MARIPOSA COUNTY RESOLUTION NO. 90-45

A RESOLUTION OF INTENTION TO FORM A ZONE OF BENEFIT

FOR LAKE DON PEDRO TOWNHOUSE PROJECT - ROAD MAINTENANCE

WHEREAS, VITO E. MAZZONE, as applicant and landowner of the Lake Don Pedro Townhouse Project, has made application for the formation of a zone of benefit to extend or provide services within Countywide County Service Area No. 1, in accordance with the provisions of Mariposa County Resolution No. 88-571; and

WHEREAS, the zone of benefit applied for is in an unincorporated area within the boundaries of the County of Mariposa; and

WHEREAS, the terms, conditions and reasons for this application are expressed in the application attached as Exhibit "A" and adopted as a part of this statement of intention;

NOW, THEREFORE, BE IT RESOLVED by the Mariposa County Board of Supervisors, a political subdivision of the State of California, that the Board of Supervisors will hold a public hearing on OCTOBER 18, 1990, at 9:00 a.m., in the Board of Supervisors Meeting Room, County Courthouse, Mariposa, California, to consider provision of the additional types of extended services proposed in the zone of benefit to be established, and a determination of the appropriate charges for the extended services to be provided.
BE IT FURTHER RESOLVED that the Clerk of the Board of Supervisors shall give notice of such public hearing as required in Government Code Section 25210.33.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 18th day of September, 1990, by the following vote:

AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH, TABER
NOES: NONE
ABSENT: NONE
ABSTAINED: NONE

[Signature]
Arthur G. Baggett, Jr., Chairman
Mariposa County Board of Supervisor

ATTEST:

[Signature]
MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

[Signature]
JEFFREY G. GREEN, County Counsel
DEPARTMENT: Public Works  By: Bruce A. Atkinson  Phone: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:
Adopt the attached Resolution of Intention to form a Zone of Benefit; and set a date and time for a Public Hearing to consider the provision of the additional types of extended services proposed in the Zone of Benefit to be established, and a determination of the appropriate charges for the extended services to be provided.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
Under current County policy, the formation of a Zone of Benefit is required on all new roads constructed as a condition of approval of a land division. The applicant has applied for this Zone of Benefit to cover the road system associated with his Major Subdivision Application No. 1-19-84. The Board has previously approved four other Zones of Benefit. To date, the Board has only denied two applications, based on the number of parcels that could potentially be served by their roads. The roads covered under this application serve the numerous townhouse units within this major subdivision.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
1. Do not adopt this resolution; and have the applicant develop another means to insure the maintenance of the land division road.

<table>
<thead>
<tr>
<th>COSTS:</th>
<th>( ) Not Applicable</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Budgeted current F.Y.</td>
<td>$____________</td>
<td></td>
</tr>
<tr>
<td>B. Total anticipated costs</td>
<td>$*</td>
<td></td>
</tr>
<tr>
<td>C. Required Add’l. Funding</td>
<td>$____________</td>
<td></td>
</tr>
<tr>
<td>D. Source: Costs will be paid by the property owners within the zone.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SPECIAL INSTRUCTIONS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>List the attachments and number the pages consecutively:</td>
</tr>
<tr>
<td>Resolution of Intention</td>
</tr>
<tr>
<td>Zone of Benefit application</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SOURCE:</th>
<th>( ) 4/5ths Vote Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Other budgeted funds</td>
<td>$____________</td>
</tr>
<tr>
<td>B. Unanticipated revenues</td>
<td>$____________</td>
</tr>
<tr>
<td>C. Reserve for contingencies</td>
<td>$____________</td>
</tr>
<tr>
<td>D. Description: Balance in Reserve for contingencies, if approved: $____________</td>
<td></td>
</tr>
</tbody>
</table>

CLERK'S USE ONLY
Res. No.: 90-447
Ord. No.: ______________
Vote - Ayes: 5  Noes: ______________
Absent: 0  Abstained: 0
☑️ Approved  ☒ Denied
(×) Minute Order Attached

The foregoing instrument is a correct copy of the original on file in this office.

Date: ______________
ATTEST: MARGIE WILLIAMS
Clerk of the Board of Supervisors
County of Mariposa, State of CA
By: ______________
Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
This item on agenda as:

☐ Recommended
☐ Not Recommended
☐ For Policy Determination
☐ Submitted with Comment
☐ Returned for Further
Action

Comment: ______________
A.O. Initials: ______________

Action Form Revised 1/29/90
TO: PUBLIC WORKS DEPARTMENT
FROM: MARGIE WILLIAMS, CLERK OF THE BOARD
SUBJECT: MAJOR SUBDIVISION AP. 1-9-84; LAKE DON PEDRO TOWNHOUSE PROJECT

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS ORDER on September 18, 1990

ACTION AND VOTE:

10:14 a.m. Clay Castleberry, Interim Public Works Director;
BOARD ACTION: (M)Erickson, (S)Radanovich/Ayes: Unanimous;
the following item was approved:

G) Notice of Intent to Form a Zone of Benefit for Lake Don Pedro Town House Project, Major Subdivision No. 1-19-84, Revised
BOARD ACTION: (M)Punte, (S)Radanovich, Res. 90-447 adopted - intent to form a Zone of Benefit for Road Maintenance and Annexation to the County Services Area 1-M Sewer Zone No. 1 for sewer service/Ayes: Unanimous.

CC: Planning Department
File
December 17, 1990

To: Dave Randall, Public Works Administrator
From: Margie Williams, Clerk of the Board
Subject: Lake Don Pedro Townhouse Resolution

As you are aware, at its meeting of September 18, 1990, the Board of Supervisors adopted Res. 90-447 - a resolution of intent to form a Zone of Benefit for Road Maintenance and Annexation to the County Services Area 1-M Sewer Zone No. 1 for sewer service.

It is my understanding that subsequent to the Board's action, your department determined that a hearing did not need to be held for the annexation portion, and the formal resolution presented to the Board did not need to be amended. Thus, I am including the attached Minute Order and this memo with the resolution file for this project.

If you have any questions, please do not hesitate to contact me.

cc: Resolution File.
COUNTYWIDE COUNTY SERVICE AREA NO. 1
BENEFIT ZONE FORMATION

APPLICATION FORM

Three (3) copies of this application are to be submitted at the initial filing. The original application is to be signed by the submitting party. The other copies may be copied. After the package has been certified as complete, the Public Works department will requested that an additional seven (7) copies be submitted. Attached to the original application and each copy must be the following:

1. Resolution (with required signatures) or petition (with required signatures).

2. Letters of authorization are required from each affected property owner for proposals not requiring a public hearing.

3. A map of the affected territory which is to be drawn to scale, showing legend, title, and date. This map must be no larger than 18" x 26", nor smaller than 8 1/2" x 11".

4. Legal description of the affected territory.

5. Completed environmental evaluation checklist.

PLEASE PRINT OR TYPE

1. Nature and location of the proposal included in this application, including the type of service(s) to be provided or extended:

   __________________________________________________________________________
   Formation of a Zone of Benefit for purposes of maintaining roads in
   the Lake Don Pedro Townhouses Project.
   __________________________________________________________________________

2. Check whichever statements apply:

   X  The application is filed by the owner of 100% of the property within the territory to be formed.
   X  The affected territory is inhabited by less than 12 registered voters.
   ___ Each of the signers of the petition is a registered voter and resides within the territory proposed for formation.
   ___ The petition is signed by 10% of the registered voters in the territory to be formed.
   X   Each of the signers of the petition is a landowner within the territory proposed to be served.
   ___ The petition is signed by 51% of the landowners within the territory proposed to be formed.
   X   This application is being filed as a condition of approval of a Land Division Application.
3. Proposal made pursuant to government code Section 25210.4 or 25210.4A.

4. Assessor Parcel Numbers: 21-350-05, 04, 09, 07, and 10

5. Characteristics of the area:
   A. Number of acres 8.62
   B. Number of inhabitants 0
   C. Number of registered voters 0
   D. Number of dwelling units 0

6. What is the present use of the area: approved residential townhouse project located on presently undeveloped land

7. List the name and address of officer or persons, not to exceed three, who are to receive copies of the staff report and mailed notice of hearing:
   A. Vito E. Mazzone; P.O. Box 324, Pebble Beach, CA 93953
   B. Frank Leonardi; P.O. Box 193, La Grange, CA 95329
   C. Robert L. Borchard; P.O. Box 249, Mariposa, CA 95338

NOTE: If 100% of the property owners have petitioned for formation of zone and if a map is being recorded by the County conditioned upon this zone formation, then the applicant shall not be permitted to withdraw this application.

I hereby certify that all filing requirements will be met and that the statements made in this application are accurate to the best of my knowledge:

Vito E. Mazzone

Print Name of person completing this application

P.O. Box 193, La Grange, CA 95329

Address

Signature

9-13-90

Date

Indicate interest in subject property:

Registered voter

Landowner X

Other interest (Please state interest)

SUBMITTED TO MARIPOSA COUNTY:

Date

Received by

ACCEPTED AND DEEMED FILED BY MARIPOSA COUNTY:

Date

By

File No. __________________________
3. Proposal made pursuant to government code section 25210.4 or 25210.4a.

4. Assessor Parcel Numbers: 21-350-05, 04, 09, 07, and 10

5. Characteristics of the area:
   A. Number of acres: 8.62
   B. Number of inhabitants: 0
   C. Number of registered voters: 0
   D. Number of dwelling units: 0

6. What is the present use of the area: approved residential townhouse project located on presently undeveloped land

7. List the name and address of officer or persons, not to exceed three, who are to receive copies of the staff report and mailed notice of hearing:
   A. Vito E. Mezzone: P.O. Box 324, Pebble Beach, CA 93953
   B. Frank Leonard: P.O. Box 193, La Grange, CA 95329
   C. Robert L. Bouchard: P.O. Box 249, Mariposa, CA 95338

NOTE: If 100% of the property owners have petitioned for formation of zone and if a map is being recorded by the County conditioned upon this zone formation, then the applicant shall not be permitted to withdraw this application.

I hereby certify that all filing requirements will be met and that the statements made in this application are accurate to the best of my knowledge:

Vito E. Mezzone
Print Name of person completing this application
P.O. Box 193, La Grange, CA 95329
Address

Signature
6-13-60 Date

Indicate interest in subject property:
Registered voter _____ Landowner X
Other interest (Please state interest) __________________________

----------- SUBMITTED TO MARIPOSA COUNTY: -----------
Date Received by

ACCEPTED AND DEEMED FILED BY MARIPOSA COUNTY:
Date By

File No. ________
PETITION FOR PROCEEDINGS (USE ADDITIONAL PAGES IF NECESSARY)

THE UNDERSIGNED HEREBY PETITION(S) MARIPOSA COUNTY FOR APPROVAL OF A PROPOSED FORMATION AS FOLLOWS:

1. THIS PROPOSAL IS MADE PURSUANT TO CHAPTER 2.2, PART 2, DIVISION 2, OF TITLE 3 CALIFORNIA GOVERNMENT CODE; (COUNTY SERVICE AREA LAW).

2. THE SPECIFIC PURPOSE, NATURE, EXTENT, AND ESTIMATED COSTS INVOLVED IN THE FORMATION ARE: (see attached)

   The purpose of the Zone of Benefit is to maintain the road system serving the Lake Don Pedro Town House Residential Development at the Lake Don Pedro Golf Course and Country Club.

3. SPECIFY ANY SPECIAL FACILITIES OR PROVISIONS FOR EMERGENCY REPAIRS:

   None

4. DESCRIBE THE LEVEL OF MAINTENANCE AND EXTENT OF WORK REQUIRED: Conditions of project approval is to maintain the roads in accordance with the standards that they were constructed.

5. DESCRIBE THE PROPOSED OPERATIONAL OR ADMINISTRATIVE PROCEDURES:

   In accordance with approved County Policy and Procedures (see attached estimate of costs)

6. DESIGNATE A SUPERVISOR OR MAINTENANCE OFFICER: Frank Leonardi

7. IF NECESSARY, PROVIDE A PLAN OR PROGRAM TO BRING THE LEVEL OF IMPROVEMENT, OR SYSTEM, BACK UP TO ACCEPTABLE STANDARD: Not required.

8. THE PROPOSED FORMATION IS REQUESTED TO BE MADE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS: Not required.
9. IF THE FORMATION OF A NEW DISTRICT(S) IS INCLUDED IN THE PROPOSAL, THE PROPOSED NAME(S) OF THE NEW DISTRICT(S) IS/ARE: Not required. (Number of zone of benefit to be assigned by County)

WHEREFORE, PETITIONER(S) REQUEST(S) THAT PROCEEDINGS BE TAKEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 25210, ET SEQ. OF THE GOVERNMENT CODE AND HEREWITH AFFIX SIGNATURE(S) AS FOLLOWS:

CHIEF PETITIONERS (NOT TO EXCEED THREE):

<table>
<thead>
<tr>
<th>DATE</th>
<th>PRINTED NAME</th>
<th>SIGNATURE</th>
<th>RESIDENCE ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>9-13-90</td>
<td>Vito E. Mazzone</td>
<td></td>
<td>P.O. Box 324, Pebble Beach CA</td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3. IF THE FORMATION OF A NEW DISTRICT(S) IS INCLUDED IN THE PROPOSAL, THE PROPOSED NAME(S) OF THE NEW DISTRICT(S) IS/ARE: Not required.

WHEREFORE, PETITIONER(S) REQUEST(S) THAT PROCEEDINGS BE TAKEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 23210, ET SEQ. OF THE GOVERNMENT CODE AND HERewith AFFIX SIGNATURE(S) AS FOLLOWS:

CHIEF PETITIONERS (NOT TO EXCEED THREE):

<table>
<thead>
<tr>
<th>DATE</th>
<th>PRINTED NAME</th>
<th>SIGNATURE</th>
<th>RESIDENCE ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>9-13-90</td>
<td>Vito E. Mazzone</td>
<td>P.O. Box 324 Pebble Beach C</td>
</tr>
<tr>
<td>2.</td>
<td>9-14-90</td>
<td>Vito E. Mazzone</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
JUSTIFICATION FORM

THE CALIFORNIA GOVERNMENT CODE REQUIRES THE COUNTY TO REVIEW SPECIFIC FACTORS IN ITS CONSIDERATION OF THIS PROPOSAL. PLEASE COMPLETE THIS FORM TO FACILITATE OUR REVIEW.

1. NAME OF PROPOSAL: Lake Don Pedro Townhouse Project—Road Maintenance
   Zone of Benefit

2. THIS APPLICATION WAS INITIATED BY: 
   X Petition
   Resolution of Application

3. DO THE BOUNDARIES OF THE DISTRICT OVERLAP OR CONFLICT WITH THE BOUNDARIES OF OTHER DISTRICTS? Yes

4. IF YES, JUSTIFY THE NEED FOR OVERLAPPING OR CONFLICTING BOUNDARIES.
   The sewer zone provides a different type of service

5. DO THE BOUNDARIES OF THE TERRITORY PROPOSED SPLIT LINES OF ASSESSMENT? No

6. DO THE BOUNDARIES OF THE TERRITORY PROPOSED CREATE AN ISLAND OR CORRIDOR OR A STRIP? Yes

7. IF YES, JUSTIFY THE NECESSITY FOR THE BOUNDARIES AS PROPOSED.
   The property is all located within the District, only lots served by the Roads (requiring maintenance) are included in the Zone of Benefit.

8. IF THE PROPOSED BOUNDARY FOLLOWS A STREET OR HIGHWAY, DOES IT INCLUDE THE ENTIRE STREET OR HIGHWAY? No

9. NAME ANY DISTRICT(s) WHICH WILL BE AFFECTED BY THIS PROPOSAL.
   The County-wide County services area

10. INDICATE THE GENERAL PLAN DESIGNATION OF THE AFFECTED TERRITORY
    Rural Residential

11. DESCRIBE ANY SPECIAL LAND USE CONCERNS EXPRESSED IN THE ABOVE PLANS.
    None
12. WHAT IS THE EXISTING OR PROPOSED LAND USE? Residential Townhouses.

13. WHAT IS THE AREA'S ZONING AND DENSITIES PERMITTED? Townhouse development

14. DESCRIBE THE SPECIFIC DEVELOPMENT POTENTIAL OF THE PROPERTY: The project site is subject to a Planned Development Zone Approved by Mariposa County. The site must be developed in accordance with the provisions of that zone.

15. IS THE EXISTING LAND USE IN CONFORMITY WITH APPROPRIATE COUNTY GENERAL AND SPECIFIC PLANS? YES X NO 

16. IF PROPOSED LAND USE IS NOT IN CONFORMANCE WITH APPROPRIATE COUNTY GENERAL AND SPECIFIC PLANS, APPLICANT MUST JUSTIFY THIS PROPOSAL ON A SEPARATE PAGE AND ATTACH TO THIS APPLICATION. N/A

17. INDICATE THE PARCEL NUMBERS OF THOSE PARCELS, IF ANY, WHICH ARE UNDER CONTRACT WITH THE COUNTY UNDER PROVISIONS OF THE WILLIAMSON ACT, OR TIMBER PRESERVE ACT: N/A

18. WHAT STEPS, IF ANY HAVE BEEN TAKEN OR ARE PROPOSED TO BE TAKEN TO RELEASE THE ABOVE PARCEL(S) FROM THE CONTRACT? N/A

NAME AND ADDRESS OF APPLICANT:

Vito E. Mazzone, Chairman of the Board
T.C.E., Inc.
P.O. Box 194, La Grange, CA 95329
PHONE NO: (209) 852-2242

FILE NO. __________________________

[Signature]

[Seal]
COUNTYWIDE COUNTY SERVICE AREA NO. 1
BENEFIT ZONE FORMATION

CERTIFIED AFFECTED PROPERTY OWNERS LIST

PURSUANT TO THE MARIPOSA COUNTY LOCAL AGENCY FORMATION COMMISSION
ENVIRONMENTAL REVIEW PROCEDURES, 1. Vito E. Mazzone

HEREBY CERTIFY THAT THE LIST ATTACHED HERETO CONTAINS THE NAMES AND ADDRESSES OF PROPERTY OWNERS AS THEY APPEAR ON THE MOST RECENT AVAILABLE ASSESSMENT ROLL:
(1) WITHIN A MINIMUM DISTANCE OF SIX HUNDRED (600) FEET FROM THE EXTERIOR BOUNDARIES OF THE PROPERTY AS DESCRIBED IN THE ATTACHED APPLICATION; AND (2) PROPERTY OWNERS WITHIN THE AREA SUBJECT TO THIS APPLICATION.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Vito E. Mazzone

September, 13, 1990

APN NAME ADDRESS

see attached
<table>
<thead>
<tr>
<th>APN</th>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>21-230-06</td>
<td>Douglas B. Brock</td>
<td>5046 Westridge Rte. 2</td>
<td>Bishop</td>
<td>California</td>
<td>95314</td>
</tr>
<tr>
<td>21-230-08</td>
<td>Alfred A. &amp; Doris C. De Pratti</td>
<td>765 Galindo St.</td>
<td>Salinas</td>
<td>California</td>
<td>93905</td>
</tr>
<tr>
<td>21-230-09</td>
<td>Don C. &amp; Julia C. Villanueva</td>
<td>2273 Luz Ave.</td>
<td>San Jose</td>
<td>California</td>
<td>95116</td>
</tr>
<tr>
<td>21-230-12</td>
<td>Ben V. &amp; Modesta L. Espiritu, et al</td>
<td>495 Clauser Dr.</td>
<td>Milpitas</td>
<td>California</td>
<td>95035</td>
</tr>
<tr>
<td>21-230-13</td>
<td>Ben V. &amp; Modesta L. Espiritu, et al</td>
<td>495 Clauser Dr.</td>
<td>Milpitas</td>
<td>California</td>
<td>95035</td>
</tr>
<tr>
<td>21-230-14</td>
<td>Mar P. &amp; Salomae C. Lucero</td>
<td>2067 Sullivan Ave.</td>
<td>San Jose</td>
<td>California</td>
<td>95122</td>
</tr>
<tr>
<td>21-230-16</td>
<td>Horace J. &amp; Ann R. Randazzo</td>
<td>P.O. Box 197</td>
<td>Carmel Valley</td>
<td>California</td>
<td>93924</td>
</tr>
<tr>
<td>21-240-01</td>
<td>Jean T. Siler Trustee</td>
<td>422 Golden West Place</td>
<td>Carroyo Grande</td>
<td>California</td>
<td>93420</td>
</tr>
<tr>
<td>21-240-02</td>
<td>Eric J. Leuty</td>
<td>P.O. Box 3593</td>
<td>Redwood City</td>
<td>California</td>
<td>94064</td>
</tr>
<tr>
<td>21-240-03</td>
<td>Peggy A. &amp; Vincent J. Walz</td>
<td>J59 &amp; Bonds Flat Road</td>
<td>La Grange</td>
<td>California</td>
<td>95329</td>
</tr>
<tr>
<td>21-240-15</td>
<td>Ray G. Claveran</td>
<td>P.O. Box 193</td>
<td>La Grange</td>
<td>California</td>
<td>95329</td>
</tr>
<tr>
<td>21-240-16</td>
<td>Richard B. &amp; Mary N. Alquist</td>
<td>9895 Banderilla Dr.</td>
<td>La Grange</td>
<td>California</td>
<td>95329</td>
</tr>
<tr>
<td>1-260-02</td>
<td>Wells &amp; Mazie Carlson Woolstenhulme TR</td>
<td>P.O. Box 38</td>
<td>Snelling</td>
<td>California</td>
<td>95369</td>
</tr>
<tr>
<td>21-310-06</td>
<td>Fares Z. &amp; Sylvia A. Nasri</td>
<td>630 Terry St.</td>
<td>Monterey</td>
<td>California</td>
<td>93940</td>
</tr>
<tr>
<td>21-310-08</td>
<td>Darrell W. &amp; Joann D. Brady</td>
<td>3117 Scenic Drive</td>
<td>Modesto</td>
<td>California</td>
<td>95355</td>
</tr>
<tr>
<td>21-310-09</td>
<td>Bart C. &amp; Mary Bauer</td>
<td>17876 Los Cerritos</td>
<td>Snelling</td>
<td>California</td>
<td>95369</td>
</tr>
<tr>
<td>21-310-11</td>
<td>George H. Ill &amp; Linda Lee Siggins</td>
<td>724 Vera</td>
<td>Ripon</td>
<td>California</td>
<td>95366</td>
</tr>
<tr>
<td>21-310-12</td>
<td>Andy J. &amp; Stephanie L. Sibley</td>
<td>1707 Tamarack</td>
<td>Carlsbad</td>
<td>California</td>
<td>92008</td>
</tr>
<tr>
<td>21-170-07</td>
<td>Margaret L. Degnim</td>
<td>9661 Rincon Ct.</td>
<td>La Grange</td>
<td>California</td>
<td>95329</td>
</tr>
<tr>
<td>21-170-10</td>
<td>Thomas S. Weber</td>
<td>1065 E. Hillsdale #417</td>
<td>Foster City</td>
<td>California</td>
<td>94404</td>
</tr>
<tr>
<td>21-170-27</td>
<td>Jack P. Matulich, et al</td>
<td>4094 Luneta Dr.</td>
<td>San Jose</td>
<td>California</td>
<td>95136</td>
</tr>
<tr>
<td>21-300-01</td>
<td>Mac. C. &amp; Wanda Ann Carlton</td>
<td>2348 Ranchito Dr.</td>
<td>La Grange</td>
<td>California</td>
<td>95329</td>
</tr>
<tr>
<td>21-300-02</td>
<td>Brad Philip &amp; Cathy Johnson</td>
<td>895 Buena Vista Dr.</td>
<td>Watsonville</td>
<td>California</td>
<td>95076</td>
</tr>
<tr>
<td>21-300-35</td>
<td>Donald C. &amp; Karen A. Moss</td>
<td>55 Bonds Flat Road</td>
<td>La Grange</td>
<td>California</td>
<td>95329</td>
</tr>
</tbody>
</table>
ENVIRONMENTAL ASSESSMENT

TO THE APPLICANT: IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THIS BRIEF FORM IS INTENDED TO OBTAIN PRELIMINARY ENVIRONMENTAL INFORMATION ON YOUR PROPOSED PROJECT.

YOU ARE REQUESTED TO COMPLETE ONLY THESE QUESTIONS LISTED IN THIS FORM. FORM "G" TO BE COMPLETED BY THE LAFCO STAFF OR OFFICIALS OF THE COUNTY.

AS THE PROJECT APPLICANT, THE BURDEN OF PROOF FOR JUSTIFICATION OF THE PROJECT IS YOUR RESPONSIBILITY. THE INFORMATION SUPPLIED BY YOU ON THIS FORM, AND ANY SUPPORT INFORMATION SUPPLIED BY YOU, WILL BE USED BY LAFCO IN DETERMINING WHETHER A NEGATIVE DECLARATION OR AN ENVIRONMENTAL IMPACT REPORT WILL BE PREPARED FOR YOUR PROJECT. IT IS STRONGLY RECOMMENDED THAT YOU REVIEW THE INITIAL STUDY PORTIONS OF FORM "G" AND PROVIDE AS MUCH SUPPORT INFORMATION AS POSSIBLE TO INSURE AS TIMELY PROCESSING OF THIS APPLICATION AS POSSIBLE.

AS PROVIDED BY STATE LAW, YOU WILL BE NOTIFIED WITHIN 30 DAYS FROM THE SUBMITTAL OF THIS FORM, AND ACCOMPANYING APPLICATION FORMS, AS TO THE COMPLETENESS OF YOUR APPLICATION. WITHIN 45 DAYS FROM THE DETERMINATION THAT YOUR APPLICATION IS COMPLETE, A DECISION WILL BE MADE AS TO WHETHER A NEGATIVE DECLARATION WILL BE PREPARED OR AN ENVIRONMENTAL IMPACT REPORT WILL BE REQUIRED.

1. APPLICANT'S NAME: T.C.E., Inc.

2. NAME OF DISTRICT OR OTHER ORGANIZATION TO WHICH THIS APPLICATION IS TO BE APPLIED: County-wide County Service Area-Zone of Benefit

3. TYPE OF APPLICATION (SPECIFY): Formation of a road Maintenance Zone of Benefit

4. LIST AND DESCRIBE ANY OTHER RELATED PERMITS AND OTHER GOVERNMENTAL AGENCY APPROVALS REQUIRED FOR THIS PROJECT INCLUDING OTHER COUNTY, STATE AND FEDERAL AGENCIES. None—This application fulfills one requirement for filing a Subdivision Map which was subject to environmental review.

---

FOR DEPARTMENTAL USE ONLY

DATE FILED

APPLICATION FOR:

☐ DIST. FORMATION

☐ DIST. REORGANIZATION

☐ DIST. ANNEXATION

☐ OTHER (SPECIFY)

RECEIVED BY

FILE NUMBER

TYPE OF GOVERNMENTAL ENTITY FOR WHICH APPLICATION IS SUBMITTED (SPECIFY)
ARE THE FOLLOWING ITEMS APPLICABLE TO THE PROJECT WITH RESPECT TO HAVING A POSSIBLE ENVIRONMENTAL EFFECT? A BRIEF DISCUSSION OF THOSE ITEMS CHECKED SHOULD BE ATTACHED TO THIS FORM INCLUDING ANY MITIGATING MEASURES DEEMED APPROPRIATE.

COULD THIS PROJECT RESULT IN ANY OF THE FOLLOWING:

YES NO

___ X 1. CHANGE IN EXISTING FEATURES OF ANY LAKES OR HILLS, OR SUBSTANTIAL ALTERATION OF GROUND CONTOURS.

___ X 2. CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREAS OR PUBLIC LANDS OR ROADS.

___ X 3. CHANGE IN PATTERN, SCALE OR CHARACTER OF GENERAL AREAS OF PROJECT.

___ X 4. SIGNIFICANT AMOUNTS OF SOLID WASTE OR LITTER.

___ X 5. CHANGE IN DUST, ASH, SMOKE, FUMES OR OCORS IN VICINITY.

___ X 6. CHANGE IN LAKE, STREAM OR GROUND WATER QUALITY OR QUANTITY, OR ALTERATION OF EXISTING DRAINAGE PATTERNS, RESULT IN INCREASED EROSION OR RUNOFF FROM PROJECT SITE.

___ X 7. SUBSTANTIAL CHANGE IN EXISTING NOISE OR VIBRATION LEVELS IN THE VICINITY.

___ X 8. SITE ON FILLED LAND OR SLOPE OF 20 PERCENT OR MORE.

___ X 9. USE OR DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS TOXIC SUBSTANCES, FLAMMABLES OR EXPLOSIVES.

___ X 10. SUBSTANTIAL CHANGE IN DEMAND FOR PUBLIC SERVICES (POLICE, FIRE, WATER, SEWAGE, ETC.)

___ X 11. SUBSTANTIALLY INCREASED FOSSIL FUEL CONSUMPTION (ELECTRICITY, OIL, NATURAL GAS, ETC.)

___ X 12. RESULT IN A LARGER PROJECT OR SERIES OF PROJECTS.

___ X 13. CHANGE, DEMOLISH, REMOVE OR MODIFY STRUCTURES, SITES OR FEATURES WHICH ARE OF HISTORICAL, ARCHEOLOGICAL OR ARCHITECTURAL CONSEQUENCE.

___ X 14. RESULT IN CREATION OF A POTENTIAL TRAFFIC HAZARD, OR TRAFFIC CONGESTION OR SUBSTANTIALLY INCREASE TRAFFIC LOADS ON EXISTING STREETS OR ROADS BEYOND PRESENT DESIGN OR IMPROVEMENT LIMITS.

5. CERTIFICATION:

I HEREBY CERTIFY THAT THE STATEMENTS AND ANSWERS FURNISHED PRESENT THE DATA AND INFORMATION REQUIRED FOR THIS ENVIRONMENTAL ASSESSMENT TO THE BEST OF MY ABILITY, AND THAT THE FACTS, STATEMENTS AND INFORMATION PRESENTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

September 13, 1990

[Signature]

[Name]

SIGNATURE OF AUTHORIZED REPRESENTATIVE
COUNTYWIDE COUNTY SERVICE AREA NO. 1
BENEFIT ZONE FORMATION

INITIAL STUDY

THIS ENVIRONMENTAL REVIEW CHECKLIST AND ANALYSIS IS TO BE PREPARED BY THE LEAD AGENCY STAFF.

1. Name of Project Proponent  T.C.E., Inc.
2. Address and Phone No. of Project Proponent Vito Mazzone, Chairman, T.C.E., Inc.
   P.O. Box 194, La Grange, CA 95329

3. Project Title (if applicable) Don Pedro Townhouse Project Zone of Benefit-Road Maintenance
4. Description of Project (brief) Formation of a Zone of Benefit to maintain roads serving the Don Pedro townhouse project.

5. Description of Environmental Setting (brief):

The project is the formation of an Administrative Unit to collect fees for the maintenance of road to be constructed to serve a residential townhouse development. The project is required to mitigate a Potential Impact to Public Services with respect to street & road maintenance. The project will not have a direct impact on the physical environment. The maintenance performed, as a result of forming this Administrative system is exempt from environmental review as per Section 15301 (maintenance of existing facilities).

6. ENVIRONMENTAL EFFECTS CHECKLIST:
(EXPLANATIONS OF ALL "YES" OR "NO" ANSWERS AND SUGGESTED MITIGATING MEASURES, IF ANY ARE ON ATTACHED SHEETS)

<table>
<thead>
<tr>
<th>Potential Effect</th>
<th>Yes</th>
<th>Maybe</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. EARTH Could the project result in:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. The destruction, covering of any unique geologic or physical features?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Substantial acceleration in wind or water erosion of soils, either on or off the site?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Unnecessary or unusual exposure of people or property to geological hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. AIR Could the project result in:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Creation of substantial air emissions or major deterioration of ambient air quality?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. The creation of objectionable odors?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. The creation of substantial amounts of air-borne particulate matter?</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
C. WATER Could the project result in:

1. Major changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

2. Major alterations to the course of flow of flood waters?

3. Major discharge into surface waters or any major alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

4. Major alteration or reduction of available subsurface water supplies necessary to support existing development?

D. PLANT LIFE Could the project result in a substantial reduction of the numbers of any rare or endangered species of plants?

E. ANIMAL LIFE Could the project result in:

1. Major reduction of the numbers of any unique, rare or endangered species of animals?

2. Major introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

3. Major deterioration of existing fish or wildlife habitat?

F. NOISE Could the project result in increases in existing noise levels detrimental to existing uses?

G. LIGHT AND GLARE Could the project produce new light or glare abnormal to existing uses?

H. LAND USE Could the project result in a substantial alteration of the present or planned use of an area?

I. NATURAL RESOURCES Could the project result in:

1. Major increases in the rate of use of any natural resource excluding water?

2. Substantial depletion of any non-renewable natural resource or preclude development of a natural resource?

J. RISK OF UPSET Could the project involve a risk of an explosion or release of hazardous substances?

K. POPULATION Could the project substantially alter the existing or planned location, distribution, density or growth rate of human populations of an area?
L. TRANSPORTATION/CIRCULATION Could the project result in:

1. Major effects on existing parking facilities or demand for new parking?

2. Major alterations to present or planned patterns of circulation or movement of people and/or goods?

3. Major increase in traffic that may be hazardous to motor vehicles, bicyclists, pedestrians, or livestock?

M. PUBLIC SERVICES Could the project have an effect upon, or result in a need for new or altered governmental services in any of the following areas?

1. Fire Protection

2. Police Protection

3. Schools

4. Parks and Other Recreation Facilities

5. Maintenance in public facilities including streets and roads

6. Other governmental or public services or facilities

N. HUMAN HEALTH Could the project result in:

1. Creation of any health hazard or potential health hazard (excluding mental health)?

2. Exposure of people to potential health hazards?

O. AESTHETICS Could the project result in:

1. The destruction of any scenic vista or view open to the public?

2. The creation of an aesthetically offensive site open to public view?

P. CULTURAL RESOURCES Could the project result in:

1. The alteration of or the destruction of a prehistoric or historic archaeological site?

2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?
7. **ANALYSIS OF SIGNIFICANT IMPACT:**

(CONTINUE ON SEPARATE PAGE IF NECESSARY)

<table>
<thead>
<tr>
<th>Identified Potential Impact (No.)</th>
<th>Mitigation Possible (Yes</th>
<th>No)</th>
<th>Impact Significant (Yes</th>
<th>No)</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>M5</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
<td>Purpose of zone is to establish means of maintaining streets and roads.</td>
</tr>
</tbody>
</table>

8. **Mandatory Findings of Significance** (As per Section 15062 of the CEQA Guidelines, requires EIR if "Yes") Does the project have:

a. 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?

b. The potential to achieve short term, to the disadvantage of long term, environmental goals?

c. Impacts which are individually limited but cumulatively considerable?

d. Environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<table>
<thead>
<tr>
<th>a.</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>b.</td>
<td>X</td>
</tr>
<tr>
<td>c.</td>
<td>X</td>
</tr>
<tr>
<td>d.</td>
<td>X</td>
</tr>
</tbody>
</table>
9. **DETERMINATION:**

On the basis of this initial study:

- **X** It is found on the basis of this initial study that the proposed project WILL NOT have a significant effect on the environment and a NEGATIVE DECLARATION WILL BE PREPARED.

- It is found on the basis of this initial study that the potential environmental effects of this project WILL NOT be significant in this case because the mitigation measures described in Section VI will be added to the project proposal as conditions of approval and will mitigate environmental effects entirely or to an acceptable level. A NEGATIVE DECLARATION will be prepared.

- It is found on the basis of this initial study, that the proposed project MAY have a significant effect on the environment, and an Environmental Impact Report is required. (This determination may be based upon Section VII, Analysis of Significance or Section VIII, Mandatory Findings of Significance)

- It is found that it can be argued on the basis of substantial evidence that the project may have a significant environmental impact. An Environmental Impact Report is required.

- It is found that there is a serious public controversy concerning the potential environmental effects of the project and an Environmental Impact Report is required.

- It is found that the project cannot be approved or conditionally approved and no further action is required under the provisions of the California Environmental Quality Act.

10. **ACTIONS:**

**THIS STUDY WAS PREPARED BY:**

__________________________

DATE:_____________________

**THE STUDY WAS REVIEWED BY:**

__________________________

DATE:_____________________

APPROVED BY:__________________________

SIGNATURE:__________________________

__________________________

TITLE:__________________________

DATE:_____________________

FILE NO. ______________________
September 13, 1990

Vito Mazzone  
T.C.E. Inc.  
P.O. Box 194  
La Grange, CA 95329

RE: Lake Don Pedro Town Houses Zone of Benefit for Road Maintenance

Dear Vito:

This is an estimated yearly cost to maintain road "A" and "B" from the Clubhouse parking lot approximately 3000 Lf to the Fachada Way road.

Clean gutters and storm drains:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Truck 8 hrs @ $60.00</td>
<td>$480.00</td>
</tr>
<tr>
<td>Labor 16 hrs @ $33.00</td>
<td>$528.00</td>
</tr>
</tbody>
</table>

AC Patching:

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>AC 5 tons @ $30.00</td>
<td>$150.00</td>
</tr>
<tr>
<td>Dump Truck 8 hrs @ $60.00</td>
<td>$480.00</td>
</tr>
<tr>
<td>Labor 16 hrs @ $33.00</td>
<td>$528.00</td>
</tr>
</tbody>
</table>

Tack Oil

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tack Oil</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

Mobilization

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobilization</td>
<td>$250.00</td>
</tr>
</tbody>
</table>

Apply Slurry Seal every 5 years:

\[
14,980 \div 5 = 2,996.00
\]

Apply 2" AC Overlay every 10 years:

\[
35,000 \div 10 = 3,500.00
\]

Total $9,062.00

Sincerely,

Steve P. Allison  
Owner

SPA: rms
DESCRIPTION

All that certain real property situated in portions of
Sections 31 and 32, Township 3 South, Range 15 East, M.D.B.&
M., Mariposa County, State of California, more particularly
described as follows:

PARCEL ONE

Commencing at the north one-quarter (N1/4) Section Corner of
said Section 31; thence S86°01'11"E a distance of 1181.03 feet
to the POINT OF BEGINNING of the herein described certain
real property; thence S19°05'34"E for 461.93 feet; thence N74°
59'33"E for 321.36 feet to a point, said point being the
beginning of a non-tangent curve concave to the northeast
having a radius of 403.30 feet, a radial to said curve
through said point bears S66° 17'49"W; thence southeasterly
along said curve, through a central angle of 25°09'33", an arc
length of 177.09 feet to the point of tangency; thence S48°
51'44"E for 167.76 feet; thence S41°11'34"W for 86.49 feet;
thence S33°26'03"E for 384.50 feet; thence S07°09'47"W for
36.99 feet; thence S83°00'55"E for 52.49 feet;
thence S16°56'40"W for 25.44 feet; thence N82° 48'08"W for 125.01 feet; thence S48°30'27"W for 79.37 feet; thence S48° 41'02"W for 100.07 feet; thence S41°00'39"E for 93.76 feet; thence S58°02'37"W for 25.27 feet; thence N41°05'13"W for 808.09 feet to the beginning of a tangent curve concave to the northeast having a radius of 307.50 feet; thence northwesterly along said curve, through a central angle of 21° 59'07", an arc length of 117.99 feet to the point of tangency; thence N19°06'06"W for 531.34 feet; thence N71° 01'41"E for 100.07 feet to the POINT OF BEGINNING.

PARCEL TWO

Commencing at the N1/4 Section Corner of said Section 31; thence S55°48'24"E a distance of 2485.35 feet to the POINT OF BEGINNING of the herein described certain real property; thence N47°57'35"E for 110.42 feet; thence N41°33'05"E for 20.13 feet; thence N51°22'34"E for 28.59 feet; thence N62° 38'14"E for 26.49 feet to a point, said point being the beginning of a non-tangent curve concave to the southeast having a radius of 359.37 feet, a radial to said curve through said point bears N28° 49'46"W; thence northeasterly
along said curve, through a central angle of 21°12'47", an arc
length of 133.05 feet to the point of tangency; thence N82°
23'01"E for 80.34 feet to the beginning of a tangent curve
concave to the northwest having a radius of 260.00 feet;
thence northeasterly along said curve, through a central
angle of 34°55'15", an arc length of 158.47 feet to the point
of tangency; thence N47°27'46"E for 105.94 feet; thence S42°
31'56"E for 98.21 feet; thence S47°13'16"W for 149.27 feet;
thence S57°08'40"E for 42.46 feet; thence S72° 24'00"W for
142.02 feet; thence S79°41'12"W for 24.79 feet; thence S84°
20'29"W for 142.18 feet; thence S59°44'31"W for 10.00 feet;
thence S47°50'-23"W for 162.09 feet; thence N42°02'-24"W for
85.12 feet to the POINT OF BEGINNING.

Prepared by:

[Signature]
Jerome S. Freeman, L.S. 4079

Sept. 13, 1990 Date
APPLICATION FORM

Three (3) copies of this application are to be submitted at the initial filing. The original application is to be signed by the submitting party. The other copies may be copied. After the package has been certified as complete, the Public Works department will requested that an additional seven (7) copies be submitted. Attached to the original application and each copy must be the following:

1. Resolution (with required signatures) or petition (with required signatures).

2. Letters of authorization are required from each affected property owner for proposals not requiring a public hearing.

3. A map of the affected territory which is to be drawn to scale, showing legend, title, and date. This map must be no larger than 18" x 26", nor smaller than 8 1/2" x 11".

4. Legal description of the affected territory.

5. Completed environmental evaluation checklist.

PLEASE PRINT OR TYPE

1. Nature and location of the proposal included in this application, including the type of service(s) to be provided or extended:
   Lake Don Pedro Townhouse Project annexation to the County Services
   Area 1-M Sewer Zone No. 1 for Sewer service

2. Check whichever statements apply:
   [X] The application is filed by the owner of 100% of the property within the territory to be formed.
   [X] The affected territory is inhabited by less than 12 registered voters.
   ___ Each of the signers of the petition is a registered voter and resides within the territory proposed for formation.
   ___ The petition is signed by 10% of the registered voters in the territory to be formed.
   [X] Each of the signers of the petition is a landowner within the territory proposed to be served.
   ___ The petition is signed by 51% of the landowners within the territory proposed to be formed.
   [X] This application is being filed as a condition of approval of a Land Division Application.
3. Proposal made pursuant to government code Section 25210.4 or 25210.4A.

4. Assessor Parcel Numbers: 21-350-05, 04, 09, 07, and 10

5. Characteristics of the area:
   A. Number of acres 8.62
   B. Number of inhabitants 0
   C. Number of registered voters 0
   D. Number of dwelling units 0

6. What is the present use of the area:
   Approved Residential Townhouse Project to be located on presently undeveloped land

7. List the name and address of officer or persons, not to exceed three, who are to receive copies of the staff report and mailed notice of hearing:
   A. Vito Mazzone; P.O. Box 324, Pebble Beach, CA 93953
   B. Frank Leonardo; P.O. Box 194, La Grange, CA 95329
   C. Robert L. Borchard; P.O. Box 249, Mariposa, CA 95338

NOTE: If 100% of the property owners have petitioned for formation of zone and if a map is being recorded by the County conditioned upon this zone formation, then the applicant shall not be permitted to withdraw this application.

I hereby certify that all filing requirements will be met and that the statements made in this application are accurate to the best of my knowledge:

Vito E. Mazzone
Print Name of person completing this application
P.O. Box 194, La Grange, CA 95329

Signature 9-13-90

Address Date

Indicate interest in subject property:
Registered voter Landowner X
Other interest (Please state interest)

---

SUBMITTED TO MARIPOSA COUNTY:

Date

Received by

ACCEPTED AND DEEMED FILED BY MARIPOSA COUNTY:

Date

By

File No. ____________________
3. Proposal made pursuant to government code Section 25210.4 or 25210.4A.

4. Assessor Parcel Numbers: 21-350-05, 04, 09, 07, and 10

5. Characteristics of the area:
A. Number of acres 8.62
B. Number of inhabitants 0
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I hereby certify that all filing requirements will be met and that the statements made in this application are accurate to the best of my knowledge:

Vito E. Mazzone
Print Name of person completing this application
P.O. Box 194, La Grange, CA 95329
Address 9-13-90 Date

Indicate interest in subject property:
Registered voter  x  Landowner  x
Other interest (Please state interest)

SUBMITTED TO MARIPOSA COUNTY:

Date Received by

ACCEPTED AND DEEMED FILED BY MARIPOSA COUNTY:

Date By

File No.
COUNTY DEPARTMENT OF COUNTY SERVICE AREA NUMBER 1

BENEFIT ZONE FORMATION
Annexation

PETITION FOR PROCEEDINGS (USE ADDITIONAL PAGES IF NECESSARY)

THE UNDERSIGNED HEREBY PETITION(S) MARIPOSA COUNTY FOR APPROVAL OF A PROPOSED FORMATION AS FOLLOWS:

1. THIS PROPOSAL IS MADE PURSUANT TO CHAPTER 2.2, PART 2, DIVISION 2, OF TITLE 3 CALIFORNIA GOVERNMENT CODE; (COUNTY SERVICE AREA LAW).

2. THE SPECIFIC PURPOSE, NATURE, EXTENT, AND ESTIMATED COSTS INVOLVED IN THE FORMATION ARE: (see attached)

The purpose of the sewer zone of benefit is to maintain and operate the sewer collection, treatment and disposal system for the development at the Don Pedro Country Club.

3. SPECIFY ANY SPECIAL FACILITIES OR PROVISIONS FOR EMERGENCY REPAIRS:
(see attached)

4. DESCRIBE THE LEVEL OF MAINTENANCE AND EXTENT OF WORK REQUIRED: (see attached)

5. DESCRIBE THE PROPOSED OPERATIONAL OR ADMINISTRATIVE PROCEDURES:
In accordance with approved County Policy and Procedures—(see attached budget information)

6. DESIGNATE A SUPERVISOR OR MAINTENANCE OFFICER: Frank Leonard

7. IF NECESSARY, PROVIDE A PLAN OR PROGRAM TO BRING THE LEVEL OF IMPROVEMENT, OR SYSTEM, BACK UP TO ACCEPTABLE STANDARD: see attached

8. THE PROPOSED FORMATION IS REQUESTED TO BE MADE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS: see attached
9. If the formation of a new district(s) is included in the proposal, the proposed name(s) of the new district(s) is/are: Not required.

WHEREFORE, Petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 25210, et seq. of the Government Code and herewith affix signature(s) as follows:

Chief Petitioners (not to exceed three):

<table>
<thead>
<tr>
<th>Date</th>
<th>Printed Name</th>
<th>Signature</th>
<th>Residence Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>9-13-90 Vito E. Mazzone</td>
<td></td>
<td>P.O. Box 324 Pebble Beach CA</td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9. If the formation of a new district(s) is included in the proposal, the proposed name(s) of the new district(s) is/are: Not required.

(Number of zone of benefit to be assigned by County)

Necessary, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of section 25210, et seq. of the Government Code and herewith affix signature(s) as follows:

Chief Petitioners (not to exceed three):

<table>
<thead>
<tr>
<th>DATE</th>
<th>PRINTED NAME</th>
<th>SIGNATURE</th>
<th>RESIDENCE ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>9-13-90</td>
<td>Vito E. Mazzone</td>
<td></td>
<td>P.O. Box 324, Pebble Beach CA</td>
</tr>
<tr>
<td>10-10</td>
<td></td>
<td></td>
<td></td>
</tr>
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<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>
JUSTIFICATION FORM

THE CALIFORNIA GOVERNMENT CODE REQUIRES THE COUNTY TO REVIEW SPECIFIC FACTORS IN ITS CONSIDERATION OF THIS PROPOSAL. PLEASE COMPLETE THIS FORM TO FACILITATE OUR REVIEW.

1. NAME OF PROPOSAL: Lake Don Pedro Townhouse Project—Sewer Zone

2. THIS APPLICATION WAS INITIATED BY:
   - [ ] PETITION
   - [ ] RESOLUTION OF APPLICATION

3. DO THE BOUNDARIES OF THE DISTRICT OVERLAP OR CONFLICT WITH THE BOUNDARIES OF OTHER DISTRICTS? Yes

4. IF YES, JUSTIFY THE NEED FOR OVERLAPPING OR CONFLICTING BOUNDARIES.
   Formation of a road maintenance zone has been requested on the same site.

5. DO THE BOUNDARIES OF THE TERRITORY PROPOSED SPLIT LINES OF ASSESSMENT? No

6. DO THE BOUNDARIES OF THE TERRITORY PROPOSED CREATE AN ISLAND OR CORRIDOR OR A STRIP? Yes

7. IF YES, JUSTIFY THE NECESSITY FOR THE BOUNDARIES AS PROPOSED. The property is adjacent to the existing zone boundaries with some open areas where development is not proposed.

8. IF THE PROPOSED BOUNDARY FOLLOWS A STREET OR HIGHWAY, DOES IT INCLUDE THE ENTIRE STREET OR HIGHWAY? No

9. NAME ANY DISTRICT(S) WHICH WILL BE AFFECTED BY THIS PROPOSAL.
   County Services Area L-M

10. INDICATE THE GENERAL PLAN DESIGNATION OF THE AFFECTED TERRITORY:
    Rural Residential

11. DESCRIBE ANY SPECIAL LAND USE CONCERNS EXPRESSED IN THE ABOVE PLANS.
    None
12. WHAT IS THE EXISTING OR PROPOSED LAND USE? Residential Townhouses

13. WHAT IS THE AREA'S ZONING AND DENSITIES PERMITTED? Residential Townhouses P.D.

14. DESCRIBE THE SPECIFIC DEVELOPMENT POTENTIAL OF THE PROPERTY: The project site is subject to a Planned Development Zone approved by Mariposa County. The site must be developed in accordance with the provisions of that zone.

15. IS THE EXISTING LAND USE IN CONFORMITY WITH APPROPRIATE COUNTY GENERAL AND SPECIFIC PLANS? YES X NO

16. IF PROJECTED LAND USE IS NOT IN CONFORMANCE WITH APPROPRIATE COUNTY GENERAL AND SPECIFIC PLANS, APPLICANT MUST JUSTIFY THIS PROPOSAL ON A SEPARATE PAGE AND ATTACH TO THIS APPLICATION. N/A

17. INDICATE THE PARCEL NUMBERS OF THOSE PARCELS, IF ANY, WHICH ARE UNDER CONTRACT WITH THE COUNTY UNDER PROVISIONS OF THE WILLIAMSON ACT, OR TIMBER PRESERVE ACT: N/A

18. WHAT STEPS, IF ANY HAVE BEEN TAKEN OR ARE PROPOSED TO BE TAKEN TO RELEASE THE ABOVE PARCEL(S) FROM THE CONTRACT? N/A

NAME AND ADDRESS OF APPLICANT:

Vito E. Mazzone, Chairman of the Board
T.C.E., Inc.
P.O. Box 194, La Grange, CA 95329
PHONE NO: (209) 852-2242

FILE NO. ______________________

[Signature]
Memorandum

To: File
From: Robert L. Borchard, AICP
Community Concepts

Subject: County Service Area 1-M Sewer Zone No. 1 Annexation Meeting.

Date: September 13, 1990

On Wednesday, September 12, 1989, a meeting was held in the Mariposa County Public Works Department regarding negotiation of connection fees for the Don Pedro Townhouse project to the Sewer Zone No. 1. Among those present at the meeting were:

Clay Castleberry, Acting Public Works Director
Bruce Atkinson, Special Projects Coordinator
Charles Pratt, Surveyor
Tony Lashbrook, County Planning Director
Walt Hoy, Special Districts Manager
Vito Mazone, Project Proponent
Steve Allison, Construction Contractor.

Among the issues discussed was the compliance with condition number 7 for Major Subdivision No. 1-19-84. This condition states:

"Sewage disposal shall be provided by the Lake Don Pedro County Sewer Zone, sewage plant. The project proponent shall be required to contract the appropriate agency for annexation into the District and for resolution of the sewer hook up approval and mitigation of the plant capacity reduction caused by the project prior to recording of the Final Map. Such mitigation could include physically increasing the capacity of the sewage plant or providing an enforceable financial obligation to increasing the plant capacity when the sewage hook ups meet or exceed the design capacity of the sewage plant."

The county, in reliance on two reports prepared by Raymond Vail & Associates1, determined that there were three requirements that must be met by the project applicants prior to annexation. These requirements are:

1) An estimated $50,000 is needed to refurbish and upgrade the existing facility to continue operations. This work would need to be done before any additional connections could be made to the system.

2. An estimated $150,000 is needed to expand the system, including the spray field, to accommodate the proposed townhouse development along with existing sewer lots.

---

in the subdivision.
3. Appurtenant costs of connecting the townhouse development into the existing system.

It was noted by the county that the existing connection fees were inadequate to cover costs of replacement/expansion of the existing system and that current user fees were not adequate to cover operation costs. It is assumed, in light of this conversation, that the Mariposa County Board of Supervisors will be reviewing these service charges and connection fees in the future.

In the meantime, T.C.E., Inc., will be required to post a cash deposit of $50,000 to cover the costs of refurbishing the plant in accordance with the engineers estimate for the work. At the time of issuance of construction permits, connection fees will be paid by T.C.E., Inc., on a pro-rata share of estimated capital expansion costs for the system.

T.C.E., Inc., feels that the estimated costs are excessive for both repair and maintenance of the existing system and future expansion. They will obtain an engineers estimate of the required work for use by the county. The county has assured T.C.E., Inc., that all work on the system will be charged to T.C.E. Inc., on the basis final costs.
COUNTYWIDE COUNTY SERVICE AREA NO. 1
BENEFIT ZONE FORMATION
Annexation

CERTIFIED AFFECTED PROPERTY OWNERS LIST

PURSUANT TO THE MARIPOSA COUNTY LOCAL AGENCY FORMATION COMMISSION
ENVIRONMENTAL REVIEW PROCEDURES, I, Vito E. Mazzone

HEREBY CERTIFY THAT THE LIST ATTACHED HERETO CONTAINS THE NAMES AND ADDRESSES OF PROPERTY OWNERS AS THEY APPEAR ON THE MOST RECENT AVAILABLE ASSESSMENT ROLL:

(1) WITHIN A MINIMUM DISTANCE OF SIX HUNDRED (600) FEET FROM THE EXTERIOR BOUNDARIES OF THE PROPERTY AS DESCRIBED IN THE ATTACHED APPLICATION; AND (2) PROPERTY OWNERS WITHIN THE AREA SUBJECT TO THIS APPLICATION.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Vito E. Mazzone

September 13, 1990

<table>
<thead>
<tr>
<th>APN</th>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>see attached</td>
<td></td>
</tr>
<tr>
<td>APN</td>
<td>Name</td>
<td>Address</td>
</tr>
<tr>
<td>-------------</td>
<td>-------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>21-230-06</td>
<td>Douglas B. Brock</td>
<td>5046 Westridge Rte. 2</td>
</tr>
<tr>
<td>21-230-08</td>
<td>Alfred A. &amp; Doris C. De Pratti</td>
<td>765 Galindo St.</td>
</tr>
<tr>
<td>21-230-09</td>
<td>Don C. &amp; Julia C. Villanueva</td>
<td>2273 Luz Ave.</td>
</tr>
<tr>
<td>21-230-12</td>
<td>Ben V. &amp; Modesta L. Espiritu, et al</td>
<td>495 Clauser Dr.</td>
</tr>
<tr>
<td>21-230-13</td>
<td>Ben V. &amp; Modesta L. Espiritu, et al</td>
<td>495 Clauser Dr.</td>
</tr>
<tr>
<td>21-230-14</td>
<td>Mar P. &amp; Salomea C. Lucero</td>
<td>2067 Sullivan Ave.</td>
</tr>
<tr>
<td>21-230-16</td>
<td>Horace J. &amp; Ann R. Randazzo</td>
<td>P.O. Box 197</td>
</tr>
<tr>
<td>21-240-01</td>
<td>Jean T. Siler Trustee</td>
<td>422 Golden West Place</td>
</tr>
<tr>
<td>21-240-02</td>
<td>Eric J. Leuty</td>
<td>P.O. Box 3593</td>
</tr>
<tr>
<td>21-240-03</td>
<td>Peggy A. &amp; Vincent J. Walz</td>
<td>J59 &amp; Bonds Flat Road</td>
</tr>
<tr>
<td>21-240-15</td>
<td>Ray G. Claveran</td>
<td>P.O. Box 193</td>
</tr>
<tr>
<td>21-240-16</td>
<td>Richard B. &amp; Mary N. Alquist</td>
<td>9895 Banderilla Dr.</td>
</tr>
<tr>
<td>1-260-02</td>
<td>Wells &amp; Mazie Carlon Woolstenhulme TR</td>
<td>P.O. Box 38</td>
</tr>
<tr>
<td>21-310-06</td>
<td>Fares Z. &amp; Sylvia A. Nasri</td>
<td>630 Terry St.</td>
</tr>
<tr>
<td>21-310-08</td>
<td>Darrell W. &amp; Joann D. Brady</td>
<td>3117 Scenic Drive</td>
</tr>
<tr>
<td>21-310-09</td>
<td>Bart C. &amp; Mary Bauer</td>
<td>17876 Los Cerritos</td>
</tr>
<tr>
<td>21-310-11</td>
<td>George H. Ill &amp; Linda Lee Siggins</td>
<td>724 Vera</td>
</tr>
<tr>
<td>21-310-12</td>
<td>Andy J. &amp; Stephanie L. Sibley</td>
<td>1707 Tamarack</td>
</tr>
<tr>
<td>21-170-07</td>
<td>Margaret L. Degnim</td>
<td>9661 Rincon Ct.</td>
</tr>
<tr>
<td>21-170-10</td>
<td>Thomas S. Weber</td>
<td>1065 E. Hillsdale #417</td>
</tr>
<tr>
<td>21-170-27</td>
<td>Jack P. Matulich, et al</td>
<td>4094 Luneta Dr.</td>
</tr>
<tr>
<td>21-300-01</td>
<td>Mac. C. &amp; Wanda Ann Carlton</td>
<td>2348 Ranchito Dr.</td>
</tr>
<tr>
<td>21-300-02</td>
<td>Brad Philip &amp; Cathy Johnson</td>
<td>895 Buena Vista Dr.</td>
</tr>
<tr>
<td>21-300-35</td>
<td>Donald C. &amp; Karen A. Moss</td>
<td>55 Bonds Flat Road</td>
</tr>
</tbody>
</table>
ENVIRONMENTAL ASSESSMENT

TO THE APPLICANT: IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THIS BRIEF FORM IS INTENDED TO OBTAIN PRELIMINARY ENVIRONMENTAL INFORMATION ON YOUR PROPOSED PROJECT.

YOU ARE REQUESTED TO COMPLETE ONLY THESE QUESTIONS LISTED IN THIS FORM. FORM "G" TO BE COMPLETED BY THE LAFCO STAFF OR OFFICIALS OF THE COUNTY.

AS THE PROJECT APPLICANT, THE BURDEN OF PROOF FOR JUSTIFICATION OF THE PROJECT IS YOUR RESPONSIBILITY. THE INFORMATION SUPPLIED BY YOU ON THIS FORM, AND ANY SUPPORT INFORMATION SUPPLIED BY YOU, WILL BE USED BY LAFCO IN DETERMINING WHETHER A NEGATIVE DECLARATION OR AN ENVIRONMENTAL IMPACT REPORT WILL BE PREPARED FOR YOUR PROJECT. IT IS STRONGLY RECOMMENDED THAT YOU REVIEW THE INITIAL STUDY PORTIONS OF FORM "G" AND PROVIDE AS MUCH SUPPORT INFORMATION AS POSSIBLE TO INSURE AS TIMELY PROCESSING OF THIS APPLICATION AS POSSIBLE.

AS PROVIDED BY STATE LAW, YOU WILL BE NOTIFIED WITHIN 30 DAYS FROM THE SUBMITAL OF THIS FORM, AND ACCOMPANYING APPLICATION FORMS, AS TO THE COMPLETENESS OF YOUR APPLICATION. WITHIN 45 DAYS FROM THE DETERMINATION THAT YOUR APPLICATION IS COMPLETE, A DECISION WILL BE MADE AS TO WHETHER A NEGATIVE DECLARATION WILL BE PREPARED OR AN ENVIRONMENTAL IMPACT REPORT WILL BE REQUIRED.

1. APPLICANT'S NAME T.C.E. Inc. (Lake Don Pedro Townhouse Project)

2. NAME OF DISTRICT OR OTHER ORGANIZATION TO WHICH THIS APPLICATION IS TO BE APPLIED: County Services Area 1-M (Sewer Zone No. 1)

3. TYPE OF APPLICATION (SPECIFY) Annexation of 8.62 acres to an existing sewer zone of benefit.

4. LIST AND DESCRIBE ANY OTHER RELATED PERMITS AND OTHER GOVERNMENTAL AGENCY APPROVALS REQUIRED FOR THIS PROJECT INCLUDING OTHER COUNTY, STATE AND FEDERAL AGENCIES. This project is undertaken to fulfill the requirements of Planned Development Zone/Subdivision approved by Mariposa in 1984 for which environmental review was conducted.

---

FOR DEPARTMENTAL USE ONLY

DATE FILED ______________ APPLICATION FOR: ☐ DIST. FORMATION
RECEIVED BY ______________ ☐ DIST. REORGANIZATION
FILE NUMBER ______________ ☐ DIST. ANNEXATION
TYPE OF GOVERNMENTAL ENTITY FOR WHICH APPLICATION IS SUBMITTED (SPECIFY) ☐ OTHER (SPECIFY)
POSSIBLE ENVIRONMENTAL EFFECTS:

ARE THE FOLLOWING ITEMS APPLICABLE TO THE PROJECT WITH RESPECT TO HAVING A POSSIBLE ENVIRONMENTAL EFFECT? A BRIEF DISCUSSION OF THOSE ITEMS CHECKED SHOULD BE ATTACHED TO THIS FORM INCLUDING ANY MITIGATING MEASURES DEEMED APPROPRIATE.

COULD THIS PROJECT RESULT IN ANY OF THE FOLLOWING:

YES  NO

1. CHANGE IN EXISTING FEATURES OF ANY LAKES OR HILLS, OR SUBSTANTIAL ALTERATION OF GROUND CONTOURS.

2. CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREAS OR PUBLIC LANDS OR ROADS.

3. CHANGE IN PATTERN, SCALE OR CHARACTER OF GENERAL AREAS OF PROJECT.

4. SIGNIFICANT AMOUNTS OF SOLID WASTE OR LITTER.

5. CHANGE IN DUST, ASH, SMOKE, FUMES OR ODORS IN VICINITY.

6. CHANGE IN LAKE, STREAM OR GROUND WATER QUALITY OR QUANTITY, OR ALTERATION OF EXISTING DRAINAGE PATTERNS, RESULT IN INCREASED EROSION OR RUNOFF FROM PROJECT SITE.

7. SUBSTANTIAL CHANGE IN EXISTING NOISE OR VIBRATION LEVELS IN THE VICINITY.

8. SITE ON FILLED LAND OR SLOPE OF 20 PERCENT OR MORE.

9. USE OR DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS TOXIC SUBSTANCES, FLAMMABLES OR EXPLOSIVES.

10. SUBSTANTIAL CHANGE IN DEMAND FOR PUBLIC SERVICES (POLICE, FIRE, WATER, SEWAGE, ETC.)

11. SUBSTANTIALLY INCREASED FOSSIL FUEL CONSUMPTION (ELECTRICITY, OIL, NATURAL GAS, ETC.)

12. RESULT IN A LARGER PROJECT OR SERIES OF PROJECTS.

13. CHANGE, DEMOLISH, REMOVE OR MODIFY STRUCTURES, SITES OR FEATURES WHICH ARE OF HISTORICAL, ARCHEOLOGICAL OR ARCHITECTURAL CONSEQUENCE.

14. RESULT IN CREATION OF A POTENTIAL TRAFFIC HAZARD, OR TRAFFIC CONGESTION OR SUBSTANTIALLY INCREASE TRAFFIC LOADS ON EXISTING STREETS OR ROADS BEYOND PRESENT DESIGN OR IMPROVEMENT LIMITS.

6. CERTIFICATION:

I HEREBY CERTIFY THAT THE STATEMENTS AND ANSWERS FURNISHED PRESENT THE DATA AND INFORMATION REQUIRED FOR THIS ENVIRONMENTAL ASSESSMENT TO THE BEST OF MY ABILITY, AND THAT THE FACTS, STATEMENTS AND INFORMATION PRESENTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

September 13, 1990

[Signature]

DATE

SIGNATURE OF AUTHORISED REPRESENTATIVE
COUNTYWIDE COUNTY SERVICE AREA NO. 1

BENEFIT ZONE FORMATION
Annexation

INITIAL STUDY

THIS ENVIRONMENTAL REVIEW CHECKLIST AND ANALYSIS IS TO BE PREPARED BY THE LEAD AGENCY STAFF.

1. Name of Project Proponent T.C.E., Inc. (Don Pedro Townhouses)

2. Address and Phone No. of Project Proponent Vito Mazzone, Chairman, T.C.E. Inc.
P.O. Box 194, La Grange, CA 95329

3. Project Title (if applicable) Lake Don Pedro Townhouse—Sewer Zone Annexation

4. Description of Project (brief) Annex 8.62 acres of land approved for townhouse development to an existing sewer zone of the County services area 1-M.

5. Description of Environmental Setting (brief):

The project is to expand the boundaries of an existing sewer service zone adjacent to the Lake Don Pedro Golf Course and Country Club. The terrain is gently rolling with a steep ridge to the east of the Golf Course. The present district zone includes 135.5 acres and is part of the County Services Area 1-M administered by the Mariposa County Board of Supervisors.

The project is expected to result in the operation maintenance and repair of an existing public utility facility which is exempt from CEQA Review in accordance with Section 15301 of CEQA Guidelines.

6. ENVIRONMENTAL EFFECTS CHECKLIST:
(EXPLANATIONS OF ALL "YES" OR "NO" ANSWERS AND SUGGESTED MITIGATING MEASURES, IF ANY, ARE ON ATTACHED SHEETS)

<table>
<thead>
<tr>
<th>Potential Effect</th>
<th>Yes</th>
<th>Maybe</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. EARTH</strong> Could the project result in:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. The destruction, covering of any unique geologic or physical features?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Substantial acceleration in wind or water erosion of soils, either on or off the site?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Unnecessary or unusual exposure of people or property to geological hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>B. AIR</strong> Could the project result in:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Creation of substantial air emissions or major deterioration of ambient air quality?</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2. The creation of objectionable odors?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. The creation of substantial amounts of air-borne particulate matter?</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
C. WATER  Could the project result in:

1. Major changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

2. Major alterations to the course of flow of flood waters?

3. Major discharge into surface waters or any major alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?

4. Major alteration or reduction of available subsurface water supplies necessary to support existing development?

D. PLANT LIFE  Could the project result in a substantial reduction of the numbers of any rare or endangered species of plants?

E. ANIMAL LIFE  Could the project result in:

1. Major reduction of the numbers of any unique, rare or endangered species of animals?

2. Major introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?

3. Major deterioration of existing fish or wildlife habitat?

F. NOISE  Could the project result in increases in existing noise levels detrimental to existing uses?

G. LIGHT AND GLARE  Could the project produce new light or glare abnormal to existing uses?

H. LAND USE  Could the project result in a substantial alteration of the present or planned use of an area?

I. NATURAL RESOURCES  Could the project result in:

1. Major increases in the rate of use of any natural resource excluding water?

2. Substantial depletion of any non-renewable natural resource or preclude development of a natural resource?

J. RISK OF UPSET  Could the project involve a risk of an explosion or release of hazardous substances?

K. POPULATION  Could the project substantially alter the existing or planned location, distribution, density or growth rate of human populations of an area?

<table>
<thead>
<tr>
<th>Potential Effects (cont'd.)</th>
<th>Yes</th>
<th>Maybe</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>C. WATER</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>D. PLANT LIFE</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>E. ANIMAL LIFE</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>F. NOISE</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>G. LIGHT AND GLARE</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>H. LAND USE</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>I. NATURAL RESOURCES</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>J. RISK OF UPSET</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>K. POPULATION</td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>
**Potential Effects (con't.)**

<table>
<thead>
<tr>
<th>Yes</th>
<th>Maybe</th>
<th>No</th>
</tr>
</thead>
</table>

**K. TRANSPORTATION/CIRCULATION** Could the project result in:

1. Major effects on existing parking facilities or demand for new parking?  
   - X

2. Major alterations to present or planned patterns of circulation or movement of people and/or goods?  
   - X

3. Major increase in traffic that may be hazardous to motor vehicles, bicyclists, pedestrians, or livestock?  
   - X

**M. PUBLIC SERVICES** Could the project have an effect upon, or result in a need for new or altered governmental services in any of the following areas?

1. Fire Protection  
   - X

2. Police Protection  
   - X

3. Schools  
   - X

4. Parks and Other Recreation Facilities  
   - X

5. Maintenance in public facilities including streets and roads  
   - X

6. Other governmental or public services or facilities  
   - X

**N. HUMAN HEALTH** Could the project result in:

1. Creation of any health hazard or potential health hazard (excluding mental health)?  
   - X

2. Exposure of people to potential health hazards?  
   - X

**O. AESTHETICS** Could the project result in:

1. The destruction of any scenic vista or view open to the public?  
   - X

2. The creation of an aesthetically offensive site open to public view?  
   - X

**P. CULTURAL RESOURCES** Could the project result in:

1. The alteration of or the destruction of a prehistoric or historic archaeological site?  
   - X

2. Adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?  
   - X
7. ANALYSIS OF SIGNIFICANT IMPACT:
(CONTINUE ON SEPARATE PAGE IF NECESSARY)

<table>
<thead>
<tr>
<th>Identified Potential Impact (No.)</th>
<th>Mitigation Possible</th>
<th>Impact Significant</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>M5</td>
<td>X</td>
<td>X</td>
<td>The project is mitigation of potential impacts of sewer system capacity in the area</td>
</tr>
</tbody>
</table>

8. MANDATORY FINDINGS OF SIGNIFICANCE (as per Section 15062 of the CEQA Guidelines, requires EIR if "Yes") Does the project have:

a. 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?
   a. ____ X

b. The potential to achieve short term, to the disadvantage of long term, environmental goals?
   b. ____ X

c. Impacts which are individually limited but cumulatively considerable?
   c. ____ X

d. Environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
   d. ____ X
9. DETERMINATION:

On the basis of this initial study:

X It is found on the basis of this initial study that the proposed project
WILL NOT have a significant effect on the environment and a NEGATIVE
DECLARATION WILL BE PREPARED.

It is found on the basis of this initial study that the potential environ-
mental effects of this project WILL NOT be significant in this case because
the mitigation measures described in Section VI will be added to the project
proposal as conditions of approval and will mitigate environmental effects
entirely or to an acceptable level. A NEGATIVE DECLARATION will be prepared.

It is found on the basis of this initial study, that the proposed project
MAY have a significant effect on the environment, and an Environmental Impact
Report is required. (This determination may be based upon Section VII,
Analysis of Significance or Section VIII, Mandatory Findings of Significance)

It is found that it can be argued on the basis of substantial evidence that
the project may have a significant environmental impact. An Environmental
Impact Report is required.

It is found that there is a serious public controversy concerning the poten-
tial environmental effects of the project and an Environmental Impact Report
is required.

It is found that the project cannot be approved or conditionally approved and
no further action is required under the provisions of the California Environ-
mental Quality Act.

10. ACTIONS:

THIS STUDY WAS PREPARED BY: ________________________________

DATE: ________________________________

THE STUDY WAS REVIEWED BY: ________________________________

DATE: ________________________________

APPROVED BY: ________________________________

SIGNATURE ________________________________

TITLE ________________________________

DATE ________________________________

FILE NO. ________________________________
DESCRIPTION

All that certain real property situated in portions of
Sections 31 and 32, Township 3 South, Range 15 East, M.D.E.A.
M., Mariposa County, State of California, more particularly
described as follows:

PARCEL ONE

Commencing at the north one-quarter (N1/4) Section Corner of
said Section 31; thence S86°01'11"E a distance of 1181.03 feet
to the POINT OF BEGINNING of the herein described certain
real property; thence S19°05'34"E for 461.93 feet; thence N74°
14'33"E for 321.13 feet to a point, said point being the
beginning of a non-tangent curve concave to the northeast
having a radius of 403.30 feet, a radial to said curve
through said point bears S66° 17'49"W; thence southeasterly
along said curve, through a central angle of 25°09'33", an arc
length of 177.09 feet to the point of tangency; thence S41°
51'44"E for 167.76 feet; thence S41°11'34"W for 86.49 feet;
then S32°26'03"E for 384.50 feet; thence S07°09'47"W for
36.99 feet; thence S83°00'55"E for 52.49 feet;
thence S16°56'40"W for 25.44 feet; thence N82° 48'08"W for
125.01 feet; thence S48°30'27"W for 79.37 feet; thence S48°
41'02"W for 100.07 feet; thence S41°00'39"E for 93.76 feet;
thence S58°02'37"W for 25.27 feet; thence N41°05'13"W for
808.09 feet to the beginning of a tangent curve concave to
the northeast having a radius of 307.50 feet; thence
northwesterly along said curve, through a central angle of 21°
59'07"; an arc length of 117.99 feet to the point of
tangency; thence N19°06'06"W for 531.34 feet; thence N71°
01'41"E for 100.07 feet to the POINT OF BEGINNING.

PARCELS TWO

Commencing at the N1/4 Section Corner of said Section 31:
thence S56°45'24"E a distance of 2465.35 feet to the POINT OF
BEGINNING of the herein described certain real property;
thence N47°57'36"E for 110.42 feet; thence N41°33'05"E for
20.13 feet; thence N51°22'34"E for 28.59 feet; thence N62°
36'14"E for 26.49 feet to a point, said point being the
beginning of a non-tangent curve concave to the southeast
having a radius of 359.37 feet, a radial to said curve
through said point bears N28° 49'46"W; thence northeasterly
along said curve, through a central angle of 21°12'47", an arc length of 133.05 feet to the point of tangency; thence N82°23'01"E for 80.34 feet to the beginning of a tangent curve concave to the northwest having a radius of 260.00 feet; thence northeasterly along said curve, through a central angle of 34°55'15", an arc length of 158.47 feet to the point of tangency; thence N47°27'46"E for 105.94 feet; thence S42°31'56"E for 98.21 feet; thence S47°13'16"W for 149.27 feet; thence S57°08'40"E for 42.46 feet; thence S72°24'00"W for 142.02 feet; thence S79°41'12"W for 24.79 feet; thence S84°20'29"W for 142.18 feet; thence S59°44'31"W for 10.00 feet; thence S47°50'23"W for 162.09 feet; thence N42°02'24"W for 95.12 feet to the POINT OF BEGINNING.

Prepared by:

[Signature]

Jerome S. Freeman, L.S. 4079

Sept. 13, 1990

Date