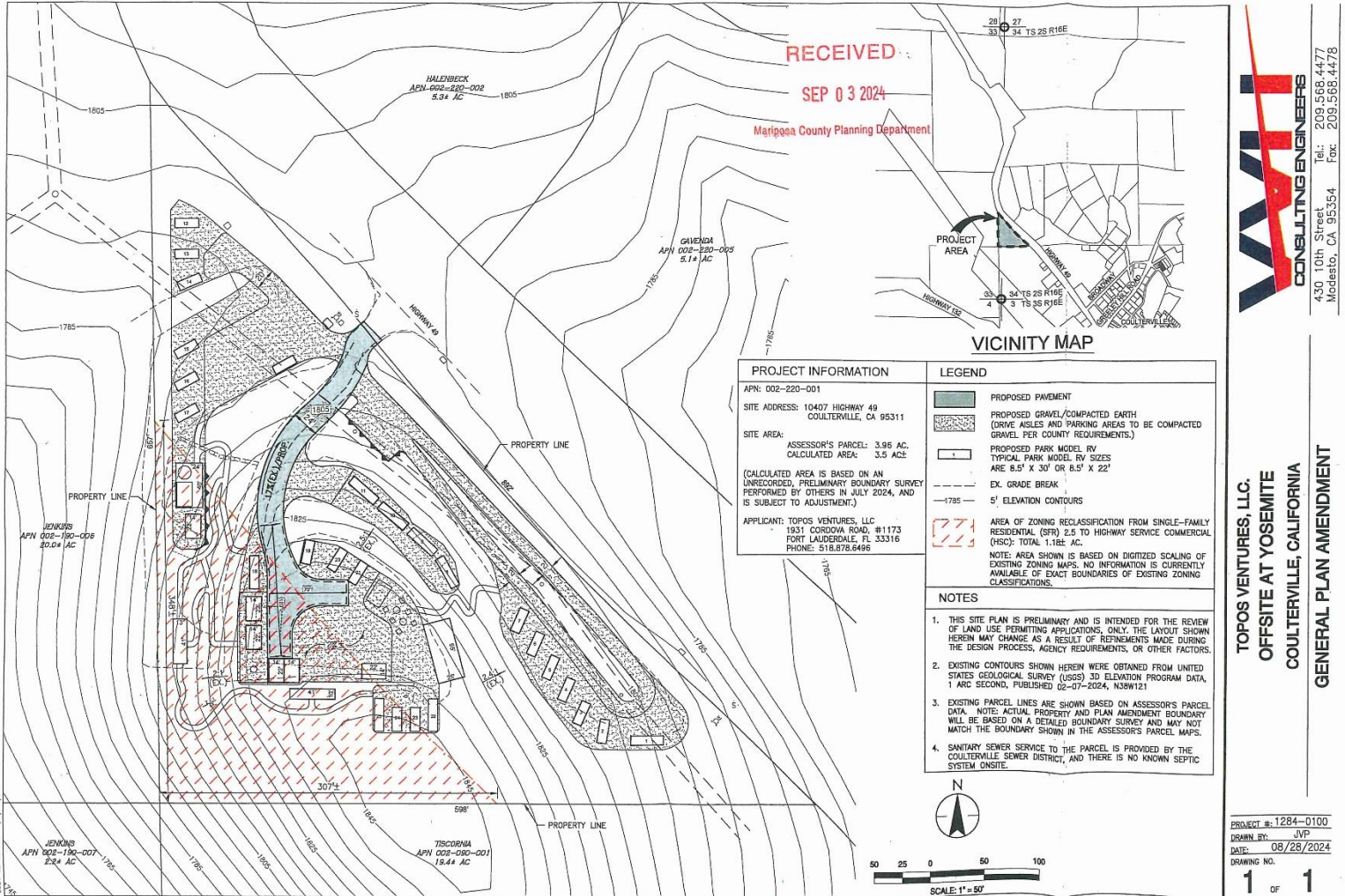
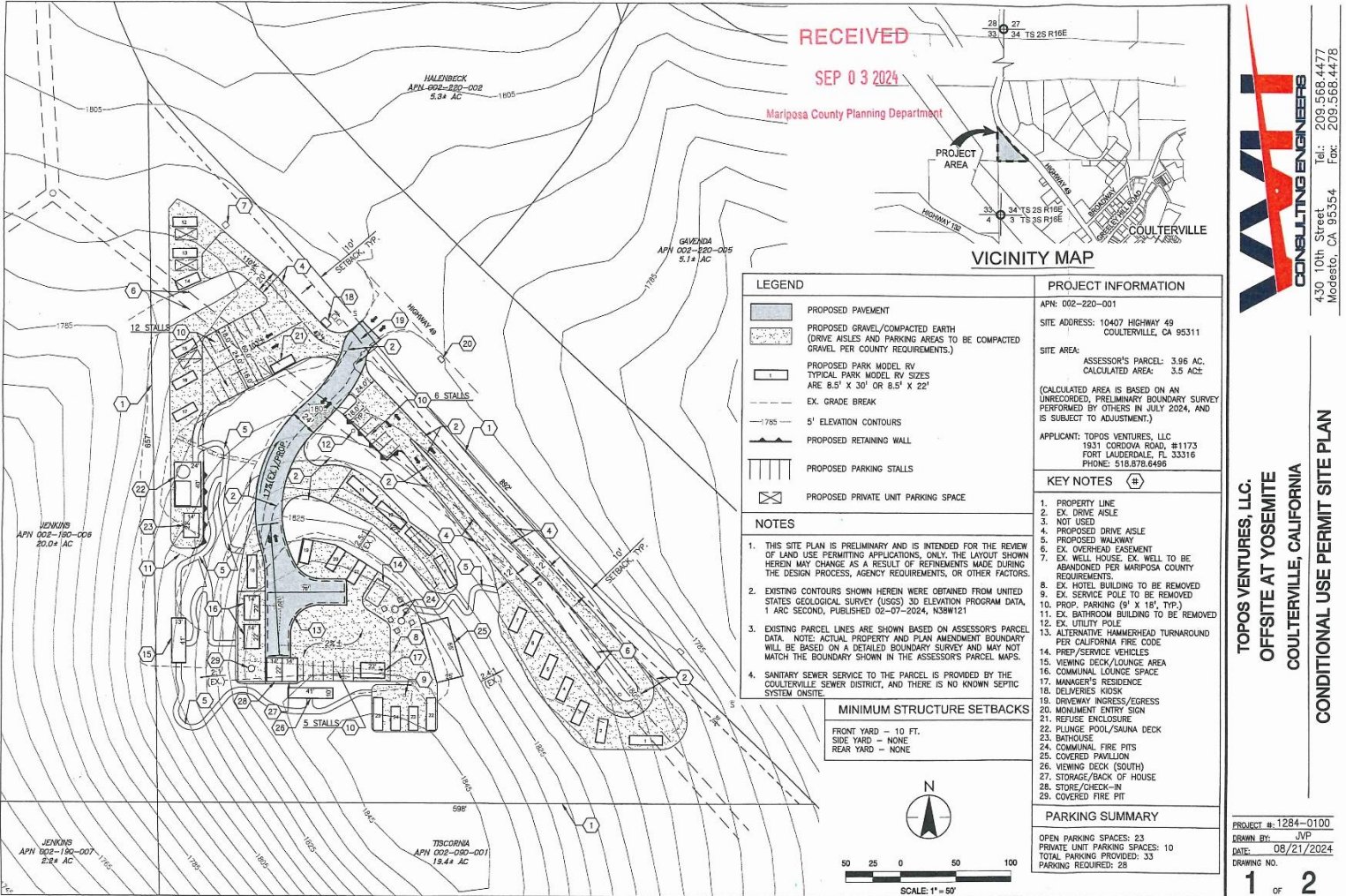


Figure 2 Proposed General Plan/Area Plan Amendment Map



**TOPOS VENTURES, LLC.
 OFFSITE AT YOSEMITE
 COULTERVILLE, CALIFORNIA
 GENERAL PLAN AMENDMENT**

Figure 3 Conditional Use Permit Site Plan



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 on the extreme northern section of the Coulterville Town Planning Area. The area of the project site is characterized by low density residential and agricultural uses. The 3.49±-acre project site has contained the Yosemite Gold Country Motel and Campground since the 1960s. The facilities of that defunct project have fallen into a significant state of disrepair and deterioration. The site takes direct access from State Highway 49 and there is an existing encroachment onto the project site from the highway. Development on the project site has historically been visible from Highway 49.

As noted above, the existing facilities on the project site are significantly deteriorated. The applicant for the proposed Special Occupancy Park project proposes demolishing existing facilities in order to construct the project. Implementation of this project will have the effect of removing the existing impediment to the enjoyment of the scenic resources and views in the area by travelers along Highway 49.

The project will be required to adhere to the standards of the Coulterville Town Planning Area Town Plan that address the aesthetics of a project. These standards are contained in Section VI(D) – *Community Design* of the Town Plan. The purpose and intent of the standards is to “Enhance the community as a residential center and local

service provider”; “Stabilize and enhance property values”; and “Promote tourism.” To those ends, the Town Plan establishes Architectural Theme and Development Guidelines for the Coulterville Town Planning Area Design Review District. These guidelines for development within the district address site development, including grading, maximum building area for development, undergrounding utilities; building design standards that address diversity of architectural style, appropriate scale, avoidance of monotony of design, screening of mechanical equipment, colors, etc.; landscaping standards that address the type of landscaping to occur and landscaping within parking areas, parking lot shading, perimeter landscaping, provisions for irrigation, etc.; and sign standards.

As part of the Major Design Review application for the project, the applicant has submitted example photographic renderings of the appearance of the buildings and park model RVs on the site. The design review narrative states that the buildings feature a warm toned natural wood siding, with black corrugated metal roofing, black window frames and black architectural details. The applicants also submitted a landscaping plan with a corresponding written landscape narrative. The project proposes to preserve the natural character of the existing landscape, making only minimal modifications to current site conditions when absolutely necessary. The site plan has been designed to consider existing landscape features, including topography and vegetation, ensuring that the natural environment and architecture are complementary. The narrative states that there are ample existing trees located along the perimeter of all parking areas and that the trees will provide shading for over 40% of all parking spaces. Road signs, on-site directional and use/building locations signs are proposed to be aluminum mounted to wooden posts or attached to buildings.

Conclusion:

The project proposes demolishing existing facilities on the project site that are in a significant state of disrepair and deterioration and construct a Special Occupancy Park project that will be required to adhere to all applicable design goals, policies and standards contained in the Coulterville Town Planning Area Town Plan. Due to these factors, it can be found that the project will enhance scenic vistas and the scenic character of this area along Highway 49 that are currently marred by the deteriorating remnants of a defunct project. It will have a positive effect on the aesthetics of the area. *Given these factors, the proposed project will have no impact on scenic vistas and the visual character of the area.*

1.b State Scenic Highway

A significant impact would be one that substantially damages scenic resources within a state scenic highway. Although the project is located on State Highway 49 and would be visible from the highway, this section of Highway 49 is not designated as a state scenic highway. *Thus, the project will have no impact.*

1.d. Create Light or Glare

A significant impact would be one that creates a new source of substantial light or glare that would adversely affect day or nighttime views in the area. 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 project will be required to adhere to safety and security lighting standards for Special Occupancy Parks contained in §2108 of Title 25, Division 1, Chapter 2.2, Article 2 of the California Code of Regulations. It does not appear these mandatory lighting requirements would conflict with International Dark Sky Guidelines. The previous project on the site had the potential to create new sources of light and glare in the area. The uses proposed by this project will be similar to the proposed project and will not introduce new light and glare sources to an undisturbed site. The proposed exterior elevations, building materials and colors submitted by the project applicant for buildings and park model RVs on the project site strongly suggest that the project would not be a significant source of light and glare. *Given these factors, the project will have a less than significant impact.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in

the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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, according to the State Department of Conservation’s Mariposa County Important Farmland Map (2020). The map shows the project in the “Other Land” farmland category, which is applied to land not included in any other mapping category, such as land utilized for low density rural developments; timber and wetland areas, certain mining operations, water bodies smaller than 40 acres, etc. In addition, the project site is located within the Coulterville Town Planning area boundaries and has been used for commercial purposes since the 1960s. A portion of the site is classified Highway Service Commercial in the Town Plan. The project will 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. A portion of the 3.49±-acre project site, which has been used for motel/campground purposes since the 1960s, is located in the Highway Service Commercial land use classification within the Coulterville Town Planning Area. This classification allows for an array of commercial uses. A smaller portion of the project site is classified (zoned) for residential purposes. The site is not zoned for forest land or timberland production. The project site, which is located at roughly the 1,840-foot elevation in an area dominated by the oak woodland habitat, 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 State Board of Forestry 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 project site has been significantly modified by commercial development. The site is not zoned or classified for timber production, nor is it proposed to be so zoned or classified for timber production. A portion of the project site is currently classified/zoned for commercial development and the remainder of the site will be so classified if the General Plan/Area Plan Amendment is approved. (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 site has been used for commercial purposes since the 1960s. It does not convert farmland of importance nor forest land. *The project will have no impact on this issue.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

B.3 AIR QUALITY

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

B.3.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. In addition, the proposed project is a redevelopment of a former commercial use. The 3.49±-acre project site contained a motel/campground use since the 1960s. That use operated as a state-permitted Special Occupancy Park until roughly four years ago. The proposed project will also operate as a Special Occupancy Park. *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. The project site has been significantly disturbed from the past motel/campground use. The proposed project will utilize existing driveways, parking lots, park model RV pads and building footprints to the maximum extent feasible. Any grading activities undertaken to implement the project have the potential to temporarily increase the level of dust in the air which may have a localized temporary effect on ambient air quality. However, grading is required to comply with Appendix J – *Grading* contained in the 2022 California Code of

Regulations Title 24. Compaction requirements for grading must be met. For grading work during the winter months, no additional soil moisture is needed to meet the compaction requirements and dust emissions are not typical. For grading work during the summer months, addition of soil moisture is typically necessary in order to meet compaction requirements. Consequently, dust emissions are minimized. Enforcement of applicable grading standards will ensure that construction activities for this project will not create substantial amounts of dust or other airborne pollutants. The site plan submitted by the project applicant shows that the main driveway within the project site from its intersection with Highway 49 will remain paved. Drive aisles extending from the main driveway and parking areas are proposed to be compacted earth with gravel surfacing. In addition, the *Architectural Theme and Development Guidelines for the Coulterville Town Planning Area Design Review District*, which encompasses the project site, states that grading shall be minimized by utilizing multiple or stepped buildings which conform with the natural topography. *Based on these factors, the project will have a less than significant cumulative impact on criteria pollutants.*

B.3.c.d 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.

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.

The project site is located in an area characterized by low density residential and large parcel agricultural/grazing uses. There are no sensitive receptors in its immediate vicinity. Coulterville Park, a County park, is located roughly one-half mile from the project site. The proposed Special Occupancy Park project is not the type of development that would generate pollutants that would impact sensitive receptors. The project site has historically contained a motel/campground use. The proposed project will redevelop the project site to a similar use. *Therefore, the project has no potential to expose sensitive receptors to substantial concentrations of pollutants.*

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. As noted previously in this Initial Study, the project site is located in an area characterized by low density residential development and agricultural/grazing uses. The proposed Special Occupancy Park project is not the type of development that would generate other emissions or odors that would effect a substantial number of people. The project site has historically contained a motel/campground use. The proposed project will redevelop the project site to a similar use. A Phase I Environmental Site Assessment (dated January 17, 2024) was prepared for the project site by Nelson Enviro, LLC and is part of the record for this project. Section 6.3.5 of that assessment stated the following: *“No strong, pungent or noxious odors were observed on the subject property during the site reconnaissance.” Based on these factors, the project would have no impact on this issue.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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 evaluation of the project site was prepared by Live Oak Associates, Inc. by QK. The title of the evaluation is *Biological Evaluation Letter, Yosemite Gold Country Lodge & Campground Redevelopment Project, Mariposa County, CA*, and is dated November 7, 2024. 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 following text is a summary of the biological evaluation.

Two habitat/land use types, categorized as ruderal and oak woodland, are located on the project site. The ruderal areas of the site comprise the operational footprint of the proposed project and are characterized by naturalized and landscaped vegetation that grows in disturbed areas. The smaller oak woodland area is undeveloped and located along the southern boundary of the site. There are no natural drainages on the project site.

Ruderal:

The ruderal, primarily developed and proposed developed areas of the project site have some value for native wildlife, primarily common species tolerant of or attracted to human development and landscaping. Amphibian use of this area is expected to be absent due to the absence of nearby aquatic breeding features. The site provides habitat for a few reptiles and for various bird species. Raptors such as Cooper’s hawk and western screech owls may occur on the site. Mammals native to the area are expected to occasionally or regularly use or pass through the project site. Various bat species could roost in abandoned buildings and forage on or over ruderal areas of the site.

Oak woodland:

Herbaceous vegetation in this area includes non-native grasses. Native forbs exist in this area. Trees and shrubs in the oak woodland create a relatively dense canopy and include blue oak, interior live oak, foothill pine, buck crush and large patches of poison oak. Nearly all of the wildlife species expected in the ruderal areas of the site would also be expected in the oak woodland area of the site.

Special Status Species:

Many species of plants and animals within the state of California have low populations, limited distributions, or both. Such species may be considered “rare” and are vulnerable to extirpation as the state’s human population grows and the habitats these species occupy are converted to agricultural and residential uses. State and federal laws have provided the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. A sizable number of native plants and animals have been formally designated as threatened or endangered under state and federal endangered species legislation. Others have been designated as “candidates” for such listing. Still others have been designated as “species of special concern” by the CDFW. The California Native Plant Society (CNPS) has developed its own set of lists (i.e., California Rare Plant Ranks, or CRPR) of native plants considered rare, threatened, or endangered (CNPS 2024). Collectively, these plants and animals are referred to as “special status species.”

The California Natural Diversity Data Base (CNDDDB; CDFW 2024) was used to query special status species occurrences in the Coulterville U.S. Geological Survey 7.5-minute quadrangle, in which the site is situated.

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).

Table 1 on pgs. 8 and 9 of the biological evaluation of the project site lists nine special status plant species that could occur in the project vicinity. The evaluation concludes that all nine species are considered absent from or unlikely to occur on the project site due to an absence of suitable habitat and/or soils, the site’s being situated outside of the species’ distribution, or a combination thereof. The project is not expected to adversely effect these species,

either directly or indirectly, and impacts are considered less than significant under CEQA. Mitigation measures are not warranted.

Table 1 lists two special status animal species that could possibly occur on the project site. They are as follows:

Pallid Bat – California Species of Special Concern

This bat could potentially roost in the site’s vacant building and could potentially forage on or over the site. Trees on the site did not appear to provide hollows or cavities suitable for roosting.

Western Red Bat – California Species of Special Concern

This bat could potentially roost in the site’s trees and could forage over the site.

The project will not result in a significant loss of roosting or foraging habitat for these species. Although a few potential roost sites may be removed, numerous similar roosting opportunities will remain available elsewhere, potentially on the project site and in the project vicinity. The site does not offer unique foraging habitat for these bats. Similar foraging habitats are abundant in the project vicinity and elsewhere in the region.

During the maternity season, typically April 15 to September 30, these species may roost, sometimes in large numbers, within the site’s buildings (pallid bats) and trees (western red bats). Removal of buildings or trees that contain maternity colonies could lead to the mortality of many bats, which could be considered a significant impact under CEQA.

Implementation of the following measure will reduce potentially significant impacts on roosting of special status bat species to less than significant levels:

Mitigation Measure 4.a.1

If removal of buildings or trees is to occur between April 1 and September 30 (general maternity bat roost season) of any given year, within 30 days prior to their removal, a qualified biologist shall survey the building and trees to be removed for roosting pallid and western red bats. Survey protocol shall include a search for individuals, guano, and staining and listening for bat vocalizations. If necessary, the biologist will wait for nighttime emergence of bats from roost sites. If bats are not observed to be roosting or breeding, no further action is required and building and tree removal can proceed. If a non-breeding pallid or western red colony is detected during pre-removal surveys, the individuals shall be humanely evicted under the direction of a qualified biologist to ensure that no harm or “take” of any bats occurs during project construction. If a maternity colony is detected during pre-removal surveys, the qualified biologist shall identify a suitable disturbance-free buffer around the colony. The buffer shall remain in place until the biologist determines that the nursery is no longer active. 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 demolition, construction or grading activities and throughout the construction process.

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.

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 evaluation of the project site states that California contains a wide range of natural communities, or unique assemblages of plants and animals.

These communities have largely been classified and mapped by the California Department of Fish and Wildlife as part of their Vegetation Classification and Mapping Program. Natural communities are assigned state and global ranks according to their rarity and the magnitude and trend of the threats they face. Any natural community with a state rank of 3 or lower (on a 1 to 5 scale) is considered “sensitive” and must be considered in CEQA review. Sensitive natural communities are absent from the project 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. Jurisdictional waters are those rivers, creek, drainages, lakes, ponds, reservoirs and wetland that are subject to the authority of the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW) and/or the Regional Water Quality Control Board (RWQCB). In general, the USACE regulates navigable waters, tributaries to navigable waters, and wetlands with a continuous surface connection to these waters, where wetland are defined by the presence of hydric soils, hydrophytic vegetation, and wetland hydrology. All waters under USACE jurisdiction are also regulated by the RWQCB as waters of the State. Additionally, the RWQCB asserts jurisdiction over certain isolated features outside the jurisdiction of the USACE. The CDFW has jurisdiction over waters that have a defined bed and bank. Aquatic features, including any potentially jurisdictional waters or wetlands, are absent from the project site. *The project will have no impact on a State or federally protected wetland.*

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 contains possible nesting habitat for a number of avian species in vegetation and in or on buildings. A few inactive nests were observed in enclosed spaces of the existing lodge building on the site. Nearly all avian species are protected under the Migratory Bird Treaty Act and related state laws. Avian species potentially nesting on or immediately adjacent to the site include the Brewer’s blackbird, California scrub jay, spotted towhee, and house finch, among others. If birds were to nest on or immediately adjacent to the project site at the time of construction, project-related activities could result in the destruction or abandonment of active nests. Construction activities that adversely affect the nesting success of birds or result in the mortality of individual birds may violate state and federal laws and would be considered a significant impact. *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 demolition, construction or grading activities on the project site from February 1 – August 31 (nesting season) in any year, a qualified biologist shall conduct a pre-construction survey for active raptor and migratory bird nests. The survey shall occur within seven (7) days of the onset of demolition, construction or grading activities. Nest surveys shall include all areas on and within 250 feet (500 feet for raptors) within the project site. (The survey can be direct observation from within the project site onto neighboring properties within the observation range unless a neighboring property owner provides written or oral consent for the biologist to enter their property for the conduct of a survey.) Should any active nests be discovered in or near the proposed construction zones, the qualified biologist shall identify a suitable construction-free buffer around the nest within the project site. This buffer shall be identified on the ground by flagging or fencing and shall be maintained until the qualified biologist has determined that the young have fledged. (This measure shall not apply to neighboring properties without the expressed oral or written consent of neighboring property owners.) 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 issuance of permits for demolition, 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.

Caltrans noted that there are mature trees within or near the right-of-way that could provide suitable nesting habitat and that if construction activities will occur between February 1 and September 30 in any year, a pre-construction survey must be conducted by a qualified biologist prior to the start of construction. If a nest or nests are observed, a protective buffer must be established around the nest per California Department of Fish and Wildlife guidelines. No work is allowed within the protection buffer limits until the young have fledged and until authorized by Caltrans District 10 Environmental Office. Results of the pre-construction survey must be provided to the Caltrans District 10 Environmental Office prior to the start of construction. Impacts on nesting habitat within the Caltrans right-of-way is considered to be a potentially significant impact requiring mitigation to reduce the potential impacts to less than significant levels. *Implementation of the following mitigation measure will reduce potentially significant impacts on nesting habitat to less than significant levels.*

Mitigation Measure 4.d.2

Prior to commencement of construction or grading activities within the Caltrans (State Route 49) right-of-way between February 1 – September 30 in any given year, a qualified biologist shall conduct a pre-construction survey for suitable nesting bird habitat. The survey shall occur within seven (7) days of the onset of construction or grading activities. (The survey can be direct observation from within the right-of-way onto neighboring properties within the observation range unless a neighboring property owner provides written or oral consent for the biologist to enter their property for the conduct of a survey. This consent requirement shall not apply to the proposed project site.) Should any active nests be discovered in or near the proposed construction area, the qualified biologist shall identify a suitable construction-free buffer within the right-of-way and on the project site around the nest per California Department of Fish and Wildlife guidelines. This buffer shall be identified on the ground by flagging or fencing and shall be maintained until the qualified biologist has determined that the young have fledged and until authorized by Caltrans District 10 Environmental Office. (This measure shall not apply to neighboring properties adjacent to the Caltrans right-of-way without the expressed oral or written consent of neighboring property owners. This consent requirement shall not apply to the proposed project site.) Results of the pre-construction survey and a statement regarding implementation of any mitigation measures shall be provided to the Caltrans District 10 Environmental Office prior to the start of construction within the right-of-way. The Planning Department shall also be provided a copy of the results of any survey and required mitigation for impacts within the Caltrans right-of-way.

Monitoring for Mitigation Measure 4.d.2:

This mitigation measure will be monitored by The California Department of Transportation (Caltrans) through the encroachment permit process.

Wildlife movement corridors are routes that animals regularly and predictably follow during seasonal migration, dispersal from native ranges, daily travel within home ranges, and inter-population movements. Movement corridors in California are typically associated with valleys, ridgelines, and rivers and creeks supporting riparian vegetation. The project site does not contain any geographical features that could function as a wildlife movement corridor.

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. In compliance with CEQA, Mariposa County must consider project conformance with applicable goals and policies of the Mariposa County General Plan and the Coulterville Town Planning Area Town Plan. Goal 11-

4 of the general plan is to; “Conserve and enhance the ecosystems, plant communities, wildlife habitats, and the inherent diversity of both plant and animal species for the recreational, commercial, aesthetic, and basis ecosystems needs.” To meet this goal the County has developed a number of policies and associated implementation measures that are included in the Conservation and Open Space Element of the general plan. The redevelopment of the significantly disturbed project site will not conflict with goals, policies, and implementation measures in the general plan that address environmental protection. Section VI. *Goals and Objectives* in the Coulterville Town Plan includes the following objective: “*To plan for the preservation and protection of environmentally sensitive areas of the community area.*” The project site has been significantly disturbed by past development and it is not within an environmentally sensitive area of the community, which are generally associated with the Maxwell Creek corridor. *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 (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State habitat conservation plan. No HCPs or NCCPs are in effect in the project vicinity. *The project will have no impact on this issue.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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 and Archaeological Survey was conducted on the 3.49±-acre project site by Culturescape on October 28, 2024. The survey results report contains the following information:

- Part 1: Project Information
- Part 2: Archaeological Records Check Information
- Part 3: Native American Correspondence Information
- Part 4: Pre-Field Research
- Part 5: Training and Experience of Archaeological Surveyors
- Part 6: Survey Methods and Procedures
- Part 7: Survey Results
- Part 8: Evaluation of Significance

Part 9: Protection Measures
Part 10: Implementation of Protection Measures

The following summarizes the survey results.

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 historic or prehistoric cultural materials were found on the project site.

Part 7: *Survey Results* of the report survey states the following: “No sites found within the project area.”

Part 8: *Evaluation of Significance* states the following: “Not Applicable.”

Part 9: *Protection Measures* states the following: “The current project does not threaten any resources.”

Part 10: *Implementation of Protection Measures* states the following: “None needed.”

The report states that the area has undergone heavy mechanized alteration which includes a series of terraces and graded, graveled roads. An October 31, 2024 letter to the project applicants from Mark Kile of Culturescape states that the results of the survey were negative for any historic or prehistoric cultural materials and that the property has been heavily developed using cut and fill construction on the eastern side of the property with the underlying soils comprised of 50% Loafer Creek, 25% Gopher Ridge, and 10% Bonanza. The letter further states the area demonstrates a low sensitivity to cultural materials; however, it is always the possibility that buried deposits may be located as a result of subsurface construction. If buried materials are encountered during construction, then work must stop in that area until a qualified archaeologist can evaluate the nature and significance of the find.

Mariposa County applies the following mitigation to development projects to address the potential for cultural materials and/or human remains to be found 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.

(Note: The Native American consultation process for the proposed project is discussed in Section B.18 – Tribal Cultural Resources.)

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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.

Electrical service is available to the project site and this service was used by the previous motel/campground development. The proposed project will involve the demolition of the existing deteriorating facilities that comprised the former development. Those facilities were constructed decades ago and would be considered far less energy inefficient in relation to new structures and uses constructed under new energy conservation standards. The proposed project will redevelop the site to a use similar in nature to the former project but will do so with more adequate energy efficiency. Although the proposed project will consume energy, due to the factors cited above, *the project will have a less than significant impact on the issue of energy.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

B.7 GEOLOGY AND SOILS

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

Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				√
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			√	

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

Site preparation and grading will be subject to Appendix J (Grading) of the California Building Code. Building construction on the project site will be subject to all applicable standards, including required soils compaction, contained in Title 24 of the 2022 California Building Code, including Chapter 18 – *Soils and Foundations*. The standards within the Building Code are designed to provide maximum safety for people and property in the construction of new facilities. In addition, Title 25, Division 1 – *Housing and Community Development*, Chapter 2.2 – *Special Occupancy Parks*, Article 8 – *Permanent Building and Commercial Modularity* in the California Code of Regulations addresses construction standards within Special Occupancy Parks. The existing regulatory environment will ensure that the project will not cause substantial adverse effects on the issues described in this section. In addition, the *Architectural Theme and Development Guidelines for the Coulterville Town Planning Area Design Review District*, which encompasses the project site, states that grading shall be minimized by utilizing multiple or stepped buildings which conform with the natural topography. *Due to these factors, the project will have no impact on these issues.*

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 will be provided sewer service by the Coulterville Community Services District, a dependent special district operated by Mariposa County. *The project will have impact on this issue.*

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 results of the Cultural Resources Survey of the project site are that the site is negative for any historic or prehistoric cultural materials. The survey is discussed in Section B.5 – *Cultural Resources* of this Initial Study. The area demonstrates a low sensitivity for cultural materials. Mitigation Measure 5.a.1 as shown in B.5 – *Cultural Resources* will reduce potential impacts to paleontological resources found during site excavation to a less than significant level. The site has been significantly disturbed and is not known to contain any unique geologic features. *The project will have a less than significant impact on this issue.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in

the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

B.8 GREENHOUSE GAS EMISSIONS

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

B.8.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 California Air Resources Board 2017 Climate Change Scoping Plan lists 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.

- ✓ 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.
- ✓ Energy Efficiency – Pursuit of comparable investment in energy efficiency from all retail providers of electricity in California. Maximize energy efficiency building and appliance standards.
- ✓ Low Carbon Fuel – Development and adoption of the low carbon fuel standard.

These strategies are of statewide concern and/or cannot be implemented by a single development project. However, it can be found that the project would not conflict with any of these policies. The project proposes redevelopment of a site that has contained a Special Occupancy Park in the past. The project will comply with all required greenhouse gas emission standards related to construction and operation. The project is not of such a nature as to generate significant amounts of greenhouse gas emissions. *Due to these factors, the project would have a less than significant impact on greenhouse gas emissions.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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?				
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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. Development on the site will not result in the handling, transport or use of hazardous materials except for those associated with normal construction practices. 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. Special Occupancy Park 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. The proposed project will be subject to all standards governing Special Occupancy Park uses in California. These standards, shown in Title 25, Division 1 – *Housing and Community Development*, Chapter 2.2 – *Special Occupancy Parks*, include Article 4, which addresses Fuel Gas Requirements within such parks. 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. In addition, the project is not such a nature as to emit nor handle hazardous materials. *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. A Phase I Environmental Site Assessment (dated January 17, 2024) was prepared for the project site by Nelson Enviro, LLC and is part of the record for this project. (The assessment is available for review by contacting the Mariposa County Planning Department.) The assessment states that the following were not found on the project site:

- hazardous substances
- petroleum products
- underground storage tanks
- strong pungent, or noxious odors
- standing surface water and pools or sumps containing liquids likely to be hazardous substances or petroleum, products
- drums, totes and intermediate bulk containers
- hazardous substances and petroleum product containers not in connection with identified uses
- unidentified substance containers
- PCB-containing items
- stains or corrosion on floors, walls, or ceilings
- drains and sumps
- pits, ponds, or lagoons
- stained soil or pavement
- stressed vegetation

The assessment states that no areas of concern were observed. The assessment further states the following:

“Opinion

Based on the results of the Phase I Environmental Assessment, it is my opinion that this assessment has revealed no evidence of Recognized Environmental Conditions, Historical Recognized Environmental Conditions, or Controlled Recognized Environmental conditions in connection with this subject property. No additional environmental assessment work is recommended by Nelson Enviro, LLC at this time."

Based upon the conclusion of this assessment, the project will have no impact on the issue of contaminated sites.

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 or that would be affected by this project. *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. The community of Coulterville, including the project site, is located at the intersection of two State highways, 49 and 132, which makes it well-situated for evacuation in the event of an emergency. The highways run north/south and east/west, respectively, from the community. The project site has direct access to State Highway 49 and will not interfere with emergency response or evacuation of the area in the event of an emergency.

The project applicant submitted an on-site evacuation plan, which is part of the record for the project. Development on the project site is subject to all applicable State Fire Safe Standards contained in Public Resources Code 4290 and 4291, as codified in the California Code of Regulations. The site plan and evacuation plan show the main driveway through the project site is to be 24 feet in width and paved. The width of this main driveway meets the standard of a minimum two 10-foot travel lanes for two-way traffic as described in Section 1273.01(a) of Public Resources Code (PRC) 4290. The paved surfacing of the driveway meets the standard of Section 1273.02(a) of PRC 4290. The additional driveways within the proposed project that connect to the main driveway are proposed to be 20 feet in width for two way traffic and 12 feet in width for one-way traffic and are to be graveled, which meets Section 1273.01(a)(b) of PRC 4290 standards.

There is a 70 foot long turnaround/backing area for emergency vehicles. The project will be required to meet dead-end road length standards contained in Section 1273.08(a) of the PRC. This standard for parcels zoned for less than an acre in size is 800 feet. The site plan for the project shows the main driveway to be roughly 350 feet in length from its intersection with Highway 49 to its terminus on site. A turnout may be required along the main driveway in accordance with Section 1275.05(c) of PRC 4290. Evacuation of all facilities on the project site will use the main driveway for egress from the site. The driveway intersects with State Highway 49.

The site plan for the project shows that a portion of the main driveway will have a grade of 17%, which exceeds the Section 1273.03(b) standard of 16%. However, this section of the State code allows a grade of up to 20%, with approval from the local jurisdiction and with mitigations to provide for the same practical effect.

Mariposa County Fire Department/CAL FIRE commented on the project when under pre-application review (Pre-Application Review No. 2023-166). The agency provided standards from Public Resources Code 4290 to which the project will be subject. The standards address roadway/driveway width, surface, grades, radius, turnarounds, turnouts, dead-end length, gate entrances as well as standards for addressing, emergency water, building and parcel siting and setbacks, ridgelines and disposal of flammable vegetation and fuels. Mariposa County Fire Department/CAL FIRE will review construction and grading plans and inspect project implementation at all phases of development to ensure compliance with all applicable standards.

Design and construction of the on-site driveways and turnaround will be approved by Mariposa County/CAL FIRE. The regulatory environment implementing State Fire Safe Standards will ensure that project ingress/egress is constructed to all applicable standards. *Therefore, 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 project site is located in the Very High Fire Hazard Severity Zone, according to the fire hazard severity zone map for Mariposa County maintained by CAL FIRE. As noted above, the project will be subject to all applicable State Fire Safe Standards, which will ensure adequate ingress/egress in the event of a fire emergency. When the project was considered under Pre-Application Review No. 2023-166, the Mariposa County Fire Department commented that construction of facilities on the site will be subject to applicable standards contained in the 2022 California Fire Code as codified in Part 9 of Title 24 of California Code of Regulations. The department also stated the project shall comply with requirements of Public Resources Code 4290 as described in Section 8.9.f above.

In addition, the Coulterville CAL FIRE station is located one-half mile north of the project site along Highway 49.

Design and construction of the on-site driveways and turnaround will be approved by Mariposa County Fire/CAL FIRE. Construction of on-site facilities will be required to comply with all building code standards which are designed to ensure people and property safety, including the California Fire Code. The project site plan shows two communal fire pits located in the vicinity of the covered pavilion and store/check-in facility at the highest elevation of the site and a covered fire pit located immediately adjacent to the store/check-in facility. Those amenities will be required to be operated in accordance with all fire safe standards. The regulatory environment implementing State Fire Safe and building code standards will ensure that the project is constructed to all applicable standards. *Therefore, the project will have a less than significant impact on this issue.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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 issue of project impacts to groundwater sources is addressed in B.10.b & e below. The project applicant submitted preliminary grading and drainage plans for the project site. These plans were prepared by VVH Consulting Engineers. These plans are part of the record for the project and can be obtained by contacting the Mariposa County Planning Department.

Grading to implement the project will be subject to the standards of Appendix J (Grading) of the California Building Code. These standards address, excavations; fills; setbacks; drainage and terracing; and erosion control. There are no surface water sources such as streams, creeks or springs located on the project site. The western portions of the project site have historically drained onto neighboring properties to the west and south and that will continue with implementation of the proposed project, according to the drainage map submitted by the project applicant. The drainage map shows that the runoff volume to the west side of the project with implementation of the project will increase by 0.07 acre-feet in comparison to existing conditions, which includes existing impervious surfaces on the site. (Note: Runoff volumes shown on the drainage map represent volumes for an average rainfall season in the area.)

The 2.574-acre area on the eastern portion of the project site currently drains into an existing AC dike along Highway 49 within the Caltrans right-of-way. This portion of the site will continue to drain in this manner with implementation of the project. Impervious surface in this area will increase from the existing 7,212 sq. ft. (c=0.95) to 16,934 sq. ft. with project implementation in comparison to existing conditions. Runoff into the drainage swale along Highway 49 will increase by 0.07 acre-feet.

The submitted drainage map shows that total impervious area will increase from 7,698 sq. ft. under existing conditions to 24,233 sq. ft. with project implementation. Pervious area will decrease from 180,220 sq. ft. to 163,685 sq. ft.

In addition, if more than one acre of land will be disturbed, the project will be subject to a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity from the Regional Water Quality Control Board. This permitting is part of the existing regulatory environment and is addressed in the standard conditions of approval for projects in Mariposa County.

Appendix J standards state that drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices.

The project site has been significantly disturbed by past development activities, which have created impervious surfaces on the project site. The increase in runoff from project implementation as described above is not significant and will have a less than significant impact on drainages to the west and south of the project site. However, the slight increase in drainage onto neighboring properties will be addressed by Appendix J standards at the time of review of the grading permit. The regulatory environment will ensure that the project's impact on the quality of surface waters in the vicinity is less than significant. *Implementation of State grading standards will ensure a less than significant impact on surface water resources from site development.*

The proposed project will be served by the Coulterville Community Services District, a dependent special district operated by Mariposa County. The Coulterville water and sewer systems are subject to all applicable government requirements that are designed for protection of people and the environment. The project will not violate any water quality standards or waste discharge requirements nor will it otherwise substantially degrade surface or ground water quality

(Note: Potential project impacts on the State drainage facility in the State highway right-of-way and groundwater resources are discussed below in sections B.10.a and B.19.b, respectively, in this Initial Study.)

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 issue of project impacts to groundwater sources is discussed in Section B.19.b of this Initial Study. *The conclusion of that discussion is that the project would have a less than significant impact on groundwater resources.*

The project would not conflict with a water quality control plan or sustainable groundwater management plan.

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. Section B.10.a above provides a detailed discussion of potential impacts on drainage in the area from project. That discussion is based on the drainage map and analysis provided by the project applicant. *The conclusion of that section is that project implementation would have a less than significant on drainage and surface water quality in the area.*

The project is not of such a size and nature so as to generate substantial erosion, increase flood potential, generate substantial amounts of polluted runoff or impede or redirect flood flows.

Drainage Facility Within Highway 49 Right-of-Way

For certain projects located along State highways in Mariposa County, Caltrans has provided comment that State drainage facilities shall not be significantly impacted by the project. Caltrans did not provide such comment on this project. Comments on prior projects have stated that if historical undeveloped topography shows drainage from the project site flowed into the State right-of-way of Highway 140, it may continue to do so providing peak flows are not increased from the pre-construction quantity. Site runoff must be treated to meet present stormwater quality standards. If drainage does not flow into the State right-of-way currently, then it will not be allowed to flow into the right-of-way in the future with project development. The applicant will need to calculate runoff peak discharges for 10 and 100-year storm events for pre- and post construction.

The drainage plan submitted by the project applicant shows that there would be an increase in runoff of 0.07 acre-feet into the State drainage facility over existing conditions with project implementation. As per the discussion in Section B.10.a above, it does not appear these impacts on the drainage facility would be significant. However, a condition of approval is proposed to be placed on the project that would require that this issue be adequately addressed prior to project construction.

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 and would not result in polluted runoff in flood conditions. 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.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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. Roughly two-thirds of the project site is located in the Highway Service Commercial (HSC) land use classification with the remaining acreage in the Single Family Residential (SFR) 2.5-acre² classification within the Coulterville Town Planning Area boundaries. The project site contained motel/campground uses for six decades until roughly four years ago. Those uses were legally existing nonconforming uses because their establishment pre-dated the adoption of the Coulterville Town Planning Area Plan. The Town Plan does not allow motels in the SFR 2.5-acre land use classification, nor does it allow campground uses in the HSC classification. The proposed project would not introduce a use that would be significantly divergent from the prior and relatively recent use of the site. The project proposes a General Plan/Area Plan Amendment to amend the Coulterville Town Planning Area Town Plan land use map to place the entire 3.49±-acre site in the HSC land use classification, and to amend the text of the HSC classification to conditionally permit Special Occupancy Park uses in the classification. If the amendment is approved, all of the property in the HSC classification in the Town Plan area boundaries would be available for consideration of Special Occupancy Park uses. Currently, there are 30.40 acres in this classification within Coulterville boundaries. The total land in this HSC classification would be approximately 31 acres if the amendment is approved. Under the amended text, each individual Special Occupancy Park application for property within the HSC classification would be subject to consideration and approval of a Conditional Use Permit and the public hearing process. The HSC classification conditionally permits uses such as motels, hotels, clubs, hospitals, sanitariums, clinics and uses such as restaurants and cafes, shops, churches and service stations. The proposed amendment can only be approved if it is found to be consistent with the goals, policies and standards of the Mariposa County General Plan and the Coulterville Town Planning Area Town Plan. *The consideration and adoption of mandatory findings will ensure that the project will not physically divide an established community. The project will have no project on this issue.*

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

A significant impact would occur if the project conflicted with a land use plan, policy or regulation adopted to avoid or mitigate an environmental effect. The project site has been significantly disturbed by a prior motel/campground development. The proposed project is similar in nature to the prior project and can be considered a redevelopment of the site. As noted in B.11.a above, the project proposes a General Plan/Area Plan Amendment to place the entirety of the 3.49±-acre project site in the Highway Service Commercial land use classification and to allow for Special Occupancy Park uses to be conditionally permitted in the Highway Service Commercial land use classification. The proposed amendment can only be approved if it is found to be consistent with the goals, policies and standards of the Mariposa County General Plan and the Coulterville Town Planning Area Town Plan. The proposed project is consistent with the Environmental Constraints and Mitigation Measures contained in the Coulterville Town Planning Area Town Plan and its environmental impact report. 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.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

² The text and land use map contained in the Coulterville Town Planning Area Town Plan are in conflict regarding the name of this classification. The text refers to the classification as “Rural Residential” and the land use map identifies the classification as “Single Family Residential 2.5 acres.” It is the map that is proposed for amendment, so the term “Single Family Residential” is used to describe the amendment.

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 project site is located within the Coulterville Town Planning Area boundaries and has been significantly disturbed by past development. It is currently classified for single family residential and highway service commercial uses. No portion of the site is located in the Industrial Mining District land use classification as described in the Coulterville Town Plan. The Mariposa County General Plan and the Coulterville Town Plan do 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.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

B.13 NOISE

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

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

B.13.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 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 residential development. Up to 70 decibels is conditionally acceptable. Noise during construction may exceed these levels in the immediate vicinity, but construction is expected to be of limited duration and occur during normal working hours. In addition, there are very few residential uses located in the immediate vicinity of the project site. Properties to the north, south and east of the project site are used for agricultural purposes. Mariposa County does not have an adopted noise ordinance, but typically does adopt a conditional of approval for development projects that limits the days and hours that construction activities can occur.

For six decades the project site contained a motel/campground development. The campground portion of the former development on the site operated as a Special Occupancy Park regulated and permitted by the State. The proposed project will be permitted as a Special Occupancy Park and will be similar in nature to the former use. The project will not introduce a new use to the area that would generate significant noise. The proposed use is low impact from the perspective of noise.

Given the uses proposed by the project, the site’s long-term use as a motel/campground, the limitations on construction activities, and the limited residential development around the project site, 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 project is not the type that would generate excessive groundborne vibration or groundborne noise levels when established and in operation. The proposed project can be considered a redevelopment of the previous use on the project site. The prior project included a campground that operated under a Special Occupancy Park permit from the State. The proposed project will similarly operate under such a permit. The days and hours of construction activities will be limited to prevent vibration and noise impacts in the vicinity of the project site. In addition, there is limited residential development in the area surrounding the project site. *The project will have a less than significant impact on this issue.*

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.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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 applicant states that the project is anticipated to have four (4) part-time and two (2) full-time employees. An assistant general manager and up to four part-time maintenance and/or housekeeping staff will be hired from the general area. Seasonality and occupancy will dictate the part-time staffing levels. Except for the on-site housing of the park’s general manager, no residential development is proposed as part of the project. The proposed Special Occupancy Park project will not result in substantial population growth in the area. *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. It is considered to be a redevelopment of the project site that has been used for motel/campground purposes since the 1960s. The project will provide housing for the general manager. *The project will have no impact on this issue.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the

classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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 is considered to be a redevelopment of the project site that has been used for motel/campground purposes since the 1960s. As noted in Sub-section B.9.g. above, the project site is located in the Very High Fire Hazard Severity Zone, according to the fire hazard severity zone map for Mariposa County maintained by CAL FIRE. The project is served by the Coulterville Community Services District for domestic water and fire flow. There are two fire hydrants located along the highway frontage on the project site.

A summary of the *Preliminary Water and Sanitary Sewer Demand Analysis* prepared for the project including its potential impact on the community water system is provided in Section B.19.b of this Initial Study. The analysis prepared by VVH Engineers concludes with the following statement:

The total available storage volume provided by the combined existing tank and groundwater well capacity of 311,236 gallons is more than the total estimated required storage volume of 252,768 gallons. Therefore, the existing system should have sufficient storage volume to accommodate the proposed development.

The project's contribution to emergency service demand in the area, including police protection, would not be significant given the nature of the proposed use and the fact that the site has been used for a similar purpose since the 1960s. The existing facilities on the project site have fallen into a significant state of disrepair and deterioration that have become an attractive nuisance for vandals. The proposed project will remove those facilities, which can be seen as removing a source of calls for law enforcement service. The project will not result in the need for new emergency service facilities. The Coulterville CAL FIRE station is located one-half mile north of the project site along Highway 49. Coulterville-Company-26, a Mariposa County volunteer fire company, is located roughly one-half mile from the project site in the community of Coulterville. *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. It is likely that part-time maintenance/housekeeping employees at the project will be drawn from the local employment base, thereby not inducing new impact on schools. *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. Coulterville Park, a Mariposa County facility, is located roughly one-half from the project site. *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

Water and sewer service will be provided to the project site by the Coulterville Community Services District, a dependent special district operated by Mariposa County. The Mariposa County Public Works Department was afforded the opportunity to comment on the proposed project at the pre-application review stage. The following summarizes that department's comments.

The department commented that the existing public water and sewer system can serve the project but may require improvements to do so. The public water system will also require evaluation of the impacts of the project. Initial review of the sewer reveals the potential need of an upgrade of an existing lift station. The project will be required to install a backflow preventor at the connection to the public water system. Currently, Mariposa County has planned improvements to increase the overall capacity of the existing water system, therefore there should not be an issue. However, project needs and impacts still must be determined. The County is open to a cooperative project to improve the entire system.

Subsequent to the submittal of Public Works' comments, the project applicant commissioned the preparation of a water and sewer demand analysis. VVH prepared the analysis titled *Preliminary Water and Sanitary Sewer Demand Analysis Offsite at Yosemite Project Conditional Use Permit, Coulterville, CA*. A summary of the report's conclusions regarding water demand and storage availability is shown in Section B.19.b of this Initial Study.

The conclusions of the analysis are as follows:

- Water demands for the project have been estimated as follows:
 - Average Daily Demand: 1,900 gallons
 - Water Demand Load (Maximum Flow): 120 gallons per minute
 - Minimum Water Supply for Fire Suppression: 3,000 gallons
 - Required Fire Flow: 500 gallons per minute
- The total water storage volume required for the overall Coulterville water system, including the proposed project, is estimated to be approximately 253,000 gallons. By comparison, the total available water storage provided by the system is approximately 311,000 gallons. These figures are based on preliminary calculations, but still indicate that the existing system should have enough storage capacity to accommodate the proposed development.

The analysis states that County staff indicated that there is an existing 2 inch metered service connection to the site that was used by the former motel, which has an estimated available pressure of 35 psi at the connection point. County staff has also indicated that a booster pump system was previously installed by the motel in order to increase domestic water pressure. This available pressure will likely require installation of a booster pump system to provide adequate pressures for the higher elevation portions of the project. Pressure and flow tests will need to be performed at the existing fire hydrants and meter to verify available pressure and flow to the site. (There are two fire hydrants located along the highway frontage on the project site.)

Sewer System:

The analysis prepared by VVH Consulting Engineers states that Mariposa County does not have any published requirements for sanitary sewer generation rates from new developments. Sanitary sewer flows from the project are assumed to be nearly identical to the domestic water demands for the project since there will be no landscape irrigation for the project. Therefore, the sanitary sewer flows for the project are estimated as follows:

Average Daily Wastewater Flow: 1,900 gallons per day
Peak Wastewater Flow: 120 gallons per minute.

The VVH analysis concludes that the condition, slope, and existing flows within the existing 6 inch sewer main along the project frontage are not currently known. However, a 6 inch sewer main installed at a minimum slope of 0.5% (0.005 ft/ft) can accommodate a flow of nearly 150 gpm when flowing only 70% full. It is therefore reasonable to assume that the existing 6 inch sewer main should accommodate the proposed 120 gpm peak flow from the development, assuming there are no downstream flow impediments or other unknown circumstances.

The proposed project will be required to submit all necessary engineering information to the Mariposa County Public Works Department relating to water and sewer demand prior to connecting to the existing systems. That process will definitively determine whether the systems have adequate capacity to serve the project site and/or if any physical improvements are required in order for the project to connect to the systems. A condition of approval is proposed to be adopted for the project that will require that all design and construction requirements have been approved by the Mariposa County Public Works Department prior to the issuance of a grading or construction permit for the project. *Due to these factors, the project will have a less than significant impact on water and sewer facilities.*

(Note: The project's potential impact on Highway 49 is included in B.17.a of this Initial Study.)

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in

the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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. Patrons of the project will utilize existing recreation facilities in the area, including large-scale parks such as Yosemite National Park. Facilities at Coulterville Park may be used by patrons at the site. Such use would not lead to physical deterioration of existing parks and recreational facilities. The project has no potential to result in substantial 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 or expanded due to this project. *The project will have no impact.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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 & c Circulation System/Geometric Design Feature Hazards

A significant impact would result if the project conflicted with a program, plan, ordinance or policy addressing the circulation system. Caltrans commented on the project during the pre-application review stage of project processing. The following characterizes Caltrans’ input on the project:

- The existing driveway needs to be upgraded to current Caltrans Highway Design Manual standards.
- The project proponent will need to provide the off-tracking analysis for recreational vehicles entering and existing the property.
- Due to the longer entry and exit timers necessary for RVs, which negatively impacts highway safety/operations by creating new conflict points and turning movements, the proposed project needs to consider widening the shoulders on the north and south sides of the site driveway to provide at least a 12-ft wide and 100-foot long approach and departure tapers.

Caltrans further commented on the environmental aspects of disturbance to the Caltrans right-of-way (Highway 49). An encroachment permit must be obtained for disturbance to the right-of-way and the permitting processing will require compliance with CEQA and the preparation of special studies addressing cultural and historic resources, biological resources, hazardous waste locations, and/or other environmental resources within the right-of-way. Caltrans specifically cited potential project impacts on bird nesting habitat in the Highway 49 right-of-way. That issue is addressed in Section B.4.d of this Initial Study.

Subsequent to the submittal of Caltrans comments, the project applicant commissioned the preparation of a traffic assessment for the project. The Yosemite Gold Country Lodge DRAFT Traffic Assessment, dated July 26, 2024, was prepared by Kimley Horn and is part of the record for this project. The study can be obtained by contacting the Mariposa County Planning Department. The reader is referred to this document for information related to assessment methodologies, sources and specific calculations based on those methodologies and sources used for determining potential project impacts. The following summarizes the content and conclusions of that assessment.

The assessment analyzed corner sight distance at the Highway 49/project driveways intersection.

Corner Sight Distance:

Sight distance at the intersection was evaluated for the unsignalized parking lot driveway leg based on current horizontal and vertical geometric conditions. The evaluation was performed in accordance with the Caltrans *Highway Design Manual*. The analysis states that as the RV units on-site will be “park model” and will function as motel/hotel units, passenger vehicle parameters are used as the critical basis for this assessment. Based on the Highway Design Manual, the standard Corner Sight Distance (CSD) time gap for a passenger car at an unsignalized public road intersection is 6.5 seconds for a right turn or crossing maneuver from a stop and 7.5 seconds for a left turn from a stop. Satisfying the CSD time gap is desired for unsignalized intersections.

Trip Generation:

The project is anticipated to generate 65 daily weekday trips, with 21 trips during the weekday AM peak hour, 13 trips during the weekday PM peak hour, and 24 trips during the Saturday peak hour.

Minimum Required Throat Depth (MRTD):

Methodology contained in the Institute of Transportation Engineers was used to determine MRTD. The methodology uses traffic volumes approaching the side-street stop control (project trips), conflicting volumes for turns from the minor street, and percentages of left turn and right turn movements to determine the MRTD. The project driveway was evaluated as a Full-Access driveway. Table 2 on page 2 of the assessment shows that the throat depth is sufficient as measured from the SR-49 edge to the internal driveway curb return.

Site Access, Circulation, and Parking:

The site configuration provides sufficient space for the vehicle types anticipated to access the parking area. the circulation pattern for the project site as shown on Exhibit 1 of the assessment is anticipated to be sufficient in accommodating emergency vehicle access and circulation for all reasonable vehicle types. Instances of vehicles larger than a private automobile utilizing the parking lot are anticipated to be infrequent. The assessment concludes that the 33 parking spaces proposed for the project exceed that which would be required (28 spaces) as per Section 17.336.030 of Mariposa County Code.

Driveway Sight Distance:

The Corner Sight Distance time gap is evaluated looking left and looking right from the proposed driveway location to account for all egressing maneuvers. Time gap data was collected at the proposed driveway location during a site visit on July 16, 2024. Table 3 on page 3 of the analysis shows that the observed time gap looking left from the project driveway does not meet the desired time gap of 7.5 seconds.

Stopping Sight Distance (SSD) represents the absolute minimum sight distance that should be provided. Based upon a prevailing weekday highway speed of 64 mph and a required stopping sight distance of 580 (as per Caltrans Highway Design Manual), Table 3 on page 3 of the assessment shows that the observed SSD in both directions at the project driveway satisfies the required SSD. The observed SSD looking left is 630 feet; looking right the SSD is 965 feet.

Safety Evaluation

Figures maintained by Caltrans regarding traffic accidents between MPA 45.00 and MPA 47.00 on Highway 49 (area of project site) from January 1, 2017 to December 31, 2023 show that there were two accidents during that time period. They were property damage only. The Caltrans report showing those figures (*Traffic Accident Surveillance and Analysis Systems Table 8 – SR-49 MPA 45.00-MPA 47.00 January 1, 2017-September 30, 2023, Caltrans, Kevin Le, generated July 18, 2024*) concludes that the total rate of crashes on the examined Highway 49 roadway segment is below the statewide average for similar facilities.

Design Vehicle Turning Movements:

Attachment B of the assessment shows inbound and outbound RV turning movements at the project site. The assessment states that although the anticipated project characteristics do not include consistent RV traffic, the proposed driveway improvements shown in Attachment C will adequately accommodate RVs accessing the lodging facilities on the site. Improvements shown in Attachment C should conform to Caltrans standards for access onto a state highway per the *Highway Design Manual*.

Based upon the analysis contained therein, the assessment concludes with the following:

- The project is anticipated to generate 65 daily weekday trips. The project is anticipated to generate 21 trips during the weekday AM peak hour, 13 trips during the weekday PM peak hour, and 24 trips during the Saturday peak hour.
- The project provides sufficient throat depth to allow for safe and efficient on-site operations.
- The project site plan provides sufficient access and circulation to convey reasonably anticipated vehicle types. The project provides a sufficient number of on-site parking spaces per the applicable County code.
- The project driveway does not meet desired Caltrans Highway Design Manual Corner Sight Distance time gap standards looking left per field observations. The project driveway does meet minimum Caltrans Highway Design Manual Stopping Sight Distance standards for all movements based on field observations and collected roadway segment speed data on Highway 49.
- Per data provided by Caltrans, the roadway segment of Highway 49 proximate to the project site exhibits a crash rate below the statewide average for similar facilities. The project is not anticipated to significantly alter this existing condition.
- Based on the generated turning movements, the project site and associated driveway improvements will adequately accommodate recreational vehicles (RVs).

The proposed project will use the existing driveway on the project site. The site has taken direct access from Highway 49 since the 1960s when the motel/campground use was established. Attachment C of the traffic impact assessment prepared for the project shows the improvements the project proposes to the intersection of the project site's driveway and Highway 49. The driveway's intersection with Highway 49 will be required to conform to all applicable Caltrans standards and any work performed within the Caltrans right-of-way will require an encroachment permit from Caltrans. The necessity for the project to obtain an encroachment permit from Caltrans prior to any work occurring in the Highway 49 right-of-way is proposed to be made a condition of approval on the Conditional Use Permit.

Based upon the information in the record as of the publication of this Initial Study, including the traffic assessment prepared for the project, there are no other improvement requirements to Highway 49 that have been identified.

Based upon the factors described above including the fact that the driveway onto the project site from Highway 49 is existing and will be improved to Caltrans standards and the conclusions of the traffic assessment prepared for the project, it can be determined that the project will have a less than significant impact on Highway 49.

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

A significant project impact would be one that conflicts with or is inconsistent with CEQA Guidelines §15064.3. This section states that vehicles miles traveled (VMT) is the most appropriate measure of transportation impacts. VMT is the product of a number of trips and the length of those trips. An analysis of a project's VMT assists in determining the project's contribution to greenhouse gas emissions and the effect on the State's goals for reducing emissions. This section of CEQA Guidelines states that "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Section 15064.3(b)(1) states that for land use projects vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor

should be presumed to cause a less than significant transportation impact. Projects that decrease VMT in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

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. TA Section E(1) – *Screening Thresholds for Land Use Projects* contains a subsection titled *Screening Thresholds for Small Projects*. This subsection states the following:

Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant impact.

As noted above, the project is anticipated to generate 65 daily weekday trips. The project is anticipated to generate 21 trips during the weekday AM peak hour, 13 trips during the weekday PM peak hour, and 24 trips during the Saturday peak hour. In addition, the project is located along a State highway and is a redevelopment of a site that up until roughly four years ago contained a similar use that dated to the 1960s.

Based upon these factors, the project's VMT is considered less than significant and no further analysis is required..

B.17.d Emergency Access

A significant impact would result if the project resulted in inadequate emergency access. 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 addresses emergency access. *That section concludes that the project would have a less than significant impact on these issues, including emergency access.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

B.18 TRIBAL CULTURAL RESOURCES

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

B.18.a, 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 Section B.5 – *Cultural Resources*, a Cultural Resources and Archaeological Survey was conducted on the 3.49±-acre project site by Culturescape on October 28, 2024. No historic or prehistoric cultural materials were found on the project site. In a summary letter to the project applicant, Culturescape states the area demonstrates a low sensitivity to cultural materials; however, it is always the possibility that buried deposits may be located as a result of subsurface construction. If buried materials are encountered during construction, then work must stop in that area until a qualified archaeologist can evaluation the nature and significant of the find.

Mariposa County applies mitigation to development projects to address the potential for cultural materials and/or human remains to be found during project construction. 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 will reduce*

potential impacts on cultural resources and/or human remains discovered during site development to a less than significant level.

This project was initially reviewed by affected agencies under Pre-Application Review No. 2023-166. During that review period, the Southern Sierra Miwuk Nation sent an email to Mariposa Planning on February 21, 2024 stating the tribe had no knowledge of cultural resources within the direct APE.

Native American Consultation Notification:

This project involves the processing and potential 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. This notification is required pursuant to Public Resources Code Section 21080.3.1. Mariposa Planning sent an email to 19 tribal representatives and a mailed letter to two representatives on the contact list on September 26, 2024 notifying them that they had until October 28, 2024 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 September 26, 2024 correspondences referenced above. That letter notified representatives that they had until December 26, 2024 to request a consultation on the project.

A follow-up email was sent to the tribes with email addresses on November 18, 2024 notifying them of the completion of the cultural resources and archaeological survey for the project site and that the survey is available upon request. A hard copy notice was sent to the two representatives without email addresses on November 12, 2024.

Adam Lewis, Tribal Cultural Resources Assistant for the Calaveras Band of Mi-Wuk Indians, sent an email to Mariposa Planning on September 28, 2024 stating that he had no comments and referred to the Southern Sierra Miwuk Nation for comments. Joanna Portillo-Hsu, Environmental and Planning representative for the Chicken Ranch Rancheria of Me-Wuk Indians, sent an email to Mariposa Planning on November 8 stating that the tribe had no comment on the project at that time.

On November 11, 2024, Jazzmyn Gegere Brochini of the Southern Sierra Miwuk Nation requested a copy of the cultural resources and archaeological survey prepared for the site. The survey report was emailed to her on November 12, 2024.

Given these factors, including the implementation of Mitigation Measure 5.a.1, it can be found that the project will have a less-than-significant impact on tribal cultural resources.

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

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. The project’s potential impacts on the community water system serving the project site is discussed in detail in sections B.15.e and B.19.b of this Initial Study. Potential impacts on the community sewer system serving the project site are discussed in detail in Section B.15.e of this study. Potential impacts on the drainage system in the area are discussed in Section B.10.a. Potential impacts on the drainage facility in the Caltrans Highway 49 right-of-way are discussed in Section B.10.c. The conclusions in those sections are that the project will have a less than significant impact on those facilities.

Electric service is provided to the site by PG&E.

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 available to serve the project and reasonably foreseeable future development in normal, dry or multiple dry years. Water is provided to the project site by the Coulterville Community Services District, a dependent special district operated by Mariposa County. The project applicant submitted a report titled *Preliminary Water and Sanitary Sewer Demand Analysis Offsite at Yosemite Project Conditional Use Permit, Coulterville CA*. The analysis was prepared by VVH Consulting Engineers and is part of the record for this project. The following summarizes this analysis.

The existing community water system is an active, permitted public water system operating under the State Water Resources Control Board Division of Drinking Water. The system is supplied by a single groundwater well that produces 110 gallons per minute and storage is provided by a single 205,000 gallon tank and booster pump system. There is a two-inch metered service connection to the site that was used by the former motel.

The proposed project’s average daily water demand is estimated to be approximately 1,900 gallons per day. Based on the estimated fixture unit count, the project Water Demand Load is estimated to be approximately 120 gallons per minute. The analysis estimates that the required water supply for fire suppression purposes is 3,000 gallons, which is the minimum water supply required for a structure with exposure hazards, according to National Fire Protection Association standards. The required minimum fire flow is 500 gallons per minute. These fire suppression estimates shown on pgs. 3-5 in the analysis prepared by VVH Engineering Consultants are based on an analysis utilizing National Fire Protection Association standards.

Overall Water System Demands

The VVH report states that a full, detailed analysis of the existing water system’s capacity to accommodate the proposed development is beyond the scope of the analysis. However, a preliminary analysis of the existing water system demand and storage capacity can be undertaken to determine if sufficient water storage is available for the proposed development.

Average Day Demand: The County of Mariposa Engineer’s Report prepared by Pinnacle Advanced Reliability Technologies for the Coulterville system indicates a total of 85 active, existing residential services. Assuming an average daily demand of 200 gallons per unit per day, the total Average Day Demand of the existing system and proposed project can be computed as follows:

Existing System (85 x 200)	17,000 gallons
<u>Project Avg. Day Demand</u>	<u>1,900 gallons</u>
Total Average Day Demand	18,900 gallons

Maximum Day Demand: Maximum Day Demand can be estimated as 2.3 x Average Day Demand, or: 2.3 x 18,900 = 43,470 gallons.

VVH analysis of the total effective available water storage for the Coulterville system factored available groundwater storage, estimated to be 106,236 gallons, and the storage tank volume of 205,000. Combining these resources results in the following total effective available storage within the system:

Tank Volume:	205,000 gallons
<u>Groundwater Storage Volume:</u>	<u>106,236 gallons</u>
Total Effective Available Storage:	311,236 gallons

The VVH analysis estimated the total minimum required storage volume for the Coulterville water system, including the proposed project, to be 252,768 gallons. This figure was based on equalization storage, emergency storage and fire flow storage.

The VVH analysis of water demand concludes with the following statement:

The total available storage volume provided by the combined existing tank and groundwater well capacity of 311,236 gallons is more than the total estimated required storage volume of 252,768 gallons. Therefore, the existing system should have sufficient storage volume to accommodate the proposed development.

(Notes: There is an existing well on the project site, but it is not proposed to be used for domestic drinking purposes. The Mariposa County Environmental Health Unit states that they have no information on this well and that it shall not be used for public drinking water purposes. The demand analysis states that the project is not anticipated to include any landscaping that would require irrigation. Therefore, landscape irrigation demands are not included in the estimate for average daily water demand.)

Based upon this water demand analysis, it can be determined that the project will have a less than significant impact on the quantity of groundwater resources.

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. Potential impacts on the community sewer system serving the project site are discussed in Section B.15.e of this study. *The conclusion of that section is that the project would have a less than significant impact on sewer facilities.*

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 site plan for the project identifies an area for a refuse container. The Mariposa County Environmental Health Unit stated that the refuse containers must be rodent and bear resistant. The project is not of a size and nature that would result in noncompliance with governmental solid waste statutes and regulations. *Due to these factors, the project will have a less than significant impact.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

B.20 WILDFIRE

20. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Substantially impair an adopted			√	

emergency response plan or emergency evacuation plan?				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			√	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			√	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			√	

B.20.a 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 issue of wildfire impacts is discussed in B.9.g of this study. The project site is located in the Very High Fire Hazard Severity Zone, according to the fire hazard severity zone map for Mariposa County maintained by CAL FIRE. As noted above, the project will be subject to all applicable State Fire Safe Standards, which will ensure adequate ingress/egress in the event of a fire emergency. When the project was considered under Pre-Application Review No. 2023-166, the Mariposa County Fire Department commented that construction of facilities on the site will be subject to applicable standards contained in the 2022 California Fire Code as codified in Part 9 of Title 24 of California Code of Regulations. The department also stated the project shall comply with requirements of Public Resources Code 4290 as described in Section 8.9.f of this study.

Design and construction of the on-site driveways and turnaround will be approved by Mariposa County/CAL FIRE. Construction of on-site facilities will be required to comply with all building code standards which are designed to ensure people and property safety, including the California Fire Code. The regulatory environment implementing State Fire Safe and building code standards will ensure that project is constructed to all applicable standards.

It should be noted that the project site has been used for motel/campground uses since the 1960s and that the project is a redevelopment of the site to a similar use to the former project. It will not introduce a new use that will generate greater wildfire risk.

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. (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 those issues, 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.*

(NOTE: Should the General Plan/Area Plan Amendment be approved, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31-acre area classified Highway Service Commercial in the community of Coulterville. The potential environmental impacts on this issue from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.)

Section C

MANDATORY FINDINGS OF SIGNIFICANCE

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

Impact Discussion & Conclusions:

1. The project has the potential to significantly impact biological resources, specifically, special status bat species and nesting raptor and migratory birds and other bird species, both within the project site, in the immediate vicinity of the project and within the Caltrans right-of-way of Highway 49. 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. Mitigation is proposed to reduce this potentially significant impact to a less than significant level.

2. Currently, 30.40 acres of land in the Coulterville Town Planning Area are classified Highway Service Commercial (HSC). The project proposes the reclassification of approximately one third of the project site acreage to HSC, which would bring the total HSC classified land to approximately 31 acres. With approval of the General Plan/Area Plan Text amendment, Special Occupancy Parks would be conditional uses within the entirety of the approximately 31 -acre HSC area. Currently, the HSC classification conditionally permits uses such as hotels, motels, hospitals, retail establishments, restaurants and churches. It is unlikely that the addition of Special Occupancy Park uses to the list of current conditional uses in the HSC classification will have a significant cumulative effect. Special Occupancy Park uses would be similar in nature to hotels and motels from the perspective of environmental impact. The potential environmental impacts from specific projects within the classification in the future would be reviewed based upon the proposed development and individual site circumstances.

The project is considered a redevelopment of the project site to a use similar in nature to the former project on the site. The project will result in increased air emissions, including greenhouse emissions; groundwater

use; noise; traffic; public services; utilities, 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 projects that addresses potentially significant noise impacts. The project's potential impacts on biological and cultural resources can be reduced to less than significant levels with the implementation of proposed mitigation measures.

3. The project does not have the potential to cause substantial direct or indirect adverse effects on human beings. Any potential impacts on human beings are less than significant.

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>If removal of buildings or trees is to occur between April 1 and September 30 (general maternity bat roost season) of any given year, within 30 days prior to their removal, a qualified biologist shall survey the building and trees to be removed for roosting pallid and western red bats. Survey protocol shall include a search for individuals, guano, and staining and listening for bat vocalizations. If necessary, the biologist will wait for nighttime emergence of bats from roost sites. If bats are not observed to be roosting or breeding, no further action is required and building and tree removal can proceed. If a non-breeding pallid or western red colony is detected during pre-removal surveys, the individuals shall be humanely evicted under the direction of a qualified biologist to ensure that no harm or “take” of any bats occurs during project construction. If a maternity colony is detected during pre-removal surveys, the qualified biologist shall identify a suitable disturbance-free buffer around the colony. The buffer shall remain in place until the biologist determines that the nursery is no longer active. 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 demolition, 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>
4.d.1	<p><i>Prior to commencement of demolition, construction or grading activities on the project site from February 1 – August 31 (nesting season) in any year, a qualified biologist shall conduct a pre-construction survey for active raptor and migratory bird nests. The survey shall occur within seven (7) days of the onset of demolition, construction or grading activities. Nest surveys shall include all areas on and within 250 feet (500 feet for raptors) within the project site. (The survey can be direct observation from within the project site onto neighboring properties within the observation range unless a neighboring property owner provides written or oral consent for the biologist to enter their property for the conduct of a survey.) Should any active nests be discovered in or near the proposed construction zones, the qualified biologist shall identify a suitable construction-free buffer around the nest within the project site. This buffer shall be identified on the ground by flagging or fencing and shall be maintained until the qualified biologist has determined that</i></p>	<p>This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.</p>

	<p><i>the young have fledged. (This measure shall not apply to neighboring properties without the expressed oral or written consent of neighboring property owners.) 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 issuance of permits for demolition, construction or grading activities and throughout the construction process.</i></p>	
<p>4.d.2</p>	<p><i>Prior to commencement of construction or grading activities within the Caltrans (State Route 49) right-of-way between February 1 – September 30 in any given year, a qualified biologist shall conduct a pre-construction survey for suitable nesting bird habitat. The survey shall occur within seven (7) days of the onset of construction or grading activities. (The survey can be direct observation from within the right-of-way onto neighboring properties within the observation range unless a neighboring property owner provides written or oral consent for the biologist to enter their property for the conduct of a survey. This consent requirement shall not apply to the proposed project site.) Should any active nests be discovered in or near the proposed construction area, the qualified biologist shall identify a suitable construction-free buffer within the right-of-way and on the project site around the nest per California Department of Fish and Wildlife guidelines. This buffer shall be identified on the ground by flagging or fencing and shall be maintained until the qualified biologist has determined that the young have fledged and until authorized by Caltrans District 10 Environmental Office. (This measure shall not apply to neighboring properties adjacent to the Caltrans right-of-way without the expressed oral or written consent of neighboring property owners. This consent requirement shall not apply to the proposed project site.) Results of the pre-construction survey and a statement regarding implementation of any mitigation measures shall be provided to the Caltrans District 10 Environmental Office prior to the start of construction within the right-of-way. The Planning Department shall also be provided a copy of the results of any survey and required mitigation for impacts within the Caltrans right-of-way.</i></p>	<p>This mitigation measure will be monitored by The California Department of Transportation (Caltrans) through the encroachment permit 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 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</i></p>	<p>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.</p>

	<p><i>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>	
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