

County of Mariposa

California Environmental Quality Act Initial Study

A. PROJECT INFORMATION:

Project Title: **Major Design Review No. 2023-083**

Lead Agency: Mariposa County

Date: March 24, 2026

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Initial Study
prepared
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Location: The 2.48-acre Project site is located at 5007 County Park Road, Mariposa, CA 95338 (APN 012-130-018) within the adopted Mariposa Town Planning area. Additional parcels involved in project implementation are Assessor's Parcel Numbers (APNs) 013-130-028 and 012-130-026.

No development is proposed on APN 012-130-026, which is approximately 13.76 acres of the total Project site and has been assigned a separate APN for tax purposes.

5001 County Park Road (0.63± acres), Mariposa, CA 95338 (APN 013-130-028) contains an existing single-family dwelling and is proposed to provide access associated with the project as discussed further in the Project Description below.

Total project site acreage is 16.87± acres. Figure 1, Vicinity Map, provides an illustration of the Proposed Project's location.

Major Design Review Application No. 2023-083 (hereinafter referred to as the “Proposed Project”) consists of a Major Design Review application to allow for the development and operation of a short-term rental business that includes ten (10) 30’x28’ prefabricated cabins on elevated platforms, a new 16-foot wide and 903.51-foot long one-way paved driveway, thirteen (13) parking spaces, signage, a 60’x75’ pad that will be set aside for the development of a future 2,200 sq. ft. single-family residential dwelling, and a future lawn/recreation area for guest use, including games and events. Each cabin is 840 sq. ft. in size including a loft area and is 30 feet in height. The total square footage of the proposed cabins is 8,400 sq. ft.

The Project site, where development will occur as part of the Proposed Project, is zoned General Commercial within the Design Review Overlay, and is located in the adopted Mariposa Town Planning Area land use classification. Pursuant to Chapter 17.66 of the Mariposa County Zoning Code, a Major Design Review application is required. The Project site is also located within the Mariposa Public Utility District service area.

Project Description: The Proposed Project is further described as follows:

Employee Housing:

The Proposed Project includes the future development of a single-family residential building (two (2) bedroom / two (2) bath), located in the northern portion of the project site. The single-family residential building would be utilized for the operation of the proposed project. It is anticipated that the Proposed Project would employ a total of two (2) employees with a maximum of two (2) employees on-site at any given time.

Water System:

The Project site is within the Mariposa Public Utility District service area. The Proposed Project will extend water services from the existing 6” water main located in Stroming Road to the Project site via a new 8” waterline in County Park Road. The length of the new 8” waterline in County Park Road is estimated to be 650± feet. An 8” waterline will be constructed in the proposed 16-foot-wide paved driveway, and each cabin will be supplied with a 4” water lateral. The Proposed Project includes a 2” stub-out for the water connection to the future single-family residential building.

Sanitary Sewer:

The Project site is within the Mariposa Public Utility District service area. The Proposed Project will extend sanitary sewer services from the existing 10” sewer main in Stroming Road to the project site via a new 8” sewer line in County Park Road. The length of the new 8” sewer line is 600± feet. An 8” sewer line will be constructed in the proposed 16-foot-wide paved driveway, and each cabin will be supplied with a 4” sewer lateral. The Proposed Project includes a 4” stub-out for the sewer connection to the future single-family residential building.

Access and Traffic:

Access to the Project site will be provided from County Park Road via a one-way looped 16-foot-wide paved driveway, approximately 903.51 feet in length. A portion of the driveway would traverse the adjacent 0.63-acre parcel (APN: 013-130-028).

As illustrated on the Site Plan, a 12-foot-wide driveway is proposed for future access to the adjacent property to the west (APN: 012-130-026). An emergency vehicle turn-out, 12 feet wide and 30 feet in length, is proposed across from the off-street parking area. The slope of the proposed 16-foot-wide driveway ranges from 5.6 percent to a maximum of 14.0 percent.

Off-Street Parking:

The Proposed Project proposes thirteen (13) off-street parking spaces with dimensions of 20'x9'. Four (4) of the spaces would be designated as cabin-specific parking spaces and nine (9) are identified as general parking spaces. One (1) of the parking spaces would be ADA accessible. The Proposed Project complies with the minimum off-street parking required by Section 17.336.030 (Parking Standards) of the Mariposa County Zoning Code, which requires one (1) space for each unit, plus two (2) additional spaces.

Drainage:

Drainage facilities are proposed to direct stormwater runoff from the project site toward County Park Road. Runoff from the Project site will be directed by an engineered drainage design to existing County culverts running underneath County Park Road. Additionally, new culverts are proposed underneath the proposed 16-foot-wide driveway to manage stormwater runoff. The culverts will be designed and installed in accordance with County Standards.

Solid Waste

A proposed trash enclosure is proposed adjacent to the 16-foot-wide driveway to manage solid waste for the proposed project. The trash enclosure would be 6 feet in height and constructed with masonry block wall (split face with earthtone color) with a metal gate.

Project Goals:

The primary goal of the Proposed Project is to provide short-term rental cabins embedding them in the natural beauty of Mariposa County.

General
Plan/Zoning

The Project site is located within the Mariposa Town Planning Area as described in the Mariposa County General Plan and the area on the project site to be developed is zoned General Commercial. The Proposed Project is required to adhere to Design Review Overlay Development Standards and the Mariposa Town Area Town Plan Land Use Development Standards and Regulations.

Surrounding Land
Uses:

North:	Single-Family Residential Uses
East:	County Park Road and Commercial Uses along Stroming Road
South:	Single-Family Residence and Mariposa Park
West:	13.26 acres of Vacant Land

Site Development
Characteristics:

The Project site is located on a generally east-facing slope facing toward County Park Road. Elevations on the site range from 2,000 to 2,060 feet above sea level. The Project site is vacant and undeveloped and contains two (2) habitat types: foothill woodland and ruderal/developed. The Project site consists of undeveloped hillside woodland, and in 2022, the entire Project site was cleared of brush.

Ruderal/developed lands consist of County Park Road and associated road shoulders and cuts, as well as a portion of a residential driveway.

Project Studies:

The following Project Studies have been completed for this project and are available for review (except the Cultural Resources Study) at the Mariposa County Planning Department, which can be reached at (209) 966-5151 or at 5100 Bullion Street (lower floor), Mariposa, CA.

Recommendations and conclusions of these studies are discussed in this study and are part of the Proposed Project. These project studies are attached as appendices:

- a. Biological Evaluation, prepared by Live Oak Associates, Inc., dated October 12, 2024.
- b. Cultural Resource Study for the 5007 County Park Road Project, Mariposa, Mariposa County, California, prepared by Applied EarthWorks, Inc., dated April 2024.
- c. 5007 County Park Road Project Trip Generation & Distribution Analysis, prepared by JLB Traffic Engineering, Inc., dated March 18, 2024

Reference Documents:

All of the documents cited and relied upon in the preparation of this initial study are available at the County of Mariposa Planning Department located at 5100 Bullion St. (lower floor), Mariposa, CA (209) 966-5151 with the exception of the Cultural Resource Study prepared for the property, which is confidential, and are hereby incorporated into the record for this initial study. Documents are also available at <https://www.mariposacounty.gov/1129/Current-Projects>

State Agency Project Approvals:

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

California Native American tribes consultation pursuant to Public Resources Code Section 21080.3.1?

All requesting tribes have been notified.

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

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

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

C. TABLE OF CONTENTS

Section A--CEQA Determination of Impact.....	6
Section B--Environmental Checklist.....	9
Section C--Mandatory Findings of Significance	55
Section D--Mitigation Monitoring.....	57
Section E--Project Plans.....	60
Section F--Appendices.....	61

Figures

Figure 1--Project Vicinity Map.....	7
Figure 2--Site Plan.....	8

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: 3/20/2026

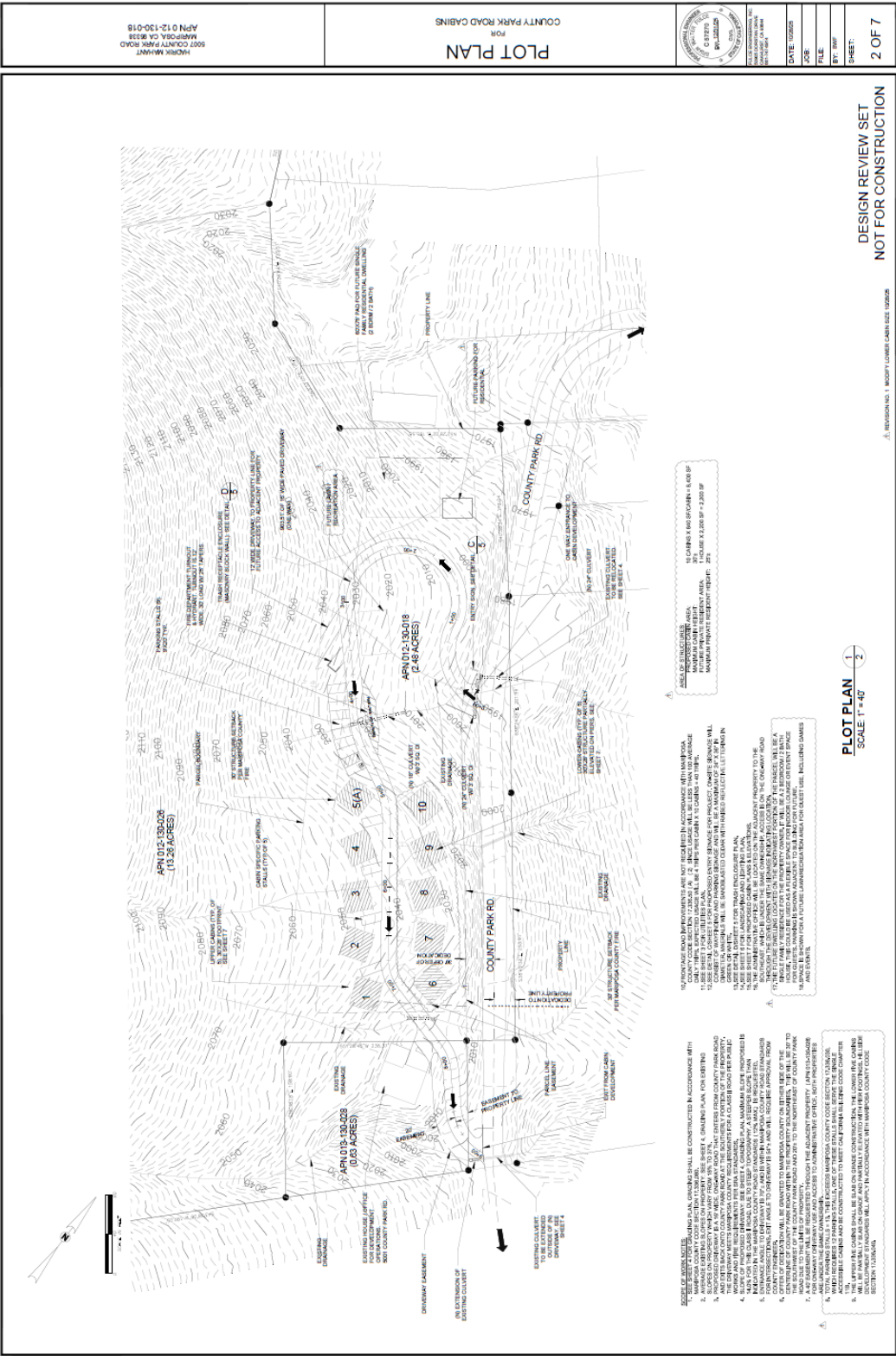
Title: Senior Planner Representing: County of Mariposa

Signature: _____

Figure 1
Project Vicinity Map



Figure 2
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

A significant impact would be one having a substantial adverse effect on a scenic vista or substantially degrade the existing visual character in the area. The Proposed Project is located in an area that is characterized by foothill woodland and ruderal/developed lands. The Project site is located along County Park Road, northwest of Mariposa Park and the County's Parks & Recreation Department which is located at 4998 County Park Road. The Project site consists of foothill woodland that was historically very dense and shrubby prior to brushing activity on the site in 2022, which created a more open landscape.

The developed area of the Project site includes the adjacent 0.63-acre parcel (5001 County Park Road [APN: 013-130-028]) for the purposes of access associated with the Proposed Project and is currently improved with a single-family dwelling.

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

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

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

The Proposed Project includes the development of ten (10) 30'x28' prefabricated cabins on elevated platforms, an approximately 903.51-foot-long paved driveway, 16-feet in width, thirteen (13) off-street parking spaces, signage, a 60'x75' pad that would be developed as a future single-family residential dwelling with an estimated square footage of 2,200 sq. ft., and a future grass/recreation area. The proposed one-way driveway would be lighted via 42-inch-tall bollard lights, evenly spaced along the driveway. Lighting exposure and photometric levels are required to adhere to Mariposa County Standards and would be reviewed for conformance as part of the building permit and Improvement Plan review.

Goal 11-1 in the Conservation and Open Space chapter of the General Plan states: "*Conserve the natural and scenic resources, and open space lands to protect and enhance the County's quality of life and character ensuring a viable economy.*" This goal is followed by Policy 11-1a which states: "*Conserve natural and scenic resources through County programs and development standards.*"

Additionally, the Proposed Project is required to adhere to all applicable Mariposa Town Planning Area Town Plan standards relating to Site Development and design standards. These applicable standards are codified in Sub-Title: 17.300 *Mariposa Town Planning Area Specific Plan Zoning Regulations and Districts* within the Mariposa County Zoning Code.

The Proposed Project will be subject to all General Plan and zoning standards related to commercial development, including consistency with the Mariposa Town Planning Area Town Plan. A single, ten (10) foot high sign is proposed along County Park Road, adjacent to the proposed project's entrance. Signage is required to adhere to the Mariposa Town Planning Area Town Plan design review district standards contained in Section 17.336.060(D) – *Sign Standards* of the County's zoning code. These standards require signage to be constructed of natural materials (wood, stone, brick, etc.), harmonize with the overall site development, etc. In addition, signage will be subject to all applicable standards in the Mariposa County Municipal Code.

Given these factors, the Proposed Project will have a less than significant impact on scenic vista and the visual quality of the area.

1.b State Scenic Highway

Highway 140 is a designated state scenic highway from Mariposa to El Portal. However, the Proposed Project is not adjacent to, or visible from, this scenic highway. *Thus, the Proposed Project will have no impact.*

1.d. Create Light or Glare

A significant impact would be one that creates a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The Conservation and Open Space Element of the Mariposa County General Plan contains a policy and implementation measure relating to limiting light and glare impacts from new development. Policy 11-1d states the following: "Ensure that light sources in new development are compatible with rural character and that the light sources do not produce glare that interferes with vision."

This Policy is followed by Implementation Measure 11-1d(1) which states:

Include as part of the comprehensive development standards:

- *Lighting standards established by the International Dark Sky Association; and*
- *Require that building materials have low reflective index.*

The Proposed Project includes a Landscape & Lighting Plan that illustrates the proposed 42” tall LED Bollard Lights that are to be installed along the one-way, looped, 16-foot-wide, paved driveway, off-street parking area, and along the row of proposed cabins. Each cabin will have a porch light mounted on the structure. The Landscape & Lighting Plan notes that all lighting will have cut-off hoods and be compliant with the County’s Dark Sky requirements. Consistency with the Implementation Measure 11-1d(1) will be reviewed and confirmed during Building Permit and Improvement Plan review. In general, the Project site is screened from the roadway due to topography (elevation difference between County Park Road and the Project site). Additionally, the one-way, looped, 16-foot wide, paved, driveway is approximately 112 feet away from the closest residence to the north. *Due to these factors, the Proposed Project will have a less than significant impact on light and glare.*

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 and/or conflicts with Williamson Act land. The project is not located in an important farmland area. Due to its location, the project would have no impact on agricultural lands. It is not under a Williamson Act Contract, nor is it zoned for agricultural uses. *The Proposed Project will 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 or rezones defined forest land or timberland or conflicts with timberland zoned Timber Production. The project site is currently zoned General Commercial and is located within the Mariposa Town Planning Area. The site is not zoned for forest land or timberland production. The project site contains no forest land as defined in Public Resources Code (PRC) Section 12220(g) nor timberland as defined in PRC Section 4526.

“Forest land” is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. “Timberland” means land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis. *Therefore, the Proposed Project will have no impact on this issue.*

2.e Conversion of Farmland; Conversion of Forest Land

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

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

A significant impact would be one that conflicts with or obstructs implementation of the applicable air quality plan. The Mariposa County State Implementation Plan (SIP) is a compilation of the Mariposa County Air Pollution Control District (MCAPCD) rules and regulations. The Proposed Project will comply with the applicable MCAPCD rules and regulations; therefore, the Proposed Project will be consistent with the Mariposa County SIP, which is the applicable air quality plan for the project area. *Thus, the impact is considered less than significant.*

The Mariposa County General Plan includes various policies and actions that both directly and indirectly address air quality issues and GHG emissions within the County. Many of the measures included in the General Plan fall under the responsibility of the County for implementation, including requirements for implementing state and federal regulations as well as collaborating with other agencies. Applicable General Plan Policies and Implementation Actions include Policy 11-1c, which requires the County to implement standards that minimize impacts on and/or improve air quality, and Implementation Measures 11-1c(1) through (4) which requires implementation of Federal and State air quality regulations, establish land use patterns that minimize impacts to air quality, and cooperation with the Air Pollution Control District (APCD).

Although these measures do not fall under the responsibility of the Proposed Project and its proponents, *the Proposed Project will not conflict with or hinder the County's implementation of any of the measures related to air quality and the impact would be considered Less Than Significant.*

The MCAPCD has identified quantitative emissions thresholds to determine whether the potential air quality impacts of the project require analysis in the form of an Environmental Impact Report (EIR). The MCAPCD air quality Thresholds of Significance are presented in the table below (MCAPCD 2006).

Pollutant/Precursor	Project Emission
	Emission (tpy)
CO	100
NOx	100
ROG	100
SOx	100
PM ₁₀	100
PM _{2.5}	100

Source: MCAPCD 2006

As discussed in the Project Description, the Proposed Project includes the construction and operation of a short-term rental business that includes ten (10) prefabricated cabins on elevated platforms and a 60' x 75' pad that would be developed as a future single-family residential dwelling with an estimated square footage of 2,200 sq. ft. Associated site improvements include, but are not limited to, a 16-foot-wide paved driveway, off-street parking, landscaping, and lighting.

Construction Emissions

Construction of the Proposed Project would generate temporary criteria for pollutant emissions primarily due to the operation of construction equipment and truck trips. As previously noted, the Project Site is vacant and undeveloped, and construction of the Proposed Project would not result in the demolition of buildings/structures. Site preparation and grading typically generates the greatest amount of emissions due to the use of grading equipment and soil hauling. Due to the low density of the proposed development and short construction period, it is anticipated that the Proposed Project would not have a significant increase of air pollutants that would exceed the MCAPCD's Thresholds of Significance.

Operational Emissions

Long-term emissions associated with the Proposed Project would include emissions from vehicle trips (mobile sources), natural gas, and electricity use (energy sources), landscape maintenance equipment, consumer products, and architectural coating associated with onsite development (area sources). Due to the low density of the proposed development and proposed uses, it is anticipated that the Proposed Project would not have a significant increase of air pollutants that would exceed the MCAPCD's Thresholds of Significance.

Thus, the Proposed Project will have a Less Than Significant Impact on implementation of an Air Quality Plan.

B.3.b Cumulative Impacts

A significant impact would be one that results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Mariposa County is considered to be a nonattainment area for the state 1-hour ozone standard, and the federal 8-hour ozone standard. Construction and operational emissions of ozone precursors (Reactive Organic Gases and nitrogen dioxide) could cumulatively contribute to pollutant concentrations that would exceed the federal and state ambient air quality standards. Concentration of the pollutant in the air, the length of time exposed and the individual's reaction are factors that affect the extent and nature of the health effects as analyzed in criterion a) above. The Proposed Project would have a Less Than Significant Impact on air quality and is excluded from quantifying criteria pollutant emissions for CEQA purposes. *Therefore, the Proposed Project will not result in significant cumulative health impacts because the emissions are not at a level that would be considered cumulatively significant. As such, the Proposed Project will have a Less Than Significant Impact.*

B.3.c Sensitive Receptors to Pollutants

A significant impact would be one that exposes sensitive receptors to pollutant concentrations. Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptors include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest sensitive receptor to the Project site is a single-family residence located approximately 20 feet from the Project site property line and 52 feet from the proposed cabins (specifically, Cabin 1). However, this residence is under the ownership of the project proponent and a portion of the parcel on which the residence is located is proposed to be used to construct the southern end of the project's looped driveway.

The Proposed Project includes the construction and operation of a short-term rental business that includes ten (10) prefabricated cabins on elevated platforms and a 60'x75' pad that would be developed as a future single-family residential dwelling. Associated site improvements include, but are not limited to, a 16-foot-wide paved driveway, off-street parking, landscaping, and lighting. The Proposed Project would not introduce new, incompatible, or unpermitted uses that would otherwise exacerbate air pollution or environmental contaminants and negatively impact nearby sensitive receptors. In addition, as stated under criterion a) above, emissions during construction or operation would not exceed the significance thresholds and would not be anticipated to result in concentrations that reach or surpass ambient air quality standards.

Project construction would involve the use of diesel-fueled vehicles and equipment that emit diesel particulate matter (DPM), which is considered a Toxic Air Contaminant (TAC). DPM includes exhaust PM₁₀ and PM_{2.5}. Health risks from TACs are a function of both concentration and duration of exposure. Although DPM would be emitted during construction, emissions would be temporary and last only during construction activities. In addition, construction activities would be required to comply with all rules and regulations by the MCAPCD. Additionally, anticipated development of the Project site would include residential use and short-term rental cabins, which are not uses that would generate toxic emissions. *Therefore, the Proposed Project will have a less than significant impact.*

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. Specific uses and operations that are considered sources of undesirable odors include landfills, transfer stations, composting facilities, sewage treatment plants, wastewater pump stations, asphalt batch plants and rendering plants. The Proposed Project would not consist of such land uses; rather, the Proposed Project would facilitate the development of short-term rental cabins and a single-family residential dwelling unit, and thus it is unlikely to produce odors that would be considered to adversely affect a substantial number of people. *Therefore, the Proposed Project will have a less than significant impact on other emissions and odors.*

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 was prepared for the project by Live Oak Associates, Inc. The report, dated October 12, 2024, is on file at the Mariposa County Planning Department and attached to this Initial Study as Appendix A.

The biological study area (BSA) includes the 2.5-acre area proposed for the Project. The purpose of the report includes the following:

- Characterize the project site's existing biological resources, including biotic habitats, flora and fauna, soils, and aquatic resources;
- Evaluate the project site's potential to support sensitive resources such as special status species, sensitive natural communities, and jurisdictional waters and wetlands;
- Summarize all state and federal natural resource protection laws that may be relevant to project implementation;
- Identify and discuss potential project-related impacts to biological resources within the context of CEQA and other state and federal laws; and,
- Identify avoidance and mitigation measures that would reduce the magnitude of project-related impacts in a manner consistent with CEQA and species-specific guidelines.

The following summary reflects the information contained in the report.

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

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

The Biological Evaluation found that 20 special-status plant species are known to exist in the Project vicinity, as identified in Table 1 of the Biological Evaluation. However, all 20 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 Proposed Project is not expected to adversely affect these species, either directly or indirectly, and impacts are considered less than significant under CEQA. As a result, mitigation measures are not warranted for special-status plant species.*

Additionally, thirteen special-status animal species were also documented in the general vicinity of the Project site or are known to occur regionally, as identified in Table 1 of the Biological Evaluation. Of these, 10 are considered absent or unlikely to occur on the site due to the absence of suitable habitat and/or the site's being situated outside of the species' known distribution:

- Crotch's bumble bee (*Bombus crotchii*)
- valley elderberry longhorn beetle (*Desmocerus californicus occidentalis*)
- California tiger salamander (*Ambystoma californiense*)
- limestone salamander (*Hydromantes brunus*)
- foothill yellow-legged frog (*Rana boylei*)
- Sierra Nevada yellow-legged frog (*Rana sierrae*)
- western spadefoot (*Spea hammondi*)
- western pond turtle (*Actinemys marmorata*)
- bald eagle (*Haliaeetus leucocephalus*)
- hardhead (*Mylopharodon conocephalus*)

Due to these species not having the potential to occur on site, they are not expected to be directly or indirectly affected by the Proposed Project.

The following special-status animal species were determined to have the potential to forage on or over the site from time to time, but would not breed or roost on site or close enough to the site to be vulnerable to Project-related disturbance at roosting locations:

- pallid bat (*Antrozous pallidus*)
- Townsend's big-eared bat (*Corynorhinus townsendii*)
- spotted bat (*Euderma maculatum*)

Individuals of these species are unlikely to be injured or killed by construction activities because they would likely be foraging on the site after work hours and are highly mobile foragers and would be expected to simply avoid active work areas.

Therefore, the impacts on special-status animal species are considered less than significant under CEQA and mitigation measures are not warranted.

B.4.b Sensitive Natural Communities

A significant impact would occur if the Proposed 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 Project site does not contain or adjoin any riparian habitat, sensitive natural communities, or designated critical habitat. *Therefore, the Proposed Project will have no impacts on riparian habitats, sensitive natural communities, or critical habitats, and mitigation measures are not warranted.*

B.4.c Wetlands

A significant impact would occur if the Project would have a substantial adverse effect on state or federally protected wetlands. The Project site contains several small ephemeral drainages that showed no signs of an ordinary high water mark or wetland formation and would likely not be considered jurisdictional by the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). It is not certain if, and to what extent, these drainages may be impacted by Project activities; however, design plans call for an extension to a culvert running beneath an existing driveway at the southeast end of the site. Additionally, the National Wetlands Inventory does not identify any wetland features within the Project site. As noted in the Biological Evaluation, the project site contains small ephemeral drainages, none of which exhibited an ordinary high water mark or wetland characteristics. However, culverts were observed running beneath County Park Road, which appeared to occasionally catch water draining from the Project site above the road and water draining from the road surface and shoulder. The Biological Evaluation determined that these drainages would not meet the current definition of water of the U.S. and would likely not be considered jurisdictional by CDFW and RWQCB. However, to confirm that determination, Mitigation Measure 4.b.1 is added to require the Project Proponent to consult with CDFW to determine whether the identified drainages on the property meet the definition of State jurisdictional waters and whether a Streambed Alteration Agreement is required. If the drainages are jurisdictional and/or require a Streambed Alteration Agreement, the project proponent shall complete all permitting requirements from applicable agencies prior to any disturbance of the drainages. The project proponent shall provide the Mariposa County Planning Department with a copy of any and all documentation associated with the jurisdictional determination and a copy of any agency requirements relating to disturbance of the area, including a Streambed Alteration Agreement. *Implementation of the following mitigation measure will reduce potentially significant impacts on wetlands to less than significant levels:*

Mitigation Measure 4.b.1:

The Project Proponent shall consult with the California Department of Fish and Wildlife to determine whether the identified drainages on the property meet the definition of State jurisdictional waters and whether a Streambed Alteration Agreement is required. If the drainages are jurisdictional and/or require

a Streambed Alteration Agreement, the project proponent shall complete all permitting requirements from applicable agencies prior to any disturbance of the drainages. The project proponent shall provide the Mariposa County Planning Department with a copy of any and all documentation associated with the jurisdictional determination and a copy of any agency requirements relating to disturbance of the area, including a Streambed Alteration Agreement.

Monitoring for Mitigation Measure 4.b.1:

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

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

A significant impact would occur if the Proposed 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 Biological Evaluation found that the Project site contains suitable nesting habitat for a number of avian species protected under the federal Migratory Bird Treaty Act and related state laws. Any birds or raptors that are nesting within or near work areas at the time of construction would have the potential to be injured or killed by Project activities. In addition to direct “take” of nesting birds, Project activities could disturb birds nesting within or adjacent to work areas such that they would abandon their nests. Project-related injury or mortality of nesting birds and raptors would violate state and federal laws and is considered a potentially significant impact under CEQA.

Implementation of the following mitigation measure will reduce potentially significant impacts on nesting migratory birds and raptors to less than significant levels:

Mitigation Measure 4.d.1:

To avoid impacts to nesting migratory birds and raptors, initial grading and/or vegetation removal activities will occur, where possible, outside the February 1-August 31 nesting season. If initial grading and/or vegetation removal must occur during the February 1-August 31 nesting season, a qualified biologist shall conduct pre-construction surveys for active bird and raptor nests within 10 days of the onset of these activities. Nest surveys will encompass the work area and accessible surrounding lands on the project site within 250 feet. Should any active nests be discovered in or near proposed construction zones, a qualified biologist shall identify suitable construction-free buffers around the nests. The buffers will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged and are no longer reliant on the nest or parental care for their survival. The results of any survey conducted, and a written description of any measures employed to reduce impacts on nesting migratory birds and raptors to less than significant levels, shall be provided to the Mariposa County Planning Department by the project proponent or the proponent’s on-site designee prior to the initiation of grading, vegetation removal, or any construction activities.

Monitoring for Mitigation Measure 4.d.1:

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

The Project site does not contain any geographic features that would be considered a wildlife movement corridor, nor does it support an important wildlife nursery site. *As a result, the Proposed Project will have no impact on wildlife movement or nursery sites.*

B.4.e Ordinances and Policies Protecting Biological Resources

A significant impact would be one that conflicts with any local policies or ordinances protecting biological resources. The Biological Evaluation reviewed Mariposa County policies relating to protection of biological resources and concludes that the Proposed Project appears to be consistent with the goals and policies of the Mariposa Town Planning Area Town Plan and General Plan that pertain to biological resources. Furthermore, implementation of the mitigation measure, as listed above and in Section D, *Mitigation Monitoring*, will also ensure compliance with local policies and ordinances. The report recommends no additional measures.

Therefore, the Proposed Project will have no impact on this issue.

B.4.f Ordinances and Policies Protecting Biological Resources

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. There are no known HCPs or NCCPs in effect for the Project vicinity. As a result, no mitigation measures are warranted. *The Proposed Project will have no impact on this issue.*

B.5 CULTURAL RESOURCES

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

A Cultural Resources Study for the project was conducted on the 2.48-acre Project area that is to be developed. The Cultural Resource Study did not evaluate the remainder of the Project site as it will remain undisturbed as part of the Proposed Project. The survey of the site was conducted by Applied Earthworks, Inc. The report of the project survey is dated April 2024. The following text summarizes the Cultural Resources Study.

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

A significant impact would be one that would create a substantial adverse change in the significance of an historic, archaeological, unique paleontological resource; or a unique geologic feature. On February 23, 2024, a Records Search was conducted by the Central California Information Center (CCAIC). No cultural resources and no previous cultural resources were identified within the Project area. The CCAIC identified 42 previously recorded cultural resources and 13 previous cultural studies within the 0.25-mile search radius.

On February 21, 2024, Applied EarthWorks, Inc. requested a search of the Native American Heritage Commission's (NAHC) Sacred Land File (SLF) and a tribal contact list. On February 26, 2024, the NAHC provided a response and stated that its search of the SLF was negative for the presence of cultural resources in the Project area. The NAHC also supplied a list of individuals to be contacted for information regarding locations of sacred or special sites of cultural or spiritual significance in the Project area. A location map and description of the project with a request for feedback were mailed to all listed parties on February 27, 2024. On March 7, 2024, Applied EarthWorks, Inc. received a response from a tribe requesting that a Native American monitor be on site during all ground-disturbance activities. Applied EarthWorks, Inc., followed up with a telephone call on March 26, 2024, to those Native American tribes who had not responded to confirm that the correspondence was received and to provide an opportunity to comment. The Cultural Resources Study noted that no further responses from tribal representatives had been received.

Applied EarthWorks, Inc. conducted an archeological pedestrian survey of the entire 2.48-acre Project area on March 4, 2024. One (1) manuport – an unmodified steatite rock – was noted in the Project area. Since no steatite outcrops were observed in the Project area, the rock was likely brought into the parcel from a source further away. However, because it did not display any culture modification it was not formally recorded as an archaeological isolate. No precontact or historic-era archaeological sites, features, or isolated artifacts were found during the survey. Applied EarthWorks, Inc. concluded that the Project will not have a significant impact on historical resources.

Applied EarthWorks Inc. recommends that if unknown precontact or historic-era cultural resources are encountered during Project activities, all ground-disturbing activities within 50 feet of the find shall cease until a qualified archeologist can evaluate the significance of the resource and recommend appropriate treatment measures. Additionally, in the event human remains are uncovered during Project activities, the Mariposa County Coroner is to be notified to evaluate the remains, and follow the procedures and protocols set forth in CCR 14 Section 15064.5(e)(1). If the remains are determined to be Native American, then the NAHC must be contacted as well. Further, Applied EarthWorks, Inc. recommends that a Worker Environmental Awareness Program be conducted prior to any ground-disturbing activities to educate the construction crew and establish protocols for identifying and evaluating the significance of unanticipated cultural resource finds. *Implementation of these measures will reduce potential impacts on cultural resources and human remains during project construction to a less than significant level.*

Mitigation Measure 5.a.1:

If unknown precontact or historic-era cultural resources are encountered during Project activities, all ground-disturbing activities within 50 feet of the find shall cease until a qualified archaeologist can evaluate the significance of the resource and recommend appropriate treatment measures. If necessary, per CEQA Guidelines Section 15126.4(b)(3)(A), Project redesign and preservation in place shall be the preferred means to avoid impacts to significant cultural resources (i.e., historical resources). Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that a historical resource cannot be avoided, the qualified archaeologist shall develop mitigation practices in consultation with the County that may include data recovery or other appropriate measures. The County shall consult with interested Native American representatives in determining appropriate mitigation for unearthed cultural resources if the resources are precontact or important to Native American culture. If preservation in place is not possible, and additional studies or data recovery mitigation is necessary, the qualified subject matter expert shall prepare a report documenting these studies and/or additional mitigation of the resource. A copy of the report shall be provided to the Mariposa County Planning Department and the CCAIC by the project proponent or the proponent's on-site designee. Construction can recommence based on the direction of the qualified archaeologist and/or other subject matter expert with the County's concurrence.

Monitoring for Mitigation Measure 5.a.1: The proponent or the proponent's 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.

Mitigation Measure 5.a.2

In the event human remains are uncovered during Project activities, the Mariposa County Coroner is to be notified by the project proponent or his/her on-site designee to evaluate the remains, and follow the procedures and protocols set forth in CCR 14 Section 15064.5(e)(1). If the remains are identified to be those of a Native American person, California Health And Safety Code Section 7050.5 requires the County Coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendant, who will be afforded the opportunity to recommend means of treatment of the human remains following protocols in California PRC 5097.98. The project proponent or the proponent's on-site designee shall notify the Mariposa County Planning Department in writing of any find of human remains and any recommended means of treatment prior to resumption of grading or construction activities.

Monitoring for Mitigation Measure 5.a.2: The proponent or the proponent's 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.

Mitigation Measure 5.a.3:

A Worker Environmental Awareness Program shall be conducted prior to any ground-disturbing activities. The purpose of the training is to educate the construction crew and establish protocols for identifying and evaluating the significance of unanticipated cultural resource finds. The Project archaeologist shall provide cultural resource awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the Project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. Written confirmation that the project proponent or the proponent's on-site designee has conducted the Worker Environmental Awareness Program shall be provided to the Mariposa County Planning Department prior to the initiation of grading or construction activities.

Monitoring for Mitigation Measure 5.a.3

The proponent or the proponent's on-site designee shall be responsible for ensuring compliance with this mitigation and the Mariposa County Planning Department will ensure compliance prior to any ground-disturbing activities.

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. The proposed project includes the development of ten (10) 30'x28' prefabricated cabins on elevated platforms, an approximately 903.51-foot-long paved driveway, 16-feet in width, thirteen (13) off-street parking spaces, signage, a 60'x75' pad that would be developed as a future single-family residential dwelling with an estimated square footage of 2,200 sq. ft., and a future grass/recreation area.

During construction, there would be consumption of energy resources required for the movement of equipment and materials; however, construction of the proposed project would be temporary in nature and would be developed in a single phase. Compliance with local, state, and federal regulations would reduce short-term energy demand during the Proposed Project's construction (to the extent feasible), and Proposed Project construction would not result in wasteful or inefficient use of energy. Overall, the construction and operation of the Proposed Project will not require the creation of a new energy source.

Additionally, there are no unusual Proposed Project characteristics or processes involved 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), 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. *The Proposed Project will have a less than significant impact.*

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 Faults, Ground Shaking, Ground Failure and Landslides

A significant impact would be one that would result in potential adverse effects associated with earthquakes, seismic ground shaking, liquefaction, or landslides.

Earthquake Faults

The Seismic Hazards Acts of 1990 directs the California Department of Conservation to map the state's most prominent earthquake hazard area in California. These areas are called "Special Study Zones" and appear on a set of maps named the Alquist-Priolo Earthquake Fault Zone maps. The Alquist-Priolo Earthquake Fault Zone maps indicate that Mariposa County does not contain a Special Study Zone, and a map has not been created for Mariposa. The majority of the County falls within the lowest earthquake hazard zone of 10-20% probability.

However, the potential for earthquakes and related hazards does exist in Mariposa County. The Mariposa County General Plan identifies two fault zones within Mariposa County, the Bear Mountain on the western edge and the Melones on the eastern edge. These comprise the Foothills Fault System and were thought to be inactive until the Oroville Earthquake occurred in 1975 along the Bear Mountain Fault zone. Based on the Oroville Earthquake, and other geologic findings in the northern part of the system, the Foothills Fault System is considered active. The Five-County Seismic Safety Study, developed in July 1974, by Fresno, Kings, Madera, Mariposa, and Tulare Counties, reported three other faults known to be active near Mariposa County: the San Andreas fault to the West, the Owens Valley fault to the east, and possibly the White Wolf fault to the south. According to the Study, the three faults may cause small periodic local earthquakes.

Section 8.2.02 of the Mariposa County General Plan (Physical Geology) notes that the probability of earthquake occurrence on the Foothills Fault System is rated as low. *Thus, the Proposed Project will have a less than significant impact.*

Ground Shaking

All construction in California is required to comply with all California Building Code standards with respect to the seismic design category applicable to a specific area. The Proposed Project consists of ten (10) rental cabins that would be pre-fabricated structures. The placement of the proposed cabins would be required to be consistent with these standards. Additionally, the Proposed Project includes a 60'x75' pad for a future single-family residential dwelling. The construction of the single-family residential dwelling would also be required to be comply with all California Building Code standards as it relates to the applicable seismic design category. *Thus, the Proposed Project will have a less than significant impact.*

Ground Failure

Liquefaction hazard areas have not been identified in Mariposa County. The State's Seismic Hazard Mapping Program has not yet mapped the County of Mariposa to determine the probability of various types of ground failure likely to occur as a result of earthquake activity. Uniformly applied California Building Code standards require the preparation of a "soils investigation" report for all new building construction. These reports are required to provide complete evaluations of the foundation conditions of the site including design criteria related to the nature and extent of foundation materials, groundwater conditions, liquefaction potential, settlement potential, and slope stability. The soils report must be prepared by a California-registered engineer. The building permit process will ensure that this report is properly prepared and reviewed. *Thus, the Proposed Project will have a less than significant impact.*

Landslides

The State's Seismic Hazard Mapping Program has not yet mapped Mariposa County to determine the probability of landslide occurrence as a result of earthquake activity. The Five County Seismic Safety Study performed a generalized landslide risk appraisal and found that there was minimal risk of landslides caused by earthquakes in areas of low relief and moderate to high risk found in the remaining mountain areas of the County.

Many other factors can play a role in the development of landslides, including rock types susceptible to sliding, steep slopes, heavy rainfall during winter months, and slopes that have been modified by development activity. Landslides generally occur on slopes of 15% or greater. The steepest slopes indicated on the Project plans are the driveway slopes at 13.9% and 14% that are designed to accommodate the entrance and exit along County Park Road. The Project area in which the proposed cabins will be located is less steep and has a low risk for landslides. *Thus, the Proposed Project will have a less than significant impact.*

B.7.b, c Soil Erosion/Unstable Soils

A significant impact would be one that results in substantial soil erosion or loss of topsoil. A Geotechnical Report will be required for the building permits. Grading will need to occur in order to implement the Proposed Project, especially with the placement of the proposed cabins and installation of the proposed driveway at specified locations on the Project site. All applicable grading standards will apply to site grading work. These standards contain requirements for soil compaction and sediment control during construction, and permanent re-vegetation following construction. Onsite inspections would be conducted by the Building Department to ensure compliance with County requirements. The adopted policies and ordinance requirements, and the required permits and onsite inspections will ensure *a less than significant impact* from future grading activities associated with the Proposed Project. *As such, the Proposed Project will have a less than significant impact on this issue.*

B.7.d Expansive Soils

A significant impact would occur if the Proposed Project is placed on expansive soils and creates substantial risk to life or property. Construction on the Project parcel would require compliance with the California Building Code standards for the construction of foundations. The California Building Code standards are implemented through the building permit process. Onsite inspections by County building inspectors are conducted to ensure construction is in compliance with these standards. Based upon the existing permit requirements in place, the implementation of California Building Code foundation standards, and the onsite inspections conducted by the Building Department, *the Proposed Project will have a less than significant impact.*

B.7.e Septic Systems

A significant impact would occur if septic tanks or systems are utilized for the project and the soil is unable to support their use. The subject parcel is within the Mariposa Public Utility District service area. The Mariposa Public Utility District reviewed and responded to the Proposed Project in a letter dated August 14, 2023. The District determined that the Proposed Project would be required to connect to District wastewater and water services and is required to meet the District's Standard Specifications.

The Proposed Project would extend sanitary sewer services from the existing 10" sewer main in Stroming Road to the project site via a new 8" sewer line in County Park Road. The length of the new 8" sewer line would be 600± feet. An 8" sewer line would be constructed in the proposed 16-foot-wide paved driveway, and each cabin would be supplied with a 4" sewer lateral. The Proposed Project includes a 4" stub-out for the sewer connection to the future single-family residential building. As such, no on-site sewage disposal systems would be installed, so adequacy of soils for such systems is not applicable. *Therefore, the Proposed Project will have no impact as it relates to the adequacy of soils for sewage disposal.*

B.7.f Paleontological or Unique Geologic Features

A significant impact would occur if the project would directly or indirectly destroy a unique paleontological resource or site or unique geological feature. The Cultural Resource Study of the Project site concluded that one (1) manuport – an unmodified steatite rock – was within the Project area. Since no steatite outcrops were observed in the Project area, the rock was likely brought into the parcel from a source further away. However, because it did not display any culture modification it was not formally recorded as an archaeological isolate. No precontact or historic-era archaeological sites, features, or isolated artifacts were found during the survey.

The Cultural Resource Study concludes the Proposed Project would not have a significant impact on historical resources. Given the rich precontact and historic-era history of the Project area and the presence of a steatite rock manuport within the Project area, the Cultural Resource Study recommends archaeological and Native American monitoring during all Project ground-disturbing activities. Additionally, Mitigation Measure 5.a.1 and 5.a.3 as shown in B.5 – *Cultural Resources* of this initial study will reduce potential impacts to paleontological resources found during site excavation to a less than significant level. *Therefore, the Proposed Project will have a less than significant impact on this issue.*

B.8 GREENHOUSE GAS EMISSIONS

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

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.

In summarizing the analysis of potential impacts to greenhouse gas emissions from implementation of the General Plan the EIR certified for the General Plan concluded the following on page 2-99:

Impact AQ-4. *Build-out of the proposed General Plan may result in changes in air movements, moisture, temperature, or climate. However, no projects of the magnitude that would cause such impacts are anticipated in the County. Major projects that would produce large amounts of greenhouse gases are likewise not anticipated. In the event that such projects are proposed, the projects would be subject to national and international regulations and thus would result in impacts that are at a level of less than significant.*

Assembly Bill 32 requires that GHG emission be 40% less than 1990 levels by 2030. In addition, Senate Bill 100, which was signed by the Governor, requires 100% zero-carbon electricity by 2045. On the day SB100 was signed into law, the Governor also signed Executive Order B-55-18 which commits California to total, economy-wide carbon neutrality by 2045.

To assist in evaluating whether a project may generate a quantity of GHG emissions that could have a significant effect on the environment, thresholds of significance have been developed by some State agencies. Some of these thresholds establish a level at which a project would necessitate additional analysis or whether the project is not considered to create a significant impact. The County of Mariposa, the Mountain Counties Air Basin, and the Mariposa County Air Pollution Control District have not adopted thresholds of significance for GHG emissions. As a result, the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines are used to determine the significance of the project.

The BAAQMD guidelines establish three (3) ways to measure whether a project will have a significant impact or not:

- Complying with a qualified GHG reduction strategy
- Annual emissions of less than 1,100 metric tons per year (MT/yr) of CO₂e
- Service person threshold of 4.6 MT CO₂e/SP/yr

For the purposes of this project, the use of the 1,100 MT/yr of CO₂e is appropriate since Mariposa County does not have a qualified GHG Reduction Strategy and the project is not a high-density project where the service person threshold is more appropriate. Considering there will be no long-term construction emissions, any construction emissions would be temporary in nature. BAAQMD does not have a threshold of significance for construction emissions. BAAQMD does provide a screening process to prevent unnecessary evaluation of typical GHG emissions. The proposed project includes the development of ten (10) 30'x28' prefabricated cabins on elevated platforms, an approximately 903.51-foot-long paved driveway, 16-feet in width, thirteen (13) off-street parking spaces, signage, a 60'x75' pad that would be developed as a future single-family residential dwelling with an estimated square footage of 2,200 sq ft., and a future grass/recreation area.

The Proposed Project would generate GHGs from combustion of gasoline/diesel fuels, each of which is regulated near the top of the supply chain. As such, each citizen of California (including those creating emissions from this Project) will be required to purchase fuels produced in a way that is acceptable to the California market. Thus, Project GHG emissions will be consistent with the relevant plan (i.e., AB 32 Scoping Plan). The Proposed Project would meet its fair share of the cost to mitigate the cumulative impact of global climate change based on fuel purchases from the California market. Thus, consumers of transportation fuels are in effect regulated by higher level emissions restrictions on the producers of these energy sources. *Therefore, the Proposed Project will have a less than significant impact on applicable GHG reduction plans and the Proposed Project's contribution to cumulative global climate change impacts will not be cumulatively considerable.*

B.9 HAZARDS AND HAZARDOUS MATERIALS

9. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			√	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			√	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				√
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				√
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				√
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			√	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			√	

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

A significant impact would be one that produces a substantial risk to the public from routine transportation, use, or disposal of hazardous material, or from reasonably foreseeable accidental release into the environment of such material through upset or accident. The Proposed Project is comprised of the installation of prefabricated, short-term rental cabins for tourists and a 60' x 75' pad to accommodate the future development of a single-family dwelling with an estimated square footage of 2,200 sq. ft. Therefore, the majority of development on the site will not result in the handling, transport, or use of hazardous materials except for those associated with normal short-term rental development or a single-family residence. Short-term rental uses typically do not use or store large amounts of hazardous materials. The Proposed Project would not involve the use, storage, transportation, or disposal of hazardous materials other than what is typically used for cleaning of Project facilities, maintenance, and landscaping. Construction activity may include temporary storage and use of potentially hazardous material such as fuel and oil. Any spills would be subject to local, state, and federal regulations, which minimize the risk associated with construction activities. Due to these factors, *the Proposed Project will have a less than significant impact on these issues.*

B.9.c School Proximity

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

B.9.d Exposure from Existing Contaminated Sites

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

B.9.e Hazards Near Airports and Airstrips

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

B.9.f Emergency Response Plans

A significant impact would be one that impairs the implementation of or interferes with an emergency response or evacuation plan. CAL FIRE Fire Hazard Severity Zone (FHSZ) mapping for Mariposa County dated April 1, 2024, identifies the Project site as being in the "Very High" FHSZ and within the State Responsibility Area (SRA). The Project would be subject to all applicable regulations relating to emergency response and evacuation, including in the event of a fire. The Mariposa County Fire Department provided input on the project by listing sections of the California Fire Code applicable to the Project, including dimensions, surfacing, and dead-end road length of fire apparatus access roads. The Fire Department's comments also cited state Fire Code regulations relating to building identification. On-site driveways will be required to meet all applicable Fire Safety requirements contained in the Public Resources Code. Visitors would use County Park Road to exit the Project site in the event of an emergency. It is unlikely that the Proposed Project, which would contribute 10 short-term rental cabins and one (1) pad for a future single-family dwelling to the area, would have a significant impact on evacuation of the area in the event of an emergency. *Thus, the Proposed Project will have a less than significant impact on emergency response and evacuation.*

B.9.g Risk of Wildland Fires

A significant impact would be one that exposes people or structures to a significant risk of wildland fires. The State of California adopted the State Fire Safe Regulations for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction, and development in the SRA.

These regulations, known as SRA Firesafe Regulations, provide for basic emergency access and perimeter wildfire protection measures, including clearance around structures. Additionally, CAL FIRE reviewed the Proposed Project and cited state Fire Code regulations relating to building setbacks and the clearance of flammable vegetation. Future building permits for the project also necessitate review by CAL FIRE and onsite inspection prior to permit completion.

With the implementation of all applicable regulations and code standards relating to the issue of wildland fires, the Proposed Project will have a less than significant impact on this issue.

B.10 HYDROLOGY & WATER QUALITY

10. HYDROLOGY AND WATER QUALITY Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			√	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			√	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			√	
i) result in a substantial erosion on- or off-site;			√	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site			√	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			√	
iv) impede or redirect flood flows?			√	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				√
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			√	

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

A significant impact would occur if the Project violated a water quality standard or waste discharge requirements or otherwise substantially degraded surface or groundwater quality. The subject parcel is within the Mariposa Public Utility District (MPUD) service area. The Project would extend water and sanitary sewer services from the existing 6" water main and 10" sewer main in Stroming Road to the Project site via a new 8" waterline and an 8" sewer line in County Park Road. An 8" waterline and 8" sewer line would be constructed in the proposed 16-foot-wide paved driveway, and each cabin would be supplied with 4" water and sewer laterals. The Proposed Project includes a 2" stub-out for the water connection and a 4" stub-out for the sewer connection to the future single-family residential building.

The Mariposa Public Utility District reviewed the Proposed Project and determined that water and wastewater services are available for the Project site, and that the project proponent would be required to connect to the District's wastewater and water services (domestic and fire flow) and pay the applicable connection fees. The District also notes that a 20-foot minimum easement is required for water and wastewater mains.

Furthermore, the Proposed Project would be required to submit a complete detailed engineering site plan, prepared by a California Registered Civil Engineer, during the building permit review. The site plan would be required to be reviewed and approved by the Mariposa County Department of Public Works prior to building permit issuance and must demonstrate compliance with storm water discharge requirements.

The California Code of Regulations Title 24, Parts 1-12 standards contain drainage plan requirements to ensure that any changes to existing drainages are done in such a way as to ensure that the function and capacity of the affected drainage course is maintained following construction (this issue is addressed further in B.10.c below.) Soil compaction standards, provisions for sediment control during construction, and re-vegetation following construction are contained in these standards. Onsite inspections by the Building Department are conducted to ensure compliance with these requirements. Although the Proposed Project only includes the installation of ten (10) prefabricated cabins and a pad for a future single-family dwelling, existing drainage patterns could be affected. Compliance with State and County regulations related to drainage would ensure that impacts are minimal.

Due to these factors, the Proposed Project will have a less than significant impact on water quality standards.

B.10.b,e Changes in Groundwater Resources

A significant impact would be one that substantially depletes groundwater quantities or interferes with groundwater recharge. Water will be provided to the site by the Mariposa Public Utility District. The Proposed Project would extend water services from the existing 6" water main in Stroming Road to the Project site via a new 8" waterline in County Park Road. An 8" waterline would be constructed in the proposed 16-foot-wide paved driveway, and each cabin would be supplied with a 4" water lateral. The Proposed Project includes a 2" stub-out for the water connection to the future single-family residential building. The Mariposa Public Utility District reviewed the Proposed Project plans and determined that there is adequate water and wastewater services to support the Proposed Project.

Fire Flow Demand:

Section 17.336.050(A) of the Mariposa County Zoning Code requires that all necessary infrastructure including adequate fire flows and fire hydrants, as determined by the Mariposa Public Utility District, be provided. The Mariposa Public Utility District will require the Proposed Project to connect to the District's wastewater and water services (domestic and fire flow). Additionally, the District noted that the Project Proponent shall provide a fire flow analysis in compliance with the California Fire Code requirements and mitigate any available fire flow deficiencies which may include structure modifications, public water main improvements, and/or approved fire sprinkler system.

Fire hydrants would also be required to be installed according to the District's Fire Protection Ordinance. The Mariposa County Fire Department and CAL FIRE also reviewed the Proposed Project and confirmed that fire hydrant(s) would be required to be installed for the Proposed Project.

Additionally, the Proposed Project would not obstruct implementation of a water quality control plan or sustainable groundwater management plan. The Project site is not located in an area governed by such plans.

Due to these factors, the Proposed Project will have a less than significant impact on groundwater resources.

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

A significant impact would be one that substantially alters drainage and surface flows through alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that results in substantial erosion or siltation on- or off-site; substantially impacts drainage patterns causing flooding on- or off-site; contributes runoff causing the capacity of drainage systems to be exceeded or provides substantial polluted runoff; or redirects flood flows. The Proposed Project would not alter the course of a stream or river; result in substantial erosion on- or off-site; substantially increase the rate of system capacity; provide substantial additional sources of polluted runoff; or redirect flood flows. The standards of the California Code of Regulations Title 24, Parts 1-12, would apply to site grading work done for Project construction. Soil compaction and sediment control during construction and permanent re-vegetation following construction would also be required.

Drainage facilities are proposed to direct stormwater runoff from the Project site toward County Park Road. Runoff from the project site will be directed by an engineered drainage design to existing County culverts running underneath County Park Road. Additionally, new culverts are proposed underneath the proposed 16-foot-wide driveway to manage stormwater runoff. Section 17.336.080 of the Mariposa County Zoning Code requires a stormwater drainage plan, prepared and approved in accordance with Section 15.28.110 of the County Code, for all commercial development which has building and parking areas exceeding 5,000 square feet. The Project Proponent will be required to submit a complete engineering site plan that demonstrates all proposed grading and drainage to ensure compliance with storm water discharge requirements, which would be reviewed and approved by the Public Works Department.

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

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

The Project site is not in a flood hazard zone. According to FEMA flood zone mapping, the Proposed Project is not located within a known flood zone and is within an "Area of Minimal Flood Hazard." The Proposed Project is not located in a dam inundation zone and is not subject to seiche. Mariposa County is not subject to tsunamis. *Therefore, the Proposed Project will have no impact on these issues.*

B.11 LAND USE & PLANNING

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

B.11.a Physically Divide an Existing Community

A significant impact would occur if the Proposed Project physically divided an established community. The Project site is bounded by single-family residential uses to the north, County Park Road, and commercial uses along Stroming Road to the east, a single-family residence and Mariposa Park to the south, and 13.26 acres of vacant land to the west. The Project site is located within the adopted Mariposa Town Planning Area land use classification and is in the General Commercial zone. The development of the Project site would be consistent with the land use classification and zone in which it is located. Therefore, the Proposed Project would not divide an established community. *The Proposed Project will have no impact on this issue.*

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

A significant impact would occur if the Project conflicted with a land use plan, policy or regulation adopted to avoid or mitigate an environmental effect. As noted in B.11.a above, the Project site is located within the Mariposa Town Planning Area land use classification and is in the General Commercial zone. Additionally, the Project site is located within the GC, General Commercial zoning district. The Proposed Project would be implemented in compliance with all applicable standards of the General Commercial zoning district and General Plan Land Use Designation. The Proposed Project would also be required to adhere to Design Review Overlay Development Standards and the Mariposa Town Area Town Plan Land Use Development Standards and Regulations. The Proposed Project would not conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. *Therefore, the Proposed Project will have no impact on this issue.*

B.12 MINERAL RESOURCES

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

B.12.a, b Mineral Resources

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

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 Proposed Project resulted in the generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of the standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies.

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 65 are normally acceptable community noise exposure levels for “Transient Lodging – Motels, Hotels” development. Decibel levels of up to 60 are normally acceptable community noise exposure for “Low Density, Duplex, and Mobile Home” residential development. Up to 70 decibels is conditionally acceptable in both categories. Noise during construction may exceed these levels, but construction is expected to be of limited duration and occur during normal working hours. The Proposed Project includes the development of ten (10) 30’x28’ prefabricated cabins on elevated platforms, an approximately 903.51-foot-long paved driveway, 16-feet in width, thirteen (13) off-street parking spaces, signage, a 60’x75’ pad that would be developed as a future single-family residential dwelling with an estimated square footage of 2,200 sq. ft., and a future grass/recreation area.

The Project site is located adjacent to single-family residential uses to the north and south. County Park Road and commercial uses along Stroming Road are located to the east and approximately 13.26 acres of vacant land is located to the west. The proposed cabins would be approximately 370 feet away from the closest adjacent residence to the north and approximately 52 feet to the closest adjacent residence to the south.

However, the residence is under the ownership of the project proponent and a portion of the parcel on which the residence is located is proposed to be used to construct the southern end of the project's looped driveway.

Mariposa County does not have an adopted Noise Ordinance. It is anticipated that the Proposed Project would be within the normally acceptable community noise exposure levels for Transient Lodging – Motels, Hotels, based on the size and location of the cabins in relation to the adjacent residential uses. The proposed future single-family residential unit is not expected to generate excessive noise due to the residential nature of the proposed use. *Given the uses proposed by the project and centrally locating the cabins away from adjacent residential uses, it can be determined that the Proposed Project will have a less than significant impact on the issue of noise.*

B.13.c Groundborne Vibration or Noise

A significant impact would occur if the Proposed Project resulted in the generation of excessive ground-borne vibration or ground-borne noise levels. Construction under the Proposed Project includes roadway improvements, construction of the ten (10) prefabricated cabins on elevated platforms, installation of infrastructure improvements, and the construction of the future single-family residential dwelling. Noise associated with the construction under the Proposed Project would be of a short duration and typically occur during daytime hours. Therefore, the Proposed Project would not generate excessive ground-borne vibration or ground-borne noise. *The Proposed Project will have a less than significant impact.*

B.13.c Exposure to Airport or Airstrip Noise

A significant impact would occur if there is exposure of people residing or working in the project area to excessive noise from public airports or private airstrips. The Proposed Project is located approximately four (4) miles southeast of the Mariposa Yosemite Airport and outside of the Mariposa Yosemite Airport Comprehensive Land Use Plan. *As such, the Proposed project will have no impact on this issue.*

B.14 POPULATION & HOUSING

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

B.14.a Population Growth Inducement

A significant impact would result if the Proposed Project induces substantial population growth in the area. The Proposed Project includes the development of ten (10) 30'x26' prefabricated cabins on elevated platforms, an approximately 903.51-foot-long paved driveway, 16-feet in width, thirteen (13) off-street parking spaces, signage, a 60'x75' pad that would be developed as a future single-family residential dwelling with an estimated square footage of 2,200 sq. ft., and a future grass/recreation area. The future single-family residential building located in the northeastern portion of the Project site is intended to be utilized for the operation of the Proposed Project. It is anticipated that the Proposed Project will have two (2) employees and a maximum of two (2) employees would be on-site at any given time. It is likely that the proposed employees would be drawn from the local population, and there is no extension of roads or infrastructure beyond the Project site that would induce population growth. *Thus, the Proposed Project will have a no impact on this issue.*

B.14.b Displacement of Housing/People

A significant impact would result if the project displaced substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. The project has no potential to displace substantial numbers of existing people or housing. The Proposed Project includes the development of ten (10) prefabricated cabins on elevated platforms, a future single-family residence, and associated improvements on a vacant parcel. *Thus, the Proposed Project will have no impact on this issue.*

B.15 PUBLIC SERVICES

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

A significant impact would occur if the Project had a substantial adverse impact on the provision of the following public service facilities or resulted in a need to construct new or the physical alteration of such facilities, the construction of which would cause significant environmental impacts.

B.15.a. and b. Emergency Services Improvement Impacts

Goal 9-9 of the General Plan states as its goal, “*Maintain quality emergency service delivery.*” Policy 9-9a calls for defining acceptable service standards and creating a comprehensive plan to attain and maintain service delivery, and Implementation Measures 9-9a(1) and 9-9a(2) call for the preparation and implementation of an emergency services plan to implement the goal. The Proposed Project would not have a negative impact on this Goal, Policy, or these Implementation Measures.

Additionally, the Project site is located within a State Responsibility Area (SRA) for fire protection. The Mariposa County Fire Department (MCFD) and CAL FIRE are jointly responsible for providing structural fire protection and emergency medical services to the Project site, though they also have wildland firefighting resources and can provide wildland fire protection as needed. The MCFD is administrated by CAL FIRE under a cooperative agreement with Mariposa County. The MCFD is headquartered in Mariposa and includes 14 fire stations, with 14 response zones dispersed across the County and resourced by volunteer firefighters. Regional response support is available in the form of CAL FIRE initial attack resources. Additional resources in the region are available through cooperative agreements that include National Park Service fire resources and USDA Forest Service fire response resources. The nearest MCFD firefighting resources are located at Fire Station 22, approximately 1.2 miles to the north of the Project site.

Water service for the Proposed Project would be provided by the Mariposa Public Utility District. The Project would provide a fire hydrant and gate valve that is 50 feet from the nearest structure and 250 feet from the furthest structure, which could be utilized by responding fire agency personnel for fire suppression activities. The MCFD reviewed the Proposed Project and confirmed that fire hydrants, fire extinguishers, fire alarm, and fire sprinkler systems will be required. Additionally, the Proposed Project is required to adhere to the current California Fire and Building Codes (currently the 2022 CFC and 2022 CBC).

Police services are provided by the Mariposa County Sheriff's Department. The Mariposa County Sheriff's Office is located at 5099 Old Hwy N in Mariposa, approximately 0.7 miles away from the Project site.

The Proposed Project would not result in new growth that would necessitate the construction of new fire and police protection facilities. The Proposed Project is limited in scope, as it proposes (10) short-term rental cabins and one (1) pad for a future single-family dwelling. While new development adds cumulatively to the demand for fire and police protection service, the Proposed Project's contribution to emergency service demand would be insignificant and would not result in the need for new facilities. *Therefore, the Proposed Project will have a less than significant impact on emergency service facilities.*

B.15.c School Improvement Impacts

The Proposed Project would not result in the construction of new schools or cause the alteration of existing schools. New construction on the Project site is limited to the installation of ten (10) prefabricated short-term rental cabins and one (1) pad for a future single-family dwelling. Thus, the Project site would primarily serve the needs of tourists, though it would include the future development of a single-family residence. The Project would be required to pay school impact fees for any applicable structures on the site through the building permit process. These fees are established to address development project impacts on schools. *Therefore, the Proposed Project will have less than significant on schools.*

B.15.d Park Improvement Impacts

The Proposed Project has no potential to create new demand for parks facilities. The Proposed Project will primarily serve the needs of tourists and would be implemented in a manner with all applicable local and state standards. The Proposed Project would enhance the tourism industry in Mariposa County and not require the construction of any additional parks or recreation facilities. Visitors to the site may use park facilities located in the vicinity, including those at the Mariposa Park located south of the Project site. The impact on that facility would not be significant. *Thus, the Proposed Project will have a less than significant impact on parks facilities.*

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

Water and Sewer Public Facilities

See B.19 (Utilities and Service Systems) section below for a discussion of Project impacts on water and sewer public facilities. The Proposed Project would utilize water and sewer connections from Mariposa Public Utility District. Proposed water and sewer improvements would be reviewed and approved by the Mariposa Public Utility District.

Roads

See B.17 (Transportation) section below for a discussion on impacts on area roadways. The Trip Generation & Distribution Analysis prepared by JLB Traffic Engineering, Inc. (JLB) determined that the Proposed Project would have a less than significant impact on traffic and roads.

Therefore, the Proposed Project will have a less than significant impact on other public facilities, including roadways.

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 substantially increased the use of existing parks or other recreational facilities and the increase in use had the potential to cause or accelerate substantial physical deterioration of facilities. The Proposed Project has no potential to significantly impact existing recreational facilities. The Project would attract tourists who desire a rustic overnight accommodation experience in the area. Visitors to the site may use amenities offered at existing recreational facilities, including Mariposa Park to the south of the Project site. However, the impact on existing facilities would not be significant. The Project proposes a maximum of ten (10) short-term rental cabins in addition to one (1) pad for a future single-family dwelling, which would not increase the use of parks and recreational facilities so as to result in a physical deterioration of the facilities. *Therefore, the Proposed Project will have a less than significant impact on parks and recreational facilities.*

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 include the development of any recreational facilities, and none would be required to be constructed due to this Project. *Thus, the Proposed Project will have no impact on this issue.*

B.17 TRANSPORTATION

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

B.17.a Circulation System

A significant impact would result if the Proposed Project conflicted with a program, plan, ordinance, or policy addressing the circulation system.

An analysis of the Proposed Project's potential traffic impacts was prepared by JLB Traffic Engineering, Inc. The title of the assessment is *5007 County Park Road Project Trip Generation & Distribution Analysis* and is dated March 18, 2024. The analysis is available for review by contacting the Mariposa County Planning Department at (209) 966-5151 or at 5100 Bullion Street (lower floor) Mariposa, CA and is attached to this Initial Study as Appendix C.

The analysis provides the evaluation of the potential trip generation of the Proposed Project and distribution of the Project Trips to the adjacent roadways. This Initial Study subsection summarizes the conclusions of the analysis.

Trip Generation

The analysis utilized the 11th Edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE) to estimate the Proposed Project's trip generation rates. However, since the ITE does not contain trip generation rates for cabins, the analysis utilized the trip generation rates for Low Rise Multifamily residential projects as has been done for other projects in Mariposa County. The Table below presents the trip generation for the Proposed Project based on the ITE Trip Generation Manual. Per the ITE Trip Generation Manual, the Proposed Project is estimated to generate approximately 67 daily, 4 AM peak hour and 5 PM peak hour driveway tips.

Land Use (ITE Code)	Size	Units	Daily Trips		AM (7-9) Peak Hour			PM (4-6) Peak Hour		
			Rate	Total	In	Out	Total	In	Out	Total
Multifamily Housing (Low Rise) Not Close to Transit (200)	10	d.u.	6.74	67	1	3	4	3	2	5
Total				67	1	3	4	3	2	5
Notes d.u. = Dwelling Unit										

Trip Distribution

The Proposed Project's trip distribution to nearby intersections was based on engineering judgement while taking into account the existing roadway network, knowledge of the study area, existing residential and commercial densities, and the location of Yosemite National Park. The Analysis concluded that no nearby intersection is projected to yield an increase of traffic greater than five (5) peak hour trips.

Roadway Facilities

Access to the site would be provided by one (1) point of ingress and one (1) point of egress from County Park Road. A single one-way looped 16-foot-wide paved driveway, approximately 903.51 feet in length would be provided from County Park Road to the Proposed Project site. A portion of the driveway would traverse the adjacent parcel (APN: 013-130-028). An emergency turnout, 12-feet in width and 30-feet in length, is proposed across from the off-street parking area. The slope of the proposed driveway ranges from 5.6 percent to a maximum of 14.0 percent. The driveway would be designed in accordance with County Standards and per CAL FIRE Standards for emergency access and solid waste vehicle access.

The Proposed Project would be required to submit public improvement plans for off-site improvements through the building permit process, for review and approval by the County to ensure improvements would be consistent with adopted standards, specifications, and approved street plans.

Based on the conclusions of the Analysis and compliance with County Standards, the Proposed Project will have a less than significant impact on the County's circulation system and affected roadways.

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

A significant impact would be one that conflicts with CEQA Guidelines §15064.3. Senate Bill 743 (SB 743), signed in 2013, required changes to CEQA Guidelines on the measurement and identification of transportation impacts due to new projects in California. Revised CEQA Guidelines were adopted in 2018 which identified Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate transportation impacts. Statewide implementation of assessment of VMT is a metric of transportation impact required for all jurisdictions starting on July 1, 2020. The Governor's Office of Land Use and Climate Innovation (previously Office of Planning and Research) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (OPR Technical Advisory) (December 2018), contains technical recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. The Technical Advisory includes screening thresholds for agencies to use in order to identify when a Project should be expected to cause a less than significant impact without conducting a detailed report. The screening thresholds are as follows:

- *Screening Thresholds for Small Projects.* Absent substantial evidence indicating that a Project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, Projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact. This threshold is based on a CEQA categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the Project is in an area where public infrastructure is available to allow for maximum planned development and the Project is not in an environmentally sensitive area.
- *Map-Based Screening Threshold for Residential and Office Projects.* Residential and office Projects that are located in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. Maps created with VMT data, for example from a travel survey or a travel demand model, can illustrate areas that are currently below threshold VMT. Because new development in such locations would likely result in a similar level of VMT, such maps can be used to screen out residential and office Projects from needing to prepare a detailed VMT analysis.

- *Presumption of Less than Significant Impact Near Transit Thresholds.* Proposed CEQA Guideline Section 15064.3, subdivision (b)(1), states that lead agencies generally should presume that certain Projects (including residential, retail, and office Projects, as well as Projects that are a mix of these uses) proposed within ½ mile of an existing major transit stop or an existing stop along a high quality transit corridor will have a less than significant impact on VMT. This presumption would not apply, however, if Project-specific or location-specific information indicates that the Project will still generate significant levels of VMT.
- *Presumption of Less Than Significant Impact for Affordable Residential Development.* Adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. Therefore, a Project consisting of a high percentage of affordable housing may be a basis for the lead agency to find a less than significant impact on VMT.

As noted above, the Proposed Project is projected to generate a total of 67 trips per day, according to the Trip Generation & Distribution Analysis prepared by JLB Traffic Engineering, Inc., which is less than the screening threshold of 110 trips per day per the OPR Technical Advisory. *Based on the above analysis, the Proposed Project will have a less than significant impact.*

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

A significant impact would result if the Proposed Project resulted in sharp curves or dangerous intersections or incompatible uses. The Proposed Project design does not contain any geometric design features that would create hazards. As noted above, access to the site would be provided by one (1) point of ingress and one (1) point of egress from County Park Road via a looped 16-foot-wide paved driveway, approximately 903.51 feet in length. The slope of the proposed driveway ranges from 5.6 percent to a maximum of 14.0 percent and would be required to meet County and CAL FIRE Standards (California Fire Safe Standards) and Specifications related to compaction, slope, vertical slope, driveway width, etc. *Based on compliance with applicable Standards and Specifications, including Fire Standards, the Proposed Project will have a Less Than Significant Impact on the issue of traffic hazards.*

B.17.d Emergency Access

A significant impact would result if the Proposed Project resulted in inadequate emergency access. As noted above, access to the site would be provided by one (1) point of ingress and one (1) point of egress from County Park Road via a looped 16-foot-wide paved driveway, approximately 903.51 feet in length. An emergency turnout, 12-feet in width and 30-feet in length, is proposed across from the off-street parking area. The slope of the proposed driveway ranges from 5.6 percent to a maximum of 14.0 percent. The driveway would be designed in accordance with County Standards and per CAL FIRE Standards for emergency access and solid waste vehicle access. The Proposed Project driveway is required to meet all emergency access requirements contained in Public Resources Code Section 4290. *Implementation of these requirements will ensure that the Proposed Project will have a less than significant impact on emergency access.*

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 Proposed 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 Study for the project was conducted on the 2.48-acre area proposed for development. The survey of the site was conducted by Applied Earthworks, Inc., and the project survey is dated April 2024.

On February 21, 2024, Applied Earthworks, Inc. requested a search of the Native American Heritage Commission’s (NAHC) Sacred Lands File (SLF) and a tribal contact list. On February 26, 2024, the NAHC provided a response and stated that its search of the SLF was negative for the presence of cultural resources in the Project area. The NAHC also supplied a list of individuals to be contacted for information regarding locations of sacred or special sites of cultural or spiritual significance in the Project area.

On February 27, 2024, Applied Earthworks, Inc. sent a letter via email describing the Project and its location to:

- Chicken Ranch Rancheria of Me-Wuk Indians;
- Nashville Enterprise Miwok-Maidu-Nishinam Tribe;

- North Fork Rancheria of Mono Indians;
- Northern Valley Yokuts/Ohlone Tribe;
- Picayune Rancheria of the Chukchansi Indians;
- Southern Sierra Miwuk Nation;
- Tule River Indian Tribe;
- Tuolumne Band of Me-Wuk Indians; and
- Wuksachi Indian Tribe/Eshom Valley.

A Tribe listed above responded to the Notification Letter and requested that a Native American tribal monitor be on site during all ground-disturbing activities. Applied Earthworks, Inc. followed up with telephone calls to those Native American contacts who had not responded to confirm that the correspondence was received and to provide an opportunity to comment. Monitoring during construction activities was recommended to ensure any potential impacts are reduced to a less than significant level through tribal monitoring. *Implementation of the following mitigation measure will ensure that potential impacts on the issue of tribal cultural resources will be less than significant.*

Mitigation Measure 18.b.1:

A Native American monitor shall be on-site for the duration of ground disturbance activities. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement project conditions of approval, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the project proponent. Protection measures for the site may include, but not be limited to, requiring the 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.

Monitoring for Mitigation Measure 18.b.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through project grading and construction activities.

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 Proposed Project required or resulted in the relocation or construction of these facilities that would cause significant environmental effects. The Proposed Project would be required to connect to Mariposa Public Utility District's wastewater and water services (domestic and fire flow). The wastewater and water connections would be required to meet all applicable standards, including the District's Standard Specifications. Water and sewer improvements are required to be reviewed and approved by the Mariposa Public Utility District.

Drainage facilities are proposed to direct stormwater runoff from the Project site toward County Park Road. Runoff from the Project site would be directed by an engineered drainage design to existing County culverts running underneath County Park Road. Additionally, new culverts are proposed underneath the proposed 16-foot-wide driveway to manage stormwater runoff. The stormwater drainage plans are required to be reviewed and approved by the Mariposa County Public Works Department.

The Proposed Project would not require or result in the relocation or construction of new or expanded electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Therefore, the Proposed Project will have a less than significant impact on this issue.

B.19.b,c **Water, Wastewater Treatment Capacities**

A significant impact would result if water supplies were insufficient to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years or a wastewater treatment provider does not have the capacity to service the Proposed Project in addition to its existing commitments. In their letter dated August 14, 2023, the Mariposa Public Utility District determined that water and wastewater services are available for the Proposed Project. The construction of new water and sewer infrastructure would be required to support the needs of the Proposed Project. The Mariposa Public Utility District also noted that sanitary sewer collection and water distribution system mains and appurtenances shall be granted or dedicated to, accepted by, and operated and maintained under any applicable jurisdiction of the District. Mains and easements would be required to be extended to provide service for future development beyond the Project site. The Proposed Project's water system and potential impact on groundwater is discussed in further detail in subsection B.10.b & e of this initial study. It is also discussed in subsection B.15.e of this initial study. *The analysis in these sections concludes that the Proposed Project's potential impact on water supplies and wastewater treatment capacities is less than significant.*

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

A significant impact would occur if the Proposed Project generated solid waste in excess of state or local standards or in excess of the capacity of local infrastructure; otherwise impair the attainment of solid waste reduction goals; or did not comply with reduction statutes related to solid waste. The Proposed Project would be subject to all applicable regulations and standards relating to solid waste. The Proposed Project would generate solid waste during daily activities. However, waste generated is not expected to significantly impact the capacity of the County's landfill, nor impact the attainment of solid waste reduction goals. The Proposed Project would include the placement of a trash receptable enclosure constructed of masonry block wall and a metal gate on the Project site.

Smaller trash and recycling receptables would be placed through the Project site to accommodate daily visitors. Maintenance/housekeeping personnel would transfer the contents of the smaller bins to the trash receptable enclosure throughout the day depending on occupancy. The trash enclosure would be emptied at the Project site one or two times a week, depending on occupancy. *Due to these factors, the Proposed Project will have a less than significant impact.*

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 the Proposed Project is located in or near State Responsibility Areas or very high fire hazard severity zones and would result in substantial impacts on adopted emergency response or emergency evacuation plans. (See subsection B.9.f in the Hazard and Hazardous Materials section of this study for a discussion of the Proposed Project's impacts on emergency response and evacuation plans).

The Proposed Project will not impair access to the existing roadway network (County Park Road and Stroming Road). Construction may require lane closure; however, these activities would be short-term, and access would be maintained through standard traffic control. Following construction, this roadway would continue to provide access to the site. Safe and convenient vehicular and pedestrian circulation would be provided in addition to adequate access for emergency vehicles. *The project's potential impact on emergency response and evacuation plans is considered to be less than significant.*

The Project site is located in the Very High Fire Hazard Severity Zone (FHSZ) and State Responsibility Area (SRA). The State of California adopted the State Fire Safe Regulations for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction, and development in the SRA. These regulations provide for basic emergency access and perimeter wildfire protection measures, including but not limited to, vegetation clearing and clearance around structures.

Future building permits associated with the premanufactured cabins and single-family residence would be subject to review by CAL FIRE for maintenance of clearance around structures; these inspections may be done yearly. Additionally, the Proposed Project would be required to meet all applicable sections of the California Fire Code. *Due to uniformly applied construction and land management standards, the Proposed Project will have a less than significant impact on emergency response.*

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

A significant impact would occur if the Proposed Project exposed occupants to pollutant concentrations from wildfire and if the project exacerbated fire risk or resulted in other impacts to the environment through the installation or maintenance of infrastructure. As discussed in the Project Description, the Proposed Project includes the construction and operation of a short-term rental business that includes ten (10) prefabricated cabins on elevated platforms and a 60'x75' pad that would be developed as a future single-family residential dwelling with an estimated square footage of 2,200 sq. ft. Associated site improvements include, but are not limited to, a 16-foot-wide paved driveway, off-street parking, landscaping, and lighting. The Proposed Project will not substantially exacerbate wildland fire risks.

The Proposed Project has been reviewed by Mariposa County Fire for consistency with the National Fire Code, California Fire Code, California Building Code, Public Resources Code, the Mariposa County General Plan and Ordinance Code. All development on the Project site will be subject to the rules and regulations in these documents. The Proposed Project's grading plans, improvement plans, and building permit plans will be reviewed for compliance with the above regulations.

The Proposed Project includes the extension of a new 8" water line in County Park Road from the existing 6" water main in Stroming Road to the Project Site. A new 8" water line would be installed in the 16-foot-wide driveway to serve the proposed prefabricated cabins and the future single-family residence. A new fire hydrant is proposed at the 12' wide fire turnout, and, according to the Project Plans, the hydrant is located 50' from the nearest structure and 250' from the furthest structure. This infrastructure is necessary to implement the Proposed Project and will not exacerbate fire risk, nor will it result in temporary or ongoing impacts to the environment. *Given these factors, the Proposed 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 Proposed Project exposed people or structures to significant risks as described in the table above. The Project site is not subject to flooding. The Project site is located in a general area that has experienced threats from wildfire. However, it is unlikely, given the site topography, that people or structures would be exposed to significant risk, including from landslides, as a result of runoff, post fire instability, or drainage changes. Structures and infrastructure will be constructed to all applicable standards. It is unlikely that an event would amend drainages within the project area so as to pose a significant risk to people or structures. As noted in B.20.a and b&c above, the Proposed Project would be required to adhere to State and County Rules and Regulations related to fire hazard mitigation. *Given these factors, the Proposed Project will have a less than significant impact on this issue.*

Section C

MANDATORY FINDINGS OF SIGNIFICANCE

<i>Finding:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
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)?	☐	☐	☒	☐
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Impact Discussion & Conclusions:

- The analysis of environmental issues contained in this Initial Study indicates the Proposed Project has the potentially to have substantial impact on biological resources (nesting migratory birds and raptors), cultural resources (resources and/or human remains found during excavation), and tribal resources (requirement for Native American monitoring during excavation). Mitigation measures have been incorporated into the project to reduce all potentially significant impacts to less than significant; these measures are 4.b.1, 4.d.1, 5.a.1, 5.a.2, 5.a.3, and 18.b.1. *Therefore, the Proposed Project will have a less than significant impact with mitigation and mitigation monitoring incorporated.*
- CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Proposed Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. Standard requirements that will be implemented through the entitlement process and the Mitigation Monitoring and Reporting Program (Section D) have been incorporated into the Project to reduce all potentially significant impacts to less than significant, including Mitigation Measures 4.b.1, 4.d.1, 5.a.1, 5.a.2, 5.a.3, and 18.b.1. The Proposed Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increased need for housing, increase in traffic, air pollutants, etc.). As such, Project impacts are not considered to be cumulatively considerable given the insignificance of project induced impacts. *The cumulative impact is therefore less than significant.*

3. The analysis of environmental issues contained in this Initial Study indicates that the project is not expected to have substantial impact on human beings, either directly or indirectly. Standard requirements that will be implemented through the entitlement process and the Mitigation Monitoring and Reporting Program (Section D) have been incorporated in the project to reduce all potentially significant impacts to less than significant, including Mitigation Measures 4.b.1, 4.d.1, 5.a.1, 5.a.2, 5.a.3, and 18.b.1. *Therefore, the Proposed Project will have a less than significant cumulative impact.*

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.b.1	<i>The Project Proponent shall consult with the California Department of Fish and Wildlife to determine whether the identified drainages on the property meet the definition of State jurisdictional waters and whether a Streambed Alteration Agreement is required. If the drainages are jurisdictional and/or require a Streambed Alteration Agreement, the project proponent shall complete all permitting requirements from applicable agencies prior to any disturbance of the drainages. The project proponent shall provide the Mariposa County Planning Department with a copy of any and all documentation associated with the jurisdictional determination and a copy of any agency requirements relating to disturbance of the area, including a Streambed Alteration Agreement.</i>	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.
4.d.1	<i>To avoid impacts to nesting migratory birds and raptors, initial grading and/or vegetation removal activities will occur, where possible, outside the February 1-August 31 nesting season. If initial grading and/or vegetation removal must occur during the February 1-August 31 nesting season, a qualified biologist shall conduct pre-construction surveys for active bird and raptor nests within 10 days of the onset of these activities. Nest surveys will encompass the work area and accessible surrounding lands on the project site within 250 feet. Should any active nests be discovered in or near proposed construction zones, a qualified biologist shall identify suitable construction-free buffers around the nests. The buffers will be identified on the ground with flagging or fencing, and will be maintained until the biologist has determined that the young have fledged and are no longer reliant on the nest or parental care for their survival. The results of any survey conducted, and a written description of any measures employed to reduce impacts on nesting migratory birds and raptors to less than significant levels, shall be provided to the Mariposa County Planning Department by the project proponent or the proponent's on-site designee prior to the initiation of grading, vegetation removal, or any construction activities.</i>	This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.
5.a.1	<i>If unknown precontact or historic-era cultural resources are encountered during Project activities, all ground-disturbing activities within 50 feet of the find shall cease until a qualified archaeologist can evaluate the significance of the resource</i>	The proponent or the proponent's on-site designee shall be responsible for ensuring compliance with this

	<i>and recommend appropriate treatment measures. If necessary, per CEQA Guidelines Section 15126.4(b)(3)(A), Project redesign and preservation in place shall be the preferred means to avoid impacts to significant cultural resources (i.e., historical resources). Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that a historical resource cannot be avoided, the qualified archaeologist shall develop mitigation practices in consultation with the County that may include data recovery or other appropriate measures. The County shall consult with interested Native American representatives in determining appropriate mitigation for unearthed cultural resources if the resources are precontact or important to Native American culture. If preservation in place is not possible and additional studies or data recovery mitigation is necessary, the qualified subject matter expert shall prepare a report documenting these studies and/or additional mitigation of the resource. A copy of the report shall be provided to the Mariposa County and the CCAIC by the project proponent or the proponent's on-site designee. Construction can recommence based on the direction of the qualified archaeologist and/or other subject matter expert with the County's concurrence.</i>	mitigation and the Mariposa County Planning Department will monitor the measure through the project construction permitting process.
5.a.2	<i>In the event human remains are uncovered during Project activities, the Mariposa County Coroner is to be notified by the project proponent or his/or on-site designee to evaluate the remains, and follow the procedures and protocols set forth in CCR 14 Section 15064.5(e)(1). If the remains are identified to be those of a Native American person, California Health And Safety Code Section 7050.5 requires the County Coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendant, who will be afforded the opportunity to recommend means of treatment of the human remains following protocols in California PRC 5097.98. The project proponent or the proponent's on-site designee shall notify the Mariposa County Planning Department in writing of any find of human remains and any recommended means of treatment prior to resumption of grading or construction activities.</i>	The proponent or the proponent's 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.
5.a.3	<i>A Worker Environmental Awareness Program shall be conducted prior to any ground-disturbing activities. The purpose of the training is to educate the construction crew and establish protocols for identifying and evaluating the significance of unanticipated cultural resource finds. The Project archaeologist shall provide cultural resource awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the Project area, the protocols</i>	The proponent or the proponent's on-site designee shall be responsible for ensuring compliance with this mitigation and the Mariposa County Planning Department will ensure compliance prior to any ground-disturbing activities.

	<i>to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. Written confirmation that the project proponent or the proponent's on-site designee has conducted the Worker Environmental Awareness Program shall be provided to the Mariposa County Planning Department prior to the initiation of grading or construction activities.</i>	
18.b.1	<i>A Native American monitor shall be on-site for the duration of ground disturbance activities. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement project conditions of approval, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the project proponent. 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.</i>	This mitigation measure will be monitored by the Mariposa County Planning Department through project grading and construction activities.

Section E

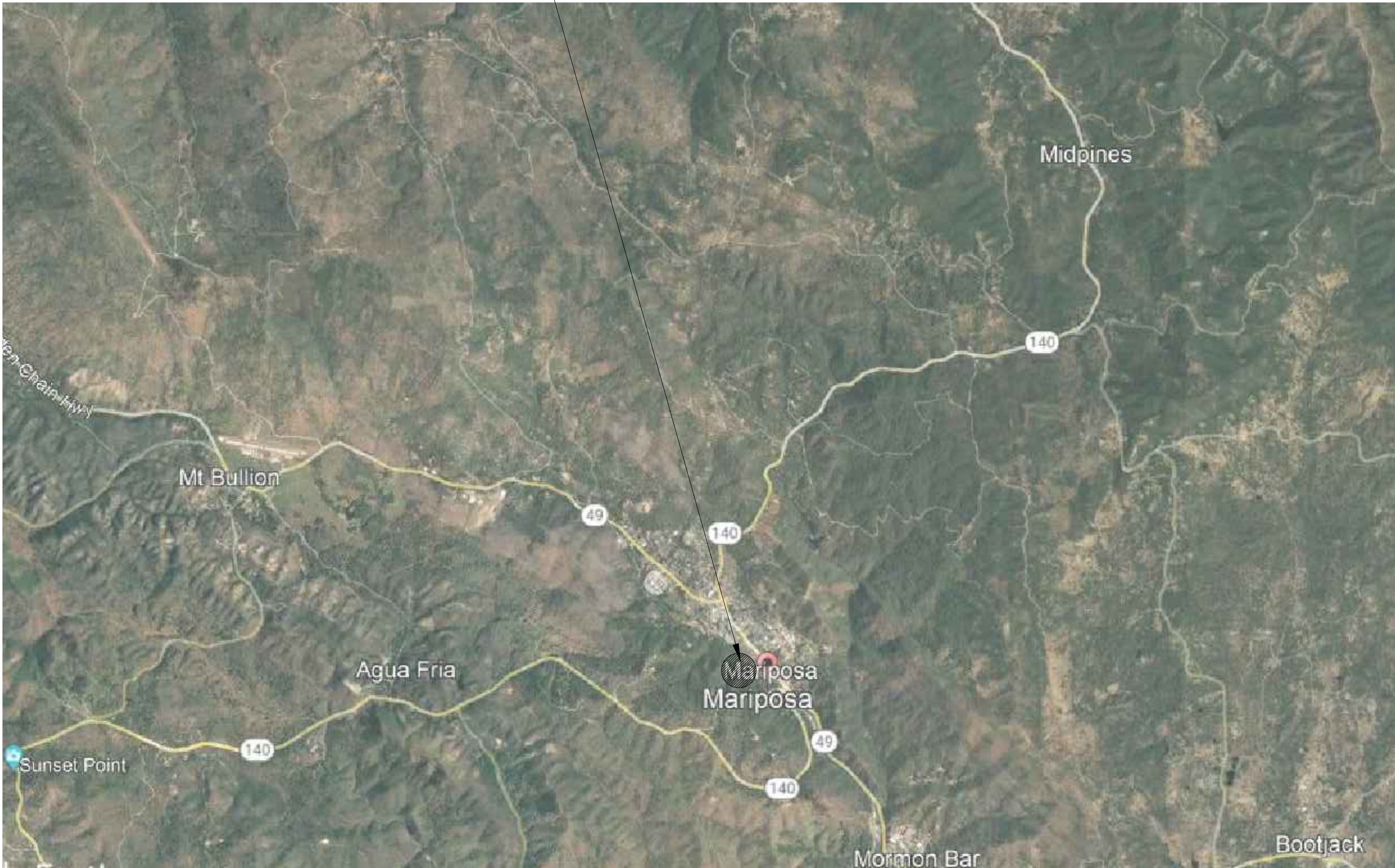
PROJECT PLANS

DESIGN REVIEW PLANS

FOR
HADRIK MAHANT (APPLICATION NO. 2023-083)
AT
5007 COUNTY PARK ROAD
MARIPOSA, CA 95338
APN 012-130-018

SHEET INDEX
SHEET 1 - TITLE SHEET
SHEET 2 - PLOT PLAN
SHEET 3 - UTILITY PLAN
SHEET 4 - GRADING PLAN
SHEET 5 - PROFILE & SECTIONS
SHEET 6 - LANDSCAPE & LIGHTING PLAN
SHEET 7 - CABIN FLOORPLAN & RENDERINGS

PROJECT SITE



LOCATION MAP
SCALE: NTS

PROJECT SITE



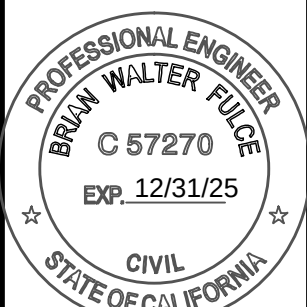
VICINITY MAP
SCALE: NTS

REVISION NO. 1 MODIFY LOWER CABIN SIZE 10/28/25

DESIGN REVIEW SET
NOT FOR CONSTRUCTION

HADRIK MAHANT
5007 COUNTY PARK ROAD
MARIPOSA, CA 95338
APN 012-130-018

TITLE SHEET
FOR
COUNTY PARK ROAD CABINS



FULCE ENGINEERING, INC.
50905 DORSTAN DRIVE
OAKHURST, CA 93644
661-747-6914

DATE: 10/28/25

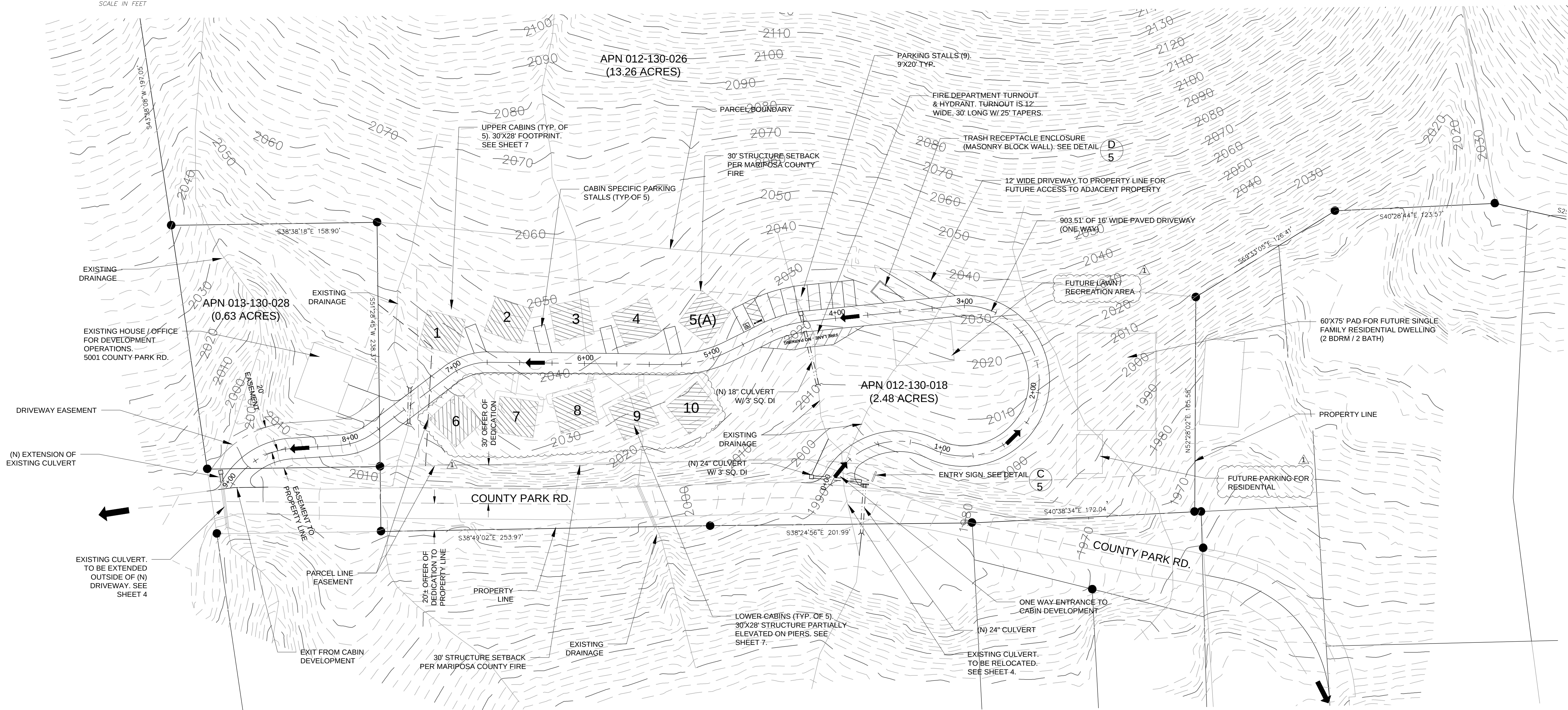
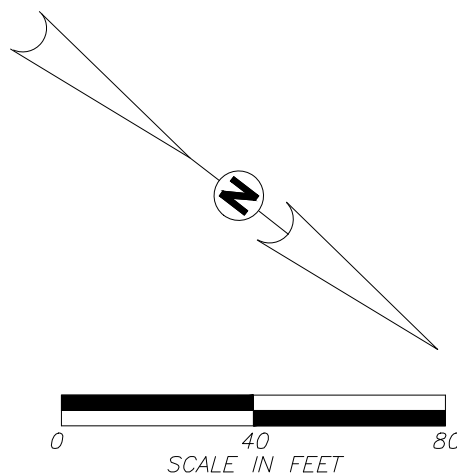
JOB:

FILE:

BY: BWF

SHEET:

1 OF 7



SCOPE OF WORK NOTES:

1. SEE SHEET 4 FOR GRADING PLAN. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH MARIPOSA COUNTY CODE SECTION 17.336.080.
2. AVERAGE EXISTING SLOPES ON PROPERTY: SEE SHEET 4, GRADING PLAN, FOR EXISTING SLOPES ON PROPERTY WHICH VARY FROM 18% TO 37%.
3. PROPOSED DRIVEWAY IS A 16' WIDE, ONE-WAY ROAD THAT ENTERS FROM COUNTY PARK ROAD AND EXITS BACK ONTO COUNTY PARK ROAD AT THE SOUTHERLY PORTION OF THE PROPERTY. THE DRIVEWAY MEETS MARIPOSA COUNTY REQUIREMENTS FOR A CLASS II ROAD PER PUBLIC WORKS AND FIRE REQUIREMENTS PER SRA STANDARDS.
4. SLOPE OF PROPOSED DRIVEWAY: SEE SHEET 4, GRADING PLAN. MAXIMUM SLOPE PROPOSED IS 14.0% FOR THIS CLASS II ROAD. DUE TO STEEP TOPOGRAPHY, A STEEPER SLOPE THAN INDICATED IN THE MARIPOSA COUNTY ROAD STANDARDS (12% MAX.) IS REQUESTED.
5. ENTRANCE ANGLE TO DRIVEWAY IS 70°± AND IS WITHIN MARIPOSA COUNTY ROAD STANDARDS FOR INTERSECTIONS. EXIT ANGLE TO DRIVEWAY IS 54°± AND WILL REQUIRE APPROVAL FROM COUNTY ENGINEER.
6. OFFER OF DEDICATION WILL BE GRANTED TO MARIPOSA COUNTY ON EITHER SIDE OF THE CENTERLINE OF COUNTY PARK ROAD WITHIN THE PROPERTY BOUNDARIES. THIS WILL BE 30' TO THE SOUTHWEST OF THE COUNTY PARK ROAD AND 20' TO THE NORTHEAST OF COUNTY PARK ROAD DUE TO THE LIMITS OF PROPERTY.
7. A 40' EASEMENT WILL BE REQUESTED THROUGH THE ADJACENT PROPERTY (APN 013-130-028) FOR ONE-WAY DRIVEWAY USE AND ACCESS TO ADMINISTRATIVE OFFICE. BOTH PROPERTIES ARE UNDER THE SAME OWNERSHIP.
8. TOTAL PARKING STALLS = 13. THIS EXCEEDS MARIPOSA COUNTY CODE SECTION 17.336.030, WHICH REQUIRES 12 PARKING STALLS. ONE OF THESE STALLS SHALL SERVE THE SINGLE ACCESSIBLE CABINS AND BE CONSTRUCTED TO MEET CALIFORNIA BUILDING CODE CHAPTER 11B.
9. THE UPPER FIVE CABINS SHALL BE SLAB ON GRADE CONSTRUCTION. THE LOWER FIVE CABINS WILL BE PARTIALLY SLAB ON GRADE AND PARTIALLY ELEVATED WITH PIER FOOTINGS. HILLSIDE DEVELOPMENT STANDARDS WILL APPLY IN ACCORDANCE WITH MARIPOSA COUNTY CODE SECTION 17.336.040.

10. FRONTAGE ROAD IMPROVEMENTS ARE NOT REQUIRED IN ACCORDANCE WITH MARIPOSA COUNTY CODE SECTION 17.336.50 (A) (2) SINCE USAGE WILL BE LESS THAN 100 AVERAGE DAILY TRIPS. EXPECTED USAGE WILL BE 4 TRIPS PER CABIN X 10 CABINS = 40 TRIPS.
11. SEE SHEET 3 FOR UTILITIES PLAN.
12. SEE DETAIL C/SHEET 5 FOR PROPOSED ENTRY SIGNAGE FOR PROJECT. ON-SITE SIGNAGE WILL CONSIST OF WAYFINDING AND PARKING SIGNAGE AND WILL BE A MAXIMUM OF 24" X 36" IN DIAMETER. MATERIALS WILL BE SANDBLASTED CEDAR WITH RAISED REFLECTIVE LETTERING IN GREEN OR WHITE.
13. SEE DETAIL D/SHEET 5 FOR TRASH ENCLOSURE PLAN.
14. SEE SHEET 6 FOR LANDSCAPING AND LIGHTING PLAN.
15. SEE SHEET 7 FOR PROPOSED CABIN PLANS & ELEVATIONS.
16. THE ADMINISTRATIVE OFFICE WILL BE LOCATED ON THE ADJACENT PROPERTY TO THE SOUTHEAST, WHICH IS UNDER THE SAME OWNERSHIP. ACCESS IS ON THE ONE-WAY ROAD THROUGH THE DEVELOPMENT WITH SIGNAGE INDICATING LOCATION.
17. THE FUTURE DWELLING LOCATED ON THE NORTHWEST PORTION OF THE PARCEL WILL BE A SINGLE FAMILY RESIDENCE FOR THE PROPERTY OWNER. IT WILL BE A 2 BEDROOM / 2 BATH HOUSE. THIS COULD BE USED AS A FLEXIBLE SPACE FOR INDOOR LOUNGE OR EVENT SPACE FOR GUESTS. PARKING IS SHOWN ADJACENT TO BUILDING FOR FUTURE.
18. SPACE IS SHOWN FOR A FUTURE LAWN/RECREATION AREA FOR GUEST USE, INCLUDING GAMES AND EVENTS.

AREA OF STRUCTURES:	
PROPOSED CABIN AREA:	10 CABINS X 840 SF/CABIN = 8,400 SF
MAXIMUM CABIN HEIGHT:	30'±
FUTURE PRIVATE RESIDENT AREA:	1 HOUSE X 2,200 SF = 2,200 SF
MAXIMUM PRIVATE RESIDENT HEIGHT:	25'±

PLOT PLAN

SCALE: 1" = 40'

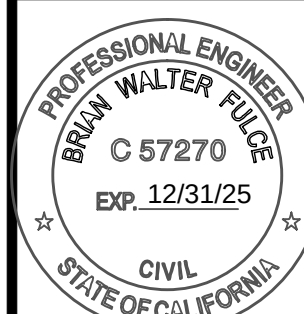
1
2

DESIGN REVIEW SET
NOT FOR CONSTRUCTION

REVISION NO. 1 MODIFY LOWER CABIN SIZE 10/28/25

HADRIK MAHANT
5007 COUNTY PARK ROAD
MARIPOSA, CA 95338
APN 012-130-018

PLOT PLAN
FOR
COUNTY PARK ROAD CABINS



FULCE ENGINEERING, INC.
50905 DORSTAN DRIVE
OAKHURST, CA 93644
661-747-6914

DATE: 10/28/25

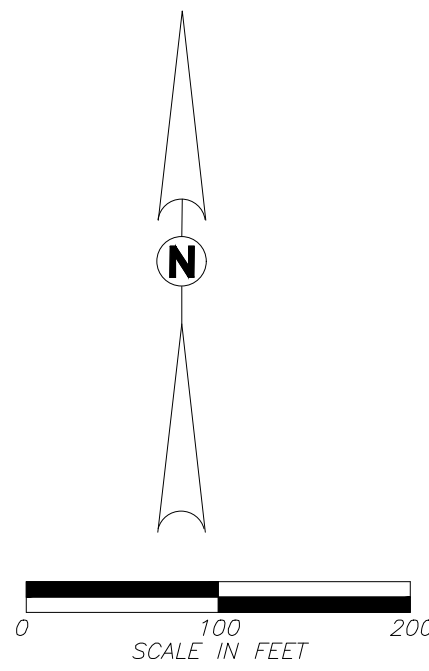
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FILE:

BY: BWF

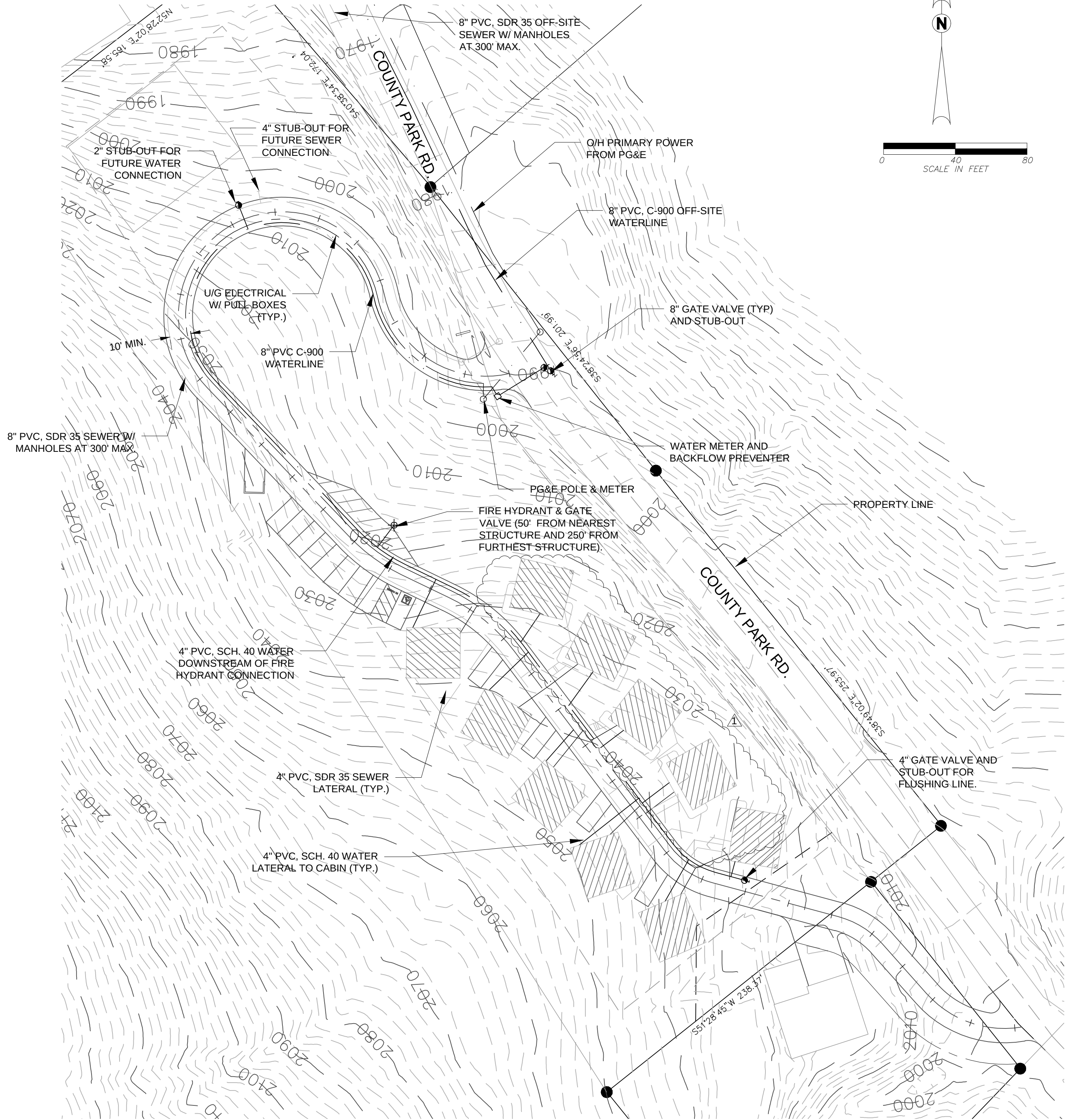
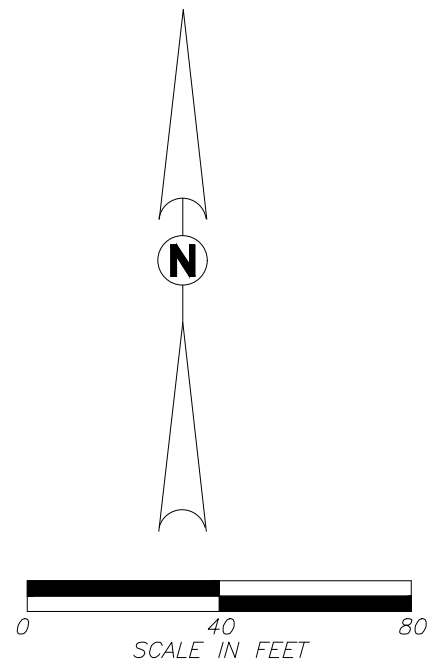
SHEET:

2 OF 7



OFF-SITE UTILITY PLAN 1/3
SCALE: 1" = 100'

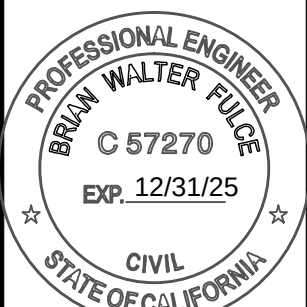
- UTILITY NOTES:
- 20' EASEMENT SHALL BE PROVIDED FOR WATER, SEWER AND ELECTRICAL PRIMARY LINES.
 - ALL SEWER WILL BE GRAVITY. A LIFT STATION MAY BE REQUIRED FROM SELECT CABINS TO GRAVITY SEWER - TBD. SEWER LINES SHALL BE BURIED W/ 36" COVER, MIN.
 - WATER LINES SHALL BE BURIED W/ 30" COVER, MIN. AIR RELEASE VALVES TO BE INSTALLED AT HIGH POINTS IN WATERLINE AS NECESSARY.
 - WATER AND SEWER MAINLINES SHALL INSTALLED WITH A MIN. OF 10' HORIZONTAL SEPARATION.
 - ELECTRICAL TO BE FINALIZED WITH PG&E UPON APPROVAL OF DESIGN REVIEW BY MARIPOSA COUNTY. PRIMARY ELECTRICAL SHALL BE OVERHEAD. ON-SITE SECONDARY ELECTRICAL SHALL BE IN CONDUIT AND BURIED A MIN. OF 24".



ON-SITE UTILITY PLAN 2/3
SCALE: 1" = 40'

HADRIK MAHANT
5007 COUNTY PARK ROAD
MARIPOSA, CA 95338
APN 012-130-018

UTILITY PLAN
FOR
COUNTY PARK ROAD CABINS



FULCE ENGINEERING, INC.
50905 DORSTAN DRIVE
OAKHURST, CA 93644
661-747-6914

DATE: 10/28/25

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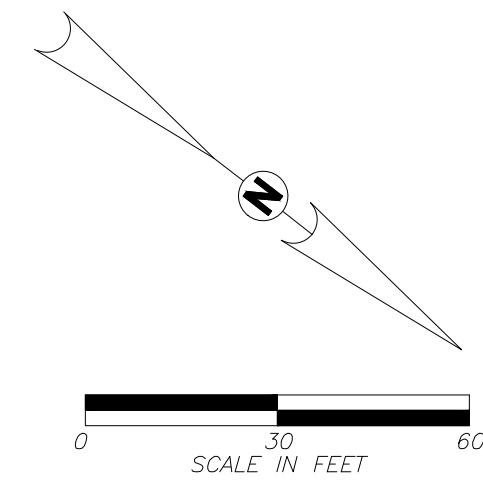
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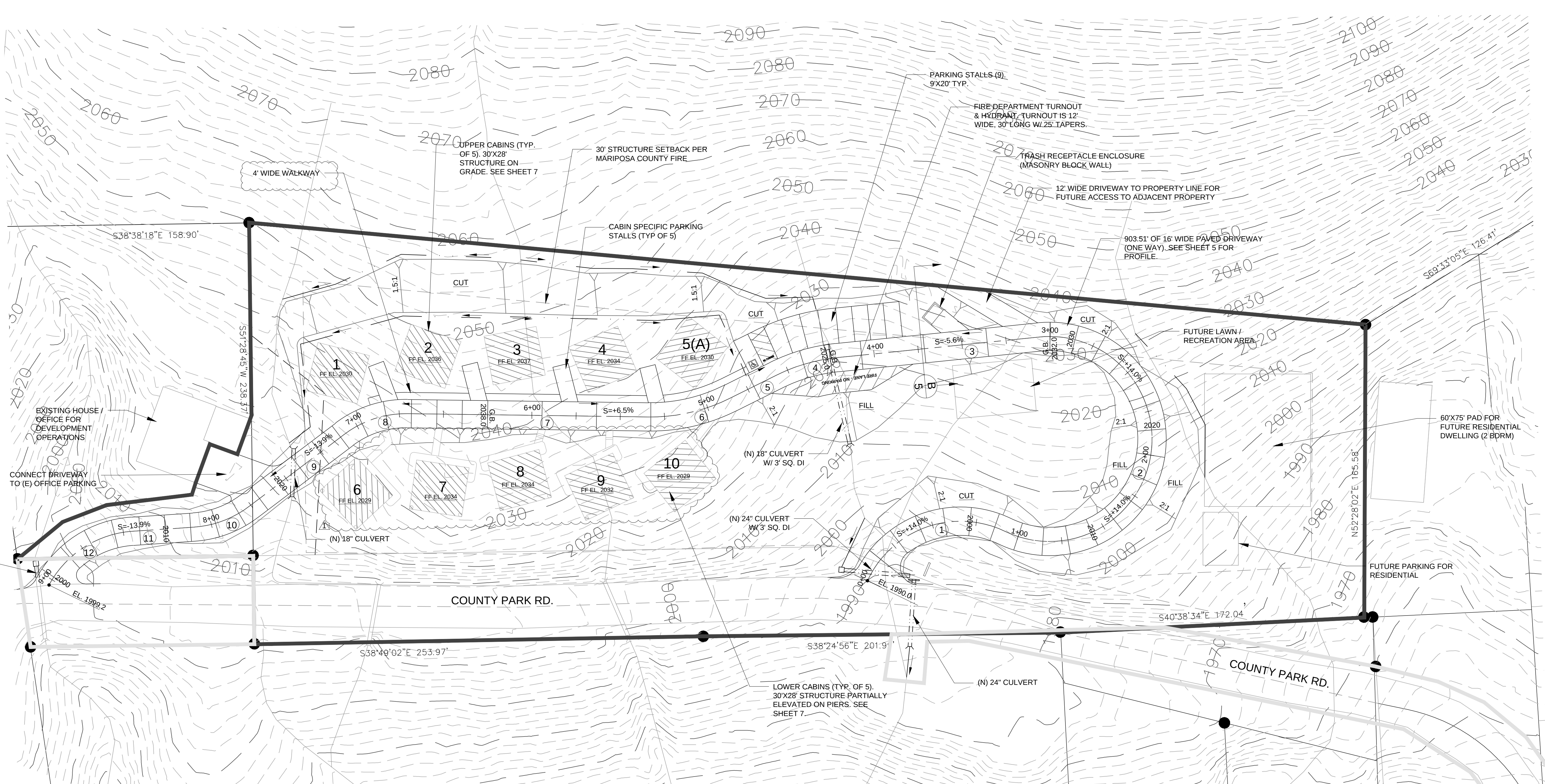
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3 OF 7

DESIGN REVIEW SET
NOT FOR CONSTRUCTION



(N) EXTENSION OF
EXISTING CULVERT



GRADING PLAN

SCALE: 1" = 30'

1
4

GRADING NOTES:

1. CALL USA (811) FOR UTILITY LOCATES PRIOR TO EXCAVATION. POTHOLE ALL LOCATIONS PRIOR TO GRADING COMMENCING.
2. BEWARE OF OVERHEAD POWER LINES.
3. CLEAR AND GRUB TO 5' OUTSIDE OF GRADING LIMITS.
4. REMOVE ALL TREES AND STUMPS TO 2' OUTSIDE GRADING LIMITS, EXCEPT THOSE INDICATED TO SAVE ON THE PLANS.
5. SCARIFY AND RECOMPACT A MINIMUM OF 12" BELOW EXISTING GROUND SURFACE (90% RELATIVE COMPACTION).
6. ALL FILL SHALL BE PLACED IN 10" MAX. LIFTS AND COMPACTED TO 90% RELATIVE COMPACTION PER ASTM D1557.
7. CUT/FILL SLOPES SHALL BE NO GREATER THAN 2:1, EXCEPT SELECT CUT SLOPES MAY BE 1.5:1 WITH APPROVAL FROM GEOTECHNICAL ENGINEER.
8. BACKFILL SHALL BE BENCHMARKED AT 5' VERTICAL INTERVALS AT A MIN WIDTH OF 5'.
9. ALL DRIVEWAYS SHALL BE A MIN. OF 2 1/2" AC OVER 6" CL II AGGREGATE BASE.
10. PRIOR TO CONSTRUCTION, INSTALL STRAW WATTLES AND/OR HAY BALES AT THE PERIMETER OF PROPERTY AT DRAINAGE AND AT INTERMEDIATE LOCATIONS AS REQUIRED FOR EROSION CONTROL.

11. AFTER CONSTRUCTION, INSTALL JUTE MAT AND HYDROSEED MIX ON CUT/FILL SLOPES AS REQUIRED BY MARIPOSA COUNTY.
12. ROCK THAT IS ENCOUNTERED SHALL BE REMOVED TO 12" BELOW BOTTOM OF CONCRETE FOUNDATION AND 3" BELOW FINISHED GRADE. METHOD OF ROCK REMOVAL SHALL BE APPROVED BY COUNTY.
13. IF UNSUITABLE SOILS ARE FOUND, THOSE SOILS SHALL BE OVEREXCAVATED AND SUITABLE NATIVE OR IMPORT MATERIAL INSTALLED AS RECOMMENDED BY SOILS TESTING LAB.
14. TEMPORARY EXCAVATED SLOPES SHALL NOT EXCEED 1H:1V SLOPES.
15. SHOULD A DISCREPANCY ARISE BETWEEN THE DRAWINGS AND FIELD CONDITIONS OR AN UNFORESEEN CONDITION ARISE, ENGINEER SHALL BE CALLED IMMEDIATELY FOR PROCEDURE TO FOLLOW.
16. IF PRECIPITATION IS FORECASTED WHILE PROJECT IS UNDER CONSTRUCTION, INSTALL STRAW WATTLES OR HAY BALES AT DOWNSTREAM SIDE OF CONSTRUCTION AREA TO PREVENT SEDIMENT RUNOFF FROM THE CONSTRUCTION AREA.
17. CONTRACTOR SHALL COMPLY WITH OSHA 2226 AND ALL OTHER RELEVANT SAFETY PROVISIONS FOR EXCAVATION.

QUANTITIES: (TBD)
DRIVEWAY:
CUT = XXXX CY +/-
FILL = XXX CY +/- (INCLUDES 30% SHRINKAGE)

AREA OF DISTURBANCE: (TBD)
CUT AREA DISTURBED = XXXX SF +/-
FILL AREA DISTURBED = XXXX SF +/-

LINE AND CURVE TABLE

① R=58.0' L=92.05' ANGLE=90.93°	⑧ R=58.0' L=38.36' ANGLE=37.89°
② R=58.0' L=214.16' ANGLE=211.56°	⑨ L=67.64' S74.93°E
③ L=114.90' S43.65°E	⑩ R=58.0' L=33.69' ANGLE=33.27°
④ R=100.0' L=35.93' ANGLE=20.58°	⑪ L=34.80' S41.66°E
⑤ L=29.56' S64.23°E	⑫ R=58.0' L=58.65' ANGLE=57.93°
⑥ R=100.0' L=47.47' ANGLE=27.19°	
⑦ L=111.46' S37.04°E	

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REVISION NO. 1 MODIFY LOWER CABIN SIZE 10/28/25

HADRIK MAHANT
5007 COUNTY PARK ROAD
MARIPOSA, CA 95338
APN 012-130-018

GRADING PLAN

FOR
COUNTY PARK ROAD CABINS



FULCE ENGINEERING, INC.
50905 DORSTAN DRIVE
OAKHURST, CA 93644
661-747-6914

DATE: 10/28/25

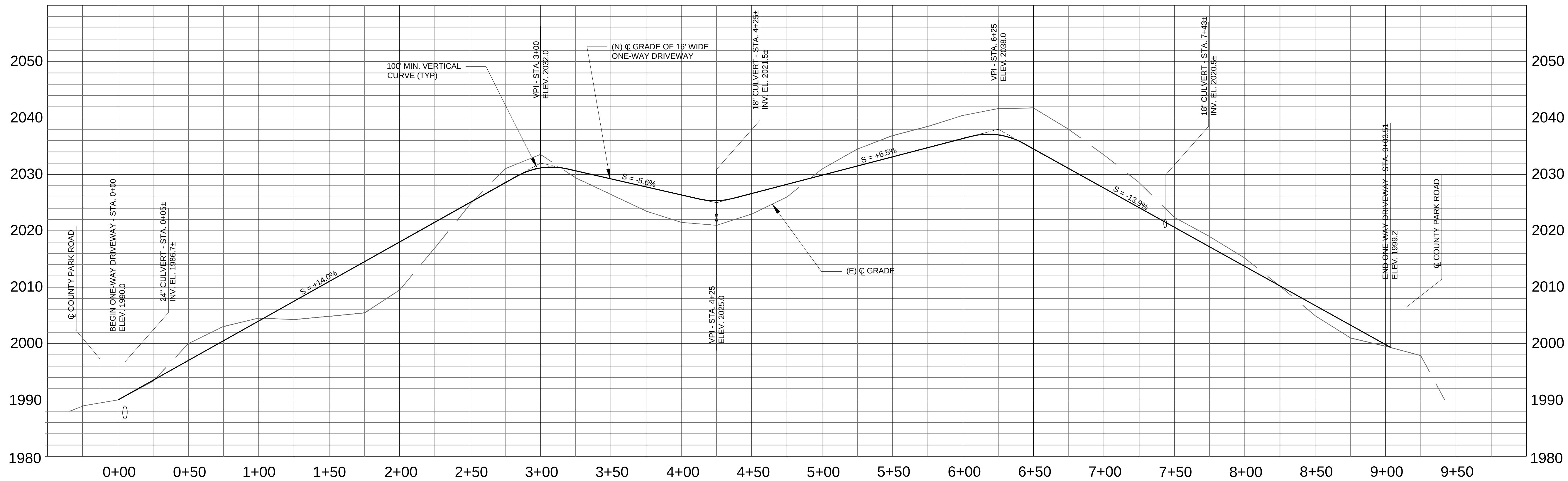
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BY: BWF

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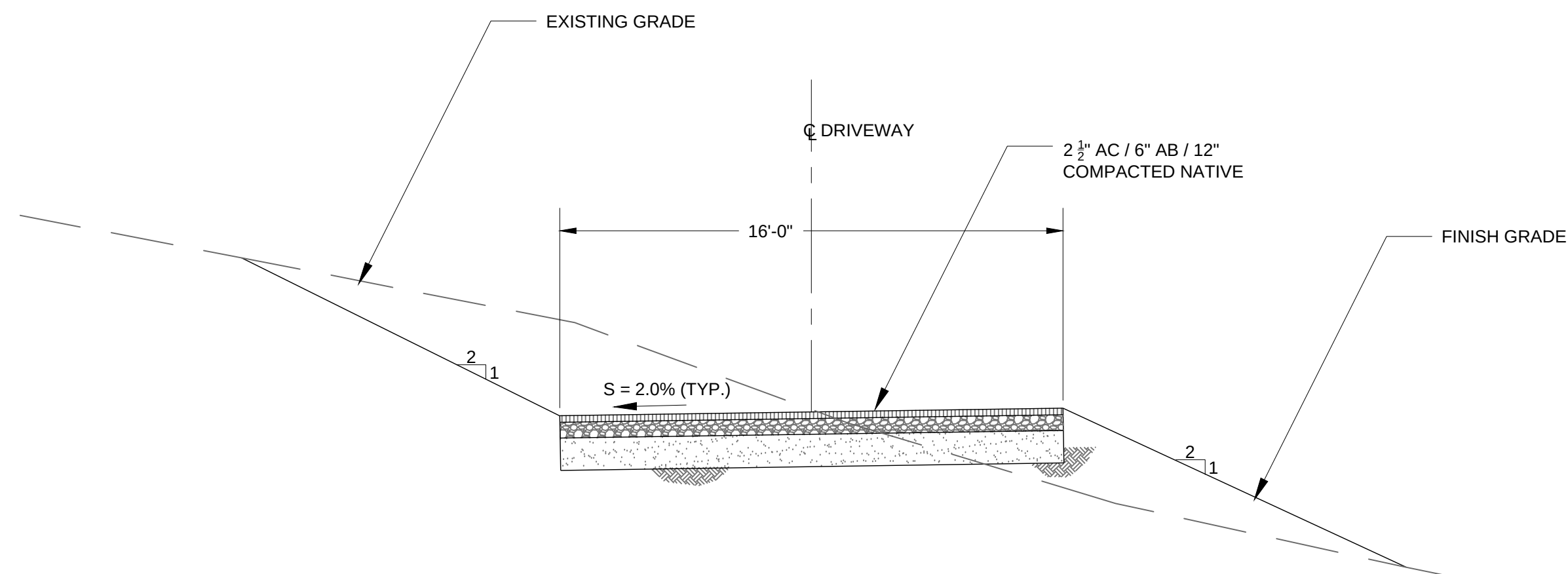
4 OF 7



PROFILE

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'

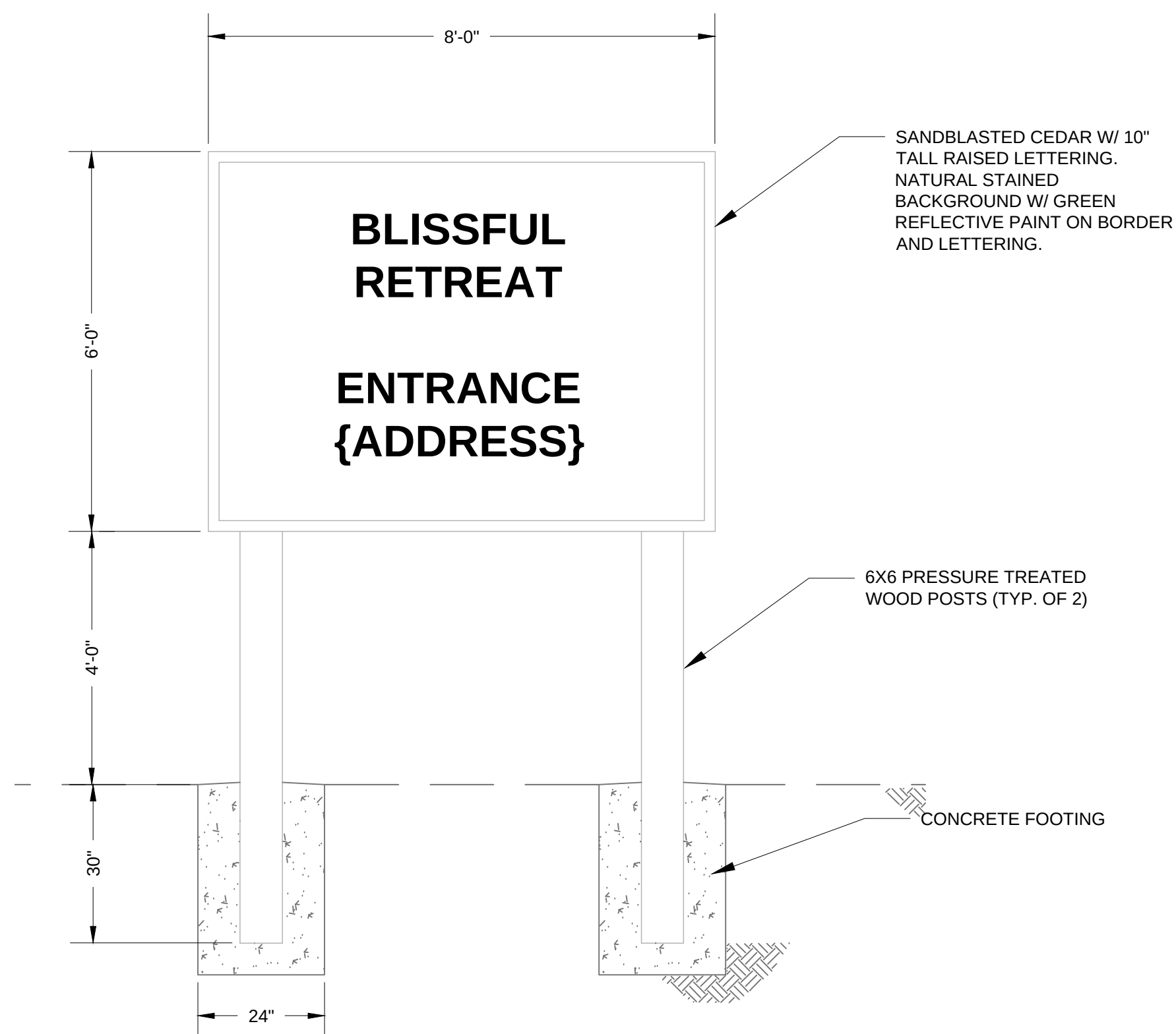
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TYPICAL DRIVEWAY CROSS-SECTION

SCALE: 1" = 4'

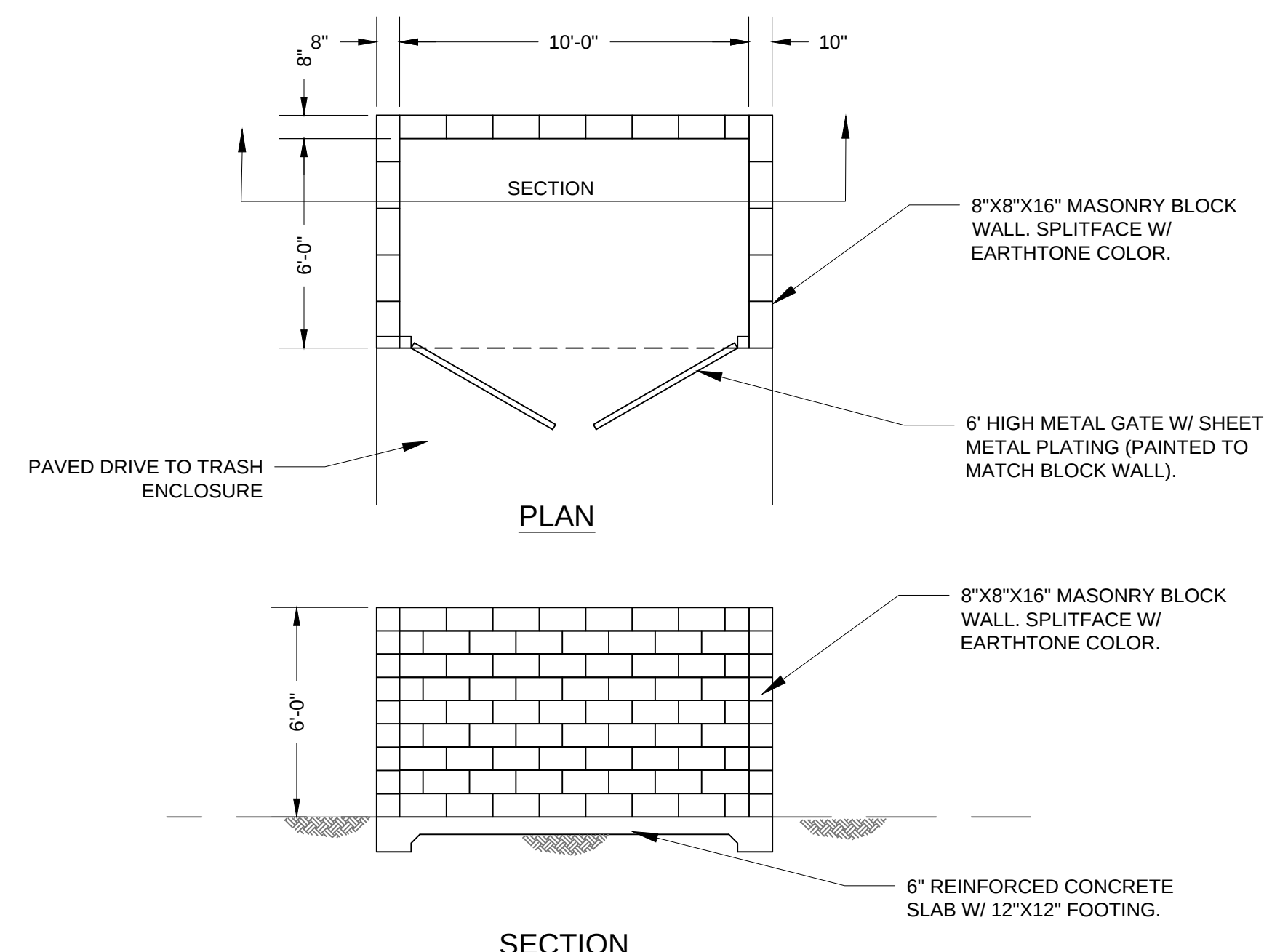
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SIGNAGE ELEVATION

SCALE: 1" = 2'

C
5



TRASH ENCLOSURE

SCALE: 1" = 4'

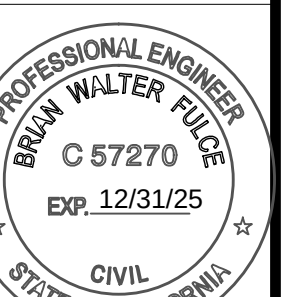
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DESIGN REVIEW SET
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HADRIK MAHANT
5007 COUNTY PARK ROAD
MARIPOSA, CA 95338
APN 012-130-018

PROFILE & SECTIONS

FOR
COUNTY PARK ROAD CABINS



FULCE ENGINEERING, INC.
50905 DORSTAN DRIVE
OAKHURST, CA 93644
661-747-6914

DATE: 10/28/25

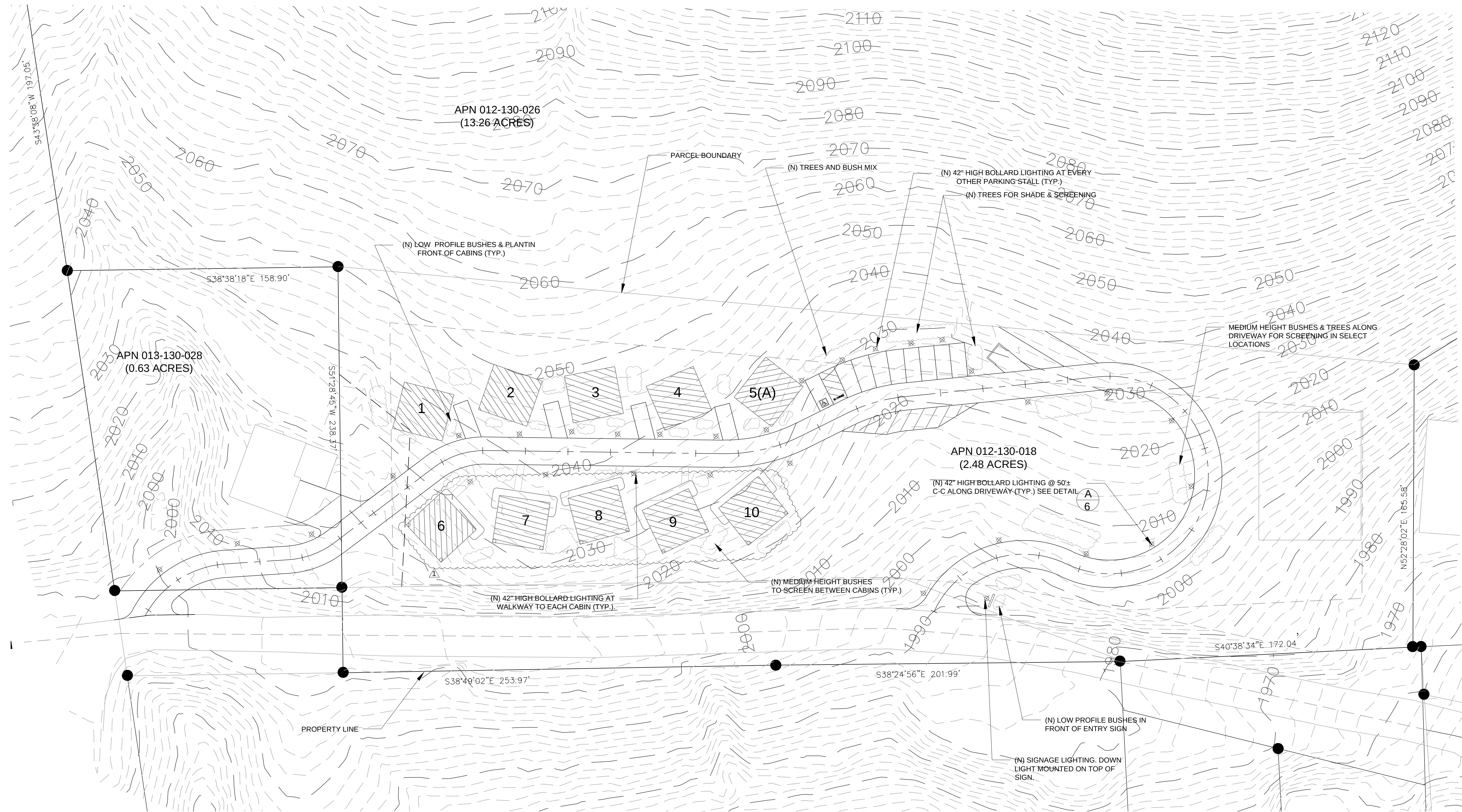
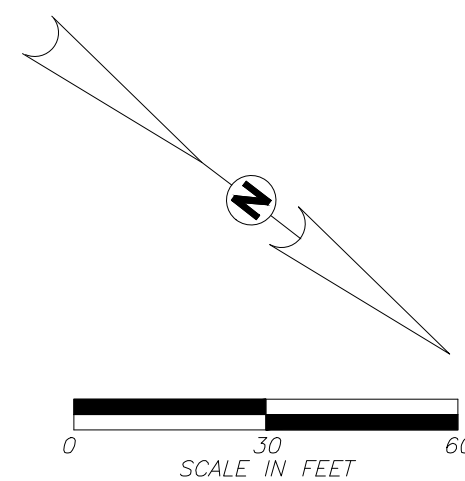
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BY: BWF

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5 OF 7



LANDSCAPE & LIGHTING PLAN 1
SCALE: 1" = 30' 6

- SCOPE OF WORK NOTES:
1. LANDSCAPING PLAN IS PRELIMINARY AND WILL BE FULLY DEVELOPED AT FINAL DESIGN PHASE W/ SPECIES OF PLANTS & TREES AND EXACT LOCATION.
 2. EXISTING TREES TO REMAIN WHERE OUTSIDE OF LIMITS OF GRADING.
 3. LIGHTING PLAN IS PRELIMINARY AND WILL BE FULLY DEVELOPED AT FINAL DESIGN.
 4. ALL LIGHTING WILL HAVE CUT-OFF HOODS AND BE COMPLIANT W/ DARK SKY REQUIREMENTS.
 5. EACH CABIN WILL HAVE A PORCH LIGHT MOUNTED ON STRUCTURE.



42" TALL LED (3,000 LUMEN)
BOLLARD LIGHT (TYP)

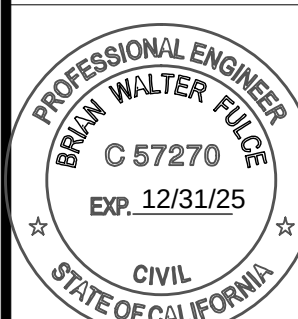
BOLLARD LIGHT
NTS A
6

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REVISION NO. 1 MODIFY LOWER CABIN SIZE 10/28/25

LANDSCAPE & LIGHTING PLAN
FOR
COUNTY PARK ROAD CABINS

HADRIK MAHANT
5007 COUNTY PARK ROAD
MARIPOSA, CA 95338
APN 012-130-018



FULCE ENGINEERING, INC.
50905 DORSTAN DRIVE
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661-747-6914

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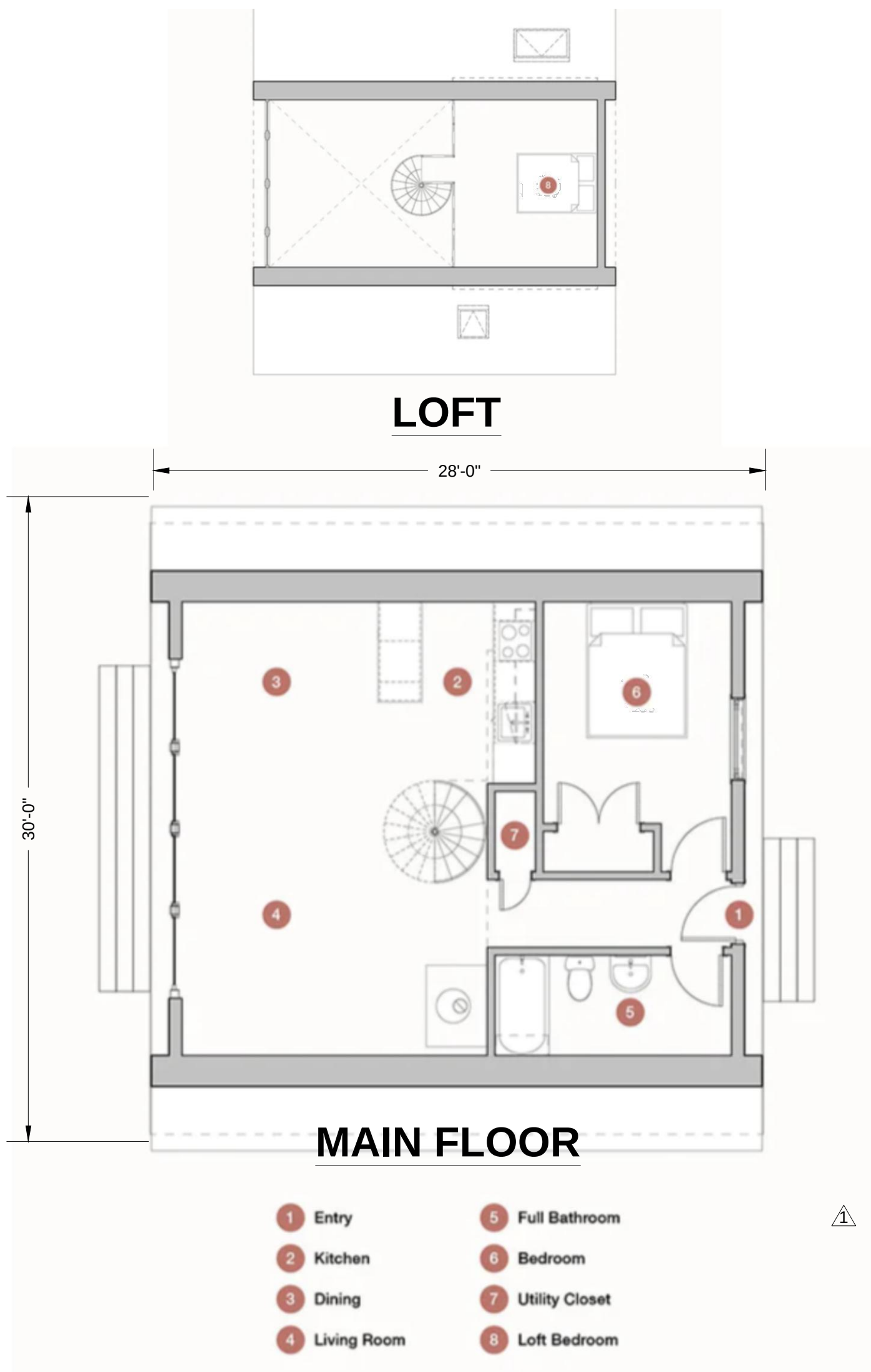
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BY: BWF

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6 OF 7

A



FLOOR PLAN - LARGE CABIN (30X28)

SCALE: NTS

- LARGE CABIN (30'X28') :
1. 840 SF. (INCLUDES 210 SF LOFT)
 2. HEIGHT = 30'±
 3. 2 BEDROOM (MASTER BEDROOM IN LOFT AND GUEST BEDROOM DOWNSTAIRS)
 4. SLEEPS 4 TO 6
 5. BATHROOM W/ TUB
 6. FULL KITCHEN
 7. ELECTRIC APPLIANCES
 8. HVAC - MINI-SPLIT
 9. WOOD OR GAS STOVE
 10. ROOF - STANDING SEAM METAL (BLACK)
 11. EXTERIOR WOOD SIDING - BLACK STAIN
 12. CABINS WILL BE PRE-FABRICATED AND ASSEMBLED ON SITE
 13. PER 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA FIRE CODE. PERMITTING WILL BE THROUGH HOUSING & COMMUNITY DEVELOPMENT.



LARGE CABIN (30X28) ELEVATION

SCALE: NTS



LARGE CABIN (30X28) ELEVATION

SCALE: NTS



LARGE CABIN (30X28) INTERIOR

SCALE: NTS



LARGE CABIN (30X28) LOFT BEDROOM

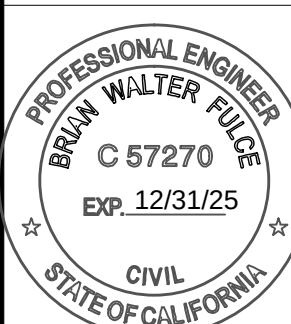
SCALE: NTS

DESIGN REVIEW SET - NOT FOR CONSTRUCTION

HADRIK MAHANT
5007 COUNTY PARK ROAD
MARIPOSA, CA 95338
APN 012-130-018

CABIN FLOOR PLAN & RENDERINGS

FOR
COUNTY PARK ROAD CABINS



FULCE ENGINEERING, INC.
50905 DORSTAN DRIVE
OAKHURST, CA 93644
661-747-6914

DATE: 10/28/25

JOB:

FILE:

BY: BWF

SHEET:

7 OF 7

Section F APPENDICES

Attachments List

Appendix

- A. Biological Evaluation, prepared by Live Oak Associates, Inc., dated October 12, 2024.
- B. Cultural Resource Study for the 5007 County Park Road Project, Mariposa, Mariposa County, California, prepared by Applied EarthWorks, Inc., dated April 2024 (**Not available for public review and not attached to this document**)
- C. 5007 County Park Road Project Trip Generation & Distribution Analysis, prepared by JLB Traffic Engineering, Inc., dated March 18, 2024.



LIVE OAK
— ASSOCIATES, INC. —

**BIOLOGICAL EVALUATION
COUNTY PARK ROAD CABINS PROJECT
MARIPOSA COUNTY, CALIFORNIA**

Prepared by:

LIVE OAK ASSOCIATES, INC.

Austin Pearson, Vice President
Jeff Gurule, Senior Project Manager and Ecologist

Prepared for:

Hardik Mahant
7303 Urshan Way
San Jose, CA 95138

October 12, 2024

PN 2904-01

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EXECUTIVE SUMMARY

Live Oak Associates, Inc. (LOA) investigated the biological resources of an approximately 2.5-acre area proposed for the County Park Road Cabins Project and evaluated potential impacts to such resources resulting from project implementation. The project is the development of 10 vacation cabins and associated infrastructure. It is located within the unincorporated community of Mariposa in Mariposa County, California.

To maintain a mountain retreat atmosphere, the project will retain as many trees as possible. The project site was cleared of brush in 2022.

Two biotic habitats / land uses were identified during surveys conducted by LOA on September 4, 2024: foothill woodland and ruderal/developed. Ruderal/developed lands consisted of County Park Road and associated road shoulders and cuts, as well as a portion of a residential driveway.

The project has the potential to result in significant impacts, as defined by the California Environmental Quality Act (CEQA), to nesting migratory birds and raptors, which are protected by state and federal laws. This impact can be mitigated to a less-than-significant level by limiting construction activities to lower-risk times of year or avoiding active nests identified during preconstruction surveys.

No other biological resources would be significantly impacted by project implementation. Impacts would be less than significant for all special status plant species, 10 special status species absent from or unlikely to occur on site, three special status animal species that would use the site for foraging only, wildlife movement corridors, jurisdictional waters, oak woodland, sensitive natural communities, and designated critical habitat. The project appears to be consistent with the Mariposa Town Planning Area Specific Plan, and there are no known Habitat Conservation Plans or Natural Community Conservation Plans in the area.



TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
1.1 PROJECT DESCRIPTION	1
1.2 REPORT OBJECTIVES	1
1.3 STUDY METHODOLOGY	4
2.0 EXISTING CONDITIONS	5
2.1 REGIONAL SETTING	5
2.2 PROJECT SITE	5
2.3 LAND USES / BIOTIC HABITATS	6
2.3.1 Foothill Woodland	6
2.3.2 Ruderal/Developed.....	8
2.4 SPECIAL STATUS PLANTS AND ANIMALS	9
2.5 JURISDICTIONAL WATERS	15
2.6 SENSITIVE NATURAL COMMUNITIES	16
2.7 WILDLIFE MOVEMENT CORRIDORS	16
2.8 DESIGNATED CRITICAL HABITAT	17
3.0 RELEVANT GOALS, POLICIES, AND LAWS	18
3.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT	18
3.2 OTHER RELEVANT LAWS AND POLICIES	19
3.2.1 Mariposa Town Planning Area Specific Plan	19
3.2.2 Threatened and Endangered Species.....	19
3.2.3 Migratory Birds.....	20
3.2.4 Birds of Prey	20
3.2.5 Nesting Birds.....	21
3.2.6 Habitat Conservation Plans and Natural Community Conservation Plans	21
3.2.7 Wetlands and Other Jurisdictional Waters.....	21
3.2.8 Oak Woodland Conservation Act	23
4.0 IMPACTS AND MITIGATIONS	25
4.1 POTENTIALLY SIGNIFICANT PROJECT IMPACTS/MITIGATION	25
4.1.1 Potential Project Impacts to Nesting Migratory Birds and Raptors	25
4.2 LESS THAN SIGNIFICANT PROJECT IMPACTS	26
4.2.1 Potential Project Impacts to Special Status Plants	26
4.2.2 Project Impacts to Special Status Animal Species Absent from or Unlikely to Occur on the Project Site.....	26
4.2.3 Project-Related Mortality of Special Status Animal Species that May Occur on the Project Site as Occasional or Regular Foragers but Breed Elsewhere	26
4.2.4 Potential Project Impacts to Riparian Habitat and other Sensitive Habitats.....	27
4.2.5 Project Impacts to Wildlife Movement Corridors.....	27
4.2.6 Project Impacts to Jurisdictional Waters.....	27
4.2.7 Consistency with Local Policies and Ordinances	28
4.2.8 Consistency with Habitat Conservation Plans and Natural Community Conservation Plans	28
4.2.9 Project Impacts to Oak Woodland	28
5.0 LITERATURE REFERENCED	29
APPENDIX A: VASCULAR PLANT LIST	30
APPENDIX B: TERRESTRIAL VERTEBRATE SPECIES THAT POTENTIALLY OCCUR ON THE PROJECT SITE	33
APPENDIX C: REPRESENTATIVE PHOTOS OF THE PROJECT SITE	38



1.0 INTRODUCTION

This technical report, prepared by Live Oak Associates, Inc. (LOA) in support of California Environmental Quality Act (CEQA) review, describes the biological resources of an approximately 2.5-acre area proposed for the County Park Road Cabins Project (“project”), and evaluates the potential impacts to biological resources associated with project implementation. The project is located along the southwest side of County Park Road within the town of Mariposa in Mariposa County, California (Figure 1). It may be found on the Mariposa U.S. Geological Survey (USGS) 7.5-minute quadrangle, in Township 5 South, Range 18 East of Rancho Las Mariposas, Mount Diablo Base and Meridian (Figure 2).

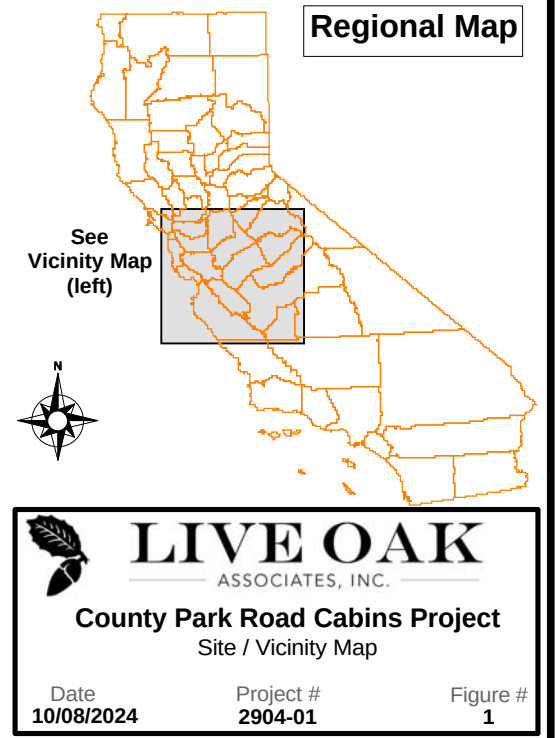
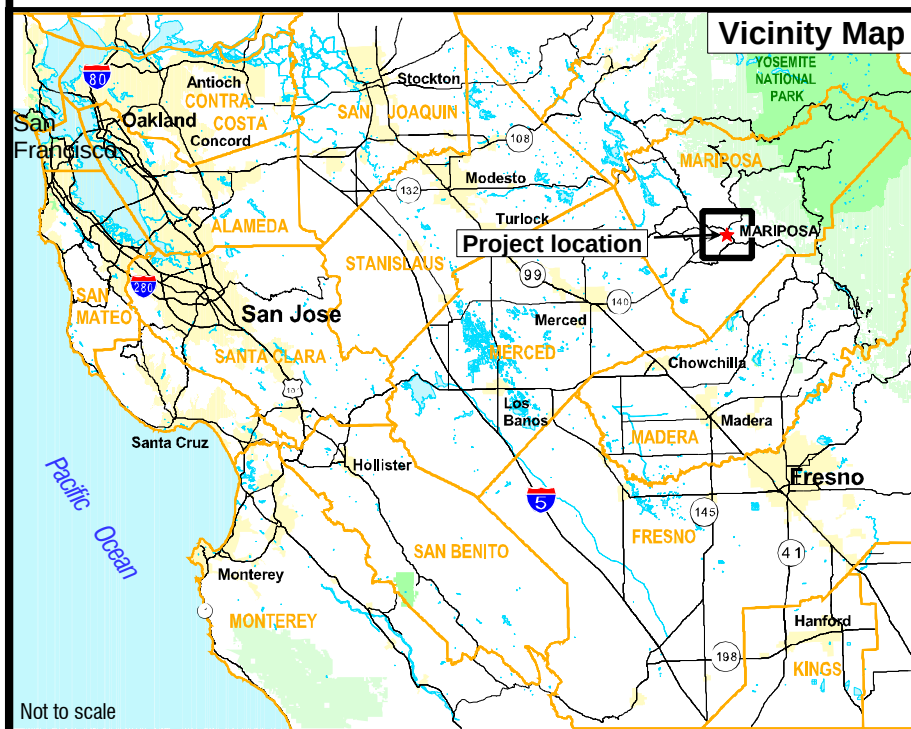
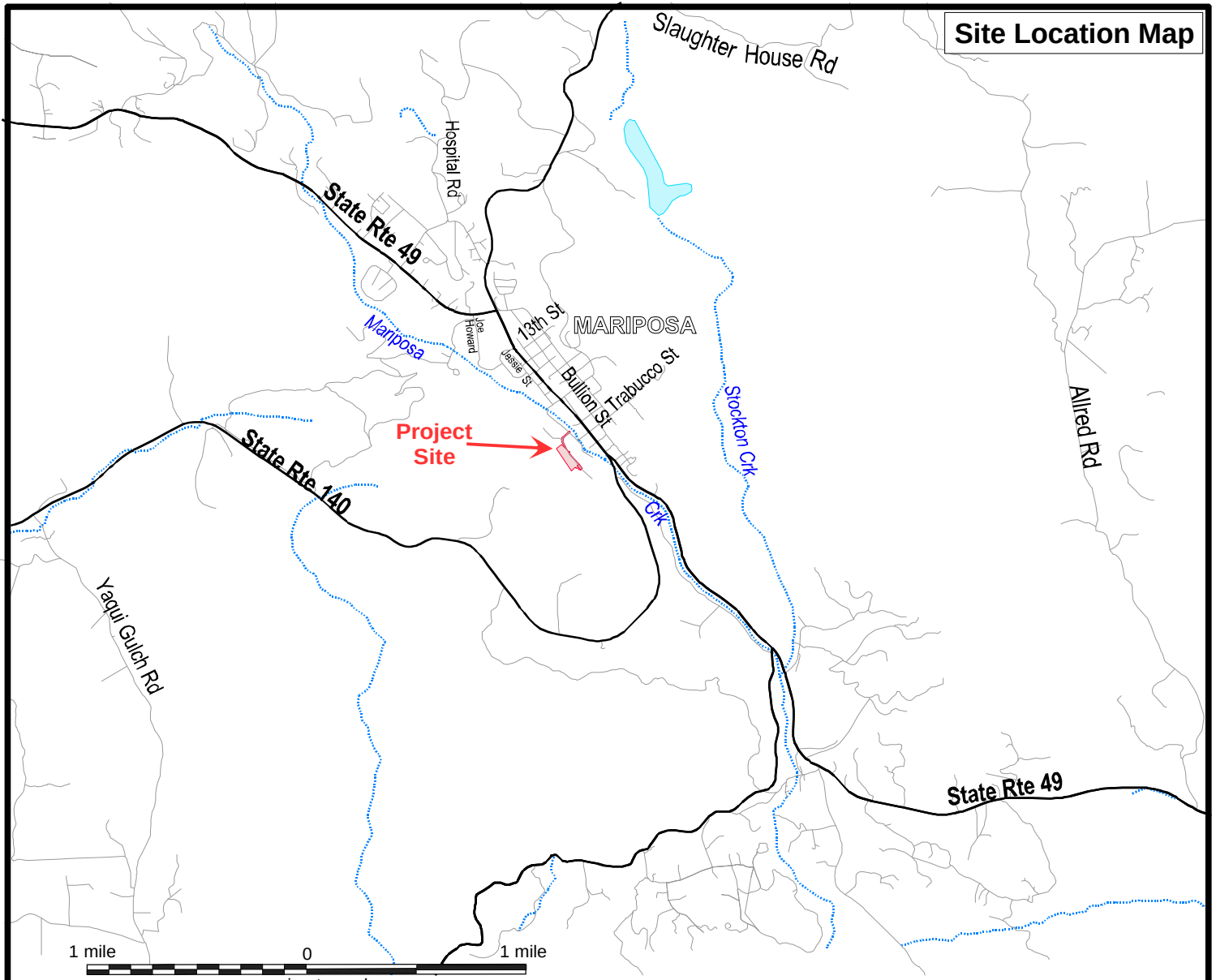
1.1 PROJECT DESCRIPTION

The project is the development of 10 vacation cabins and associated infrastructure such as roads and utilities. In order to maintain a mountain retreat atmosphere, tree removal will be kept to the minimum needed to construct the project components.

1.2 REPORT OBJECTIVES

The objectives of this technical report are to:

- Characterize the project site’s existing biological resources, including biotic habitats, flora and fauna, soils, and aquatic resources
- Evaluate the project site’s potential to support sensitive resources such as special status species, sensitive natural communities, and jurisdictional waters and wetlands
- Summarize all state and federal natural resource protection laws that may be relevant to project implementation
- Identify and discuss potential project-related impacts to biological resources within the context of CEQA and other state and federal laws
- Identify avoidance and mitigation measures that would reduce the magnitude of project-related impacts in a manner consistent with CEQA and species-specific guidelines





1/2 mile 0 1/2 mile
approximate scale

From USGS
Mariposa 7.5' Quadrangle 1981



LIVE OAK
ASSOCIATES, INC.

County Park Road Cabins Project
U.S.G.S. Quadrangle

Date
10/08/2024

Project #
2904-01

Figure #
2



1.3 STUDY METHODOLOGY

A reconnaissance-level field survey of the project site was conducted on September 4, 2024 by LOA ecologist Jeff Gurule. The survey consisted of systematically walking through the project site while identifying its principal land uses, biotic habitats, flora, and fauna, and assessing its potential to support special status species and other sensitive resources. The survey did not include a formal aquatic resources delineation or focused surveys for special status species. The survey was sufficient to assess the significance of possible biological impacts associated with project implementation, and to assess the need for more detailed studies that could be warranted if sensitive resources were identified in this initial survey.

LOA conducted an analysis of potential project impacts based on the known and potential biotic resources of the project site. Sources of information used in the preparation of this analysis included: (1) the *California Natural Diversity Data Base* (CDFW 2024), (2) the *Online Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2024), and (3) manuals, reports, and references related to plants and animals of the project vicinity.



2.0 EXISTING CONDITIONS

2.1 REGIONAL SETTING

The project site is located within a mountain community in the western foothills of the Sierra Nevada Mountains. The surrounding landscape is rugged and characterized by a mix of chaparral and woodland habitats. The site is adjoined to the southwest by a steep, undeveloped hillside and, beyond that, rural residential uses. It is adjoined on all other sides by commercial and municipal uses associated with the town of Mariposa.

Average annual precipitation in the general vicinity is approximately 30 inches, 85% of which falls between the months of October and March. Stormwater readily infiltrates into the soils, but when field capacity has been reached or bedrock is encountered, stormwater runs off into drainages.

The primary drainage in the project vicinity is Mariposa Creek, which flows in a southeasterly direction immediately northeast of the project site. Mariposa Creek originates approximately 5 miles northwest of the site at an elevation of 3,000 feet above sea level. Downstream of the site, it flows generally south and west, ultimately entering the Central Valley, where it feeds a network of sloughs. It was historically, and is presumably still, tributary to the San Joaquin River.

2.2 PROJECT SITE

The project site consists of undeveloped hillside woodland. In 2022 the entire project site was cleared of brush. Elevations of the site range from approximately 1,927 to 2,060 feet above sea level. It contains two soil mapping units: Gardellones-Gopheridge-Motherlode complex, 30 to 60 percent slopes; and Riverwash and tailings. One of these mapping units, Riverwash and tailings, is classified as hydric, meaning it has the propensity to pond water and support the growth of wetland vegetation.

Lists of the vascular plant species observed within the project site and the terrestrial vertebrates using, or potentially using, the site are provided in Appendices A and B, respectively. Representative photographs are presented in Appendix C.



2.3 LAND USES / BIOTIC HABITATS

Two biotic habitats / land uses were identified within the project site: foothill woodland and ruderal/developed. These habitats / land uses are depicted in Figure 3 and described in more detail in the following sections.

2.3.1 Foothill Woodland

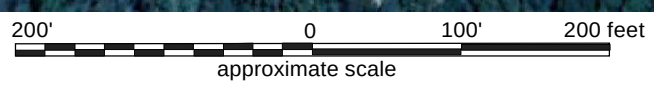
Foothill woodland is common throughout the lower elevations of the western Sierra Nevada Mountains. Foothill woodland on the site was historically very dense and shrubby prior to the brushing activity on the site in 2022, which created a more open landscape. At the time of LOA's survey, the dominant tree species in this onsite habitat were interior live oak (*Quercus wislizeni*) and foothill pine (*Pinus sabiniana*). Other trees included blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), and California buckeye (*Aesculus californica*). Common shrubs found in this habitat included toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), blue elderberry (*Sambucus nigra ssp. caerulea*), Mariposa manzanita (*Arctostaphylos viscida*), and mountain mahogany (*Cercocarpus betuloides*). Dominant grass species observed in this habitat were non-native and included ripgut brome (*Bromus diandrus*), nit grass (*Gastridium phleoides*), soft chess (*Bromus hordeaceus*), dogtail grass (*Cynosurus echinatus*), and rattail sixweeks grass (*Festuca myuros*). Forb species found here included pearly everlasting (*Anaphalis margaritacea*), common mullein (*Verbascum thapsus*), field hedge parsley (*Torilis arvensis*), and hairy vetch (*Vicia villosa*), among others.

Foothill woodland habitat supports a great diversity of both resident and migratory wildlife. Amphibians are expected to be absent from this dry sloped area, however, many reptile species are expected. Common reptiles within this habitat could include the western fence lizard (*Sceloporus occidentalis*), forest alligator lizard (*Elgaria multicarinata multicarinata*), Gilbert's skink (*Plestiodon gilberti*), California kingsnake (*Lampropeltis californiae*), gophersnake (*Pituophis catenifer*), and northern pacific rattlesnake (*Crotalus oreganus oreganus*), among others.



LEGEND

-  Approximate Project Site Boundary
-  Foothill Woodland
-  Ruderal / Developed



**LIVE OAK**
ASSOCIATES, INC.

County Park Road Cabins Project
Habitats / Land Cover

Date
10/08/2024

Project #
2904-01

Figure #
3



This habitat also provides foraging and nesting opportunity for various bird species. Resident birds observed or heard in this habitat included acorn woodpeckers (*Melanerpes formicivorus*), spotted towhees (*Pipilo maculatus*), Anna's hummingbirds (*Calypte anna*), oak titmice (*Baeolophus inornatus*), and California scrub jays (*Aphelocoma californica*), among others. Winter migrants that would use this habitat include white-crowned sparrows (*Zonotrichia leucophrys*), yellow-rumped warblers (*Setophaga coronata*), and ruby-crowned kinglets (*Regulus calendula*). Summer migrants may include house wrens (*Troglodytes aedon*), Bullock's oriole (*Icterus bullockii*), and ash-throated flycatchers (*Myiarchus cinerascens*). Raptors such as Cooper's hawks (*Accipiter cooperii*), red-tailed hawks (*Buteo jamaicensis*), and western screech owls (*Strix occidentalis*) may occur here as well.

A number of mammal species are expected in this onsite habitat, which likely include small mammals such as the California mouse (*Peromyscus californicus*), deer mouse (*Peromyscus maniculatus*), pinyon mouse (*Peromyscus truei*), and western gray squirrel (*Sciurus griseus*). Larger mammals could include the mule deer (*Odocoileus hemionus*), gray fox (*Urocyon cinereoargenteus*), coyote (*Canis latrans*), bobcat (*Lynx rufus*), and striped skunk (*Mephitis mephitis*). A number of bat species likely forage over this habitat.

2.3.2 Ruderal/Developed

Ruderal/developed areas of the project site contain a stretch of County Park Road and an existing driveway. These areas consist of paved or dirt road surfaces and graded road cuts and fill at the edges of the roads.

Both herbaceous and woody vegetation were observed within the site's ruderal/developed lands at the time of LOA's survey. Grasses found here were similar to the species found in the foothill woodland on the site with the addition of bulbous bluegrass (*Poa bulbosa*), wild oats (*Avena sp.*), and small flowered melica (*Melica imperfecta*). Forbs in this area consisted of Heermann's tarweed (*Holocarpha heermannii*), doveweed (*Croton setiger*), narrowleaf cottonrose (*Logfia gallica*), and American bird's foot trefoil (*Acmispon americanus*), among others. Shrubs and small trees in this area of the site included toyon, mountain mahogany, Himalayan blackberry (*Rubus armeniacus*), black walnut (*Juglans hindsii*), and tree of heaven (*Ailanthus altissima*).



The ruderal/developed areas of the site offer little to no cover or foraging opportunity for wildlife. Wildlife species using the adjacent woodland are expected to occasionally pass through ruderal/developed areas of the site. A few species may utilize this area of the site from time to time. Lizards and snakes found in foothill woodland of the site may bask in the open spaces found in ruderal/developed areas and some avian species such as the mourning dove (*Zenaida macroura*) and lesser goldfinch (*Spinus psaltria*) may occasionally forage along the road shoulder.

2.4 SPECIAL STATUS PLANTS AND ANIMALS

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 urban uses. As described more fully in Section 3.2, state and federal laws have provided 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 ranking system, California Rare Plant Ranks (CRPR), for native plants considered rare, threatened, or endangered. Plants with a CRPR ranking of 1 or 2 meet the definitions of the California Endangered Species Act and are eligible for state listing. Collectively, all of the aforementioned plants and animals are referred to as “special status species.”

The California Natural Diversity Data Base (CNDDDB) (CDFW 2024) was queried for special status species occurrences in the nine USGS 7.5-minute quadrangles containing and immediately surrounding the project site (*Mariposa, Ben Hur, Buckingham Mtn., Feliciana Mtn., Stumpfield Mtn., Horsecamp Mountain, Catheys Valley, Illinois Hill, and Bear Valley*). These species, and their potential to occur on site, are listed in Table 1 on the following pages. Sources of information for Table 1 included *California’s Wildlife, Volumes I, II, and III* (Zeiner et. al 1988), *The Jepson Manual: Vascular Plants of California, second edition* (Baldwin et al. 2012), CNPS’s *Online*



Inventory of Rare and Endangered Vascular Plants of California (CNPS 2024), iNaturalist.org, Calflora.org, and eBird.org.



TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Act

Species	Status	Habitat	Occurrence on the Project Site
Mariposa Pussypaws (<i>Calytridium pulchellum</i>)	FT, CRPR 1B	Known from fewer than ten populations in Mariposa, Madera, and Fresno Counties, where it can be found on granite domes and other exposed sites with coarse granitic substrate, between 1,320 and 4,000 feet in elevation. Blooms April-August.	Absent. Suitable habitat for this species is absent from the project site.
Mariposa Lupine (<i>Lupinus citrinus</i> var. <i>deflexus</i>)	CT, CRPR 1B	Occurs in chaparral and woodland habitats near Mariposa, elevations 1,300 to 2,000 feet. Preferred microhabitat is granitic sand and gravel on hilltops and hillsides, mostly with southern exposure. Blooms April-May.	Absent. Granitic sand and south facing slopes are absent from the project site. Furthermore, dense vegetation cover of the site prior to 2022 brush clearing was not suitable for this species.

CNPS Listed Species

Yosemite Onion (<i>Allium yosemitense</i>)	CRPR 1B	Occurs in pockets of wet soil, in wet cracks of metamorphic rock, and on slopes and walls within chaparral, woodland, and forest habitats. Elevations between 1,740 and 6,650 feet. Blooms April-June	Absent. Suitable habitat is absent from the project site.
Big-scale Balsamroot (<i>Balsamorhiza macrolepis</i>)	CRPR 1B	Found in dry, open areas in chaparral, grassland, and woodland habitats, sometimes in serpentine soils. Elevations up to 5,000 feet; blooms March-June.	Absent. Open landscapes in which this species grows are currently and were historically (pre-2022 brush clearing) absent from the project site.
Mariposa Clarkia (<i>Clarkia biloba</i> ssp. <i>australis</i>)	CRPR 1B	Found in chaparral and woodland habitats on serpentine soils. Several occurrences known from foothill woodland / riparian ecotone. Elevations between 1,000 and 4,800 feet. Blooms April-July.	Absent. Serpentine soils are absent from the project site.
Beaked Clarkia (<i>Clarkia rostrata</i>)	CRPR 1B	Occurs in oak or pine woodlands, often on north-facing slopes, sometimes on sandstone; blooms May-July; elevations 560-3,445 feet.	Unlikely. While the site currently provides some level of suitable habitat for this species, its dense vegetative cover prior to 2022 brush clearing created unsuitable conditions. It is highly unlikely this species would have become established on the site since the brush clearing, as the surrounding lands are unsuitable, and the nearest documented occurrences are miles away from the project site.



TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (cont'd)

CNPS Listed Species

Species	Status	Habitat	Occurrence on the Project Site
Pleasant Valley Mariposa-lily (<i>Calochortus clavatus</i> var. <i>avius</i>)	CRPR 1B	Occurs in lower montane coniferous forest in Josephine silt loam or volcanic soils, often in rocky areas; blooms May-July; elevations 1,000-5,900 feet.	Absent. Suitable habitat is absent from the project site.
Grassland Suncup (<i>Camissonia lacustris</i>)	CRPR 1B	Occurs in gravelly, serpentine, or granitic substrate in valley and foothill grassland, cismontane woodland, lower montane coniferous forest, and chaparral; blooms April-June; elevations 590-4,000 ft.	Absent. Suitable substrate for this plant is absent from the project site.
Mariposa Cryptantha (<i>Cryptantha mariposae</i>)	CRPR 1B	Occurs in rocky chaparral habitats; serpentine soils; blooms April-May; elevations 660-2,130 ft.	Absent. Suitable habitat and soils are absent from the project site.
Recurved Larkspur (<i>Delphinium recurvatum</i>)	CRPR 1B	Occurs in poorly drained, fine, alkaline soils in grassland and Atriplex scrub; blooms March-June; elevations below 2,500 ft.	Absent. Suitable habitat and soils are absent from the project site.
Yellow-lipped Pansy Monkeyflower (<i>Diplacus pulchellus</i>)	CRPR 1B	Found in vernal wet or mesic sites in lower montane coniferous forest or meadow habitats; elevations 2,000-6,500 feet. Blooms April-July.	Absent. Suitable habitat is absent from the project site.
Koch's Cord Moss (<i>Entosthodon kochii</i>)	CRPR 1B	This moss is known from only four occurrences statewide. It grows on the soil in woodland habitats, often on riverbanks. Elevations between 600 and 3,300 feet.	Unlikely. The only known occurrence of this species in Mariposa County is a collection from 1947 near Briceburg 8.0 miles north of the project site (CDFW 2024).
Mariposa daisy (<i>Erigeron mariposanus</i>)	CRPR 1A	Occurs in foothill woodland. Known only from Mariposa, where last collected in 1900. Blooms June – August.	Absent. This species is presumed extinct.
Congdon's Woolly Sunflower (<i>Eriophyllum congdonii</i>)	CRPR 1B	Occurs in cracks in rock outcroppings and on talus, in chaparral, woodland, lower montane coniferous forest, and grassland habitats. Elevations between 1,590 and 6,000 feet. Blooms April – June.	Absent. Suitable habitat is absent from the project site.
Slender-stemmed Monkeyflower (<i>Erythranthe filicaulis</i>)	CRPR 1B	Occurs on vernal mesic granitic sand and meadow edges within woodland and coniferous forest habitats between 2,035 and 5,525 feet in elevation. Blooms April – August.	Absent. Suitable habitat is absent from the project site, and the site is situated at the lower extent of this species' elevation range.
Slender-stalked Monkeyflower (<i>Erythranthe gracilipes</i>)	CRPR 1B	Occurs in disturbed or burned areas on decomposed granite, also on thin granitic soil in cracks in large granite rocks. Associated with chaparral, woodland, and lower montane coniferous forest between 1,640 and 4,265 feet. Blooms April – June.	Absent. Suitable habitat in the form of decomposed granite substrate and granitic boulders are absent from the project site.



TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (cont'd)

CNPS Listed Species

Species	Status	Habitat	Occurrence on the Project Site
Parry's Horkelia (<i>Horkelia parryi</i>)	CRPR 1B	Found in openings in chaparral and woodland habitats at elevations between 260 and 3,500 feet. Especially known from the Lone Formation in Amador County. Blooms April-September.	Unlikely. Chaparral habitat and the Lone Formation are absent from the project site. The project site is south of the species' known range. The nearest documented occurrences are in chaparral habitat of the Feliciano Mountain area approximately 7.75 miles northeast of the project site and at a higher elevation.
Madera Leptosiphon (<i>Leptosiphon serrulatus</i>)	CRPR 1B	Occurs in woodlands and lower montane coniferous forests between 100 and 4,200 ft. in elevation. Prefers dry slopes often on decomposed granite in woodlands. Blooms April-May.	Unlikely. The dense vegetative cover of the site prior to 2022 brush clearing appears to have provided marginal habitat for this species. The project site is at the northern extent of the species' historic range. The three CNDDDB occurrences in Mariposa County are at lower elevations and historic in nature; two are from the 1800s and one is from 1957. The nearest known extant population of this species is approximately 35 miles to the southeast in slopes along the San Joaquin River. With no modern nearby occurrences, the site appears to be well outside the species' current range.
Congdon's Lomatium (<i>Lomatium congdonii</i>)	CRPR 1B	Found in chaparral and woodland habitats in serpentine soils. Associated species include the gray pine and various chaparral plants. Elevations between 1,000 and 6,900 feet. Blooms March-June.	Absent. Serpentine soils in which this species is found are absent from the project site.
Shaggyhair Lupine (<i>Lupinus spectabilis</i>)	CRPR 1B	Found in serpentine chaparral habitats on open, rocky slopes; elevations between 900 and 2,700 feet. Often surrounded by gray pine woodland. Blooms April-May.	Absent. Suitable habitat and soils are absent from the project site.

ANIMALS

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Act

Crotch's bumble bee (<i>Bombus crotchii</i>)	CCE	A species of open grassland and scrub habitats, the Crotch bumble bee historically ranged throughout central and southern California. Widespread conversion of grassland to agricultural and urban uses has led to its near-extirpation from the Central Valley. Where present, it is associated with remnant grassland and scrub supporting food plants of the <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> genera (Williams et al. 2014).	Unlikely. Woodland areas of the site historically provided unlikely habitat for nesting and foraging bumble bees due to the dense tree and shrub cover and resulting lack of forbs for foraging. While land clearing has provided a more open landscape it is doubtful that Crotch's bumble bee would have taken to this patch of newly open land for nesting. Burrows needed for nesting were not observed on the site. Forbs this species would utilize for foraging appeared to be sparse on the site.
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TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (cont'd)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Act

Species	Status	Habitat	Occurrence on the Project Site
Valley Elderberry Longhorn Beetle (VELB) (<i>Desmocerus californicus dimorphus</i>)	FT	Found in mature elderberry shrubs of the Central Valley from Shasta County to Madera County. Historic occurrence records south of Madera County and in the foothills above 500 feet in elevation are now believed to be associated with the closely-related California elderberry longhorn beetle (<i>D. c. californicus</i>) (USFWS 2019).	Absent. The project site is located well above this species' elevational distribution, based on current scientific understanding (USFWS 2019).
California Tiger Salamander (<i>Ambystoma californiense</i>)	FT, CT	Found primarily in annual grasslands; requires vernal pools for breeding and rodent burrows for aestivation.	Absent. Suitable habitat is absent from the project site and surrounding lands, and the site is located outside of this species' range.
Limestone Salamander (<i>Hydromantes brunus</i>)	CT, CFP	Found in the chaparral belt of the lower Merced River Canyon. Inhabits mossy limestone crevices, typically on steep slopes. Breeds terrestrially.	Absent. Suitable habitat is absent from the project site, and the site is located outside of this species' limited range.
Foothill Yellow-legged Frog (<i>Rana boylei</i>)	CE	Found in or near rocky streams in a variety of habitats. Uses submerged rocks and debris for cover. Requires gravel or rocks in moving water near stream margins for reproduction.	Absent. Aquatic habitat required by this species is absent from the project site. This species is not expected to occur in Mariposa Creek and ruderal/developed areas of the site near Mariposa Creek offer unsuitable habitat for this species.
Sierra Nevada Yellow-legged Frog (<i>Rana sierrae</i>)	FE, CT	Found in cold mountain lakes and streams, generally from 5,000 to 12,000 feet in elevation. Breeding and egg laying occur after snowmelt from June to August.	Absent. Aquatic habitat required by this species is absent from the project site. The site is below the elevational range of the species.
Western spadefoot (<i>Spea hammondi</i>)	FPT, CSC	Occurs in grasslands of San Joaquin Valley, where it breeds in vernal pools or other seasonal wetlands and aestivates in underground refugia such as rodent burrows. Baumberger et al. (2019) recorded a mean maximum distance of around 230 feet between breeding and aestivation sites, with an overall maximum of 890 feet.	Absent. Suitable habitat is absent from the project site and surrounding lands.
Western pond turtle (<i>Actinemys marmorata</i>)	FPT, CSC	Found in ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Requires partially submerged rocks or logs or sandy banks for basking sites. Nesting takes place in open areas, on a variety of soil types, and up to ¼ mile away from water.	Absent. Aquatic habitat required by this species is absent from the project site. Ruderal/developed areas of the site near Mariposa Creek are unsuitable for nesting.
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	CE	Nests and winters on ocean shores, lake margins and rivers. Uses old-growth snags. Mostly forages over water and along shores.	Unlikely. This species is associated with large bodies of water, which are absent from the project site and surrounding lands.



TABLE 1. LIST OF SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (cont'd)

California Species of Special Concern or Fully Protected

Species	Status	Habitat	Occurrence on the Project Site
Hardhead (<i>Mylopharodon conocephalus</i>)	CSC	Found in large, low- to mid-elevation undisturbed streams and reservoirs, in clear, deep pools with sand-gravel-boulder substrates and slow water velocity.	Absent. Aquatic habitat required by this species is absent from the project site.
Pallid Bat (<i>Antrozous pallidus</i>)	CSC	Roosts in rocky outcrops, cliffs, and crevices with access to open habitats for foraging. May also roost in caves, mines, hollow trees, and buildings. This opportunistic forager gleans a variety of arthropod prey from surfaces, and may also take insects in flight.	Possible. The pallid bat could potentially forage on or over the site. Roosting habitat is absent, as onsite trees are relatively small with no large cavities for bat roosting.
Townsend's Big-eared Bat (<i>Corynorhinus townsendii</i>)	CSC	Primarily a cave-dwelling bat that may also roost in buildings, rock crevices, and hollow trees. Forages in edge habitats along streams and within and adjacent to various types of forest and woodland.	Possible. The Townsend's big-eared bat could potentially forage on or over the site. Roosting habitat is absent, as onsite trees are relatively small with no large cavities for bat roosting.
Spotted Bat (<i>Euderma maculatum</i>)	CSC	Occurs in a variety of habitats. Roost sites are cracks, crevices, and caves, usually high in fractured rock cliffs.	Possible. Spotted bats may forage over the project site from time to time, but roosting habitat is absent.

OCCURRENCE DESIGNATIONS AND STATUS CODES

Present: Species observed on the site at time of field surveys or during recent past.

Likely: Species not observed on the site, but it may reasonably be expected to occur there on a regular basis.

Possible: Species not observed on the site, but it could occur there from time to time.

Unlikely: Species not observed on the site, and would not be expected to occur there except, perhaps, as a transient.

Absent: Species not observed on the site and precluded from occurring there because habitat requirements not met.

STATUS CODES

FE Federally Endangered
FT Federally Threatened
FC Federal Candidate

CE California Endangered
CT California Threatened
CFP California Fully Protected
CSC California Species of Special Concern

CNPS LISTING

1A Plants Presumed Extinct in California 2 Plants Rare, Threatened, or Endangered in
1B Plants Rare, Threatened, or Endangered in California, but more common elsewhere
California and elsewhere

2.5 JURISDICTIONAL WATERS

Jurisdictional waters are those rivers, creeks, drainages, lakes, ponds, reservoirs, and wetlands that are subject to the authority of the USACE, CDFW, and/or the RWQCB. In general, the USACE regulates navigable waters, tributaries to navigable waters, and wetlands adjacent to these waters, where wetlands are defined by the presence of hydric soils, hydrophytic vegetation, and wetland



hydrology. The CDFW has jurisdiction over waters in California that have a defined bed and bank, and the RWQCB has jurisdiction over California surface water and groundwater. The regulation of jurisdictional waters is discussed in more detail in Section 3.2.7.

The project site contains several small ephemeral drainages. None of these drainages exhibited an ordinary high water mark or wetland characteristics. However, culverts were observed running beneath County Park Road, which appeared to occasionally catch water draining from the project site above the road and water draining from the road surface and shoulder. These drainages would not meet the current definition of a water of the U.S. and would likely not be considered jurisdictional by CDFW or the RWQCB.

2.6 SENSITIVE NATURAL COMMUNITIES

California contains a wide range of natural communities, or unique assemblages of plants and animals. These communities have largely been classified and mapped by CDFW as part of their Vegetation Classification and Mapping Program (VegCAMP). 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.

2.7 WILDLIFE MOVEMENT CORRIDORS

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.

While the project site includes a narrow arm that comes close to Mariposa Creek, natural lands associated with the creek are outside the project site. Wildlife movement corridors are absent from the project site.



2.8 DESIGNATED CRITICAL HABITAT

The USFWS often designates areas of “critical habitat” when it lists species as threatened or endangered. Critical habitat is a specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

Designated critical habitat is absent from the project vicinity. The nearest unit of critical habitat is located some 16 miles to the west of the project site, in the grassland / vernal pool complexes of the lower foothills. It is designated for the protection of a variety of listed vernal pool plant and animal species.



3.0 RELEVANT GOALS, POLICIES, AND LAWS

3.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

In California, any project carried out or approved by a public agency that will result in a direct or reasonably foreseeable indirect physical change in the environment must comply with CEQA. The purpose of CEQA is to ensure that a project's potential impacts on the environment are evaluated and methods for avoiding or reducing these impacts are considered before the project is allowed to move forward. A secondary aim of CEQA is to provide justification to the public for the approval of any projects involving significant impacts on the environment.

According to Section 15382 of the CEQA Guidelines, a significant effect on the environment means a “substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic interest.” Although the lead agency may set its own CEQA significance thresholds, project impacts to biological resources are generally considered to be significant if they would meet any of the following criteria established in Appendix G of the CEQA Guidelines:

- 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 CDFW or USFWS.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by CDFW or USFWS.
- Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- 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.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.



Furthermore, CEQA Guidelines Section 15065(a) requires the lead agency to make “mandatory findings of significance” if there is substantial evidence that a project may:

- Substantially 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, or substantially reduce the number or restrict the range of an endangered, rare or threatened species.
- Achieve short-term environmental goals to the detriment of long-term environmental goals.
- Produce environmental effects that are individually limited but cumulatively considerable, meaning that the incremental effects of the project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects.

3.2 OTHER RELEVANT LAWS AND POLICIES

3.2.1 Mariposa Town Planning Area Specific Plan

The Mariposa Town Planning Area Specific Plan (Town Plan) provides development standards designed to protect significant biotic resources of the Planning Area. Relevant resources addressed by this plan include: (1) scenic resources, (2) water resources, (3) air resources, and (4) wildlife and vegetation. The Mariposa Town Planning Area Specific Plan Environmental Impact Report, certified in 1992, assessed environmental impacts of these development standards and provides mitigation, as appropriate, to reduce impacts to a less than significant level.

3.2.2 Threatened and Endangered Species

In California, imperiled plants and animals may be afforded special legal protections under the California Endangered Species Act (CESA) and/or Federal Endangered Species Act (FESA). Species may be listed as “threatened” or “endangered” under one or both Acts, and/or as “rare” under CESA. Under both Acts, “endangered” means a species is in danger of extinction throughout all or a significant portion of its range, and “threatened” means a species is likely to become endangered within the foreseeable future. Under CESA, “rare” means a species may become endangered if their present environment worsens. Both Acts prohibit “take” of listed species, defined under CESA as “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” (California Fish and Game Code, Section 86), and more broadly defined



under FESA to include “harm” (16 USC, Section 1532(19), 50 CFR, Section 17.3). The USFWS commonly interprets “take” to include the loss of habitat utilized by a listed species.

When state and federally listed species have the potential to be impacted by a project, the USFWS and CDFW must be included in the CEQA process. These agencies review the environmental document to determine the adequacy of its treatment of endangered species issues and to make project-specific recommendations for the protection of listed species. Projects that may result in the “take” of listed species must generally enter into consultation with the USFWS and/or CDFW pursuant to FESA and CESA, respectively. In some cases, incidental take authorization(s) from these agencies may be required before the project can be implemented.

3.2.3 Migratory Birds

The Federal Migratory Bird Treaty Act (FMBTA: 16 USC 703-712) prohibits killing, possessing, or trading in any bird species covered in one of four international conventions to which the United States is a party, except in accordance with regulations prescribed by the Secretary of the Interior. The name of the act is misleading, as it actually covers almost all birds native to the United States, even those that are non-migratory. The FMBTA encompasses whole birds, parts of birds, and bird nests and eggs.

Native birds are also protected under California state law. The California Fish and Game Code makes it unlawful to take or possess any non-game bird covered by the FMBTA (Section 3513), as well as any other native non-game bird (Section 3800), even if incidental to lawful activities.

3.2.4 Birds of Prey

Birds of prey are also protected in California under provisions of the State Fish and Game Code, Section 3503.5, 1992), which states that it is “unlawful to take, possess, or destroy any birds in the order *Falconiformes* or *Strigiformes* (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by the CDFW.



3.2.5 Nesting Birds

In California, protection is afforded to the nests and eggs of all birds. California Fish and Game Code (Section 3503) states that it is “unlawful to take, possess, or needlessly destroy the nest or eggs of any bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Breeding-season disturbance that causes nest abandonment and/or loss of reproductive effort is considered a form of “take” by the CDFW.

3.2.6 Habitat Conservation Plans and Natural Community Conservation Plans

Section 10 of the federal Endangered Species Act establishes a process by which non-federal projects can obtain authorization to incidentally take listed species, provided take is minimized and thoroughly mitigated. A Habitat Conservation Plan (HCP), developed by the project applicant in collaboration with the USFWS and/or NMFS, ensures that such minimization and mitigation will occur, and is a prerequisite to the issuance of a federal incidental take permit. Similarly, a Natural Community Conservation Plan (NCCP), developed by the project applicant in collaboration with CDFW, provides for the conservation of biodiversity within a project area, and permits limited incidental take of state-listed species.

3.2.7 Wetlands and Other Jurisdictional Waters

Section 404 of the federal Clean Water Act (CWA) regulates the discharge of dredged or fill material into “navigable waters” (33 U.S.C. §1344), defined in the CWA as “the waters of the United States, including the territorial seas” (33 U.S.C. §1362(7)). The CWA does not supply a definition for waters of the U.S., and that has been the subject of considerable debate since the CWA’s passage in 1972. A variety of regulatory definitions have been promulgated by the two federal agencies responsible for implementing the CWA, the Environmental Protection Agency (EPA) and USACE. These definitions have been interpreted, and in some cases, invalidated, by federal courts.

Waters of the U.S. are presently defined by the EPA and USACE’s joint 2023 Revised Definition of ‘Waters of the U.S.’ Rule (2023 WOTUS Rule), issued in January 2023 and amended in August 2023. Generally speaking, waters of the U.S. include:



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- Waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide
 - The territorial seas
 - Interstate waters
 - Impoundments of waters otherwise defined as waters of the United States under the definition
 - Tributaries to other waters of the U.S. that are relatively permanent, standing or continuously flowing bodies of water
 - Wetlands adjacent to other waters of the U.S. that have a continuous surface connection to those waters

The 2023 WOTUS Rule also defines a number of exclusions from the definition of waters of the U.S., many of which are longstanding exclusions from earlier regulatory regimes. These generally include:

- Waste treatment systems
- Prior converted cropland
- Ditches excavated wholly in and draining only dry land that do not carry a relatively permanent flow of water
- Certain artificial features, e.g. irrigation basins, swimming pools, borrow pits, and artificially irrigated areas
- Swales and erosional features characterized by low volume, infrequent, or short duration flow

All activities that involve the discharge of dredge or fill material into waters of the U.S. are subject to the permit requirements of the USACE. Such permits are typically issued on the condition that the applicant agrees to provide mitigation that result in no net loss of wetland functions or values.

Under the Porter-Cologne Water Quality Control Act of 1969, the State Water Resources Control Board (SWRCB) has regulatory authority to protect the water quality of all surface water and groundwater in the State of California (“waters of the State”). Nine RWQCBs oversee water quality at the local and regional level. The RWQCB for a given region regulates discharges of fill or pollutants into waters of the State through the issuance of various permits and orders.



Discharges into waters of the State that are also waters of the U.S. require a Section 401 Water Quality Certification from the RWQCB as a prerequisite to obtaining a Section 404 Clean Water Act permit. Discharges into waters of the State that are not also waters of the U.S. require Waste Discharge Requirements (WDRs), or waivers of WDRs, from the RWQCB.

The SWRCB and RWQCBs also administer the federal National Pollution Discharge Elimination System (NPDES) program, which is concerned with the discharge of stormwater and other pollutants into water bodies. Projects that disturb one or more acres of soil must obtain coverage under the SWRCB's current NPDES Construction Stormwater General Permit. A prerequisite for permit coverage is the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer. Other types of pollutant discharges into waters of the U.S., such as wastewater, may require coverage under a different NPDES general permit, and in some cases an individual permit.

CDFW has jurisdiction over the bed and bank of natural drainages and lakes according to provisions of Section 1601 and 1602 of the California Fish and Game Code. Activities that may substantially modify such waters through the diversion or obstruction of their natural flow, change or use of any material from their bed or bank, or the deposition of debris require a Notification of Lake or Streambed Alteration. If CDFW determines that the activity may adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will be prepared. Such an agreement typically stipulates that certain measures will be implemented to protect the habitat values of the lake or drainage in question.

3.2.8 Oak Woodland Conservation Act

The Oak Woodland Conservation Act (SB 1334) and California Public Resources Code Section 21083.4 require counties to address impacts to oak woodlands as part of the CEQA review process. In determining whether a discretionary project requires an environmental impact report, negative declaration, or mitigated negative declaration, the county in question must evaluate the significance of any associated conversion of oak woodlands, where "oak woodland" is typically defined as a native oak (*Quercus* sp.) stand with greater than 10 percent canopy cover, consistent with California Fish and Game Code Section 1361. Where impacts are found to be significant, the County must implement appropriate mitigation measures. The statute identifies a number of



mitigation options that, individually or in combination, could reduce a project's impact to oak woodlands to a less than significant level. The statute also exempts a few specified activities from its requirements.



4.0 IMPACTS AND MITIGATIONS

The following discussions address the potential impacts to biological resources associated with implementation of the County Park Road Cabins Project.

4.1 POTENTIALLY SIGNIFICANT PROJECT IMPACTS/MITIGATION

4.1.1 Potential Project Impacts to Nesting Migratory Birds and Raptors

Potential Impacts. The project site contains suitable nesting habitat for a number of avian species protected under the federal Migratory Bird Treaty Act and related state laws. Any birds or raptors that are nesting within or near work areas at the time of construction would have the potential to be injured or killed by project activities. In addition to direct “take” of nesting birds, project activities could disturb birds nesting within or adjacent to work areas such that they would abandon their nests. Project-related injury or mortality of nesting birds and raptors would violate state and federal laws, and is considered a potentially significant impact under CEQA.

Mitigation. The following measures will be implemented for the protection of nesting migratory birds and raptors.

Mitigation 4.1.1a (Avoidance). To avoid impacts to nesting birds and raptors, initial grading and/or vegetation removal activities will occur, where possible, outside the February 1-August 31 nesting season.

Mitigation 4.1.1b (Pre-construction Surveys). If initial grading and/or vegetation removal must occur during the February 1-August 31 nesting season, a qualified biologist will conduct pre-construction surveys for active bird and raptor nests within 10 days of the onset of these activities. Nest surveys will encompass the work area and accessible surrounding lands within 250 feet.

Mitigation 4.1.1c (Construction-Free Buffers). Should any active nests be discovered in or near proposed construction zones, a qualified biologist will identify suitable construction-free buffers around the nests. The buffers will be identified on the ground with flagging or fencing, and will be maintained until the biologist has determined that the young have fledged and are no longer reliant on the nest or parental care for their survival.

Implementation of the above measures will reduce potential project impacts to nesting migratory birds and raptors to a less than significant level under CEQA and will ensure compliance with state and federal laws protecting these species.



4.2 LESS THAN SIGNIFICANT PROJECT IMPACTS

4.2.1 Potential Project Impacts to Special Status Plants

Potential Impacts. Twenty special status plants are known from the project vicinity (see Table 1). All 20 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 affect these species, either directly or indirectly, and impacts are considered less than significant under CEQA.

Mitigation. Mitigation measures are not warranted.

4.2.2 Project Impacts to Special Status Animal Species Absent from or Unlikely to Occur on the Project Site

Potential Impacts. Thirteen special status animals have been documented in the general vicinity of the project site or are known to occur regionally (see Table 1). Of these, 10 are considered absent or unlikely to occur on the site due to the absence of suitable habitat and/or the site's being situated outside of the species' known distribution. These species are the Crotch's bumble bee (*Bombus crotchii*), valley elderberry longhorn beetle (*Desmocerus californicus occidentalis*), California tiger salamander (*Ambystoma californiense*), limestone salamander (*Hydromantes brunus*), foothill yellow-legged frog (*Rana boylei*), Sierra Nevada yellow-legged frog (*Rana sierrae*), western spadefoot (*Spea hammondi*), western pond turtle (*Actinemys marmorata*), bald eagle (*Haliaeetus leucocephalus*), and hardhead (*Mylopharodon conocephalus*) (see Table 1). Because these species have no appreciable potential to occur on site, they are not expected to be affected by the project, directly or indirectly. Project impacts are considered less than significant under CEQA.

Mitigation. Mitigation measures are not warranted.

4.2.3 Project-Related Mortality of Special Status Animal Species that May Occur on the Project Site as Occasional or Regular Foragers but Breed Elsewhere

Potential Impacts. Three special status animals, the pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), and spotted bat (*Euderma maculatum*) have the potential to forage on or over the site from time to time but would not breed or roost on site or close enough



to the site to be vulnerable to project-related disturbance at roosting locations. Individuals of these species are unlikely to be injured or killed by construction activities because they would likely be foraging on the site after work hours and are highly mobile foragers and would be expected to simply avoid active work areas.

Mitigation. Mitigation measures are not warranted.

4.2.4 Potential Project Impacts to Riparian Habitat and other Sensitive Habitats

Potential Impacts. The project site does not contain or adjoin any riparian habitat, sensitive natural communities or designated critical habitat. There will be no impact to such resources.

Mitigation. Mitigation measures are not warranted.

4.2.5 Project Impacts to Wildlife Movement Corridors

Potential Impacts. The site does not contain any geographic features that would be considered a wildlife movement corridor. Therefore, potential impacts to such a corridor will not occur.

Mitigation. Mitigation measures are not warranted.

4.2.6 Project Impacts to Jurisdictional Waters

Potential Impacts. As discussed, the project site contains several small ephemeral drainages that showed no signs of an ordinary high water mark or wetland formation and would likely not be considered jurisdictional by the USACE, RWQCB, and CDFW. It is not certain if and to what extent these drainages may be impacted by project activities; however, design plans call for an extension to a culvert running beneath an existing driveway at the southeast end of the site. Because onsite drainages are likely non-jurisdictional and impacts would be minimal, project impacts to jurisdictional waters under CEQA are considered a less than significant impact. However, the project applicant is advised that only the agencies can make a jurisdictional determination and that compliance with CEQA does not exempt a project from USACE, RWQCB, and CDFW permitting requirements.

Mitigation. Mitigation measures are not warranted.



4.2.7 Consistency with Local Policies and Ordinances

Potential Impacts. The project appears consistent with those goals and policies of the Mariposa Town Planning Area Specific Plan that pertain to biological resources.

Mitigation. Mitigation measures are not warranted.

4.2.8 Consistency with Habitat Conservation Plans and Natural Community Conservation Plans

Potential Impacts. There are no known HCPs or NCCPs in effect for the project vicinity.

Mitigation. Mitigation measures are not warranted.

4.2.9 Project Impacts to Oak Woodland

Potential Impacts. The project as conceptually designed will modify 2.5 acres of foothill woodland habitat. Because native oak trees contribute more than 10 percent canopy cover to the site's tree stands, these areas appear to meet the definition of oak woodland pursuant to California Fish and Game Code Section 1361. It is anticipated that most of the trees will remain after project buildout. Because impacts to this small block of oak woodland will be minimal and following project development many square miles of higher-quality, contiguous oak woodland habitat will remain available on adjoining lands, project impacts to oak woodland are considered less than significant under CEQA.

Mitigation. Mitigation is not warranted.



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APPENDIX A: VASCULAR PLANT LIST



APPENDIX A VASCULAR PLANTS OF THE PROJECT SITE

The plants species listed below were observed on the project site during LOA's September 4, 2024 survey. The U.S. Fish and Wildlife Service wetland indicator status of each plant, if available, has been shown following its common name.

OBL - Obligate
FACW - Facultative Wetland
FAC - Facultative
FACU - Facultative Upland
UPL - Upland

ANACARDIACEAE – Sumac Family

<i>Toxicodendron diversilobum</i>	Poison oak	FACU
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APIACEAE – Umbellifer Family

<i>Torilis arvensis</i>	Field hedge parsley	UPL
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ASTERACEAE – Sunflower Family

<i>Anaphalis margaritacea</i>	Pearly everlasting	FACU
<i>Carduus pycnocephalus</i>	Italian thistle	UPL
<i>Centaurea solstitialis</i>	Yellow star thistle	UPL
<i>Grindelia camporum</i>	Gumweed	FACW
<i>Holocarpha heermannii</i>	Heermann's tarweed	UPL
<i>Hypochaeris glabra</i>	Smooth cat's ear	UPL
<i>Lactuca serriola</i>	Prickly lettuce	FACU
<i>Logfia gallica</i>	Narrowleaf cottonrose	UPL
<i>Madia elegans</i>	Common madia	UPL

BRASSICACEAE – Mustard Family

<i>Hirschfeldia incana</i>	Mustard	UPL
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ERICACEAE –

<i>Arctostaphylos viscida</i> ssp. <i>mariposa</i>	Mariposa manzanita	UPL
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EUPHORBIACEAE – Spurge Family

<i>Croton setiger</i>	Doveweed	UPL
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FABACEAE – Legumes Family

<i>Acmispon americanus</i>	American bird's foot trefoil	UPL
<i>Lupinus bicolor</i>	Miniature lupine	UPL
<i>Trifolium hirtum</i>	Rose clover	UPL
<i>Trifolium microcephalum</i>	Hairy clover	FAC
<i>Vicia villosa</i>	Hairy vetch	UPL

FAGACEAE – Beech Family

<i>Quercus douglasii</i>	Blue oak	UPL
<i>Quercus lobata</i>	Valley Oak	FACU
<i>Quercus wislizeni</i>	Interior live oak	UPL

JUGLANDACEAE- Walnut Family

<i>Juglans hindsii</i>	Northern California Black Walnut	FAC
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LILLIACEAE – Lilly Family

Calochortus albus White globe lily UPL

ONAGRACEAE – Evening Primrose Family

Clarkia sp. Clarkia UPL

Clarkia unguiculata Woodland clarkia UPL

Epilobium brachycarpum Willowherb FAC

PINACEAE – Pine Family

Pinus sabiniana Gray pine UPL

PLANTAGINACEAE – Plantain Family

Plantago lanceolata English plantain FAC

POACEAE – Grass Family

Aira caryophylllea Silvery hairgrass FACU

Avena fatua Wild oats UPL

Bromus diandrus Rippgut brome UPL

Bromus hordeaceus Soft chess FACU

Cynosurus echinatus Dogtail grass UPL

Elymus caput-medusae Medusa head UPL

Festuca microstachys Small fescue UPL

Festuca myuros Rattail sixweeks grass UPL

Festuca microstachys Small fescue UPL

Festuca perennis Italian rye grass FAC

Gastridium phleoides Nit grass FACU

Melica imperfecta Small flowered melica UPL

Poa bulbosa Bulbous blue grass FACU

POLEMONIACEAE – Phlox Family

Leptosiphon bicolor True babystars UPL

ROSACEAE – Rose Family

Cercocarpus betuloides Birch leaf mountain mahogany UPL

Heteromeles arbutifolia Toyon UPL

Rubus armeniacus Himalayan blackberry FAC

RUBIACEAE – Madder family

Galium aparine Common bedstraw FACU

SAPINDACEAE – Soapberry Family

Aesculus californica California buckeye UPL

SCROPHULARIACEAE - Figwort Family

Verbascum blattaria Moth mullein UPL

Verbascum thapsus Common mullein FACU

SIMAROUBACEAE- Quassia Family

Ailanthus altissima Tree of heaven FACU

THEMIDACEAE – Brodiaea Family

Dichelostemma volubile Twining brodiaea UPL

Triteleia ixioides Pretty face UPL

VERBENACEAE – Verbena Family

Phyla nodiflora Common lippia FACW

VIBURNACEAE – Viburnum Family

Sambucus mexicana Blue elderberry FACU



APPENDIX B: TERRESTRIAL VERTEBRATE SPECIES THAT POTENTIALLY OCCUR ON THE PROJECT SITE



APPENDIX B TERRESTRIAL VERTEBRATE SPECIES THAT POTENTIALLY OCCUR ON THE PROJECT SITE

The species listed below are those that may reasonably be expected to use or pass through the habitats of the site. The list was not intended to include birds that are vagrants or occasional transients. Its purpose is rather to include those species that may be expected to routinely and predictably use or pass through the project site during some or all of the year. An asterisk denotes a species observed on or immediately adjacent to the site during a survey conducted by LOA on September 4, 2024.

CLASS: REPTILIA

ORDER: SQUAMATA (Lizards and Snakes)

SUBORDER: SAURIA (Lizards)

FAMILY: PHRYNOSOMATIDAE

Western Fence Lizard (*Sceloporus occidentalis*)

FAMILY: SCINCIDAE (Skinks)

Gilbert Skink (*Eumeces gilberti*)

FAMILY: ANGUIDAE (Alligator Lizards and Relatives)

Southern Alligator Lizard (*Elgaria multicarinata*)

SUBORDER: SERPENTES (Snakes)

FAMILY: COLUBRIDAE (Colubrids)

Ringneck Snake (*Diadophis punctatus*)

Gopher Snake (*Pituophis melanoleucus*)

Common Kingsnake (*Lampropeltis getulus*)

FAMILY: VIPERIDAE

Western Rattlesnake (*Crotalus viridis*)

CLASS: AVES

ORDER: GALLIFORMES (Megapodes, Currassows, Pheasants, and Relatives)

FAMILY: ODONTOPHORIDAE (New World Quail)

California Quail (*Callipepla californica*)

FAMILY: PHASIANIDAE (Partridges, Grouse, Turkeys, and Old World Quail)

Wild Turkey (*Melegris gallopavo*)

ORDER: COLUMBIFORMES (Pigeons and Doves)

FAMILY: COLUMBIDAE (Pigeons and Doves)

Rock Pigeon (*Columba livia*)

*Mourning Dove (*Zenaida macroura*)

Eurasian Collared-Dove (*Streptopelia decaocto*)

ORDER: APODIFORMES (Swifts and Hummingbirds)

FAMILY: TROCHILIDAE (Hummingbirds)

*Anna's Hummingbird (*Calypte anna*)

Rufous Hummingbird (*Selasphorus rufus*)

ORDER: CICONIIFORMES (Hérons, Storks, Ibises and Relatives)

FAMILY: CATHARTIDAE (New World Vultures)

Turkey Vulture (*Cathartes aura*)

ORDER: FALCONIFORMES (Vultures, Hawks, and Falcons)



FAMILY: ACCIPITRIDAE (Hawks, Old World Vultures, and Harriers)

Sharp-shinned Hawk (*Accipiter striatus*)

Cooper's Hawk (*Accipiter cooperii*)

Red-shouldered Hawk (*Buteo lineatus*)

Red-tailed Hawk (*Buteo jamaicensis*)

ORDER: STRIGIFORMES (Owls)

FAMILY: STRIGIDAE (Typical Owls)

Western Screech Owl (*Otus kennicottii*)

Great Horned Owl (*Bubo virginianus*)

ORDER: PICIFORMES (Woodpeckers and Relatives)

FAMILY: PICIDAE (Woodpeckers and Wrynecks)

*Acorn Woodpecker (*Melanerpes formicivorus*)

Red-Breasted Sapsucker (*Sphyrapicus ruber*)

Nuttall's Woodpecker (*Dryobates nuttallii*)

Downy Woodpecker (*Dryobates pubescens*)

Hairy Woodpecker (*Dryobates villosus*)

Northern Flicker (*Colaptes auratus*)

ORDER: PASSERIFORMES (Perching Birds)

FAMILY: TYRANNIDAE (Tyrant Flycatchers)

Western Wood-Pewee (*Contopus sordidulus*)

Pacific-Slope Flycatcher (*Empidonax difficilis*)

Black Phoebe (*Sayornis nigricans*)

Ash-Throated Flycatcher (*Myiarchus cinerascens*)

Western Kingbird (*Tyrannus verticalis*)

FAMILY: VIREONIDAE (Typical Vireos)

Hutton's Vireo (*Vireo huttoni*)

Warbling Vireo (*Vireo gilvus*)

FAMILY: CORVIDAE (Jays, Magpies, and Crows)

*Western Scrub Jay (*Aphelocoma californica*)

Common Raven (*Corvus corax*)

FAMILY: HIRUNDINIDAE (Swallows)

Violet-green Swallow (*Tachycineta thalassina*)

Cliff Swallow (*Petrochelidon pyrrhonota*)

FAMILY: PARIDAE (Titmice and Relatives)

*Oak Titmouse (*Baeolophus inornatus*)

FAMILY: AEGITHALIDAE (Bushtit)

Bushtit (*Psaltiriparus minimus*)

FAMILY: SITTIDAE (Nuthatches)

White-Breasted Nuthatch (*Sitta carolinensis*)

FAMILY: TROGLODYTIDAE (Wrens)

Bewick's Wren (*Thryomanes bewickii*)

House Wren (*Troglodytes aedon*)

FAMILY: REGULIDAE (Kinglets)

Ruby-Crowned Kinglet (*Regulus calendula*)

FAMILY: SYLVIIDAE (Old World Warblers and Gnatcatchers)

Blue-Gray Gnatcatcher (*Poliophtila caerulea*)



FAMILY: TURDIDAE (Thrushes)

Western Bluebird (*Sialia mexicana*)

Hermit Thrush (*Catharus guttatus*)

American Robin (*Turdus migratorius*)

FAMILY: MIMIDAE (Mockingbirds and Thrashers)

Northern Mockingbird (*Mimus polyglottos*)

FAMILY: STURNIDAE (Starlings and Allies)

European Starling (*Sturnus vulgaris*)

FAMILY: BOMBYCILLIDAE (Waxwings)

Cedar Waxwing (*Bombycilla cedrorum*)

FAMILY: PTILOGONATIDAE (Silky Flycatchers)

Phainopepla (*Phainopepla nitens*)

FAMILY: PARULIDAE (Wood Warblers and Relatives)

Orange-Crowned Warbler (*Vermivora celata*)

Yellow-Rumped Warbler (*Dendroica coronata*)

Black-Throated Gray Warbler (*Dendroica nigrescens*)

FAMILY: EMBERIZIDAE (Emberizines)

Spotted Towhee (*Pipilo maculatus*)

California Towhee (*Pipilo crissalis*)

Lark Sparrow (*Chondestes grammacus*)

Fox Sparrow (*Passerella iliaca*)

White-Crowned Sparrow (*Zonotrichia leucophrys*)

Golden-Crowned Sparrow (*Zonotrichia atricapilla*)

Dark-Eyed Junco (*Junco hyemalis*)

FAMILY: CARDINALIDAE (Cardinals, Grosbeaks and Allies)

Black-Headed Grosbeak (*Pheucticus melanocephalus*)

Lazuli Bunting (*Passerina amoena*)

FAMILY: ICTERIDAE (Blackbirds, Orioles and Allies)

Brewer's Blackbird (*Euphagus cyanocephalus*)

Brown-Headed Cowbird (*Molothrus ater*)

Bullock's Oriole (*Icterus bullockii*)

FAMILY: FRINGILLIDAE (Finches)

*House Finch (*Carpodacus mexicanus*)

*Lesser Goldfinch (*Carduelis psaltria*)

FAMILY: PASSERIDAE (Old World Sparrows)

House Sparrow (*Passer domesticus*)

CLASS: MAMMALIA

ORDER: DIDELPHIMORPHIA (Marsupials)

FAMILY: DIDELPHIDAE (Opossums)

Virginia Opossum (*Didelphis virginiana*)

ORDER: INSECTIVORA (Shrews and Moles)

FAMILY: TALPIDAE (Moles)

Broad-footed Mole (*Scapanus latimanus*)

ORDER: CHIROPTERA (Bats)

FAMILY: VESPERTILIONIDAE (Vespertilionid Bats)



Yuma Myotis (*Myotis yumanensis*)
Long-eared Myotis (*Myotis evotis*)
Fringed Myotis (*Myotis thysanodes*)
California Myotis (*Myotis californicus*)
Little Brown Myotis (*Myotis lucifugus*)
Hoary Bat (*Lasiurus cinereus*)
Big Brown Bat (*Eptesicus fuscus*)
Spotted Bat (*Euderma maculatum*)
Townsend's Big-eared Bat (*Corynorhynchus townsendii*)
Pallid Bat (*Antrozous pallidus*)

FAMILY: MOLOSSIDAE (Free-tailed Bat)

Brazilian Free-tailed Bat (*Tadarida brasiliensis*)

ORDER: RODENTIA (Squirrels, Rats, Mice, and Relatives)

FAMILY: SCIURIDAE (Squirrels, Chipmunks, and Marmots)

California Ground Squirrel (*Otospermophilus beecheyi*)
Western Gray Squirrel (*Sciurus griseus*)

FAMILY: GEOMYIDAE (Pocket Gophers)

Botta's Pocket Gopher (*Thomomys bottae*)

FAMILY: CRICETIDAE (Deer Mice, Voles, and Relatives)

California Pocket Mouse (*Perognathus californicus*)
Western Harvest Mouse (*Reithrodontomys megalotis*)
California Mouse (*Peromyscus californicus*)
Deer Mouse (*Peromyscus maniculatus*)
Brush Mouse (*Peromyscus boylii*)
House Mouse (*Mus musculus*)
Meadow Vole (*Microtus californicus*)

*Large-eared Woodrat (*Neotoma macrotis*)

ORDER: CARNIVORA (Carnivores)

FAMILY: CANIDAE (Foxes, Wolves, and Relatives)

Coyote (*Canis latrans*)
Gray Fox (*Urocyon cinereoargenteus*)

FAMILY: PROCYONIDAE (Raccoons and Relatives)

Raccoon (*Procyon lotor*)

FAMILY: MEPHITIDAE

Striped Skunk (*Mephitis mephitis*)

FAMILY: FELIDAE

Bobcat (*Felis rufus*)

FAMILY: CERVIDAE (Deer, Elk and Relatives)

Mule Deer (*Odocoileus hemionus*)



APPENDIX C: REPRESENTATIVE PHOTOS OF THE PROJECT SITE



Photos 1. Foothill woodland at the southeast end the site.



Photos 2. Foothill woodland at the northwest side of the site. An historic road cut at left.



Photos 3. One of the small ephemeral drainages on the site.



Photos 4. The largest of the small ephemeral drainages on the site, located at the southeastern end of the site extending upslope offsite. Nearly all portions of this onsite drainage consist of a culvert.



Photos 5. Unbrushed area upslope from the site. This photo provides an example of vegetation cover on the site prior to brush clearing of the site in 2022.



Photos 6. Ruderal/developed area of the site in the form of a paved driveway.



Photos 7. Ruderal/developed area of the site in the form of County Park Road.



Photos 8. Ruderal/developed area of the site in the form of County Park Road at intersection of Stroming Road.

March 18, 2024

Ms. Polina Pivak
Mariposa Planning Department
5100 Bullion St,
P.O. Box 2039
Mariposa, CA 95338

Via Email Only: ppivak@mariposacounty.org

**Subject: 5007 County Park Road Project Trip Generation & Distribution Analysis
(JLB Project 012-008)**

Dear Ms. Pivak,

JLB Traffic Engineering, Inc. (JLB) has completed a **Trip Generation and Distribution Analysis (TG&DA)** for the 5007 County Park Road (Project) located in the County of Mariposa. Based on information provided to JLB, the Project proposes to develop up to 10 A-frame cabins for vacation rental purposes on 2.485 gross acres located along the west side of County Park Road. Per information provided to JLB, the proposed Project is consistent with the County of Mariposa General Plan Land Use designation. The purpose of this TG&DA is to evaluate the potential trip generation of the proposed Project and distribute the Project Trips to the adjacent roadways.

Project Description

The Project proposes to develop up to 10 A-frame cabins for vacation rental purposes on 2.485 gross acres located along the west side of County Park Road. An aerial of the Project Vicinity and Project Site Plan are shown in Exhibits A and B, respectively.

Project Trip Generation

The trip generation rates for the proposed Project site were obtained from the 11th Edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE). Since ITE does not contain trip generation rates for cabins, JLB utilized ITE's trip generation rates for Low Rise Multifamily residential as has been done for other projects in the County of Mariposa. Within the Multifamily land use, geographic location and type of adjacent and nearby development are noted to have an effect on the site trip generation. Furthermore, many of the ITE trip generation studies were located in urban and suburban settings, which are anticipated to yield higher trip generation as a result of work and school related trips. As such, the trip generation presented in Table I is anticipated to be conservative. Table I presents the trip generation for the proposed Project with trip generation rates for Multifamily Housing (Low Rise) Not Close to Transit (220). Per the ITE Trip Generation Manual, the proposed Project is estimated to generate approximately 67 daily, 4 AM peak hour and 5 PM peak hour driveway trips. As the Project's trip generation is less than 10 peak hours, the Project's trip generation is very small and as such, it is JLB's opinion that further traffic studies are not warranted.

Table I: Project Trip Generation

Land Use (ITE Code)	Size	Unit	Daily		AM (7-9) Peak Hour						PM (4-6) Peak Hour					
			Rate	Total	Trip Rate	In	Out	In	Out	Total	Trip Rate	In	Out	In	Out	Total
						%						%				
Multifamily Housing (Low Rose) Not Close to Transit (220)	10	d.u.	6.74	67	0.40	24	76	1	3	4	0.51	63	37	3	2	5
Total Project Driveway Trips				67				1	3	4				3	2	5

Notes: d.u. = Dwelling Unit

Trip Distribution

The Project's trip distribution to the nearby intersections were based on engineering judgement while taking into account the existing roadway network, knowledge of the study area, existing residential and commercial densities and the location of Yosemite National Park. The Project's Trip Distribution is shown in Exhibit C, respectively. As can be seen in Exhibit C, no nearby intersection is projected to yield an increase of traffic greater than five peak hour trips. As such the amount of additional traffic to be generated by the Project is projected to be very small and thus insignificant.

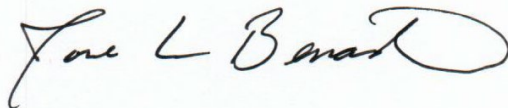
Conclusions

Conclusions and recommendations regarding the proposed Project are provided below:

- The Project is consistent with the County of Mariposa General Plan.
- The Project is estimated to generate approximately 67 daily, 4 AM peak and 5 PM peak hour driveway trips.
- With the Project's trip generation being very small, it is JLB's opinion that further traffic studies are not warranted.

If you have any questions or require additional information, please contact me via phone at (559) 570-8991, or via email at jbenavides@jlbtraffic.com.

Sincerely,



Jose Luis Benavides, P.E., T.E.
President

Exhibit A: Vicinity Map

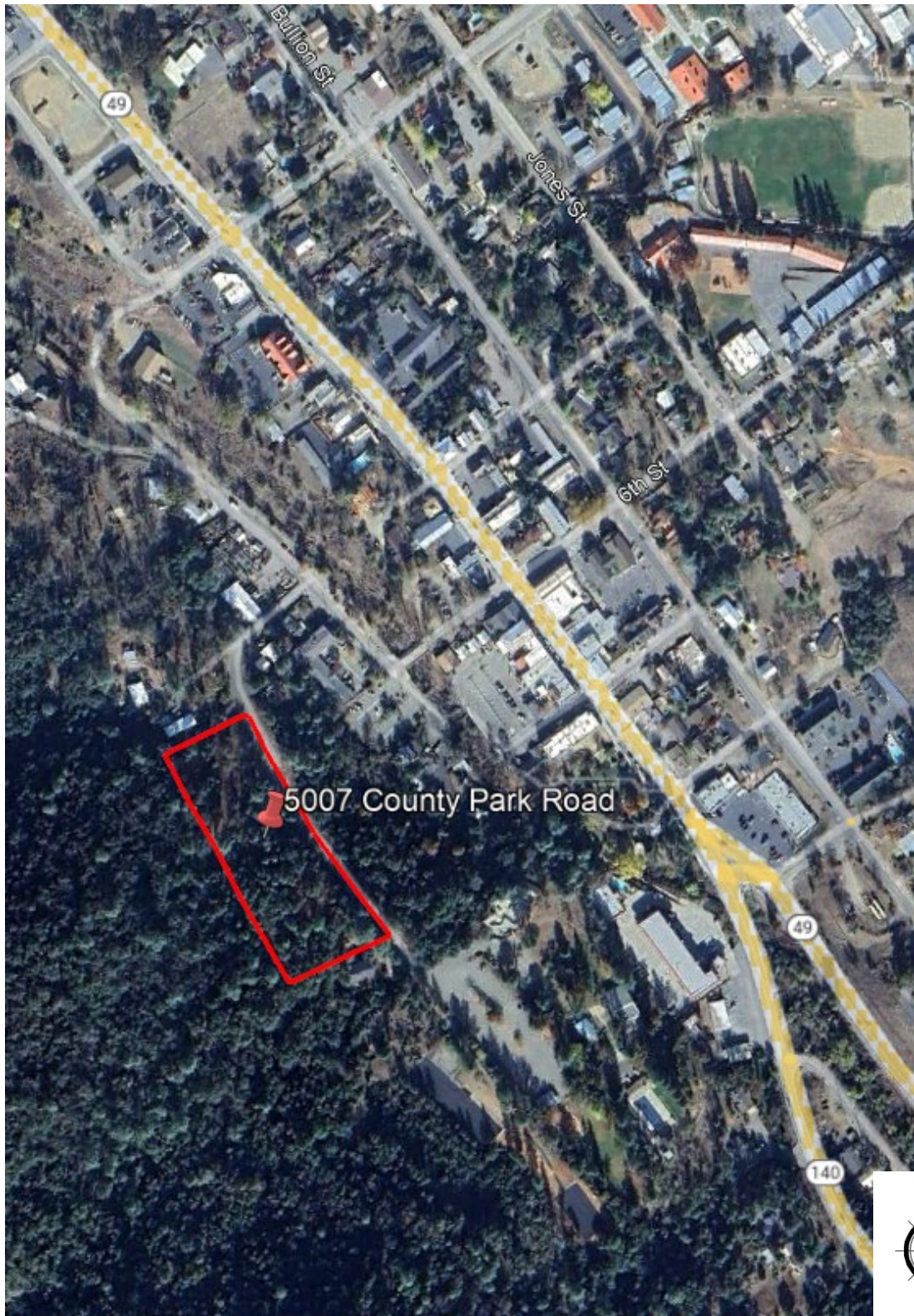
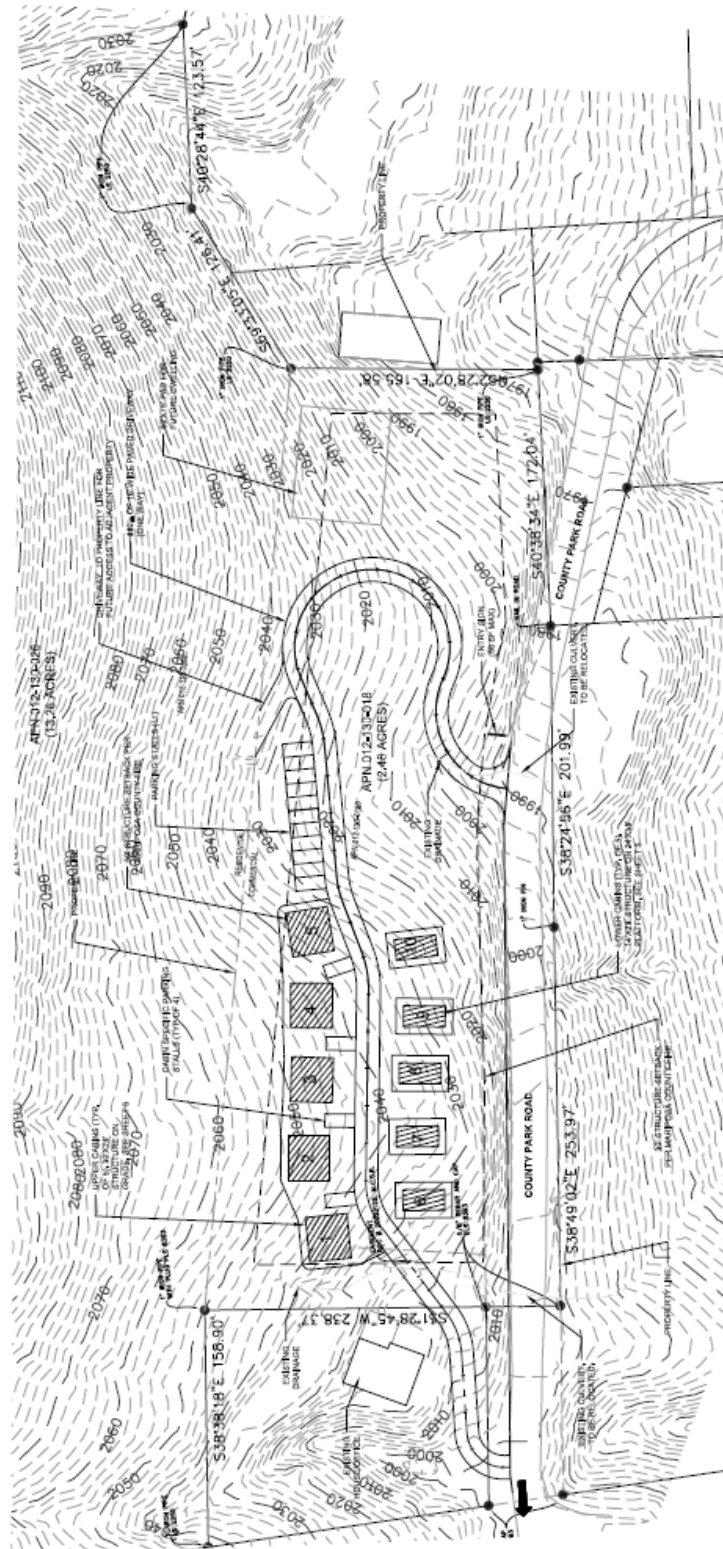
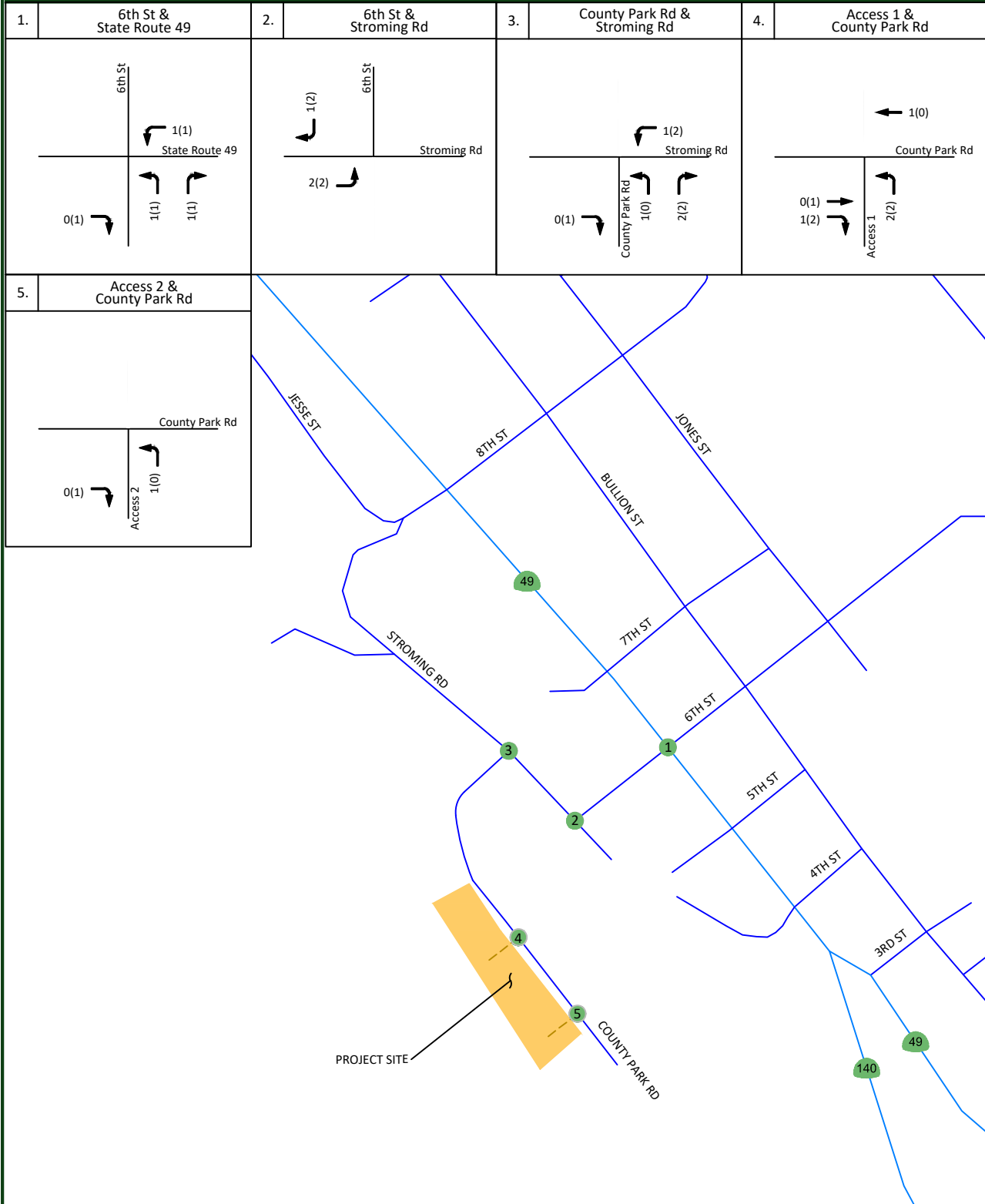


Exhibit B: Project Site Plan



5007 County Park Road - County of Mariposa Project Trip Distribution

Exhibit C



516 W. Shaw Ave., Ste. 103, Fresno, CA 93704
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LEGEND

- # = STUDY INTERSECTION
- = FUTURE ROADWAY
- XX = AM PROJECT ONLY TRIPS
- (XX) = PM PROJECT ONLY TRIPS



Not To Scale