

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 risks to life or property?				√
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				√

B.6.a, b, c, d, e Geology and Soils

A significant impact would be one that exposes people or structures to loss, injury or death from earthquakes or landsliding; result in substantial soil erosion or the loss of topsoil, result in landsliding, lateral spreading, subsidence, liquefaction or collapse due to being located on a geologic unit or soils that is unstable; result in substantial risk to life or property due to location on expansive soil; or have soils incapable of supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented, ***and whether or not the general plan was adopted and implemented.*** The Special Plan establishes allowable land uses and classifications of property and

standards for those ~~classifications~~ uses, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. *Adoption and implementation of the Yosemite West Special Plan will have no impact on geology and soils.*

B.7 HAZARDS & HAZARDOUS MATERIALS

7. 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) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				√
g) Impair implementation of or physically interfere with an adopted				√

emergency response plan or emergency evacuation plan?				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				√

B.7.a, b, c,d, e, f, g, and h Hazards and Hazardous Materials

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 of such material; release hazardous materials into the environment creating significant hazards to the public or the environment; emit hazardous emission or handle hazardous material within one-quarter mile of an existing or proposed school; be located on a site on the list of hazardous materials sites creating a significant hazard to the public or environment; result in a safety hazard to people due to location near a public airport or private airstrip; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, or expose people or property to significant loss due to wildland fires.

The EIR prepared for the general plan found that general plan implementation may expose people to death or injury and structures to destruction from wildland fire. Measures have been adopted to reduce this potentially significant impact to a less than significant level.

The general plan EIR’s conclusions regarding potential impacts from wildland fires do not specifically apply to the Yosemite West Special Plan.

The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented, *and whether or not the general plan was adopted and implemented.* The Special Plan establishes *allowable* ~~land~~ *uses* ~~and uses~~ *classifications of property* and standards for those ~~classifications~~ *uses*, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. *Adoption and implementation of the Yosemite West Special Plan will have no impact on the issue of hazards and hazardous materials.*

B.8 HYDROLOGY & WATER QUALITY

8. 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?				√
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				√
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				√
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				√
e) 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?				√
f) Otherwise substantially degrade water quality?				√
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				√

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				√
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				√
j) Inundation by seiche, tsunami, or mudflow?				√

B.8.a, b, f, g, h, i, and j Hydrology and Water Quality

A significant impact would occur if the project degraded surface or subsurface water quality in the area, substantially deplete groundwater, place housing in or impact flows in a 100-year flood hazard area, expose people or structures to flooding, or cause inundation by seiche, tsunami or mudflow.

The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented. The Special Plan establishes allowable land uses and classifications of property and standards for those classifications uses, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. *Adoption and implementation of the Yosemite West Special Plan will have no impact on the issue of water quality and quantity. It will not place housing in a 100-year flood hazard area, expose people or property to flood loss, or cause inundation by seiche, tsunami or mudflow.*

B.8.c, d, and e Drainage and Storm water Impacts

A significant impact would be one that substantially alters drainage and surface flows in a manner that results in substantial erosion, siltation or flooding, alter drainage so as to cause flooding, or cause exceedance of the capacity of the existing storm water runoff system, or provide substantial amounts of polluted runoff.

The EIR prepared for the general plan found that general plan implementation could result in the net degradation of surface runoff quality from additional paved surfaces, landscaping, fertilization, and irrigation, and grading, construction, and inadequate revegetation. This is a significant impact requiring adoption of mitigation to reduce the impact to a less than significant level.

The general plan EIR's conclusions regarding potential impacts on drainage and runoff do not specifically apply to the Yosemite West Special Plan. The Yosemite West Special Plan establishes standards relating to building intensity on individual lots. These standards provide

that each lot shall have a Floor Area Ratio of 30% of the gross land area with a maximum of 3,000 square feet for the primary dwelling unit or 3,600 square feet total for a primary dwelling unit and secondary dwelling unit. There is also a maximum lot coverage of 25%. These standards are more restrictive than what could be developed on these parcels currently. The adoption of these standards could have the effect of limiting the amount of impermeable surfaces that will cover individual lots leading to enhanced absorption of storm water as the single-family residential subdivision builds out. The Special Plan does not contemplate the construction of any new roadways. Given these factors, *The adoption and implementation of the Yosemite West Special Plan will have no negative impact on the issue of drainage and storm water runoff.*

B.9 LAND USE & PLANNING

9. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				√
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				√

B.9.a, c Physically Divide an Existing Community/Conflict With Conservation Plans

A significant impact would occur if the project physically divided an established community or conflicts with a conservation plan.

The EIR prepared for the general plan found that general plan implementation would result in significant and unavoidable impact to the county's mineral production industry. The EIR also concluded that the allowance for the conversion of prime, unique, or farmland of statewide significance in the Agriculture/Working Landscape to non-agricultural uses is a significant impact requiring adoption of mitigation to reduce the impact to a less than significant level. It further concluded that build-out of the general plan could result in pressures leading to cancellation or non-renewal of Williamson Act Contracts, a significant impact requiring adoption of mitigation to reduce the impact to a less than significant level. These potential impacts identified in the general plan do not apply to the implementation of the Yosemite West Special Plan. The Special Plan governs an area that does not contain land

in the Agriculture/Working Landscape classification nor is the land available for Williamson Act Contracts.

The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented, **and whether or not the general plan was adopted and implemented.** The Special Plan establishes **allowable** ~~land~~ ~~uses~~ ~~classifications~~ **of property** and standards for those ~~classifications~~ **uses**, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. *Adoption and implementation of the Yosemite West Special Plan will have no impact on these two issues.*

B.9.b Conformance with General Plan Designation, Zoning and Other Environmental Policies

A significant impact would occur if the project conflicted with an applicable general plan policy or regulation of an agency with jurisdiction over the project.

The zoning for the Yosemite West Special Plan area is Rural Residential. This zoning district requires that parcel sizes be no smaller than 2½ acres. The density for this zone is one single family residence per 2½ acres. The lots within Yosemite West Unit #1 are on average ¼ acre in size and none of the residential lots is 2½ acres or greater in size. Therefore, the single-family residential subdivision is non-conforming with respect to minimum parcel size standards. The subdivision was approved in the 1960s prior to the establishment of Rural Residential zoning for the area and is considered legal and non-conforming. The use itself, residential, is conforming to the Rural Residential zone. Yosemite West Unit #2, the 48-unit condominium project, was also approved under a Conditional Use Permit in the 1960s prior to the establishment of Rural Residential zoning. Under the current Mariposa County Zoning Code, Title 17, a condominium project in the Rural Residential zone would be required to be processed and reviewed as a “Planned or Cluster Residential Development.” Such uses are approved by the Planning Commission through a resolution. A Planned or Cluster Residential Development is required to meet a series of standards regarding parcel size, density, open space, setbacks, and other standards. Since the 48-unit condominium project was not reviewed and approved as a Planned or Cluster Residential Development, it is considered a legal, non-conforming use. The proposed Special Plan does not seek to correct the non-conformity issue. The two subdivisions that will be governed by the proposed Special Plan will remain legal and non-conforming in accordance with Section 17.08.020 of the Mariposa County Zoning Ordinance if the Special Plan is adopted and implemented. *Thus, the project will not conflict with the Mariposa County General Plan and Mariposa County Zoning Ordinance and will have no impact on this issue.*

B.10 MINERAL RESOURCES

10. 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?				√

The state legislature adopted the Surface Mining and Reclamation Act (SMARA) in 1975, which designated Mineral Resource Zones (MRZ) for areas possessing minerals which are of statewide or regional significance.

B.10.a, b Mineral Resources

A significant impact would occur if the project resulted in the loss of availability of a mineral resource of value to the region and state, or result in a loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented, **and whether or not the general plan was adopted and implemented.** The Special Plan establishes **allowable** ~~land~~ **uses** and ~~uses~~ **classifications of property** and standards for those ~~classifications~~ **uses**, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. *Adoption and implementation of the Yosemite West Special Plan will have no impact on the issues described in the Mineral Resources checklist above.*

B.11 NOISE

11. NOISE Would the project result in:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				√
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				√
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				√
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				√
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 expose people residing or working in the project area to excessive noise levels?				√
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				√

B.11.a, b, c, d, e, f Noise

A significant impact would occur if the project resulted in exposure of persons to or generation of noise levels in excess of standards, expose people to ground-borne noise or vibration,

substantial increase in temporary or permanent noise, or expose people to excessive noise from airports or airstrips.

The EIR prepared for the general plan found that general plan implementation could result in the generation of ground vibration that may disturb people or damage structures, thus resulting in a potentially significant impact requiring the adoption of mitigation to reduce the impact to a less than significant level.

The general plan EIR's conclusions regarding potential impacts from ground vibration do not specifically apply to the Yosemite West Special Plan. The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented, **and whether or not the general plan was adopted and implemented.** The Special Plan establishes allowable and uses classifications of property and standards for those classifications uses, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map.

The proposed Special Plan contains provisions requiring more intensive public review and oversight of home businesses providing check-in and management services to from two to four vacation rental properties. Those providing services to five or more units would be prohibited. This public review and oversight process could have the effect of decreasing noise generation in the community that may be caused by these types of businesses. In addition, the Plan contains a requirement that existing businesses serving five or more vacation rental properties are to be phased out. *Adoption and implementation of the Yosemite West Special Plan will have no impact on the Noise issues described in the checklist above.*

B.12 POPULATION & HOUSING

12. 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 housing, necessitating the construction of replacement housing elsewhere?				√

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				√
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B.12.a, b, c Population and Housing

A significant impact would result if the project induces substantial population growth in an area, displaces substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere.

The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented. The Special Plan establishes allowable land uses classifications of property and standards for those classifications uses, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. Adoption and implementation of the Special Plan does not contemplate new homes that could not presently be developed under existing entitlements or new businesses that would lead to substantial population growth. The Plan proposes regulations providing greater public review and oversight of vacation rental service businesses. *Adoption and implementation of the Special Plan will have no impact on the issues of Population and Housing.*

B.13 PUBLIC SERVICES

13. 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?				√

B.13.a, b, c, d, e. Public Services

The proposed project would have a significant environmental impact if the project necessitates construction of new public service facilities or expansion of such services facilities to maintain acceptable service ratios, response times or other performance objectives and that construction creates significant environmental impacts.

The EIR prepared for the general plan found that build-out of the general plan could create a demand for additional school capacity that cannot be met by existing or planned capacity. This is a significant and unavoidable impact.

The general plan EIR's conclusions regarding potential impacts to schools do not specifically apply to the Yosemite West Special Plan. The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented, **and whether or not the general plan was adopted and implemented.** The Special Plan establishes **allowable** ~~land~~ **uses of property** ~~classifications~~ and standards for those ~~classifications~~ **uses**, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. Adoption and implementation of the Special Plan does not contemplate new homes that could not presently be developed under existing entitlements or new businesses that would lead to substantial population growth and, thereby, impacting public service providers. *Adoption and implementation of the Special Plan will have no impact on public services.*

B.14 RECREATION

14. 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 recreational facilities such that substantial deterioration of the facility would occur or 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?				
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B.14.a, b Use of Existing Recreational Facilities/Requirement for New Recreational Facilities

A significant impact would result if the project substantially increased the use of existing recreational facilities or was accelerated due to the project, and increase in use had the potential to cause substantial physical deterioration; or require construction of such facilities that could cause an adverse physical effect on the environment.

The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented, ***and whether the general plan was adopted and implemented.*** The Special Plan establishes ***allowable*** ~~land~~ ***uses*** ~~and uses~~ ***classifications of property*** and standards for those ~~classifications~~ ***uses***, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. Adoption and implementation of the Special Plan does not contemplate new homes that could not presently be developed under existing entitlements or new businesses that would lead to substantial population growth and, thereby, impacting public service providers. *Adoption and implementation of the Special Plan will have no impact on the issue of recreational facilities.*

B.15 TRANSPORTATION & TRAFFIC

15.TRANSPORTATION/TRAFFIC Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				√
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				√
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that				√

results in substantial safety risks?				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			√	
e) Result in inadequate emergency access?				√
f) Result in inadequate parking capacity?				√
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				√

B.15.a, b, c, g Substantial Increase in Traffic Levels/Exceedance of Level of Service Standards/Change in Air Traffic Patterns Resulting in Substantial Safety Risks/Conflict with Policies, Plans, or Programs Supporting Alternative Transportation

A significant impact would result if the project caused an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system; exceed level of service standards; resulted in a change in air traffic patterns that would result in substantial safety risks; or conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

The EIR prepared for the general plan found that build-out of the general plan could create adverse vehicular impacts on state highways and county arterial roads and adverse impacts to intersections in the county. These are considered to be significant and unavoidable impacts.

The general plan EIR's conclusions regarding potential impacts to traffic and circulation do not specifically apply to the Yosemite West Special Plan. The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented, **and whether or not the general plan was adopted and implemented.** The Special Plan establishes allowable land uses classifications of property and standards for those ~~classifications~~ uses, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. Adoption and implementation of the Special Plan does not contemplate new homes that could not presently be developed under existing entitlements or new businesses that would lead to substantial population growth. The Special Plan contains provisions to require the acquisition of a conditional use permit for businesses providing check-in/management services to two, three or four vacation rental units. It prohibits new businesses that would serve five or more rental units. These provisions would have the effect of providing oversight of business development in the community. The conditional use permit will allow environmental review of issues such as increased traffic in the

community. This would have the effect of limiting the impacts on traffic in the community. *Adoption and implementation of the Special Plan will have no impact on these issues.*

B.15.d Roadway Hazards

A significant impact would result if the project caused a safety hazard on roadways due to design features. Section 5.3.03 – Structure Setbacks, allows garages to be 0 feet from the front property line providing that the structure is located a minimum of (5) from the roadway surfacing, and the 0-foot setback is approved by the Road Division of the Mariposa County Public Works Department. This is slightly less restrictive than where garages can be placed in Yosemite West under existing Title 17. Currently, Title 17 allows for garages to be located in front yard setbacks, but they must be approved by the Public Works Department and sight standards must be met. However, Title 17 does not allow the structure to be located closer than five feet from the property line or the edge of the street easement or right of way offered for dedication. Although the Special Plan’s provisions are less restrictive than Title 17 with respect to how close a garage may be to a roadway, the proposal must be approved by the Public Works Department which will review the application based on site distance and snow removal issues. This oversight will ensure that potentially significant impacts associated with garages being located within five feet of roadway surfacing is reduced to a less than significant level. It should be noted that this standard will become part of Title 17, as will all the land use standards and regulations contained in the Yosemite West Special Plan.

B.15.e, f Inadequate Emergency Access/Inadequate Parking Capacity

A significant impact would result if the project resulted in inadequate emergency access; or resulted in inadequate parking capacity.

The proposed Yosemite West Special Plan establishes the goal of maintaining “safe use of the Yosemite West road system by managing parking within rights-of-way and maintain community aesthetics.” The policy supporting the goal states that “Parking shall be regulated in Yosemite West.” The following implementation measure states that standards shall be established to implement this goal and policy. The Special Plan establishes standards that prohibit parking on a road at any time between 1:00 a.m. and 5:00 a.m., and parking on roads and shoulders when snow conditions exist. The Plan also requires that new residential construction shall provide at least two paved off-road parking spaces per dwelling. These standards are intended to enhance public safety during snow removal conditions and keep parked vehicles off of the road and shoulders to the maximum extent possible. Implementation of these provisions will help improve traffic circulation in the area. *Thus, the project will have no significant impact on these issues.*

B.16 UTILITIES & SERVICE SYSTEMS

16. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				√
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				√
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				√
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				√
e) 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?				√
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				√
g) Comply with federal, state, and local statutes and regulations related to solid waste?				√

B.16.a, b, e Water Treatment Requirements/Construction of New Water and Wastewater Systems/Wastewater Treatment Capacity

A significant impact would result if the project caused water treatment requirements to be exceeded; or require the construction of water or wastewater systems that could cause a significant effect on the environment.

Yosemite West is served by a community water and sewer system. The sewer system suffered a major failure in May of 1998 prompting the implementation of a building moratorium by the

Mariposa County Board of Supervisors. The Mariposa County Public Works Department proposed a substantial sewer upgrade project to be financed through the issuance of a bond, and a vote of Yosemite West property owners approved the measure in 2004. Construction on the expansion began in the summer of 2004 and was completed in the spring of 2007. ~~As of the date of the preparation of this initial study, work on the system has not been completed. The building moratorium is expected to be has been lifted, upon the approval of regulatory agencies, when the upgrade of the sewer system is complete and the system can treat additional sewage flows.~~

Implementation of the proposed Special Plan ~~does~~ will not impact the ~~process to upgrade~~ the sewer system. ~~nor will its implementation have a significant impact on the system.~~ The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented. The Special Plan establishes allowable ~~land~~ uses ~~classifications of property~~ and standards for those ~~classifications~~ uses, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. Adoption and implementation of the Special Plan does not contemplate new homes that could not presently be developed under existing entitlements, or new businesses that would lead to substantial new population growth thereby impacting the sewer system. The sewer system is being constructed in accordance with all applicable regulations and standards and will not have a significant impact on the environment. *Given these factors, the adoption and implementation of the Special Plan will have no impact on the sewer and water systems.*

B.16.c, d, f, g Impacts of Construction of Storm-drainage Facilities/ Adequacy of Water Supply/Landfill Capacity/Compliance with Solid Waste Regulations

A significant impact would result if the project necessitate construction of new or expansion of storm water drainage facilities that could cause a significant effect on the environment; impact the water supply entitlements serving the project; impact the ability of the landfill to accommodate the project; or not be in compliance with federal, state, and local statutes and regulations relating to solid waste. *Thus, the project will have no impact.*

The implementation of this Special Plan contemplates no new development or new subdivisions that have not already been approved. Yosemite West Unit #2, the condominium area, is built-out to the maximum approved density, and Yosemite West Unit #1, the single-family residential subdivision, is 39% built-out. The Special Plan area will be built-out whether or not this Special Plan is adopted and implemented. The Special Plan establishes allowable ~~land~~ uses ~~classifications of property~~ and standards for those ~~classifications~~ uses, site development standards, standards relating to non-conformities and vacation rental support businesses, and parking and lighting standards for businesses and home site development. Property owners have an existing entitlement to develop their home sites. The lots in the subdivision are part of a recorded subdivision map. Adoption and implementation of the Special Plan does not contemplate new homes that could not presently be developed under existing entitlements or new businesses that would lead to substantial population growth that would create an impact on public facilities. *Adoption and implementation of the Special Plan will have no impact on these issues.*

Section D

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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Discussion & Conclusions:

- Adoption and implementation of the Yosemite West Special Plan does not have the potential to degrade the quality of the environment, substantially reduce habitat, cause a reduction in fish or wildlife population to drop below self-sustaining levels, threaten plant or animal communities, or impact rare or endangered species, or impact historical resources.
- The Yosemite West Special Plan governs an area that is immediately adjacent to Yosemite National Park and is isolated from other developed areas in Mariposa County. The location of the Yosemite West community presents a situation where land use and other environmental issues relative to the area are not encountered by other developed areas, and vice versa, and therefore, does not contribute to cumulative countywide or regional impacts. The Yosemite West Special Plan does not allow for any residential or commercial use that is not already approved or allowed. It merely seeks to address issues relating to business and home site development that are specific to the community. The Plan includes standards that have the potential to enhance community aesthetics and parking and circulation. The Plan does not have the potential to cause impacts that are individually limited, but cumulatively considerable.

3. Adoption and implementation of the Yosemite West Special Plan does not have the potential to cause substantial adverse effects on human beings, either directly or indirectly.