MARIPosa COUNTY RESOLUTION NO. 90-570

A RESOLUTION OF INTENTION TO FORM A ZONE OF BENEFIT
FOR LITTLE BEAR ROCK ROAD

WHEREAS, JOHN R. REINS and EDWARD R. REINS, as applicants and
landowners of the property being proposed for inclusion in this zone
of benefit, have made an 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 JANUARY 15,
1991, at 9:15 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 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 27th day of November, 1990, by the following vote:

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

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

ATTEST:

MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY G. GREEN, County Counsel
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 request 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: Annual road maintenance of Little Bear Rock Road as said road is shown on the Parcel Maps for Edward and Mary Reins, and John R. Reins, (LDA #1333) and (LDA#1334 excepting parcel A)

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.
   X   The petition is signed by 50% 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.
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, division2, of title 3 California Government code: (County service area law).

2. The specific purpose, nature, extent, and estimated costs involved in the formation are: To maintain the interior subdivision easement road (Little Bear Rd.) from the intersection of Gann Corral Rd. and Little Bear Rd. thence in a westerly direction for approximately 3300 feet terminating in a cul-de-sac. Also including road drainage facilities and fuel modification for the Public's health, safety and welfare. Cost estimate is $2,400 per year or $300 per parcel for the first year. Estimate of administrative costs will be provided by the Board of Supervisors. A deposit of 2 years worth of estimate yearly cost shall be required prior to recording of the Final Map.

3. Specify any special facilities or provisions for emergency repairs: Annual assessment will include a 5% contingency for emergency repairs to roads and culverts.

4. Describe the level of maintenance and extent of work required: The road shall be maintained at least as a Class II rural road standard to be graded once per year with additional rock as required. Culverts to be checked and cleaned twice per year. Fuel modification to be checked and cleared once per year.

5. Describe the proposed operational or administrative procedures: The County will maintain the road in accordance with the requirements of the County.

6. Designate a supervisor or maintenance officer: Edward R. Reins

7. If necessary, provide a plan or program to bring the level of improvement, or system, back up to acceptable standard: NONE

8. The proposed formation is requested to be made subject to the following terms and conditions: NONE
JUSTIFICATION FORM

The California government code requires the county to review specific factors in its consideration of the proposal.

1. Name of proposal: Little Bear Rock Zone of Benefit

2. This application was initiated by:
   
   ____________ Petition  ______X_______ Resolution of Application

3. Do the boundaries of the district overlap or conflict with the boundaries of other districts?  NO

4. If Yes, justify the need for overlapping or conflicting boundaries.
   NA

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?
   NO

7. If the proposed boundary follows a street or highway, does it include the entire street or highway?  N/A

8. If the proposed boundary follows a street or highway, does it include the entire street or highway?  NO

9. Name any districts(s) which will be affected by this proposal.  NONE

10. Indicate the general plan designation of the affected territory:
    MH-5 (Mountain Home) & MG-40 (Mountain General)

11. Describe any special land use concerns expressed in the above plans:  NONE

12. What is the existing or proposed land use?  Existing land use is vacant land for future home.

13. What is the area's zoning and densities permitted?  5 acres (Mt. Home) and 40 acres (Mt. General).
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 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: Edward R. Reins and John R. Reins

2. Name of district or other organization to which this application is to be applied: Little Bear Rock Zone of Benefit

3. Type of application (specify) Zone of benefit application

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

For departmental use only

Date Filed 11-16-90
Received by BAG
File Number 90-09
Type of governmental entity for which application is submitted (specify)
INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM "B"

SECTION A

I. BACKGROUND

1. Name of Project Proponent: Edward and Mary Reins

2. Address and Phone Number of Proponent: 25585 Hidden Mesa Road, Monterey, CA 93940 (408) 375-4413

3. Lead Agency: Mariposa County Planning Commission

4. Project Title: Land Division Application No. 1333

II. DESCRIPTION OF PROJECT

The proposed division of a 138 acre parcel into four parcels of 5, 5, 16, and 10 acres and a 102 acre remainder. The project site is located on the west side of Ganns Corral Road approximately one mile south of Old Highway.

III. DESCRIPTION OF ENVIRONMENTAL SETTING

The project site is in the Oak Woodland habitat at an average elevation of 1,800 feet. Natural vegetation is dense and consists of Live Oak, Digger Pine, Black Oak, Manzanita, Ceonathus, and other shrubs and grasses. The site is on the southern exposure of an extensive hill and has moderate to steep slopes ranging from 15%-60%. There is a low-lying knoll in the eastern portion of the site along Ganns Corral Road, and a level ridge within the remainder. A number of minor drainage courses run off the hill and traverse the site from north to south. According to the Mariposa County Soil Survey, the following soils are found on the site:

*Auburn very rocky sandy loams (AgE), 15%-30% slopes, rock outcrops 10%-25% of surface area, medium runoff, moderate erosion hazard.

*Auburn very rocky sandy loams (AgG2), 30%-75% slopes, rock outcrops 10%-25% of surface area, rapid to very rapid runoff, high to very high erosion hazard.

*Rock Land (RcG), 2%-75% slopes, rock outcrops 50%-80% of surface area, well-drained, small pockets of soil.
IV. Environmental Effects Checklist:

(Explanations of all "Yes" or "Maybe" answers are required on attached sheets)

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

**EARTH** Could the project result in:

1. The destruction, covering of any unique geologic or physical features? (1) _____ _____ √

2. Substantial acceleration in wind or water erosion of soils, either on or off the site? (2) √ _____ _____

3. Unnecessary or unusual exposure of people or property to geological hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (3) _____ _____ √

**AIR** Could the project result in:

4. Creation of substantial air emissions or major deterioration of ambient air quality? (4) _____ _____ √

5. The creation of objectionable odors? (5) _____ _____ √

6. The creation of substantial amounts of air-borne particulate matter? (6) _____ _____ √

**WATER** Could the project result in:

7. Major changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (7) √ _____ _____

8. Major alterations to the course of flow of flood waters? (8) √ _____ _____

9. Major discharge into surface waters or any major alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? (9) _____ _____ √

10. Major alteration or reduction of available subsurface water supplies necessary to support existing development? (10) _____ _____ √

11. **PLANT LIFE** Could the project result in a substantial reduction of the numbers of any rare or endangered species of plants? (11) _____ _____ √

**ANIMAL LIFE** Could the project result in:

12. Major reduction of the numbers of any unique, rare or endangered species of animals? (12) _____ _____ √

13. Major introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? (13) _____ _____ √

14. Major deterioration of existing fish or wildlife habitat? (14) _____ _____ √

15. **NOISE** Could the project result in increases in existing noise levels detrimental to existing uses? (15) _____ _____ √

16. **LIGHT AND GLARE** Could the project produce new light or glare abnormal to existing uses? (16) _____ _____ √

17. **LAND USE** Could the project result in a substantial alteration of the present or planned use of an area? (17) _____ _____ √
V. DISCUSSION OF ENVIRONMENTAL CHECKLIST FINDINGS

2, 7, and 8: The development of driveways and building pads will increase soil erosion and surface runoff and alter water absorption rates. These effects associated with construction of driveways and building pads should not be significant because potential building sites are located on gentle to moderate slopes near the access easement road and development will have to comply with the Grading Ordinance. However, the construction of a County standard road within the easement as proposed will increase soil erosion and surface runoff and alter drainage patterns, and these effects will be significant. The rough road bed recently constructed within the easement crosses several drainage courses and is located on steep slopes (greater than 15%) in several areas. The road bed already exhibits evidence of increased soil erosion, blocked drainages, and increased siltation.

25, 31, 32: The County Fire Warden's Office has commented that the easement may hinder fire protection and emergency access because the easement is steep in areas, crosses directly in drainage flues, and is in heavy brush areas. The project's effects on fire protection may be potentially significant.

VI. SUGGESTED MITIGATING MEASURES DEEMED APPROPRIATE TO REDUCE OR ELIMINATE POSSIBLE ENVIRONMENTAL EFFECTS

2, 7, and 8: All grading and road work shall comply with the County Grading Ordinance, County Road Improvement and Circulation Policy, and County Improvement Standards. The following shall be submitted to the County Engineer for his approval: 1) An engineered construction plan of the proposed road improvements with an erosion control plan prepared in accordance with Chapters 11 and 12 of the County Improvement Standards; 2) An engineered grading plan of the proposed and existing grading with a drainage plan and erosion control plan prepared in accordance with the County Grading Ordinance. In addition, these plans shall be submitted to the Soil Conservation Service (USDA) representative for Mariposa County for his review. All recommendations made by the Soil Conservation Service shall be incorporated and implemented by the erosion control plans. No road work shall commence until all plans have been approved by the County Engineer.
VII. ANALYSIS OF SIGNIFICANCE:

<table>
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<th>Identified Potential Impact (No.)</th>
<th>Mitigation Possible</th>
<th>Impact Significant</th>
<th>Explanation (continue on separate page if necessary)</th>
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<td>32</td>
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<td>X</td>
<td></td>
</tr>
</tbody>
</table>

SEE SECTIONS V & VI

VIII. 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. [ ] Yes [ ] No

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

   B. [ ] Yes [ ] No

C. Impacts which are individually limited but cumulatively considerable?

   C. [ ] Yes [ ] No

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

   D. [ ] Yes [ ] No
PARCEL DESCRIPTION

Beginning at the corner of sections 1 and 2, Township 6 south, Range 18 east, Mt. Diablo Base and Meridian, thence S89°34'27"E 1668.69 feet, thence along the centerline of Gann Corral Road the following 6 courses and distances:
Southeasterly along a 200.00 foot radius curve to the right with a central angle of 27°55'30" an arc length of 97.48 feet, S2°14'41"W 312.89 feet, along a 250.00 foot radius curve to the left with a central angle of 36°41'33" an arc length of 160.10 feet, S34°26'52"E 179.69 feet, along a 450.00 foot radius curve to the right with a central angle of 21°12'46" an arc length of 166.61 feet, S13°14'06"E 123.22 feet, thence leaving said centerline S83°31'49"W 30.21 feet, thence N85°55'18"W 589.84 feet, thence South 375.00 feet, thence S89°42'52"E 613.00 feet, thence continuing along said centerline the following 11 courses:
Southwesterly along a 560.00 foot radius curve to the right with a central angle of 14°22'27" an arc length of 140.49 feet, S21°18'56"W 108.19 feet, along a 560.00 foot radius curve to the right with a central angle of 9°29'06" an arc length of 92.70 feet, S30°48'02"W 269.66 feet, along a 75.00 foot radius curve to the left with a central angle of 100°19'28" an arc length of 131.32 feet, S69°31'26"E 187.41 feet, along a 315.00 foot radius curve to the right with a central angle of 32°25'49" an arc length of 178.30 feet, S37°05'37"E 79.91 feet, along a 210.00 foot radius curve to the right with a central angle of 48°34'33" an arc length of 178.04 feet, S11°28'56"W 196.11 feet, along a 520.00 foot radius curve to the left with a central angle of 7°50'50" an arc length of 71.22 feet, thence leaving said centerline, S89°58'52"W 2013.03 feet, thence N89°38'56"W 2640.92 feet, thence N00°41'56"W 2650.95 feet, thence S89°46'10"E 2634.70 feet to the point of beginning.
Kieth Williams
P.O. Box 653
Mariposa, CA. 95338
License # 435145

Edward Reins
25585 Hidden Mesa Rd.
Monterey, CA. 93940

Ref: Little Bear Rock Zone of Benefit

This is the estimated annual cost to maintain Little Bear Rd. from the intersection of Gann Corral Rd. westerly 3300 feet to the cul-de-sac as a Class II road.

Grade surface of road and ditches once a year:

   Grader 12 hours. @ $75.00/hr.       $900.00

Clean Drainage Ditches twice a year:

   Labor 8hrs. @ $32.00/hr
   Back Hoe. 3 hours @ $50.00
          $256.00
          $150.00

Move in Once:

       $70.00

Supply 2 loads (25 tons per load) @ $300/load

       $600.00

          TOTALS:

       $1976.00

Kieth Williams
MARIPOSA COUNTY RESOLUTION NO. 90-570

A RESOLUTION OF INTENTION TO FORM A ZONE OF BENEFIT
FOR LITTLE BEAR ROCK ROAD

WHEREAS, JOHN R. REINS and EDWARD R. REINS, as applicants and landowners of the property being proposed for inclusion in this zone of benefit, have made an 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 JANUARY 15, 1991, at 9:15 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 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 27th day of November, 1990, by the following vote:

AYES: BAGGETT, ERICKSON, RADANOVICH, TABER
NOES: NONE
ABSENT: PUNTE
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
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 request 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: Annual road maintenance of Little Bear Rock Road as said road is shown on the Parcel Maps for Edward and Mary Reins, and John R. Reins, (LDA #1333) and (LDA#1334 excepting parcel A)

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.
   X The petition is signed by 50% 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.
COUNTYWIDE COUNTY SERVICE AREA NO. 1
BENEFIT ZONE FORMATION

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: To maintain the interior subdivision easement road (Little Bear Rd.) from the intersection of Gann Corral Rd. and Little Bear Rd. thence in a westerly direction for approximately 3300 feet terminating in a cul-de-sac. Also including road drainage facilities and fuel modification for the Public's health, safety and welfare. Cost estimate is $2,400 per year or $300 per parcel for the first year. Estimate of administrative costs will be provided by the Board of Supervisors. A deposit of 2 years worth of estimate yearly cost shall be required prior to recording of the Final Map.

3. Specify any special facilities or provisions for emergency repairs: Annual assessment will include a 5% contingency for emergency repairs to roads and culverts.

4. Describe the level of maintenance and extent of work required: The road shall be maintained at least as a Class II rural road standard to be graded once per year with additional rock as required. Culverts to be checked and cleaned twice per year. Fuel modification to be checked and cleared once per year.

5. Describe the proposed operational or administrative procedures: The County will maintain the road in accordance with the requirements of the County.

6. Designate a supervisor or maintenance officer: Edward R. Reins

7. If necessary, provide a plan or program to bring the level of improvement, or system, back up to acceptable standard: NONE

8. The proposed formation is requested to be made subject to the following terms and conditions: NONE
JUSTIFICATION FORM

The California government code requires the county to review specific factors in its consideration of the proposal.

1. Name of proposal: Little Bear Rock Zone of Benefit

2. This application was initiated by:
   
   ______________ Petition       ____X____ Resolution of Application

3. Do the boundaries of the district overlap or conflict with the boundaries of other districts?   NO

4. If Yes, justify the need for overlapping or conflicting boundaries.
   NA

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?
   NO

7. If the proposed boundary follows a street or highway, does it include the entire street or highway?   N/A

8. If the proposed boundary follows a street or highway, does it include the entire street or highway?   NO

9. Name any districts(s) which will be affected by this proposal.   NONE

10. Indicate the general plan designation of the affected territory:
    MH-5 (Mountain Home) & MG-40 (Mountain General)

11. Describe any special land use concerns expressed in the above plans:
    NONE

12. What is the existing or proposed land use? Existing land use is vacant land for future home.

13. What is the area's zoning and densities permitted? 5 acres (Mt. Home) and 40 acres (Mt. General).
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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.

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1. Applicant's Name: Edward R. Reins and John R. Reins

2. Name of district or other organization to which this application is to be applied:
   Little Bear Rock Zone of Benefit

3. Type of application (specify) Zone of benefit application

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

--- For departmental use only ---

Date Filed 11-16-90
Received by Baq
File Number 90-09
Type of governmental entity for which application is submitted (specify)
INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM "B"
SECTION A

I. BACKGROUND

1. Name of Project Proponent: Edward and Mary Reins

2. Address and Phone Number of Proponent: 25585 Hidden Mesa Road, Monterey, CA 93940 (408) 375-4413

3. Lead Agency: Mariposa County Planning Commission

4. Project Title: Land Division Application No. 1333

II. DESCRIPTION OF PROJECT

The proposed division of a 138 acre parcel into four parcels of 5, 5, 16, and 10 acres and a 102 acre remainder. The project site is located on the west side of Ganns Corral Road approximately one mile south of Old Highway.

III. DESCRIPTION OF ENVIRONMENTAL SETTING

The project site is in the Oak Woodland habitat at an average elevation of 1,800 feet. Natural vegetation is dense and consists of Live Oak, Digger Pine, Black Oak, Manzanita, Ceonanthus, and other shrubs and grasses. The site is on the southern exposure of an extensive hill and has moderate to steep slopes ranging from 15%-60%. There is a low-lying knoll in the eastern portion of the site along Ganns Corral Road, and a level ridge within the remainder. A number of minor drainage courses run off the hill and traverse the site from north to south. According to the Mariposa County Soil Survey, the following soils are found on the site:

*Auburn very rocky sandy loams (AgE), 15%-30% slopes, rock outcrops 10%-25% of surface area, medium runoff, moderate erosion hazard.

*Auburn very rocky sandy loams (AgG2), 30%-75% slopes, rock outcrops 10%-25% of surface area, rapid to very rapid runoff, high to very high erosion hazard.

*Rock Land (RcG), 2%-75% slopes, rock outcrops 50%-80% of surface area, well-drained, small pockets of soil.
IV. Environmental Effects Checklist:
(Explanations of all "Yes" or "Maybe" answers are required on attached sheets)

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**EARTH** Could the project result in:

1. The destruction, covering of any unique geologic or physical features? (1) ___ ___ ✓
2. Substantial acceleration in wind or water erosion of soils, either on or off the site? (2) ✓ ___ ___
3. Unnecessary or unusual exposure of people or property to geological hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (3) ___ ___ ✓

**AIR** Could the project result in:

4. Creation of substantial air emissions or major deterioration of ambient air quality? (4) ___ ___ ✓
5. The creation of objectionable odors? (5) ___ ___ ✓
6. The creation of substantial amounts of air-borne particulate matter? (6) ___ ___ ✓

**WATER** Could the project result in:

7. Major changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (7) ✓ ___ ___
8. Major alterations to the course of flow of flood waters? (8) ✓ ___ ___
9. Major discharge into surface waters or any major alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? (9) ___ ___ ✓
10. Major alteration or reduction of available subsurface water supplies necessary to support existing development? (10) ___ ___ ✓

**PLANT LIFE** Could the project result in a substantial reduction of the numbers of any rare or endangered species of plants? (11) __ __ __

**ANIMAL LIFE** Could the project result in:

12. Major reduction of the numbers of any unique, rare or endangered species of animals? (12) __ __ __
13. Major introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? (13) __ __ __
14. Major deterioration of existing fish or wildlife habitat? (14) __ __ __

**NOISE** Could the project result in increases in existing noise levels detrimental to existing uses? (15) __ __ __

**LIGHT AND GLARE** Could the project produce new light or glare abnormal to existing uses? (16) __ __ __

**LAND USE** Could the project result in a substantial alteration of the present or planned use of an area? (17) __ __ __
V. DISCUSSION OF ENVIRONMENTAL CHECKLIST FINDINGS

2, 7, and 8: The development of driveways and building pads will increase soil erosion and surface runoff and alter water absorption rates. These effects associated with construction of driveways and building pads should not be significant because potential building sites are located on gentle to moderate slopes near the access easement road and development will have to comply with the Grading Ordinance. However, the construction of a County standard road within the easement as proposed will increase soil erosion and surface runoff and alter drainage patterns, and these effects will be significant. The rough road bed recently constructed within the easement crosses several drainage courses and is located on steep slopes (greater than 15%) in several areas. The road bed already exhibits evidence of increased soil erosion, blocked drainages, and increased siltation.

25, 31, 32: The County Fire Warden's Office has commented that the easement may hinder fire protection and emergency access because the easement is steep in areas, crosses directly in drainage flues, and is in heavy brush areas. The project's effects on fire protection may be potentially significant.

VI. SUGGESTED MITIGATING MEASURES DEEMED APPROPRIATE TO REDUCE OR ELIMINATE POSSIBLE ENVIRONMENTAL EFFECTS

2, 7, and 8: All grading and road work shall comply with the County Grading Ordinance, County Road Improvement and Circulation Policy, and County Improvement Standards. The following shall be submitted to the County Engineer for his approval: 1) An engineered construction plan of the proposed road improvements with an erosion control plan prepared in accordance with Chapters 11 and 12 of the County Improvement Standards; 2) An engineered grading plan of the proposed and existing grading with a drainage plan and erosion control plan prepared in accordance with the County Grading Ordinance. In addition, these plans shall be submitted to the Soil Conservation Service (USDA) representative for Mariposa County for his review. All recommendations made by the Soil Conservation Service shall be incorporated and implemented by the erosion control plans. No road work shall commence until all plans have been approved by the County Engineer.
### VII. ANALYSIS OF SIGNIFICANCE:

<table>
<thead>
<tr>
<th>Identified Potential Impact (No.)</th>
<th>Mitigation Possible</th>
<th>Impact Significant</th>
<th>Explanation</th>
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<td>8</td>
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<td>SEE SECTIONS V &amp; VI</td>
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### VIII. 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. [ ] Yes [X] No

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

   B. [X] Yes [ ] No

C. Impacts which are individually limited but cumulatively considerable?

   C. [X] Yes [ ] No

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

   D. [X] Yes [ ] No
PARCEL DESCRIPTION

Beginning at the corner of sections 1 and 2, Township 6 south, Range 18 east, Mt. Diablo Base and Meridian, thence S89°34'27"E 1668.69 feet, thence along the centerline of Gann Corral Road the following 6 courses and distances:
Southeasterly along a 200.00 foot radius curve to the right with a central angle of 27°55'30" an arc length of 97.48 feet, S2°14'41"W 312.89 feet, along a 250.00 foot radius curve to the left with a central angle of 36°41'33" an arc length of 160.10 feet, S34°26'52"E 179.69 feet, along a 450.00 foot radius curve to the right with a central angle of 21°12'46" an arc length of 166.61 feet, S13°14'06"E 123.22 feet, thence leaving said centerline S83°31'49"W 30.21 feet, thence N85°55'18"W 589.84 feet, thence South 375.00 feet, thence S89°42'52"E 613.00 feet, thence continuing along said centerline the following 11 courses:
Southwesterly along a 560.00 foot radius curve to the right with a central angle of 14°22'27" an arc length of 140.49 feet, S21°18'56"W 108.19 feet, along a 560.00 foot radius curve to the right with a central angle of 9°29'06" an arc length of 92.70 feet, S30°48'02"W 269.66 feet, along a 75.00 foot radius curve to the left with a central angle of 100°19'28" an arc length of 131.32 feet, S69°31'26"E 187.41 feet, along a 315.00 foot radius curve to the right with a central angle of 32°25'49" an arc length of 178.30 feet, S37°05'37"E 79.91 feet, along a 210.00 foot radius curve to the right with a central angle of 48°34'33" an arc length of 178.04 feet, S11°28'56"W 196.11 feet, along a 520.00 foot radius curve to the left with a central angle of 7°50'50" an arc length of 71.22 feet, thence leaving said centerline, S89°58'52"W 2013.03 feet, thence N89°38'56"W 2640.92 feet, thence N00°41'56"W 2650.95 feet, thence S89°46'10"E 2634.70 feet to the point of beginning.
Kieth Williams
P.O. Box 653
Mariposa, CA. 95338
License # 435145

Edward Reins
25585 Hidden Mesa Rd.
Monterey, CA. 93940

Ref: Little Bear Rock Zone of Benefit

This is the estimated annual cost to maintain Little Bear Rd. from the intersection of Gann Corral Rd. westerly 3300 feet to the cul-de-sac as a Class II road.

Grade surface of road and ditches once a year:

Grader 12 hours. @ $75.00/hr. $900.00

Clean Drainage Ditches twice a year:

Labor 8hrs. @ $32.00/hr $256.00
Back Hoe. 3 hours @ $50.00 $150.00

Move in Once: $70.00

Supply 2 loads (25 tons per load) @ $300/load $600.00

TOTALS: $1976.00

Kieth Williams
IX. DETERMINATION:

On the basis of this initial study:

A. ___ 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.

B. √ 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.

C. ___ 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)

D. ___ 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.

E. ___ 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.

F. ___ 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.

X. ACTIONS:

A. Section "A" of this Initial Study was:

   Prepared by ___ Duane Hall ___ Date 4/12/90

   Assisted by ____________________________

   Reviewed by ___ Tony Lashbrook ___ Date 4/19/90

   Reviewed by ____________________________

B. Section "B" of this Initial Study was:

   Prepared by ___ Duane Hall ___ Date 4/12/90

   at the direction of ____________________________

   Approved by ___ Tony Lashbrook ___ Date 4/19/90

C. Authority:

   ____________________________

   Signature

   ____________________________

   Title

   ____________________________

   For
IX. DETERMINATION:

On the basis of this initial study:

A. ______ 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.

B. √ 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.

C. ______ 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)

D. ______ 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.

E. ______ 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.

F. ______ 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.

X. ACTIONS:

A. Section "A" of this Initial Study was:
Prepared by Duane Hall Date 4/12/90
Assisted by ____________________________
Reviewed by Tony Lashbrook Date 4/19/90
Reviewed by ____________________________

B. Section "B" of this Initial Study was:
Prepared by Duane Hall Date 4/12/90
at the direction of ____________________________
Approved by Tony Lashbrook Date 4/19/90

C. Authority:
Signature ____________________________ Date ____________________________
Title ____________________________ For ____________________________
25, 31, 32: A County Rural Class II standard road shall be constructed from Ganns Corral Road to the remainder cul-de-sac to provide two-lane access. A cul-de-sac easement with a radius of 45' shall be provided at the end of the easement. An easement with a radius of 45' shall be provided at the end of initial road improvements and shall be improved to a radius of 30' to provide an emergency vehicle turnaround at the end of the road. Fuel modification shall be performed along the easement in accordance with the Mariposa County Road Improvement and Circulation Policy.
18. Major increases in the rate of use of any natural resource excluding water? (18)  
19. Substantial depletion of any non-renewable natural resource or preclude development of a natural resource? (19)  
20. RISK OF UPSET Could the project involve a risk of an explosion or release of hazardous substances? (20)  
21. POPULATION Could the project substantially alter the existing or planned location, distribution, density or growth rate of human populations of an area? (21)  
22. Major effects on existing parking facilities, or demand for new parking? (22)  
23. Major alterations to present or planned patterns of circulation or movement of people and/or goods? (23)  
24. Major increase in traffic that may be hazardous to motor vehicles, bicyclists, pedestrians, or livestock? (24)  
25. Fire Protection (25)  
26. Police Protection (26)  
27. Schools (27)  
28. Parks and Other Recreation Facilities (28)  
29. Maintenance in public facilities including streets and roads (29)  
30. Other governmental or public services or facilities (30)  
31. Creation of any health hazard or potential health hazard (excluding mental health)? (31)  
32. Exposure of people to potential health hazards? (32)  
33. The destruction of any scenic vista or view open to the public? (33)  
34. The creation of an aesthetically offensive site open to public view? (34)  
35. The alteration of or the destruction of a prehistoric or historic archaeological site? (35)  
36. Adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? (36)
A map showing the locations of the soil types is attached. The site has frontage along Ganns Corral Road which is a 60' non-exclusive easement improved with a 15'-20' dirt/gravel road. A rough road bed has been graded through the site from Ganns Corral Road to the remainder. According to the Department of Fish and Games Natural Diversity Data Base and Areas of Special Biological Importance Map, there are no rare or endangered plant or animal species located on the site.
5. **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:

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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.

10/5/90  
Date

[Signature]
Signature of Authorized Representative

10/6/90  
Date

[Signature]
Signature of Authorized Representative
14. Describe the specific development potential of the property: No further land division can occur on APN 17-030-79 based on the existing land use classification. APN 17-030-80 could be further split. Parcels C & D and the remainder parcel can be further split into a maximum of 23 additional parcels.

15. Is the existing land use in conformity with appropriate county general and specific plans? YES

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.

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: NONE

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 and telephone number of Applicant:
Edward R. Reins, 25585 Hidden Mesa Rd., Monterey, CA. 93940  408-375-4413
John R. Reins, P.O. Box 1662, Seaside, CA. 93955  408-375-4413

[Signatures]

File No. 90 - 09
9. If the formation of a new district(s) is included in the proposal, the proposed name(s) of the new districts(s) is/are: Little Bear Rock Zone of Benefit

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>10/15/90</td>
<td>John R. Reins</td>
<td></td>
<td>P.O. Box 1662, Seaside, CA. 93955</td>
</tr>
<tr>
<td>10/16/90</td>
<td>Edward R. Reins</td>
<td></td>
<td>25585 Hidden Mesa Rd. Monterey, CA. 93940</td>
</tr>
</tbody>
</table>
3. Proposal made pursuant to government code Section 25210.4 or 25210.4A.


5. Characteristics of the area:
   A. Number of Acres: 267 acres
   B. Number of inhabitants: None
   C. Number of registered voters: None
   D. Number of dwelling units: None

6. What is the present use of the area:
   Vacant 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. Edward Reins, 25585 Hidden Mesa Rd., Monterey, CA. 93940
   B. John Reins, P.O. Box 1662, Seaside, CA. 93955
   C. Doug Breadahl, P.O. Box 424, Nt. Fork, CA. 93643

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:

Edward R. Riens & John R. Reins
Print Name of person completing this app.  Signature(s)

25585 Hidden Mesa Rd., Monterey, CA. 93940
Address

10/5/90 11/6/90
Date

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

SUBMITTED TO MARIPOSA COUNTY:

10-17-90
Date

Received by

ACCEPTED AND DEEMED FILED BY MARIPOSA COUNTY:

11-16-90
Date

By

File No. 90-09