

# Mariposa County

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August 31, 2021

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

**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.

This matter requires a public hearing and on **Friday, September 24, 2021**, the Mariposa County Planning Commission will consider **Major Subdivision No. 2009-052, JCS Capital Resources, Applicant**.

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, September 24, 2021** will be available from this office one week prior to the hearing.

**Hearing Location:** Mariposa County Government Center (upper floor)  
5100 Bullion Street, Mariposa California

**Action:** The Planning Commission will consider the adoption of a resolution adopting a Mitigated Negative Declaration and approving the project with findings, conditions, and mitigation measures.

August 31, 2021

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.


**ENVIRONMENTAL REVIEW:** 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. **The Public review of the Initial Study was previously noticed, and the comment period was from April 27, 2021 to May 26, 2021.** 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. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338. The proposed Mitigated Negative Declaration and Initial Study is also available for review at the Mariposa County Planning Department projects web page (<http://www.mariposacounty.org/index.aspx?nid=1129>).

Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public portion of the public hearing time. Comments received prior to **September 15, 2021** will be included in the staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing.

All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of an appeal or a future court challenge. If you appeal the action of the Planning Commission to the Board of Supervisors or challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

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

You may also write us at P.O. Box 2039 Mariposa CA 95338, or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,  
  
Alvaro Arias  
Deputy Director

Mailed: August 31, 2021

Posted: August 31, 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 September 24, 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



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-  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.

