

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: Mariposa County Board of Supervisors Contact Person: Steve Engfer
 Mailing Address: c/o Mariposa County Planning Department, P.O. Box 2039 Phone: 209-966-5151
 City: Mariposa Zip: 95338 County: Mariposa

Project Location: County: Mariposa City/Nearest Community: Coulterville
 Cross Streets: State Highway 49/Main Street (Coulterville) Zip Code: 95311

Longitude/Latitude (degrees, minutes and seconds): 37 ° 42 ' 57.54 " N / 120 ° 12 ' 12.17 " W Total Acres: 3.49+-

Assessor's Parcel No.: 002-220-001 Section: 34 Twp.: 2.S Range: 16E Base: MDB&M

Within 2 Miles: State Hwy #: 49 Waterways: Maxwell Creek; Lake McClure
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review

Development Type:

Residential: Units 1 Acres _____
 Office: Sq.ft. 250 Acres _____ Employees 2 Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Special Occupancy Park

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Abandoned motel and Special Occupancy Park/Single Family Residential 2.5 acres; Highway Service Commercial/Town Planning Area

Project Description: (please use a separate page if necessary)

General Plan/Area Plan Amendment No. 2024-100 proposes amending the Coulterville Town Planning Area Land Use Diagram to reclassify the Single family Residential portion of the project site to Highway Service Commercial thereby making the entire site Highway Service Commercial. The amendment also proposes amending the standards for the Highway Service Commercial classification to include Special Occupancy Parks as conditional uses in the classification. The processing of Conditional Use Permit No. 2024-101 for the proposed Special Occupancy Park is part of the application. Also part of the application is Major Design Review No. 2024-102 which will ensure project compliance with design review standards contained in the Coulterville Town Plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u>
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 20, 2025 Ending Date April 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Topos Ventures LLC</u>
Address: _____	Address: <u>1931 Cordova Rd. #1173</u>
City/State/Zip: _____	City/State/Zip: <u>Fort Lauderdale, FL 33316</u>
Contact: _____	Phone: <u>(518) 878-6496</u>
Phone: _____	

Signature of Lead Agency Representative: Steve Engfer Digitally signed by Steve Engfer
Date: 2025.03.20 15:31:34 -0700 Date: 3/20/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.