

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Missouri Gulch Workforce Housing Project

Lead Agency: County of Mariposa

Contact Name: Will Fasset, Sr. Community Design & Development Planner

Email: wfasset@mariposacounty.gov Phone Number: (209) 966-5151

Project Location: unincorporated community of Mariposa in Mariposa County

City

County

Project Description (Proposed actions, location, and/or consequences).

See attached Project Description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached Mitigation, Monitoring, and Reporting Program Plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Not applicable.

Project Description

Project Location

The proposed housing Project is located within the unincorporated community of Mariposa in Mariposa County, California, approximately 110 miles southeast of Sacramento and 150 miles northwest of Bakersfield. The Project site is located within the *Mariposa* U.S. Geological Survey (USGS) 7.5-minute quadrangle within the southwest portion of Section 14, Township 05 South, Range 18 East. The Project site is located on Assessor's Parcel Number(s) 013-030-006, 013-030-014, and 013-038-004.

General Plan Designation and Zoning

Table 0-1: General Plan Land Use and Zoning Designation

Project site	General Plan Designation	Zoning District
ONSITE	Mariposa Town Planning Area	SFR-9K Professional Office (PO) Split for 013-030-006 DRO – Design Review Overlay
ADJACENT LANDS	Mariposa Town Planning Area	SFR-9K ½ MFR and PO DRO – Design Review Overlay

Project Description

The proposed workforce housing Project would involve development of a multi-family residential complex containing up to 85 dwelling units within five three-story residential buildings, located on three parcels north of Jones Street totaling approximately 9.7 acres within the unincorporated community of Mariposa. The parcels are owned by the Yosemite Conservancy and consist of largely undeveloped land characterized by varying topography and an on-site drainage feature. The site was partially burned during the 2024 French Fire. Due to steeper terrain in the northern portion of the site, development would be concentrated in the southern approximate 4.1 acres of the property along the Jones Street frontage. The northern area would remain largely undisturbed and continue to exist in its current condition.

The proposed Project would be developed in two phases. Phase 1 would consist of low-income units, and the second phase would be units priced at market value. The units would include a mix of one-, two-, and three-bedroom units. One additional building, located adjacent to Jones Street, would include limited non-residential space intended to serve residents and the surrounding community, including offices, a conference room, and an approximately 950 square-foot (SF) community room. The Project will comply with California Fire Codes as well as local fire department requirements. Specifically, the proposed buildings will be developed with 1-hour fire rated construction, utilize fire resistant finishes, and provide full National Fire Protection Association (NFPA) fire sprinkler protection. The Project site will be designed and detailed to provide sufficient defensible space around the buildings and resist wildfires.

The five residential buildings would have a combined maximum building footprint of approximately 40,000 SF. The building adjacent to Jones Street will have a split use ground floor which includes a community room, offices, and several residential units. There will be two curb cuts on Jones Street, but one drive aisle will be Emergency Vehicle (EV) Access only. It will be used only for emergency vehicles or for emergency site evacuation and will serve as the primary pedestrian access route through site. The proposed Project will include internal drive aisles and parking areas providing approximately 90 parking spaces for residents and visitors. (Parking areas and drive aisles would occupy up to approximately 32,000 SF). In addition, the Project would incorporate electric vehicle charging stations, in compliance with California's Green Building Code (CALGreen) requirements. Up to three trash enclosure structures would be located within the parking areas on site to serve the development.

The proposed Project would include approximately 5,000 SF of outdoor community and recreational space, which may include landscaped open space, a garden, a playground, or similar type amenities for residents. A recreational trail segment may also be constructed through the Project site to provide sustainable mobility. In addition, the proposed Project may include the use of a car sharing service. This car sharing service would be based on the Project site and would include the use of electric vehicles that can be booked by residents or visitor, on an hourly or daily basis. This would provide users to take advantage of a convenient, inexpensive, emission-free option ridesharing program to get to their destination, whether it be a workplace, school, or other location. Bus passes may also be included as an incentive for residents.

The site contains an existing drainage feature locally known as Missouri Gulch; however, the proposed Project design would intentionally avoid this feature. All development would occur outside of the topographic top-of-bank associated with the drainage channel, and no grading or construction would occur within the bed or banks of the waterway.

The proposed Project would connect existing public utilities provided by Mariposa Public Utility District who serves the Mariposa Town Planning Area, including water and wastewater, and storm drainage systems maintained by Mariposa County Public Works. The proposed Project would implement an exclusive 100% all-electric design, completely omitting natural gas and propane plumbing infrastructure. To achieve this, no combustion-based heating systems will be integrated, and no gas lines or flues will be installed, ensuring a zero-emissions, modern, and energy-efficient facility. Furthermore, the proposed Project would include up to five on site underground detention basins to capture on-site storm flows. The detention basins would be designed to release stormwater runoff at existing rates to the County storm drainage system. Sustainable design features may include rooftop photovoltaic solar panels on the residential buildings, passive design to maximize solar gain and air flow, with ultimate configuration determined during final design. Construction would involve typical activities including site preparation, grading, utility installation, building construction, paving, and landscaping.

In order to permit the proposed Project, Mariposa County would require a General Plan/Zoning Amendment (GP/ZA), Lot Line Adjustment(LLA), and Design Review. The GPA and ZA would pertain to the 4.1 acres proposed to be developed. The remaining 6.2 acres would remain SFR-9K and Split.

The proposed GPA would change the existing land use from Single Family Residence (SFR) ½ and SFR 9K to Multi-Family Residential (MFR) to accommodate the proposed multi-family residential complex. The proposed ZA would change the existing zoning designations from SFR-9K and PO to MFR to accommodate the proposed multi-family residential complex. The LLA would be necessary to adjust the Project site to meet proposed design standards. The current Project site consists of three APNs and an LLA would result in up to three parcels. The proposed Design Review is required because the proposed Project is located within the Design Review Overlay (DRO) Zone District. The DRO is intended to protect and regulate the design of new structures and changes in the appearance of existing structures. The purpose of this district is to ensure that proposed buildings, structures, signs, and landscaping and modifications to buildings, structures, signs, and landscaping within these areas are in harmony with the surrounding areas. The intent of the zone is to enhance tourism and to stabilize and increase property values.

The Area of Potential Effect (APE) and Project Site encompass approximately 4.1 acres located on the north side of Jones Street. All proposed construction activities are strictly confined within this 4.1-acre footprint.

Because the final project site design was not yet established during preliminary planning in 2025, environmental compliance surveys evaluated a larger study area to ensure comprehensive coverage. Consequently, the Biological Evaluation surveyed approximately 11.6 acres, and the Phase I Cultural Resources Assessment surveyed approximately 5.88 acres.

CHAPTER 5 MITIGATION, MONITORING, AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Project in Mariposa County. The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements.

Table 5-1: Mitigation, Monitoring, and Reporting Program presents the mitigation measures identified for the proposed Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, AIR-2 would be the second mitigation measure identified in the Air Quality analysis of the IS/MND.

The first column of **Table 5-1: Mitigation, Monitoring, and Reporting** Program identifies the mitigation measure. The second column, entitled “When Monitoring is to Occur,” identifies the time the mitigation measure should be initiated. The third column, “Frequency of Monitoring,” identifies the frequency of the monitoring of the mitigation measure. The fourth column, “Agency Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by the Lead and Responsible Agencies to ensure that individual mitigation measures have been complied with and monitored

Table 5-1: Mitigation, Monitoring, and Reporting Program

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Aesthetics						
AES-1	All outdoor lighting shall adhere to International Dark Sky Association standards, including the requirement that all outdoor lighting shall be hooded or screened as to direct the source of light downward and focus onto the property from which it originates and shall not negatively impact adjacent properties or directly reflect upon any adjacent properties. A lighting plan shall be submitted to the Mariposa Planning Department prior to the issuance of grading or construction permits for the proposed Project.	During construction activities	Once, near project completion	Mariposa County Planning Division		
Air Quality						
AIR-1	Construction of the Project shall utilize EPA Tier 4 Final engines.	During construction activities	Daily	Mariposa County Planning Division		
Biological Resources						
General Project-Related Impacts						
BIO-1	(WEAP Training): Prior to initiating construction activities (including staging and mobilization), all personnel associated with proposed Project construction will attend a mandatory Worker Environmental Awareness Program (WEAP) training, conducted by a qualified biologist (someone familiar with the identification and habitats of these species), to aid workers in identifying special status resources that may occur onsite. The specifics of this program will include identification of the sensitive species and suitable habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. This training will discuss special status species, describe the laws and regulations in place to provide protection of these species, identify the penalties for violation of	Prior to the start of any construction activities	As needed for any new construction personnel during construction activities	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	applicable environmental laws and regulations, and include a list of required protective measures to avoid “take.” A fact sheet summarizing this information, along with photographs or illustrations of sensitive species with potential to occur on the site, will also be prepared for distribution to all contractors, their employees, and all other personnel involved with construction of the proposed Project. All trainees will sign a form documenting that they have attended WEAP training and understand the information presented to them. A copy of the fact sheet and signature forms shall be submitted to Mariposa Planning prior to initiation of construction activities.					
BIO-2	(BMPs): The proposed Project proponent will require that all workers employ the following best management practices (BMPs) in order to avoid and minimize potential impacts to special status species: - Vehicles will observe a 15-mph speed limit while on unpaved access routes. - All open trenches, holes, sumps, and other excavations greater than 12-inches with sidewalls steeper than a 1:1 (45 degree) slope will have an escape ramp of earth or a non-slip material with a less than 1:1 slope or these will be covered with barrier material such that animals are unable to dig or squeeze under the barrier and become entrapped. - Workers will inspect areas beneath parked vehicles, equipment, and materials prior to mobilization. If special status species are detected, the individual will either be allowed to leave of its own volition or will be captured by the qualified biologist (must possess appropriate collecting/handling permits)	During Construction Activities	Daily	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	and relocated out of harm's way to the nearest suitable habitat beyond the influence of the proposed Project work area. "Take" of a State or federal special status (rare, California Species of Special Concern, threatened, or endangered) species is prohibited without the necessary federal or State take permit(s). The presence of any special status species will be reported to the proposed Project's qualified biologist, who will submit the occurrence to the CNDDb. If necessary, the biologist will report the occurrence to CDFW and/or USFWS and provide a copy of the report to Mariposa Planning.					
Project-Related Impacts to Special Status Plant Species						
BIO-3	(Pre-Construction Survey): Prior to proposed Project activities occurring within the oak woodland habitat of the site, a qualified botanist/biologist (someone who can identify these species) will conduct a one-time focused botanical survey during the appropriate blooming seasons for Madera leptosiphon (April – May), Mariposa cryptantha (April – June), Mariposa pussypaws (April – May), Parry's horkelia (April – September), shaggyhair lupine (April – May), and slender-stalked monkeyflower (April – May) according to CDFW's <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities</i> (2018) for all appropriate habitats for these species within the site. The results of this survey will be valid for up to two years. The survey results shall be provided to Mariposa Planning prior to the issuance of construction permits.	Prior to construction activities	Once, as determined by qualified biologist during construction activities	Mariposa County Planning Division		
BIO-4	(Avoidance): If special status plants are identified during a survey, an avoidance buffer and, if	Prior to construction activities	Once, as determined by	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	necessary, use of exclusion fencing, will be placed around the area as not to disturb the plants or its root system. Photographic evidence of the establishment of an avoidance buffer or exclusion fencing shall be provided to Mariposa Planning prior to disturbance to this area.		qualified biologist during construction activities			
BIO-5	(Formal Consultation): If rare plant individuals or populations are detected within proposed Project work areas during the focused botanical surveys, and the plants cannot be avoided, the proposed Project proponent will initiate consultation with CNPS (for CNPS-ranked species), CDFW (for California proposed, threatened, or endangered species), and/or USFWS (for threatened or endangered species) to determine next steps for salvage and relocation. A report of any salvage and relocation activities shall be provided to Mariposa Planning.	Prior to construction activities	Once, as determined by qualified biologist during construction activities	Mariposa County Planning Division		
Project-Related Mortality and/or Nest Abandonment or Migratory Birds, Raptors, and Special Status Birds						
BIO-6	(Avoidance): The proposed Project's construction activities will occur, if feasible, between September 1 and January 31 (outside of the nesting bird season) to avoid impacts to nesting birds.	September 1 through January 31	Once, as determined by qualified biologist during construction activities	Mariposa County Planning Division		
BIO-7	(Pre-construction Surveys): If activities must occur within the nesting bird season (February 1 to August 31), a qualified biologist (someone able to identify these species) will conduct a pre-construction survey for active nests within seven (7) calendar days prior to the start of construction. It will be completed within the site. Raptor nests are considered "active" upon the nest-building stage. If no active nests are observed, no further mitigation is required. The results of the pre-construction survey shall be provided to Mariposa Planning prior to initiation of construction activities. If construction	Seven days prior to construction	Once, as determined by qualified biologist during construction activities	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	is delayed or halted for more than ten (10) days, another pre-construction survey for nesting birds will be conducted and the results of that survey shall be provided to Mariposa Planning.					
BIO-8	(Avoidance Buffers): On discovery of any active nests or breeding colonies near work areas, a qualified biologist will determine appropriate avoidance buffer distances based on applicable CDFW and/or USFWS guidelines, the biology of the species, conditions of the nest(s), and the level of proposed Project disturbance. If necessary, avoidance buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged. Photographic evidence of the establishment of buffer identification shall be provided to Mariposa Planning prior to initiation of construction activities.	Prior to the start of construction activities	Once, as determined by qualified biologist prior to construction activities	Mariposa County Planning Division		
Project-Related Mortality and/or Disturbance to Monarch Butterfly						
BIO-9	(Avoidance): Vegetation removal will not occur during the monarch breeding season (February 1 to August 31).	During construction activities	During construction activities	Mariposa County Planning Department		
BIO-10	(Pre-construction Surveys): If vegetation removal will occur during the breeding season (February 1 to August 31) a pre-construction survey of the site will be conducted by a qualified biologist (someone who can identify the species and is familiar with the species' host plants) within 15 days prior to construction activities to determine if milkweeds (<i>Asclepias</i> spp.) plants are located within the site. If no milkweed plants are observed, no further mitigation is required. The results of the pre-construction survey shall be provided to Mariposa Planning prior to initiation of construction activities.	During construction activities	During construction activities	Mariposa County Planning Division		
BIO-11	(Buffers): If milkweeds are observed within the site during the breeding season (February 1 to August 31), an avoidance buffer will be placed around the	During construction activities	During construction activities	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	area as to not to disturb the plant or its root system. The buffer will be left in place until a qualified biologist has determined the buffers are no longer warranted. Photographic evidence of the establishment of buffer identification shall be provided to Mariposa Planning prior to initiation of construction activities.					
BIO12	(Monarch Egg and Larvae Survey): If milkweeds are observed within the site during the breeding season (February 1 to August 31) and cannot be avoided, a qualified biologist will conduct a monarch egg and larvae survey to look for eggs and larvae on milkweeds within seven (7) days prior to their removal. If no eggs or larvae are observed the milkweed plants can be removed under the supervision of a qualified biologist and will be replanted at a 3:1 ratio onsite or in similar habitat within five miles of the site. A written report of replanting activities shall be provided to Mariposa Planning prior to initiation of construction activities.	During construction activities	During construction activities	Mariposa County Planning Division		
BIO-13	(Consultation with USFWS if Listed): In the event a milkweed plant with monarch eggs or larvae is detected during the pre-construction survey and cannot be avoided and this species is listed under the ESA prior to this observation, consultation with USFWS will be completed to avoid take. A copy of the results of that consultation process shall be provided to Mariposa Planning prior to initiation of construction activities.	During the pre-construction survey	Once	Mariposa County Planning Division		
Project-Related Mortality and/or Disturbance of Maternity Roosting Bats and Special Status Bats						
BIO-14	(Pre-Construction Surveys): A pre-construction survey will be performed if construction activities fall between March 1 and September 30 (bat maternity season) and prior to November 1 through February 28 (overwintering bat season) if construction activities will not begin until overwintering bat season. The survey will be to	Prior to the start of construction activities	Once, Prior to ground disturbing activities and the start of construction	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	identify active bat roost locations in trees within 100 feet of the site prior to the start of construction. A qualified biologist (someone familiar with bat roosts and their sign) will conduct a daytime roost survey and an emergence survey at dusk at potential roost locations within seven days prior to construction if work will occur outside of overwintering season or prior to the overwintering season if work will start during these months. A copy of the results of the pre-consultation survey shall be provided to Mariposa Planning prior to initiation of construction activities.					
BIO-15	(Establish Buffers): On discovery of any bat roosts near work areas a qualified biologist will determine appropriate construction setback distances (buffer zones) based on the biology of the species, conditions of the roost(s), and the level of proposed Project disturbance, if appropriate. If necessary, construction buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the roost will no longer be impacted by construction. Photographic evidence of the establishment of buffer identification shall be provided to Mariposa Planning prior to initiation of construction activities.	Upon discovery of bat roosts	Once, as determined by qualified biologist prior to construction activities	Mariposa County Planning Division		
BIO-16	(Avoidance): Proposed Project activities are not to occur within 100 feet of any identified bat roosts between sunset and sunrise during maternity season from March 1 through September 30 and the special status species overwintering bat roost from November 1 through February 28. Lighting is not to be used near roosts where it would shine on or into the roost entrance. Combustion equipment, such as generators, pumps, and vehicles are not to be parked, operated, under or adjacent to the roost.	During construction activities	During construction activities	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
BIO-17	(Exclusion): If an active bat roost is found and cannot be avoided, a qualified biologist will prepare a plan for the passive exclusion of the bats from the roost for CDFW's review. Exclusion will be scheduled either between approximately March 1 (or when evening temperatures are above 45°F and rainfall less than ½ inch in 24 hours occurs) and April 15, prior to parturition of pups; or between September 1 and October 15 (or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½ inch in 24 hours). The qualified biologist will monitor the roost prior to exclusion to confirm that it does not support a maternity colony. If a maternity colony is or may be present, the roost will be avoided until it is no longer active, or until the qualified biologist can confirm that no maternity colony is present. Written evidence of the implementation of avoidance protocol shall be provided to Mariposa Planning prior to initiation of construction activities.	During construction activities	During construction activities	Mariposa County Planning Division		
BIO-18	(Disturbance to Trees): If a tree or trees must be removed a qualified biologist will inspect the tree prior to removal to verify that the tree is not active roosting habitat. Once the tree is deemed clear of bats, the tree will be removed within two days. Written evidence of the tree removal protocol shall be provided to Mariposa Planning prior to removal.	During construction activities	During construction activities	Mariposa County Planning Division		
Project-Related Impacts to Regulated Waters, Wetlands, and Water Quality						
BIO-19	(Permits): If the proposed Project intends to impact potentially jurisdictional waters, permits with USACE, RWQCB, and/or CDFW will be obtained to comply with State and federal regulations, if necessary. These permits, certifications, and agreements would ensure impacts to waters are minimized to the extent possible and permanent impacts would be offset by compensatory mitigation. Copies of any permitting by affected	Prior to the start of construction activities	Once, Prior to ground disturbing activities and the start of construction	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	agencies shall be provided to Mariposa Planning prior to initiation of construction activities in impacted areas.					
Project-Related Impacts to Trees						
BIO-20	(Tree Avoidance): Impacts including trimming, root damage, and removal of large oak trees (greater than 24 inches in diameter as measured at breast height) on the Project site will be avoided during construction activities.	During construction activities	During construction activities	Mariposa County Planning Division		
BIO-21	(Tree Survey): If large oak trees will be removed, a tree survey will be completed. All trees to be removed will be measured to obtain their diameter at breast height. Written evidence of the tree removal protocol shall be provided to Mariposa Planning prior to removal.	During construction activities	During construction activities	Mariposa County Planning Division		
BIO-22	(Tree Replanting and Replacement Plan): If mature native trees (trees greater than 24 inches in diameter as measured at breast height) must be removed, they will be replaced at a ratio of four trees for every one tree removed. A tree replacement plan will be made that includes protection and maintenance of the replacement trees until they are established. A copy of the tree replacement.	During construction activities	During construction activities	Mariposa County Planning Division		
Cultural Resources						
CUL-1	(Archaeological Remains) Should archeological remains or artifacts be unearthed during any stage of project activities, work in the area of the discovery shall cease until the area is evaluated by a qualified archaeologist. If mitigation is warranted, the project proponent shall abide by recommendations of the archaeologist. Mariposa Planning shall be notified immediately of any remains or artifacts that are unearthed and shall be provided a written statement of mitigation implemented to address the finds.	During construction activities upon discovery of human remains in the work areas.	Daily, upon discovery of human remains in the work areas.	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
CUL-2	(Human Remains) In the event that human remains are discovered on the Project site, the Mariposa County Coroner must be notified of that discovery (Health and Safety Code Section 7050.5) and all activities in the immediate area if the find or in any nearby area reasonably suspected of overlie adjacent human remains must cease until appropriate and lawful measures have been implemented. If the Coroner determines that the remains are not recent, but rather of Native American origin, the Coroner shall notify the NAHC in Sacramento within 24 hours to permit the NAHC to determine the most likely descendent of the deceased Native American. Mariposa Planning shall also be notified of the discovery at the time the Coroner is notified.	During construction activities upon discovery of archaeological remains in the work areas.	Daily, upon discovery of archaeological remains in the work areas	Mariposa County Planning Division		
Greenhouse Gas Emissions						
GHG-1	The proposed Project Applicant shall comply with all applicable greenhouse gas regulations, rules, permits, and mitigation requirements established by the MCAPCD. Prior to issuance of building permits, the applicant shall demonstrate compliance with MCAPCD requirements, and all applicable greenhouse gas control measures shall be implemented throughout construction and operation of the proposed Project.	During construction activities	Daily, during construction activities	Mariposa County Planning Division		
GHG-2	Buildings in the development shall be constructed with electrically-powered appliances and building mechanical equipment in place of natural-gas fueled equipment.	During construction activities	Daily, during construction activities	Mariposa County Planning Division		
Hazards and Hazardous Materials						
See WLD-1 and WLD-2 in Section 4.20.3 .						
Noise						
NOI-1	The construction contractor shall ensure that all noise producing construction activities, including warming-up or servicing equipment and any preparation for construction, shall not commence	During construction activities	Daily, during construction activities	Mariposa County Planning Division		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	prior to the hours of 7:00am Monday through Friday, and 8:00am on Saturdays. All construction activities shall cease by sunset. No construction shall occur on Sundays. Any deviation from the construction hours shall require Planning Division consideration and approval. The construction contractor shall locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise sensitive receptors nearest the project site during construction. This measure will be implemented by the Mariposa County Planning Division through the construction permitting process.					
NOI-2	The construction contractor shall ensure that all equipment will have sound control devices that are no less effective than those provided on the original equipment. Further, pavement breakers and jackhammers shall also be equipped with acoustically attenuating shields or shrouds recommended by the manufacturers thereof. In lieu of or in the absence of manufacturers' recommendations, the Director of Public Works shall have the authority to prescribe such means of accomplishing maximum noise attenuation as deemed to be in the public interest, considering the available technology and economic feasibility. This measure will be implemented by the Mariposa County Planning Division through the construction permitting process.	During construction activities	Daily, during construction activities	Mariposa County Planning Division		
NOI-3	A copy of that portion of the work agreement shall be provided to Mariposa Planning by the Project Proponent prior to initiation of construction activities.	Prior to initiation of construction activities	Once, prior to construction activities	Mariposa County Planning Division		
Tribal Cultural Resources						
See CUL-2 and CUL-3 in Section 4.5.3.						
Wildfire						

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
WLD-1	(Defensible Space) Pre-wildfire mitigation measures focus on the maintenance of defensible space and fire-focused landscaping for the life of the project, and may include: a) Highly flammable vegetation near the proposed Project will be maintained to reduce fire fuel, as appropriate. Maintenance activities may include, but not limited to, thinning, clearing, and pruning. b) Dispose of debris, such as dry debris, leaves, and dead limbs near and within the proposed Project. c) Design defensible spaces with fire breaks around the proposed Project, as appropriate.	During construction activities	Daily, during construction activities	Mariposa County Planning Division		
WLD-2	(Water Source) Adequate on-site water sources will be made available during high fire risk construction activities and will include, but not limited to, water truck, water backpacks, and/or fire extinguishers.	During construction activities	Daily, during construction activities	Mariposa County Planning Division		