

new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.

B.8.g, h, and i Structures in 100-year Flood Hazard Area/Impeded or Redirected Flood Flows/Dam Failure

A significant impact would occur if structures were put in a flood hazard area, or structures impeded flood waters, or people or structures were exposed to flooding. The project site is located in an area outside the 500-year floodplain (FIRM Map No. 06043C0400 B, effective date September 5, 1990). The project is not in a location so as to impede or redirect flood waters of Big Creek. The project site is not located in a dam failure inundation area. The proposed project does alter the basic footprint of site construction, but does not increase the suggested cut or fill slopes any closer to Big Creek. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.8.j Seiche, Tsunami and Mud Flow Hazards

A significant impact would occur from inundation by Seiche, tsunami or mudflow. Mariposa County is not subject to inundation by tsunami. The project site is not subject to mudflow. "Seiche" is the overtopping of a dam caused by an earthquake. See the discussion on dam failure above. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.9 LAND USE & PLANNING

9. LAND USE AND PLANNING Would the modified 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 project will be a new project built within the central portion of the project site. These facilities do not have the potential to divide an existing community. The project will not conflict with any habitat or conservation plan. There are no such plans governing the community of Fish

Camp. It will have no impact on Sierra National Forest property to the north and east. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

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. CUP No. 267, the operative and governing permit for the Silver Tip Resort Village Project, requires that all structural improvements be located according to the approved site plan. The modified site plan illustrated as figure 2 does not alter the relationship of the uses or proposed buildings and their locations according to adopted zoning and General Plan boundaries. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.10 MINERAL RESOURCES

10. MINERAL RESOURCES Would the modified 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?				√

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 Silver Tip Resort Village Project site is located within the Fish Camp Town Planning area boundary and is not zoned for and it is not used for mineral resource extraction. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.11 NOISE

11. NOISE Would the modified 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 ground borne vibration or ground borne 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, c Noise Standards/Permanent Increase in Noise

A significant impact would occur if the project resulted in a substantial permanent increase in noise. Noise associated with the construction and occupancy of the project may be heard by neighboring residential property owners. The original EIR for Silver Tip cited a number of noise related concerns which must be addressed by the project proponent during the construction of the project. The Silver Tip Resort Village Project has 55 Mitigation Measures and 90 conditions of approval which articulate the circumstances upon which noise impacts and concerns will be monitored and mitigated to a less than

significant level. Planning staff shall continue to work with the resource agencies and the project proponent to ensure complete compliance with all measures previously approved. In evaluating the proposed site and plan and architecture several observations can be made. First, the hotel structure itself suggests a number of balconies to be constructed with the hotel rooms. The proposed balconies could introduce additional noise and conversational noise to the ambient noise environment. I have reviewed this potential concern with Paul Bollard of Bollard and Associates, Acoustical Engineer, and have been assured that the industry does not distinguish between Hotels constructed with and without balcony openings. The hotel footprint is in the exact location as that which was previously approved and is no closer to adjacent cabins or neighborhoods. Another observation is that the remote parking has been removed in favor of a centralized parking structure. A concern of the previous design was that the guests would have loud car alarms in the remote cabin areas and have immediate access to their cars. The proposed change in site management promotes a parking design which concentrates the objectionable noises behind, north of the proposed Hotel and away from the remote areas of the subject property. This should have a positive impact on cumulative noise impacts. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.11.b Ground Borne Noise Impacts

A significant impact would occur if the project resulted in exposure of persons to excessive ground borne noise or vibration. The construction proposed under the project will not create ground-borne vibration or noise that would impact neighboring residential properties. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.11.d Temporary Increase in Ambient Noise

A significant impact would occur if the project resulted in a substantial temporary increase in noise. Noise associated with the construction of the project may be heard by neighboring residential property owners. However, these impacts will be of short duration and will typically occur during the daytime hours. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.11.e, f Exposure to Airport Noise

A significant impact would occur if there is exposure of people to excessive noise from public or private airports. There are no airports or airstrips located in the vicinity of the Silver Tip Resort Village Project site. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.12 POPULATION & HOUSING

12. POPULATION AND HOUSING	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
Would the modified project:				
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?				√

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 project has no potential to induce substantial population growth, displace housing, or displace people. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.13 PUBLIC SERVICES

13. PUBLIC SERVICES	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
Would the modified 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 such services facilities to maintain acceptable service ratios, response times or other performance objectives, and where that construction creates significant environmental impacts. The EIR prepared for CUP No. 267 in 2003 found that that the hotel project had the potential to have a significant impact on public service providers. However, the study concluded that the property tax, sales tax and bed tax revenues generated by the project would offset the costs of providing these services, such as police and fire protection. The project would have no impact on schools and, although it may result in additional persons visiting the area and Yosemite National Park with increased hotel usage, it would have a less than significant impact on parks and Yosemite. The project was required to improve the county-maintained portion of Fish Camp Road under CUP No. 267. Based on these factors, *the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.14 RECREATION

14. RECREATION	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Would the modified project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				√
b) Does the modified project include recreational facilities or require the construction of recreational facilities which might have an adverse physical effect on the environment?				√

B.14.a Use of Existing Recreational Facilities/Requirement for New Recreational Facilities

A significant impact would result if the project substantially increased the use of existing park and recreational facilities, thereby causing substantial physical deterioration of these facilities. The project will not result in the use of recreational and park facilities such that substantial deterioration of the facilities would occur. As noted in B.13 above, there would be a less than significant impact on parks, including Yosemite National Park. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.14.b Use of Existing Recreational Facilities/Requirement for New Recreational Facilities

A significant impact would occur if the project required construction of new recreational facilities that could cause an adverse physical effect on the environment. The project would not result in the need to expand or build new parks and recreation facilities. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.15 TRANSPORTATION & TRAFFIC

15. TRANSPORTATION/TRAFFIC Would the modified 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 result 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 Substantial Increase in Traffic Levels/Impact to Levels of Service

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 or cause levels of service to be exceeded. The project is designed to provide greater resort hotel and conference space during the heavier tourist season and attract more guests during the shoulder and winter seasons. Due to this, there may be more traffic on Highway 41 and Yosemite National Park during these seasons. The proposed project revisions will involve no expansion of traffic beyond that which was anticipated with the 2003 Silver Tip Resort Village EIR. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.15.c Change in Air Traffic Patterns

A significant impact would result if the project resulted in substantial safety risks due to changes in air traffic patterns. The project does not change air traffic patterns. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.15.d. e Creation of Hazards (by Design or Use)/Emergency Access

A significant impact would result if the project produced hazards to safety from design features or incompatible uses. The EIR certified for the Silver Tip Resort Village project contained mitigation measures for potentially significant impacts on traffic and circulation due to implementation of the Plan. Mitigation measures included a requirement that all proposed encroachments to Highway 41 should be reviewed and approved by Caltrans; requirements that all development proposals should be reviewed with road capacity, safety, and road maintenance as important considerations; and requirements that all roads should be paved to facilitate snow removal. In addition, Silver Tip Resort Village Project's proposed encroachment off of Highway 41 will be adequately designed to accommodate both design concerns as well as environmental concerns with the adjacent wetland areas. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.15.f Impacts to Parking

A significant impact would result if the project resulted in inadequate parking. The incremental project change does not adversely affect the total number of parking spaces proposed. Information provided to the Mariposa County Planning Department suggest a one to one replacement of parking lost with the elimination of the remote parking and the parking on the Hotel's south eastern side as compared with the new elevated parking structure. A concern has been expressed regarding the possibility of lost parking spaces on the upper level of the parking structure during the winter months. The applicant has yet to present a comprehensive snow removal and management plan which will be required to address snow accumulation on the upper level of the parking structure. The modified site plan design continues to support the conclusions regarding parking obligations for the Silver Tip Project presented during the County deliberations of 2003. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.15.g Impacts to Alternative Transportation

A significant impact would result if the project conflicted with alternative transportation policies, plans or programs. The project will not interfere with alternative transportation. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.16 UTILITIES & SERVICE SYSTEMS

16. UTILITIES AND SERVICE SYSTEMS Would the modified 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 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 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 Water Treatment Requirements/Water and Sewer Systems

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. (See B.6.e in the Geology and Soils section of this study for a detailed discussion of this issue. This section concluded that the project would have a less than significant impact on the on-site treatment and disposal system.) *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.16.c Impacts of Construction of Storm-drainage Facilities

A significant impact would result if the modified project necessitates the construction of new storm water drainage facilities that could cause a significant effect on the environment. The modified project will result in a change in the impermeable surfaces on the project site in a number of ways. For the most part about 5 less acres of land will be impacted by the development. All site drainage has been planned to drain into storm drainage conveyance systems which are part of a permitting structure administered by the State of California. Final grading and drainage designs have not been share with the County at this point.

Details of site drainage will be part of a comprehensive grading and drainage study as required by the original conditions of approval. All runoff from the project will be directed into the site's drainage system, which after the application of BMP's will ultimately empty into Big Creek at historic flow rates. Additional storm drainage impacts created by the project changes are not expected to be significant in light of the overall Silver Tip Resort Village Project mitigation measures and Resource Agency permitting requirements. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.16.d and e. Adequacy of Water Supply and Wastewater Treatment Plant

A significant impact would be one that has a substantial adverse effect on any of the water supplies or wastewater collection systems in the community of Fish Camp and further cited in the checklist above. The original EIR for Silver Tip cited a number of water quality concerns which must be addressed by the project proponent with the construction of the project. The Silver Tip Resort Village Project has 55 Mitigation Measures and 90 conditions of approval which articulate the circumstances upon which these water quality impacts and concerns will be monitored and mitigated to a less than significant level. Planning staff shall continue to work with the resource agencies and the project proponent to ensure complete compliance with all measures previously approved. The proposed modified project does not increase the intensity of use, number of anticipated guests, employees, impervious surfaces and the like. There is no evidence in the record to suggest that the site plan changes will create a greater impact on area hydrology or existing potable water supplies which was not previously evaluated under the Silver Tip Resort Village EIR. Page 3-60 of the DEIR suggest a maximum daily domestic water demand of 57 gallons per minute with an average demand of 45 gallons per minute. Table 3.4.1, page 3-67 of the Silver Tip DEIR suggested an average day maximum monthly demand of 54,000 gallons of sewer effluent. The winter average daily demand for wastewater is anticipated to be 22,000 gallons per day and the sizing of the effluent storage tank and leach field system is designed to handle this discharge rate. The original CEQA document assumed an annual daily average sewer demand of 32,000 gallons. Both the daily water and sewer service demand evaluations presented in the Silver Tip DEIR are consistent with the use of this capacity assumption. The project proponents continue to work with permitting agencies including the State Regional Water Quality Control Board and the State Department of Health Services. The modified project does not in and of itself increase either the projected water or sewer demands for the Silver Tip Resort Village project.

As with the original site plan, the modified site plan impacts a number of key easements and facilities owned and managed by the Yosemite Alpine Community Services District. Condition Number 25 clearly sets forth an obligation on behalf of the project proponent to provide the planning department with recorded access agreements in favor of the Yosemite Alpine Community Services District and/or all other utility owners for the maintenance and operation of wells, pipelines and electrical lines. The proposed expanded conference center covers a greater portion of the Yosemite Alpine water easements. It is our understanding that the project has always anticipated the relocation of existing utilities which conflict with the proposed site improvements. The modified project will require compliance with the Condition No. 25. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.16.f Adequacy of Solid Waste Facilities (Landfill Capacity)

A significant impact would result if the project creates a disposal need that cannot be accommodated by the landfill. The improvement plans for the county landfill are based on the anticipated growth of the county. The county has sufficient land fill capacity to handle waste generated by the Silver Tip Resort

Village Project. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

B.16.g Compliance with Solid Waste Regulations

A significant impact would result if the project is unable to comply with federal, state and local statutes and regulations related to solid waste. The waste generated at the lodge is required to comply with federal, state and local statutes and regulations related to solid waste. *Therefore, the modified project will not create additional impacts, or require new mitigation measures, beyond what has been previously considered and certified under the Project's Final EIR, dated December 2003.*

Section C
MANDATORY FINDINGS OF SIGNIFICANCE

<i>Finding:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Does the modified 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 modified 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 checked="" type="checkbox"/>	<input type="checkbox"/>
3. Does the modified project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion & Conclusions:

1. This study found that implementation of the modified Silver Tip Resort Village Project will have no additional impact on biological and cultural resources. These issues are discussed in sections B.4 and B.5 of this study.
2. This study found that implementation of the modified Silver Tip Resort Village Project has the potential to have an impact on aesthetics and noise. However, the study concluded that this potential impact is less than significant.

Initial Study for the Modifications to Silver Tip Resort Village Site Plan, Architecture and Clarification of COA

PacificUS Real Estate Group, Applicant

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3. Implementation of the modified project will not create any new significantly potential impacts, or require new mitigation measures beyond what was adopted and certified by the County Board of Supervisors in December 2003.

Based upon the environmental review conducted within this Initial Study, and the anticipated level of impact as a result of the modified project, a negative declaration will be adopted for the project.

EXHIBIT 1

RESOLUTION NO. 03-442

RESOLUTION OF THE MARIPOSA COUNTY BOARD OF SUPERVISORS
CERTIFYING THE ENVIRONMENTAL IMPACT REPORT, ADOPTING OF CEQA
FINDINGS; APPROVING THE MITIGATION MONITORING PROGRAM; AND
ADOPTING OF A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE
SILVERTIP RESORT PROJECT

WHEREAS, on seventh day of May, 1999 an application for Planned Development (No. 99-01) for the SilverTip Resort Project was filed and submitted to the County of Mariposa in accordance with the policies of Mariposa County; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) implementing guidelines, the County determined that an Environmental Impact Report (EIR) was required and caused an EIR to be prepared for the Project; and

WHEREAS, the Draft EIR and Revised Draft EIR evaluated the environmental impacts of the proposed SilverTip Resort Project within the County and within the Fish Camp Town Planning Area; and

WHEREAS, a Notice of Preparation of a Draft EIR was issued on September 17, 1999 allowing a thirty day comment and review periods in accordance with the CEQA Guidelines; and

WHEREAS, the Draft EIR and the Revised Draft EIR were circulated to the public for comment and review from July 2, 2001 through October 1, 2001, for the Draft EIR and from September 10, 2002 through October 10, 2002, for the Revised Draft EIR in accordance with applicable CEQA Guidelines; and

WHEREAS, oral and written comments on the Draft EIR and Revised Draft EIR were received and considered during the review period by the Planning Commission; and

WHEREAS, public hearings were held by the Planning Commission after providing all proper notice as required by State Law and the Mariposa County Code at which time any and all members of the public were allowed to comment on all environmental and planning documents submitted. The Planning Commission conducted public hearings to receive public testimony with respect to environmental documentation on September 21 and September 22, 2001 and November 1, 2002 the Board of Supervisors conducted similar hearings; and

WHEREAS, after consideration of all evidence on the EIR the Planning Commission, based upon all testimony, both oral and written, and upon its independent judgment caused the SilverTip Resort Project to be certified as is compliance with CEQA, and

WHEREAS, after consideration of all evidence, both written and oral,

NOW, THEREFORE, BE IT RESOLVED, that the Mariposa County Board of Supervisors hereby:

1. Certifies the SilverTip EIR as being in compliance with CEQA.
2. Adopts the CEQA Findings set forth in Attachment "A."
3. Approves the Mitigation Monitoring Program as set forth in Attachment "B."
4. Adopts the Statement of Overriding Considerations set forth in Attachment "C."
5. The Custodian and location of the record of proceedings is the Planning Director.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors on December 2, 2003 by the following vote:

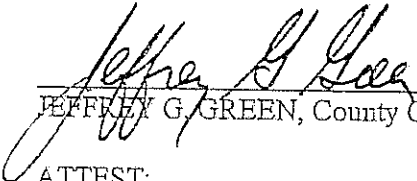
AYES: BALMAIN, BIBBY, PARKER

NOES: STETSON, PICKARD


ABSTAINED: NONE


ABSENT: NONE

APPROVED AS TO FORM


JEFFREY G. GREEN, County Counsel

ATTEST:


MARGIE WILLIAMS, Clerk of the Board


BOB PICKARD, Chairman
Mariposa County Board of Supervisors

I HEREBY CERTIFY that the foregoing Resolution 03-442 was duly and regularly adopted at a regular meeting of the Mariposa County Board of Supervisors on December 2, 2003.