MARIPOSA COUNTY RESOLUTION NO. 89-635

A RESOLUTION OF INTENTION TO FORM A ZONE OF BENEFIT

WHEREAS, JEROME S. FREEMAN, as agent for Greeley Hill Estates, 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 inhabited and 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 FEBRUARY 6, 1990, 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 a determination of the appropriate charges for the extended services to be provided.
Res. No. 89-635

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 19th day of December, 1989, by the following vote:

AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH, TABER

NOES: NONE

ABSENT: NONE

ABSTAINED: NONE

ATTEST:
GERTRUDE R. TABER, Chairman
Mariposa County Board of Supervisor

MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY S. 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 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. See Appendix D

5. Completed environmental evaluation checklist. See Appendix E

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:

   Please refer to Appendix A, Item 1 and Item 2

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.
   □  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: 04-360-04

5. Characteristics of the area:
   A. Number of acres: 204+ 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. Greeley Hill Development Co., 6430 Greeley Hill Rd., Coulterville, CA 95311
   B. 
   C. 

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:

Jerome S. Freeman  
Print Name of person completing this application  
P.O. Box 1305, Mariposa, CA 95338  
Address

Signature  6/22/89  Date

Indicate interest in subject property:
Registered voter  Landowner  
Other interest (Please state interest)  
agent for applicant

SUBMITTED TO MARIPOSA COUNTY: 12-6-89
Date

Received by

ACCEPTED AND DEEMED FILED BY MARIPOSA COUNTY: 12-6-89
Date

By

File No. 89-04
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: ____________________________

Please refer to Appendix B, Item 2

3. SPECIFY ANY SPECIAL FACILITIES OR PROVISIONS FOR EMERGENCY REPAIRS:
Annual assessments will include a 10% contingency for emergency maintenance and/or repairs required due to vandalism, weather, fire, acts of God, or safety hazard situations.

The roads would not be routinely plowed in the event snow removal conditions were to exist.

4. DESCRIBE THE LEVEL OF MAINTENANCE AND EXTENT OF WORK REQUIRED: ____________________________

Please refer to Appendix B, Item 4

5. DESCRIBE THE PROPOSED OPERATIONAL OR ADMINISTRATIVE PROCEDURES: ____________________________

Please refer to Appendix B, Item 5

6. DESIGNATE A SUPERVISOR OR MAINTENANCE OFFICER: Ivan Metzger 9630 Frost Road, Coarseville, CA 95311

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

8. THE PROPOSED FORMATION IS REQUESTED TO BE MADE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS: None
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:  

Greeley Hill Estates Maintenance District

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>
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<tr>
<th>DATE</th>
<th>PRINTED NAME</th>
<th>SIGNATURE</th>
<th>RESIDENCE ADDRESS</th>
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<tr>
<td>6/16/89</td>
<td>Ivan Metzger</td>
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<td>9690 Ernst Rd., Coulterville, CA 95311</td>
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<tr>
<td>6/16/89</td>
<td>Thomas Deutch</td>
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<td>P.O. Box 1289, Coulterville, CA 95311</td>
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<tr>
<td>6/16/89</td>
<td>Gary Penrod</td>
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<td>7312 Dogtown Rd., Coulterville CA 95311</td>
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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:  Greeley Hill Estates Maintenance District

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?  No

4. IF YES, JUSTIFY THE NEED FOR OVERLAPPING OR CONFLICTING BOUNDARIES.

   Not applicable

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 YES, JUSTIFY THE NECESSITY FOR THE BOUNDARIES AS 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.  None

10. INDICATE THE GENERAL PLAN DESIGNATION OF THE AFFECTED TERRITORY.
    a) Mountain Home land use classification  b) M.H.7. Zoning classification

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

Mountain Home land use classification

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

a) M.H.Z. classification
b) Two (2) residences per 5 acres

14. DESCRIBE THE SPECIFIC DEVELOPMENT POTENTIAL OF THE PROPERTY:

Greeley Hill Estates Subdivision has been approved by Mariposa County and is currently at its maximum development potential.

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.

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? None

NAME AND ADDRESS OF APPLICANT:

Greeley Hill Development Company
6430 Greeley Hill Road
Coulterville, CA 95311

PHONE NO: (209) 878-3456

FILE NO. ____________________________

______________________________
SIGNATURE
CERTIFIED AFFECTED PROPERTY OWNERS LIST

PURSUANT TO THE MARIPOSA COUNTY LOCAL AGENCY FORMATION COMMISSION

ENVIRONMENTAL REVIEW PROCEDURES, I. Jerome S. Freeman

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.

Jerome S. Freeman

June 22, 1989

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<tr>
<th>APN</th>
<th>NAME</th>
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*** SEE ATTACHED SHEET ***

(ATTACH ADDITIONAL SHEETS IF NECESSARY)

FILE NO.
STANISLAUS NATIONAL FOREST
P.O. Box 709
Groveland, CA 95311
04-360-01

Ora Stagner, et al
Greeley Hill Rte
Coulterville, CA 95311
04-360-02

Robert & Irene Johnson
445 N. 15th Street
San Jose, CA 95112
04-360-06
04-360-20
04-360-21

Vivian S. Martino
812 Claus Road
Modesto, CA 95351
04-360-08

Thomas & Myram Beck, et al
P.O. Box 598
Alta, CA 95701
04-360-11

Janice Henze &
Robert Fabini
1315 Norvell Street
El Cerrito, CA 94530
04-360-13

Don & Joyce E. Cortez
1389 Henderson Lane
Hayward, CA 94544
04-360-14
04-360-15

Donald & Ruth Breton
P.O. Box 1146 G.H.S.
Coulterville, CA 95311
04-360-18

Norman & Christine Modesett
474 Dogtown Road
Coulterville, CA 95311
04-360-19

Clarence & Venus Mitchel,
Life Estate
326 Dogtown Road
Coulterville, CA 95311
04-370-01

Bobb & Clara Farr
6332 Dogtown Road
Coulterville, CA 95311
04-370-02

Gary A. & Zella Mae Taylor
6314 Dogtown Road
Coulterville, CA 95311
04-370-03

Virgil M. & Opal H. Smith
6320 Dogtown Road
Coulterville, CA 95311
04-370-04

Bill & Hortensia Pierce
6294 Dogtown Road
Coulterville, CA 95311
04-370-06

H.R. & T.A. Swearingen
4097 Griffin Road
Hughson, CA 95326
04-370-09

Donald C. Rust/ Iris E. Rust
3617 Dix Lane
Modesto, CA 95356
04-370-14

Marilyn M. Slavadori
PO Box 368
Rough & Ready, CA 95975
04-380-02

Leroy & Alice Perry
4835 Dunkirk Avenue
Oakland, CA 94605
04-380-03

Jean & Fern Brill
2300 Fallbrook Lane
Rescue, CA 95627
04-386-06
04-380-07
04-380-08

Ron & Linda Javine
PO Box 3472
Modesto, CA 95353
04-380-09
04-380-10

Mr. Hertzog
9677 Texas Hill Road
Coulterville, CA 95311
04-370-16

Mr. and Mrs. Donald Scranton
P.O. Box 336
Hughson, CA 95326
04-380-04

Bureau of Land Management
63 Natoma Street
Folsom, CA 95630
04-430-01
04-460-03

Herman M. Reames
Sadie Woolf
6286 Dogtown Road
Coulterville, CA 95311
04-370-01

Henry E. Moerlien
C/o Pauline Atkins
Box 681
Jamestown, CA 95327
04-460-01

Evelyn L. Ingalls
179 Tivoli Way
Sacramento, CA 95819
04-460-04

Mrs/Mrs Wm. P. Lacroix
8380 Rudneck Avenue
Canoga Park, CA 91303
04-460-05

Frances Weir, et al
C/o Horace Meyer
15498 E. Le Grand
Le Grand, CA 95333
04-460-08

Mr/Mrs. Robert Mendosa
6310 Dogtown Road
Coulterville, CA 95311
04-370-05

Nicholas T. Dodge, et al
P.O. Box 1203
Coulterville, CA 95311
04-360-16
LOT 9 of SECTION 4 T.3S., R.17E

ADJOINERS MAP PAGE

Portion 04-360-03

ASSESSOR'S PLATS ARE FOR GENERAL PROPERTY LOCATION AND TAX PURPOSES ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.
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 ____________________________

2. NAME OF DISTRICT OR OTHER ORGANIZATION TO WHICH THIS APPLICATION IS TO BE APPLIED: ____________________________

3. TYPE OF APPLICATION (SPECIFY) ____________________________

4. LIST AND DESCRIBE ANY OTHER RELATED PERMITS AND OTHER GOVERNMENTAL AGENCY APPROVALS REQUIRED FOR THIS PROJECT INCLUDING OTHER COUNTY, STATE AND FEDERAL AGENCIES. ____________________________

   Mariposa County Board of Supervisors

   Negative Declaration (see Appendix E)

   ____________________________

FOR DEPARTMENTAL USE ONLY

DATE FILED ____________________________

APPLICATION FOR: □ DIST. FORMATION

□ DIST. REORGANIZATION

□ DIST. ANNEXATION

□ OTHER (SPECIFY)

FILE NUMBER ____________________________

TYPE OF GOVERNMENTAL ENTITY FOR WHICH APPLICATION IS SUBMITTED (SPECIFY)

__________________________
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.

_6/22/89_  

[Signature]

Jerome S. Freeman, agent
APPENDIX A
APPLICATION FORM

Greeley Hill Estates Major Subdivision

Item 1:

A) Annual road maintenance of Ponderosa Way westerly of Dogtown Road.

B) Annual road maintenance of Quail Mine Road southerly of Texas Hill Road.

C) Annual road maintenance of Easement Road easterly of Dogtown Road and 650' northerly from Texas Hill Road.

D) Annual Maintenance and repair of Water Storage facilities located at Ponderosa Way and Dogtown Road.
DESCRIPTION

for Ponderosa Way Road Maintenance Zone Item 1-A, being a description of a portion of the Northwest quarter of the Southeast quarter (NW1/4SE1/4) and a portion of Lot 10, all in Section 4, T.3S., R.17E., M.D.B.& M.

Prepared for the Mariposa County Public Works Department.

Prepared by: Dated: November 29, 1989
W.O.#: 870615

Richard A. Seaman, L.S. 5339
EXHIBIT A

A tract of land situated in a portion of the Northwest quarter of the Southeast quarter (NW1/4SE1/4) and in a portion of Lot 10 all in Section 4, Township 3 South, Range 17 East, M.D.B.& M., Mariposa County, State of California, said tract of land being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 10; thence N00°02'22"W, along the westerly line of said Lot 10, for 52.70 feet; thence, leaving the westerly line of said Lot 10, N43°46'59"E for 555.61 feet; thence N61°05'27"E for 191.36 feet; thence N77°50'42"E for 166.23 feet; thence N89°51'01"E for 273.89 feet to a point on the centerline of that certain Mariposa County road known as Dogtown Road; thence along the centerline of said road the following eight (8) courses and distances:

1. S06°37'05"E for 440.74 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 525.00 feet; thence

2. southerly along said curve, through a central angle of 19°21'02", an arc distance of 177.31 feet to

Page 1
the point of tangency; thence

3. S12°43'57"W for 255.84 feet to the beginning of a
tangent curve, concave to the northwest, having a
radius of 450.00 feet; thence

4. southerly along said curve, through a central angle
of 24°20'05", an arc distance of 191.12 feet to the
point of tangency; thence

5. S37°04'02"W for 98.06 feet to the beginning of a
tangent curve, concave to the northwest, having a
radius of 800.00 feet; thence

6. southwesterly along said curve, through a central
angle of 9°27'46", an arc distance of 132.13 feet to
the point of tangency; thence

7. S46°31'48" W for 341.10 feet to the beginning of a
tangent curve, concave to the northwest, having a
radius of 1000.00 feet; thence

8. southwesterly along said curve, through a central
angle of 1°52'43", an arc distance of 32.79 feet to
the point of tangency;
thence, leaving the centerline of said road, N48° 52'07"W for 629.75 feet to a point on the westerly line of said NW1/4SE1/4; thence N00°02'22"W, along the westerly line of said NW1/4SE1/4, for 472.80 feet, more or less, to the POINT OF BEGINNING.

The above described tract of land contains 25.24 acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

Prepared by:

Richard A. Seaman, L.S. 5339  
Date
DESCRIPTION

for Quail Mine Road Maintenance Zone Item 1-B, being a
description of the Southeast quarter of the Southeast quarter
of the (SE1/4 SE1/4) and a portion of the Northeast quarter
of the Southeast quarter (NE1/4 SE1/4), all in
Section 4, T.3S., R.17E., M.D.B.& M.

Prepared for the Mariposa County Public Works Department.

Prepared by: Date: November 29, 1989
W.O.# 870615

Richard A. Seaman, L.S. 5339

DO NOT RECORD THIS PAGE
EXHIBIT A

A tract of land situated in the Southeast quarter of the Southeast quarter (SE1/4 SE1/4) and in a portion of the Northeast quarter of the Southeast quarter (NE1/4 SE1/4), all in Section 4, Township 3 South, Range 17 East, M.D.B.& M., Mariposa County, State of California, said tract of land being more particularly described as follows:

BEGINNING at the southeast corner of said SE1/4 SE1/4; thence S89°45'32"W, along the southerly line of said SE1/4 SE1/4, for 1330.12 feet to the southwest corner thereof; thence N00° 29'24"W, along the westerly line of said SE1/4 SE1/4, for 1319.92 feet to the northwest corner thereof; thence N41° 20'29"E for 867.00 feet; thence N73° 54'55"E for 363.26 feet to a point on the centerline of that certain Mariposa County road known as Texas Hill Road, said point also being a point on a non-tangent curve, concave to the northeast, having a radius of 85.00 feet, to which point a radial line bears S12° 52'39"W; thence along the centerline of said road the following six (6) courses and distances:

1. easterly along said curve, through a central angle of 11°05'15"", an arc distance of 16.45 feet to the point of tangency; thence

Page 1
2. S88°12'36"E for 31.46 feet to the beginning of a
tangent curve, concave to the northwest, having a
radius of 325.00 feet; thence

3. easterly along said curve, through a central angle of
33°11'22", an arc distance of 188.26 feet to the point
of tangency; thence

4. N58°36'02"E for 89.83 feet to the beginning of a
tangent curve, concave to the southeast, having a
radius of 200.00 feet; thence

5. northeasterly along said curve, through a central
angle of 21°59'05", an arc distance of 76.74 feet to
the point of tangency; thence

6. N80°35'07"E for 8.28 feet to a point on the
easterly line of said NE 1/4 SE1/4;

thence, leaving the centerline of said road, S00° 56'51"E,
along the easterly line of said NE1/4 SE1/4 and said SE1/4
SE1/4, for 2185.25 feet, more or less, to the POINT OF
BEGINNING.
The above described tract of land contains 57.09 acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

Prepared by:

[Signature]
Richard A. Seaman, L.S. 5339

[Date]
11/29/79
DESCRIPTION

for Easement Road Maintenance Zone Item 1-C, being a
description of a portion of the West half of Lot 9 and a
portion of Lot 10, all in Section 4, T.3S., R.17E.,
M.D.B.& M.

Prepared for the Mariposa County Public Works Department.

Prepared by:                      Date:   November 29, 1989
                                      W.O.#   870615

[Signature]

Richard A. Seaman, L.S. 5339

DO NOT RECORD THIS PAGE
EXHIBIT A

A tract of land situated in a portion of the West half of Lot 9 and in a portion of Lot 10, all in Section 4, Township 3 South, Range 17 East, M.D.B.& M., Mariposa County, State of California, said tract of land being more particularly described as follows:

BEGINNING at a point on the easterly line of said West half of Lot 9, said point being located S00°11'09"W, a distance of 305.00 feet, from the northeast corner of said West half of Lot 9; thence S00°11'09"W, along the easterly line of said West half of Lot 9, for 624.45 feet; thence, leaving the easterly line of said West half of Lot 9 and traversing in a generally westerly direction, the following fourteen (14) courses and distances:

1. N82°23'45"W for 12.47 feet; thence

2. N71°03'55"W for 106.98 feet; thence

3. N55°54'52"W for 134.92 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 80.00 feet; thence
4. westerly along said curve, through a central angle of 51°55'13", an arc distance of 72.49 feet to the point of tangency; thence

5. S72°09'55"W for 45.25 feet; thence

6. S86°07'45"W for 263.77 feet; thence

7. N80°30'13"W for 45.00 feet; thence

8. N10°17'29"E for 8.95 feet to a point on a non-tangent curve, concave to the northeast, having a radius of 325.00 feet, to which point a radial line bears S10° 17'29"W; thence

9. northwesterly along said curve, through a central angle of 21°15'10", an arc distance of 120.55 feet to the point of tangency; thence

10. N58°27'21"W for 172.52 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 250.00 feet; thence

11. northwesterly along said curve, through a central angle of 15°05'33", an arc distance of 65.85 feet to the point of tangency; thence
12. N43°21'48"W for 5.58 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 35.00 feet; thence

13. westerly along said curve, through a central angle of 67°04'34"", an arc distance of 40.97 feet to the point of tangency; thence

14. S69°33'38"W for 0.20 feet to a point on the centerline of that certain Mariposa County road known as Dogtown Road, said point also being a point on a non-tangent curve, concave to the southwest, having a radius of 315.00 feet, to which point a radial line bears N69° 33'28"E;

thence, along the centerline of said Dogtown Road, the following three (3) courses and distances:

1. northwesterly along said curve, through a central angle of 22°14'27"", an arc distance of 122.28 feet to the point of tangency; thence

2. N42°40'59"W for 141.68 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 200.00 feet; thence
3. northerly along said curve, through a central angle of 41°18'46", an arc distance of 144.21 feet;
thence, leaving the centerline of said road, S89° 38'08"E, parallel to the northerly line of said Lot 10 and the northerly line of said West half of Lot 9, for 1209.93 feet, more or less, to the POINT OF BEGINNING.

The above described tract of land contains 12.48 acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

Prepared by:

Richard A. Seaman, L.S. 5339  Date
DESCRIPTION

for Water Storage Facility Maintenance Zone Item 1-D, being a
description of a portion of Section 4, T.3S., R.17E., M.D.B.&
M.

Prepared for the Mariposa County Public Works Department.

Prepared by: Dated: November 29, 1989

W.O.#: 870615

Richard A. Seaman, L.S. 5339

DO NOT RECORD THIS PAGE
EXHIBIT A

A tract of land situated in a portion of Section 4, Township 3 South, Range 17 East, M.D.B.& M., Mariposa County, State of California, said tract of land being more particularly described as follows:

The North half of the Southeast quarter (N1/2SE1/4), the Southeast quarter of the Southeast quarter (SE1/4SE1/4), the West half of Lot 9, Lot 10 and all that portion of Lot 7 described as follows:

BEGINNING at the southwest corner of said Lot 7; thence N00°02'22"W, along the westerly line of said Lot 7 for 1100.00 feet; thence, leaving the westerly line of said Lot 7, S89°38'08"E, parallel to the southerly line of said Lot 7, for 986.79 feet to a point on the easterly line of the West half of the East half of said Lot 7; thence S00°04'25"W, along the easterly line of the West half of the East half of said Lot 7, for 1099.99 feet to the southeast corner thereof; thence N89°38'08"W, along the southerly line of said Lot 7, for 984.62 feet, more or less, to the POINT OF BEGINNING.
The above described tract of land contains 203.84 acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

Prepared by:

[Signature]
Richard A. Seaman, L.S. 5339

[Stamp]
EXPIRED 12/31/94
STATE OF CALIFORNIA

1/23/89
Date
APPENDIX B
PETITION FOR PROCEEDINGS

Greeley Hill Estates Major Subdivision

Item 2:

A) To maintain Ponderosa Way from Dogtown Road to 434+ feet northwesterly (to the easterly terminus of the 45 foot radius turnaround), including road surface and drainage, erosion facilities and fuel modifications. Cost estimate for the first year including 10% contingency would be $120.00. The cost would be applied to Lots 11, 12, 19, 20 and 21 of the Subdivision and would amount to a per lot cost of $24.00. Estimate of administrative costs incurred by Mariposa County shall be provided by the Board of Supervisors.

B) To maintain Quail Mine Road from Texas Hill Road to 2448+ feet southeasterly (to the easterly terminus of the Subdivision), including road surface and drainage, erosion facilities and fuel modifications. Cost estimate for the first year including 10% contingency would be $660.00. The cost would be applied to Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37 of the Subdivision and would amount to a per lot cost of $60.00. Estimate of administrative costs incurred by Mariposa County shall be provided by the Board of Supervisors.

C) To maintain Easement Road from Dogtown Road to 459+ feet southeasterly (to the easterly terminus of the 45 foot radius turnaround), including road surface and drainage, erosion facilities and fuel modifications. Cost estimate for the first year including 10% contingency would be $110.00. The cost would be applied to Lots 7 and 8 of the Subdivision and would amount to a per lot cost of $55.00. Estimate of administrative costs incurred by Mariposa County shall be provided by the Board of Supervisors.

D) To maintain and/or repair the Water Storage Facilities located at Ponderosa Way and Dogtown Road including well and pump, electrical system, water transmission lines and hydrant and appurtenances. Cost estimate for the first year including 10% contingency would be $674.30. The cost would be equally applied to all 37 Lots of the Subdivision and would amount to a per lot cost of $18.22. Estimate of
APPENDIX B continued

administrative costs incurred by Mariposa County shall be provided by the Board of Supervisors.

NOTE: Please refer to Appendix C for itemized yearly maintenance fees, contractors estimates of road costs, fire protection system costs and total annual fees per lot for the first year excluding administrative costs.

Item 4:

It is the intent of this application that provisions be made to:

a) At least once annually to evaluate and restore Ponderosa Way, Quail Mine Road and the easement road within the Subdivision at the limits previously described; including erosion control, drainage, and fuel modification as follows:

1) Ponderosa Way shall be maintained and/or restored to a Mariposa County Rural Class I standard.
2) Quail Mine Road shall be maintained and/or restored to a Mariposa County Rural Class II standard.
3) Easement Road shall be maintained and/or restored to a Mariposa County Rural Class I standard.

b) At least once annually to evaluate the Water Storage Facilities within the Subdivision and to restore the system to an approved level of operation.

c) Correct any emergency or safety hazard situation in a timely manner.

Item 5:

After the creation of this Zone of Benefit, the property owners of the Subdivision shall elect a Citizen Council which will represent the property owners. This council shall adopt by-laws to govern the operation of this Zone and the council. Assessment of amounts necessary to finance the required maintenance, repairs and/or restoration shall be made by the Department of Public Works of Mariposa County. The Department of Public Works may perform the required work, or contract the required work to a third party.
ITEM 1A

JULY 21, 1989

DEVAN CONSTRUCTION COMPANY
757 STOCKTON STREET
SONORA, CALIFORNIA 95370

SUBJECT: GREELEY HILL ESTATES FIRE PROTECTION SYSTEM

INSTALL ONE 1 1/2 HORSE POWER PUMP AND RELATED EQUIPMENT $1,255.00

ESTIMATED YEARLY MAINTENANCE FEE $110.00

ANTICIPATED PUMP LIFE 15 YEARS

The above cost for yearly maintenance includes a 10% contingency (as per 11-23-89 telecom).

[Signature]

DENNIS ANDERSON
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All accounts are due and payable upon presentation. A finance charge of 1½% per month, which is an annual percentage rate of 18%, will be applied to the unpaid balance of monthly statements.

NOTICE: "Under the Mechanic's Lien Law, (California code of civil procedure, section 1181 et. seq.) any contractor, subcontractor, laborer, supplier, or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing your property could be sold by a court officer and proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."
CAPITAL REPLACEMENT AMORTIZATION FUND

ASSET: 1 1/2 HORSE POWER PUMP AND RELATED EQUIPMENT

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DEPRECIATION SCHEDULE

ASSET: 1 1/2 HORSE POWER PUMP AND RELATED EQUIPMENT
ASSET LIFE: 10 YEARS
DEPRECIATION METHOD: DOUBLE DECLINING BALANCE

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ITEM 2

SEPT. 28, 1989

DEVAN CONSTRUCTION CO.
LICENSE #477608
753 STOCKTON ST.
SONORA, CA. 95370

SUBJECT: GREELEY HILL ESTATES ROAD MAINTENANCE

1. QUAIL MINE ROAD - MAINTENANCE INSPECTIONS TWICE PER YEAR, GRADING AND REPAIRING AS NECESSARY. ALL CULVERTS TO BE VISUALLY INSPECTED TO INSURE PROPER OPERATION. OVERHANGING TREE GROWTH TO BE TRIMMED BACK WHEN IT BECOMES A TRAFFIC HAZARD. POHOLES AND OTHER OBSTACLES TO BE FILLED OR REPAIRED AS REQUIRED. THE ANNUAL ESTIMATED COST IS $660.00.

2. PONDEROSA WAY - MAINTENANCE INSPECTIONS TWICE PER YEAR, AS ABOVE, GRADING AND REPAIRING AS NECESSARY. CULVERTS VISUALLY INSPECTED AND REPAIRED IF NECESSARY, OVERHANGING TREES TRIMMED AS NEEDED, AND POHOLES AND OTHER REPAIRS TAKEN CARE OF. THE ESTIMATED ANNUAL COST IS $120.00 FOR PONDEROSA WAY.

3. EASEMENT ROAD - SAME AS ABOVE, INSPECTIONS TWICE PER YEAR, GRADING AND REPAIRS AS NECESSARY. VISUAL INSPECTION OF CULVERTS, REPAIRS AS NEEDED. ROAD ESTIMATED ANNUAL MAINTENANCE COST IS $110.00.

4. RECAP - THE ANNUAL ESTIMATED COST FOR MAINTENANCE OF THE PRIVATE ROADS WITHIN THE GREELEY HILL ESTATES SUBDIVISION IS AS FOLLOWS:

   1. QUAIL MINE ROAD....... $660.00
   2. PONDEROSA WAY.......  $120.00
   3. EASEMENT ROAD.......  $110.00

   TOTAL................ $890.00

5. THE ABOVE TOTAL COST INCLUDES A 10% CONTINUENCY.

   DENNIS ANDERSON
   DEVAN CONSTRUCTION
CAPITAL REPLACEMENT AMORTIZATION FUND

**ASSET: WELL**

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ASSET: WELL
ASSET LIFE: 25 YEARS
DEPRECIATION METHOD: 20 YR. PROPERTY-DOUBLE DECLINING BALANCE

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CAPITAL REPLACEMENT AMORTIZATION FUND

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DEPRECIATION SCHEDULE

ASSET: WATER TANK
ASSET LIFE: 50 YEARS
DEPRECIATION METHOD: 20 YR. PROPERTY-DOUBLE DECLINING BALANCE

<table>
<thead>
<tr>
<th>YEAR</th>
<th>BASIS</th>
<th>DEPR. PERCENTAGE</th>
<th>DEPR. PER YR.</th>
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APPENDIX C
CONTRACTORS ESTIMATES AND SPECIAL ASSESSMENT INFORMATION

Greeley Hill Estates Major Subdivision

Water Storage Facility
ITEMIZED YEARLY MAINTENANCE (first year):

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operational (PG &amp; E)</td>
<td>$ 36.00</td>
</tr>
<tr>
<td>Maintenance (Devan)</td>
<td>110.00</td>
</tr>
<tr>
<td>Pump Amortization</td>
<td>86.00</td>
</tr>
<tr>
<td>Well Amortization</td>
<td>206.00</td>
</tr>
<tr>
<td>Tank Amortization</td>
<td>150.00</td>
</tr>
<tr>
<td>Miscellaneous Materials</td>
<td>25.00</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>613.00</strong></td>
</tr>
<tr>
<td>10% contingency</td>
<td><strong>61.30</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$674.30</strong></td>
</tr>
</tbody>
</table>

Item 1A & 1B: Water storage facilities system estimate

Item 1C: Pump Amortization schedule
1D: Pump Depreciation schedule

Item 2: Road maintenance estimates

Item 3A: Well Amortization schedule
3B: Well Depreciation schedule

Item 4A: Tank Amortization schedule
4B: Tank Depreciation schedule
**APPENDIX C continued**

**TOTAL ASSESSED ANNUAL FEES PER LOT EXCLUDING ADMINISTRATIVE COSTS**

First Year

<table>
<thead>
<tr>
<th>LOT 1</th>
<th>$18.22</th>
<th>Lot 16</th>
<th>$18.22</th>
<th>Lot 31</th>
<th>$78.22</th>
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<td>78.22</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>18.22</td>
<td>29</td>
<td>78.22</td>
<td></td>
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</tr>
<tr>
<td>15</td>
<td>18.22</td>
<td>30</td>
<td>78.22</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX D

A tract of land situated in a portion of Section 4, Township 3 South, Range 17 East, M.D.B.& M., Mariposa County, State of California, said tract of land being more particularly described as follows:

The North half of the Southeast quarter (N1/2SE1/4), the Southeast quarter of the Southeast quarter (SE1/4SE1/4), the West half of Lot 9, Lot 10 and all that portion of Lot 7 described as follows:

BEGINNING at the southwest corner of said Lot 7; thence N00°02'22"W, along the westerly line of said Lot 7 for 1100.00 feet; thence, leaving the westerly line of said Lot 7, S89° 38'08"E, parallel to the southerly line of said Lot 7, for 986.79 feet to a point on the easterly line of the West half of the East half of said Lot 7; thence S00° 04'25"W, along the easterly line of the West half of the East half of said Lot 7, for 1099.99 feet to the southeast corner thereof; thence N89°38'08"W, along the southerly line of said Lot 7, for 984.62 feet, more or less, to the POINT OF BEGINNING.
The above described tract of land contains 203.84 acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

Prepared by:

Richard A. Seaman, L.S. 5339

Date 11/25/89
INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM "B"

SECTION A

I. BACKGROUND

1. Name of Project Proponent: Greeley Hill Dev. Corp.

2. Address & Phone: 7312 Dogtown Rd, Coulterville, Ca
   95311   209 878-3162

3. Lead Agency: Mariposa County Planning Commission

4. Project Title: Major Subdivision 5-23-88

II. DESCRIPTION OF PROJECT

A proposed major subdivision of an existing 203.8 acre
parcel into 37 parcels that range in size from 5 to 8
acres. The project involves relocation of two existing
easements, Quail Mine Road and a private easement off
Dogtown Road.

III. DESCRIPTION OF ENVIRONMENTAL SETTING:

The site is located in an Oak Woodland, transitional
habitat at an elevation of approximately 2700 ft.
Vegetation consists of Ponderosa Pine, Digger Pine, Live
Oak, Blue Oak, Black Oak, Manzanita, Ceonothus, Buckeye,
Yerba Santa, and many forbs and grasses. Wildlife
expected on the site would include bear, mountain lion,
bobcat, raccoon, coyote, deer, ground squirrel and many
small rodents. Birds can be observed throughout the site
and include quail, woodpeckers, scrub jays and hawks.
The Fish and Game inventory of rare and endangered
species did not list any plant or animal of concern in
the area. Slopes on the site range from 5-30% with the
area of greatest slope occurring on lots 1-4. Drainage
is toward the west, into Gentry Gulch and the Merced
APPENDIX E
MARIPOSA COUNTY
NEGATIVE DECLARATION
(Pursuant to California Administrative Code, Section 15070)

APPLICANT/APPLICATION  Greeley Hill Development Corporation

PROJECT TITLE/DESCRIPTION  Greeley Hill Estates Major Subdivision

No significant effect is based on the following findings:

(1) No unique or significant natural features including but not limited to animal life, fish life or plant life, or its habitat or movement are to be adversely affected; (2) No known archeological, cultural, historical, recreational or scenic sites are to be adversely affected; (3) The project will not result in a significant dislocation of people; (4) The project will not result in a substantial detrimental effect on air or water quality or on ambient noise levels; (5) The project will not breach any published national, state or local standards relating to solid waste or litter control; (6) The project will not have a substantial and demonstrable negative aesthetic effect; (7) The project will not create hazards including but not limited to flooding, erosion or siltation; (8) The project is not subject to major known geologic hazards; (9) The project will not result in the need for public services beyond those presently available or proposed in the near future; (10) The project will not have a significant growth-inducing impact; (11) The project does not appear to generate major environmental controversy.

No significant effect is based on review procedures of the following County Departments or Divisions:

Building Department  County Health Department

Planning Commission  County Road Department

Other  Stanislaus National Forest, California Dept. of Forestry

No significant effect is based on additional conditions as follows:

See mitigation measures contained in initial study and project conditions

Initial Study prepared by  Susan Perone
and on file at Mariposa County Planning Commission
6101 Jones Street
Mariposa, California 95338

TONY LASHBROOK, Senior Planner

FILED

NOV 15 1988
DONALD McCARTHY
COUNTY CLERK

BY DEPUTY CLERK
River.

The site is approximately 1/2 mile outside of the Soil Survey, although soils adjacent to the site include the following:

<table>
<thead>
<tr>
<th>Soil Type</th>
<th>% Slope</th>
<th>Capability</th>
<th>Erosion Hazard</th>
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</thead>
<tbody>
<tr>
<td>Musick rocky (MfF2)</td>
<td>15-50%</td>
<td>VI</td>
<td>Moderate</td>
</tr>
<tr>
<td>sandy loam</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mariposa (MaF2)</td>
<td>15-50%</td>
<td>VII</td>
<td>Moderate</td>
</tr>
<tr>
<td>gravelly silt loam</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

The built environment includes roads, fences, spring, well and other homesite improvements.
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>
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<tr>
<td><strong>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>(1)</td>
<td></td>
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<tr>
<td>2. Substantial acceleration in wind or water erosion of soils, either on or off the site?</td>
<td>(2)</td>
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<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>(3)</td>
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<tr>
<td><strong>AIR</strong> Could the project result in:</td>
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<td></td>
</tr>
<tr>
<td>4. Creation of substantial air emissions or major deterioration of ambient air quality?</td>
<td>(4)</td>
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<tr>
<td>5. The creation of objectionable odors?</td>
<td>(5)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. The creation of substantial amounts of air-borne particulate matter?</td>
<td>(6)</td>
<td></td>
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<tr>
<td><strong>WATER</strong> Could the project result in:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Major changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?</td>
<td>(7)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Major alterations to the course of flow of flood waters?</td>
<td>(8)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Major discharge into surface waters or any major alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?</td>
<td>(9)</td>
<td></td>
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</tr>
<tr>
<td>10. Major alteration or reduction of available subsurface water supplies necessary to support existing development?</td>
<td>(10)</td>
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</tr>
<tr>
<td><strong>PLANT LIFE</strong> Could the project result in a substantial reduction of the numbers of any rare or endangered species of plants?</td>
<td>(11)</td>
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</tr>
<tr>
<td><strong>ANIMAL LIFE</strong> Could the project result in:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>12. Major reduction of the numbers of any unique, rare or endangered species of animals?</td>
<td>(12)</td>
<td></td>
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</tr>
<tr>
<td>13. Major introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?</td>
<td>(13)</td>
<td></td>
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<tr>
<td>14. Major deterioration of existing fish or wildlife habitat?</td>
<td>(14)</td>
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<td></td>
</tr>
<tr>
<td><strong>NOISE</strong> Could the project result in increases in existing noise levels detrimental to existing uses?</td>
<td>(15)</td>
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</tr>
<tr>
<td><strong>LIGHT AND GLARE</strong> Could the project produce new light or glare abnormal to existing uses?</td>
<td>(16)</td>
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<tr>
<td><strong>LAND USE</strong> Could the project result in a substantial alteration of the present or planned use of an area?</td>
<td>(17)</td>
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<tr>
<td>Question</td>
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<td>Maybe</td>
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</tr>
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<td>-------------------------------------------------------------------------</td>
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<tr>
<td>NATURAL RESOURCES</td>
<td></td>
<td></td>
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<tr>
<td>Could the project result in:</td>
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<td></td>
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<tr>
<td>18. Major increases in the rate of use of any natural resource excluding water?</td>
<td>(18)</td>
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<tr>
<td>19. Substantial depletion of any non-renewable natural resource or preclude development of a natural resource?</td>
<td>(19)</td>
<td></td>
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</tr>
<tr>
<td>RISK OF UPSET Could the project involve a risk of an explosion or release of hazardous substances?</td>
<td>(20)</td>
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</tr>
<tr>
<td>POPULATION Could the project substantially alter the existing or planned location, distribution, density or growth rate of human populations of an area?</td>
<td>(21)</td>
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</tr>
<tr>
<td>TRANSPORTATION/CIRCULATION Could the project result in:</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>22. Major effects on existing parking facilities, or demand for new parking?</td>
<td>(22)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23. Major alterations to present or planned patterns of circulation or movement of people and/or goods?</td>
<td>(23)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24. Major increase in traffic that may be hazardous to motor vehicles, bicyclists, pedestrians, or livestock?</td>
<td>(24)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td></td>
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</tr>
<tr>
<td>25. Fire Protection</td>
<td>(25)</td>
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<tr>
<td>26. Police Protection</td>
<td>(26)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27. Schools</td>
<td>(27)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>28. Parks and Other Recreation Facilities</td>
<td>(28)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>29. Maintenance in public facilities including streets and roads</td>
<td>(29)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>30. Other governmental or public services or facilities</td>
<td>(30)</td>
<td></td>
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</tr>
<tr>
<td>HUMAN HEALTH Could the project result in:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>31. Creation of any health hazard or potential health hazard (excluding mental health)?</td>
<td>(31)</td>
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<td></td>
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<tr>
<td>32. Exposure of people to potential health hazards?</td>
<td>(32)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AESTHETICS Could the project result in:</td>
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</tr>
<tr>
<td>33. The destruction of any scenic vista or view open to the public?</td>
<td>(33)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>34. The creation of an aesthetically offensive site open to public view/</td>
<td>(34)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CULTURAL RESOURCES Could the project result in:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>35. The alteration of or the destruction of a prehistoric or historic archaeological site?</td>
<td>(35)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>36. Adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?</td>
<td>(36)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
V. DISCUSSION OF ENVIRONMENTAL CHECKLIST FINDINGS:

2, 7 & 9 The development of the easement roads, driveways and building sites will cause erosion especially on some of the steep parcels and on parcels that have physical constraints such as gullies or creeks. Several parcels have limited choice of driveway location due to topography and existing or proposed road location. Road and building site development will also impact the drainages due to additional compacting of the soils. This erosion and increased runoff may result in an increase in turbidity in the local drainages.

13 & 14. The development of residential parcels will result in the introduction of humans and domestic animals that could effect wildlife in the area.

23. Two existing access roads serving parcels outside of this subdivision are proposed to be relocated by this project. This relocation has the potential to adversely affect the access to the existing parcels. The specifics of the relocation are discussed as follows:

A) One 900 ft section of a short easement will be relocated so it follows a proposed property line. Parcels served by this easement are beyond the segment designated to be realigned.

B) A second easement (Quail Mine Road) provides access to several parcels adjacent to the site and extends beyond the southern boundary of the site for over two miles. The applicants are proposing to relocate the easement through the property so it will provide access to nine parcels within the subdivision. It is proposed to tie in with the existing easement 400-500 ft north of the southern property line. This proposed relocation eliminates access to one adjacent parcel (Rust) and relocates the access to a second parcel. (Cortez) The proposed realignment will not touch the existing driveway.

27. The creation of 37 residential lots could impact the school enrollment at Greeley Hill School. The site
is approximately 4 miles from the local elementary school thus children would need to be bussed to the local school.

29. Dogtown Road, which provides the major access to the site is a 20+ ft wide historic County Road with a grade that exceeds standards for easement road development (15%). Near Texas Hill Road the paved roadway ends. According to the County Road Dept, road counts (1985) for Dogtown Road (at Holtzel) were 50 trips per day. Creating 37 residential homesites (estimate 6 trips per day) may eventually increase the use of Dogtown road by 223 trips per day. This could result in the need to upgrade Dogtown and other roads providing access to the site.

25, 31, & 32. Development of 37 lots in this heavily wooded area will increase the fire hazard due to increased human activity. Although there are several roads leaving the site, all are narrow windy roads, and only Dogtown Road (north) is paved. Texas Hill Road, Quail Mine Road, and Ponderosa Road are extremely narrow lanes through heavy brush areas.

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

2.7& 9. Mitigation of these impacts can be accomplished in the following ways:

A) Requiring a grading, erosion control and drainage plan be developed and implemented for all road construction.
B) Requiring the easement roads and drainage crossing on Quail Mine Road be engineered.
C) Requiring the development of shared driveways for Lots 1-4 and Lots 34-37 should reduce the number of drainage crossings and driveways on steep slopes.
D) Requiring all cut and fill slopes to be revegetated in accordance with SCS recommendations.
E) Requiring that the applicant establish an acceptable method of ensuring that the easement roads are maintained in the condition under which they are approved. These maintenance provisions should provide for the maintenance of all roads and other common improvements in the subdivision including drainage and
erosion control devices, fuel modification, road surfaces and water storage facilities. These provisions should be reviewed and approved by the County prior to the recordation of the final map. These provisions should.

1. Be in effect for a period of not less than thirty years.

2. Provide for annual maintenance and the immediate correction of emergency and safety hazard situations.

3. Include 100% of the property owners within the subdivision.

13. & 14 Requiring the development of a 100 ft drainage easement (in accordance with Section 4.5 of County Resolution No. 80-123) along the more significant drainage on the site (Gentry Gulch) should provide mitigation and benefit wildlife.

23. Requiring the applicant to develop a program to ensure uninterrupted access to the parcels currently served by the existing easement should provide adequate mitigation. This should include a program for development and maintenance of the new access and for continuation of the existing access until the alternative is constructed and approved. Requiring access be provided to the existing driveways on the two parcels effected by the relocation should also provide mitigation.

27. The School District has the ability to charge mitigation fees on all residential and commercial development in the County to finance school facilities construction. The ability to impose such fees rests entirely with the School District and therefore mitigation of identified school impacts cannot be accomplished by the lead agency.

29. Improvement to Dogtown Road and other County Roads would mitigate this impact.

25, 31 & 32. Requiring water storage to the requirements of the County Fire Warden should reduce impacts. Requiring fuel modification in accordance with county regulations should also provide mitigation.
VII. ANALYSIS OF SIGNIFICANCE:

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See Section VI

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VIII. MANDATORY FINDINGS OF SIGNIFICANCE (As per Section 15082 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?
Environmental Checklist Form "B"
page 6

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

Assisted by

Reviewed by

Reviewed by

Date 6/12/75

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

Prepared by

at the direction of

Approved by

Date 6/12/75

C. Authority:

Signature

Title

For