



# MARIPOSA PLANNING

## COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039  
MARIPOSA, CALIFORNIA 95338-2039  
209. 966. 5151 • FAX 209. 742. 5024

Sarah Williams, Director  
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aarias@mariposacounty.org

April 27, 2021

## Notice of Public Review Period and Intent to Adopt a Mitigated Negative Declaration

**NOTICE IS HEREBY GIVEN** that pursuant to the California Environmental Quality Act (CEQA), the County of Mariposa proposes to adopt a Mitigated Negative Declaration. A Mitigated Negative Declaration means that the project has been determined not to have a significant effect on the environment when certain mitigating measures are performed. The proposed Mitigated Negative Declaration and Initial Study are available for PUBLIC REVIEW on the following matter:

**Project name and number:** Major Subdivision No. 2009-052, JCS Capital Resources  
**Applicant's name:** JCS Capital Resources  
**Property address:** 2748 Highway 140, Catheys Valley.  
**Assessor's Parcel Number:** 016-110-049

**PROJECT DESCRIPTION SUMMARY:** Major Subdivision Application No. 2009-052 proposes a subdivision creating 27 lots ranging in size from 2.61 acres gross (2.50 acres net) to 16.87 acres. The total acreage of the project site is 114.84 acres. The proposed lots are located within a residential land use classification and will be available for residential uses.

Access to the project is from an extension of Hornitos Road (south of Highway 140) into the project site. Hornitos Road at State Highway 140 is improved with a left turn lane. The extension of Hornitos Road on-site is via a 60-foot-wide non-exclusive easement offered for dedication. This easement connects to Guenthart Way at the northeast corner of the project site, which also connects to State Highway 140 at an existing CalTrans encroachment, recently improved through the encroachment permit process for another land division. The applicant proposes a "gate to Cal Fire specifications" at the intersection of the project site access road and Guenthart Way, and this access to State Highway 140 is shown as an access to be used for "emergency access purposes". Four additional on-site 50-foot-wide non-exclusive cul-de-sac easements created for use and benefit of the subject lots are proposed for access within the project site. There is an existing ranch road on-site, which is the proposed main access road alignment for only a small portion of the route. There is an existing highway access encroachment (off proposed Lot 12), which is not proposed for access to the project site. Water and sewer are proposed through individual wells and septic systems.

**DETERMINATION:** Based on the Initial Study prepared for the project, the project would have a less than significant effect on the environment when mitigation measures are incorporated. Although the project has the potential to significantly impact biological resources, cultural resources, hydrology and water quality (State drainage facilities along Highway 140 and earthen dam on Lot 21), and land use and planning (General Plan policies for building sites on slopes in excess of 15%), there will not be significant impacts because proposed mitigation measures will reduce these potentially significant impacts to less than significant levels. The County of Mariposa proposes to adopt a Mitigated Negative Declaration.

**PUBLIC COMMENTS:** Public review of the Initial Study will commence on April 27, 2021 and will continue until 5:00 p.m. on May 26, 2021. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration will be accepted during the public review period and may be directed to Alvaro Arias, Deputy Director, Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email [aarias@mariposacounty.org](mailto:aarias@mariposacounty.org).

**COPIES FOR PUBLIC INSPECTION:** The proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the Planning Counter of the Mariposa County Planning Department during normal business hours (except for Cultural Resources Survey as this document is confidential). The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338. The proposed Mitigated Negative Declaration and Initial Study will also be available for review at the Mariposa County Planning Department projects web page (<http://www.mariposacounty.org/index.aspx?nid=1129>).

**PUBLIC HEARING:** The Mariposa County Planning Commission will consider the proposed adoption of the Mitigated Negative Declaration in conjunction with the consideration of the proposed project at a public hearing in the near future. A Notice of Public Hearing will be mailed and posted at a future date prior to the public hearing. All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Any concerns or issues relating to the project must be raised during the public review process if those issues are to be used for the basis of an appeal. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

You are receiving this notice as required by State law and County code because (1) you own property within 300 feet of the subject property; (2) you have previously asked us to inform you about projects associated with this property, or (3) you are an affected/reviewing state or local agency.

For further information, contact Alvaro Arias, Deputy Director, at (209)966-5151 or by email at [aarias@mariposacounty.org](mailto:aarias@mariposacounty.org).

Mailed: April 27, 2021

Posted: April 27, 2021

Posting Locations: Mariposa County Clerk's Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
Catheys Valley Post Office  
[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

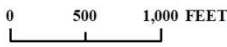
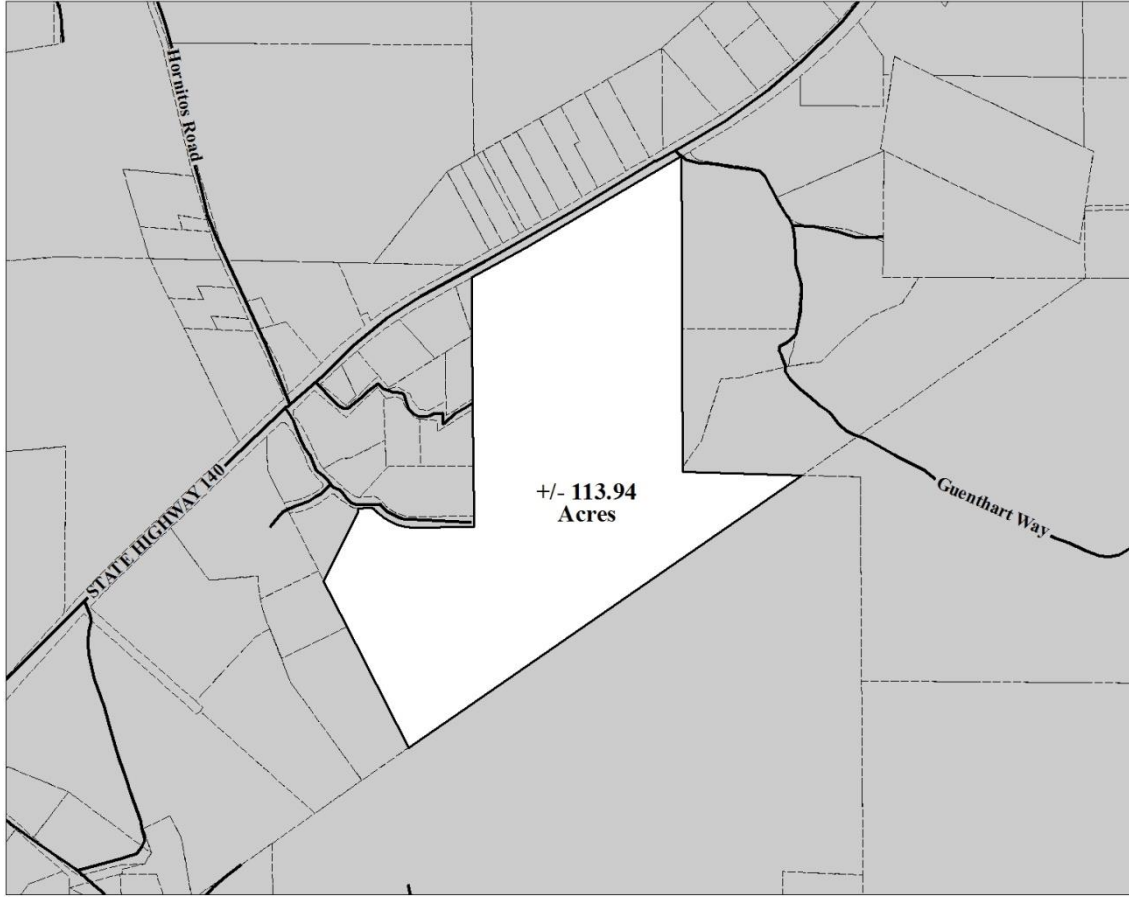
Please leave posted until 5pm May 27, 2021

**Attachments:**

Project Vicinity Map

Reduced Tentative Map

# PROJECT VICINITY MAP






PROJECT TYPE: Major Subdivision Application No. 2009-52  
APPLICANT: JCS Capital Resources  
APN: 016-110-049  
PROJECT ADDRESS: 2748 State Highway 140  
Catheys Valley, CA 95306

MAP CREATED ON: APRIL 29, 2009  
DATA SOURCE: PARCEL MAP FROM MARIPOSA COUNTY ASSESSOR'S MAP;  
APRIL 2009 UPDATE  
MAP CREATED BY: EE MERIAM, GIS TECHNICIAN



MARIPOSA COUNTY PLANNING DEPARTMENT  
PO BOX 2039 5100 BULLION STREET  
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[HTTP://WWW.MARIPOSA COUNTY.ORG/PLANNING](http://www.mariposacounty.org/planning)

-  PROJECT LOCATION
-  ASSESSOR PARCEL MAP
-  ROADS



MARIPOSA COUNTY MAKES NO WARRANTY REGARDING THE ACCURACY OF THE GIS OR THE ANALYSIS AND CONCLUSIONS RESULTING FROM USING OUR GIS DATA.

REVISED 2/4/2020  
TENTATIVE SUBDIVISION MAP

FOR  
JCS CAPITAL RESOURCES  
MOUNTAIN VIEW, CA 94040  
(650) 798-6179

BEING A DIVISION OF PARCEL 4 AS SHOWN ON PARCEL  
MAP BOOK 21, PAGE 7, MCR, SITUATED IN A PORTION  
OF THE SW1/4 OF THE SE1/4 OF SECTION 3 & 4  
PORTION OF SECTION 10, T. 6 S., R. 17 E., M.D.B. & M.

MARIPOSA COUNTY  
FEBRUARY 2020  
CALIFORNIA  
SCALE 1" = 200'  
TOTAL SUBDIVIDED AREA: 114.84 ACRES  
SHEET 1 OF 5

- NOTES:
1. Contour interval is 5 feet.
  2. Contours shown for every 50 feet.
  3. All areas shown are unimproved.
  4. All areas shown are unimproved.
  5. All areas shown are unimproved.
  6. All areas shown are unimproved.
  7. All areas shown are unimproved.
  8. All areas shown are unimproved.
  9. All areas shown are unimproved.
  10. All areas shown are unimproved.
  11. All areas shown are unimproved.
  12. All areas shown are unimproved.



PREPARED BY  
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FREEMAN & SEAMAN LAND SURVEYORS  
110. Box 100, CA 95319  
2/4/2020  
C:\Projects\2020\2009-052\Map\Map.dwg