MARIPOSA COUNTY RESOLUTION NO. 86-443

A RESOLUTION ACCEPTING MARIPOSA COUNTY'S COMMENTS ON THE DRAFT EIR FOR THE SOUTH SHORE CLUB AT LAKE DON PEDRO.

WHEREAS a Draft Environmental Impact Report (EIR) has been prepared for a project known as the South Shore Club at Lake Don Pedro, La Ventana Land and Cattle Company, Applicant, and

WHEREAS the Mariposa County Board of Supervisors held a public hearing to obtain public input on the draft EIR, and

WHEREAS in accordance with the Environmental Impact Report Processing Agreement with Tuolumne County, Mariposa County is responsible for providing comments on the adequacy of the Draft EIR,

NOW THEREFORE BE IT RESOLVED that attachment "A" lists Mariposa County's official comments on the adequacy of the Draft EIR.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 9th Day of December, 1986 by the following vote:

AYES: Barrick, Dalton, Erickson, Radanovich, Taber
NOES: None
ABSENT: None
ABSTAINED: None

ATTEST:

MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY G. GREEN, County Counsel
COMMENTS ON DRAFT EIR
FOR THE SOUTH SHORE CLUB AT
LAKE DON PEDRO

The following is a summary of comments submitted regarding the adequacy of the Draft Environmental Impact Report prepared for the South Shore Club at Lake Don Pedro.

1. Mazie Woolstenhulme - Letter
   A. Concerned about fiscal impact on County, particularly schools.
   B. States that existing roads are inadequate and will be impacted by the development. Highway 132 between La Grange and Bonds Flat Road is of particular concern.

2. Bette Ann Erickson - Letter
   A. Concerned about costs to County of maintaining roads.
   B. Concerned about school impacts.
   C. Increased safety hazard on Highway 132 between La Grange and Bond Flat Road because it is presently a dangerous portion of Highway with blind hills and curves. Many serious accidents have occurred on this section of road.
   D. Generally concerned about fiscal impact on County.

3. Tom Gookin - Verbal Input
   A. Concerned about the effect of increased traffic on the dangerous portion of Highway 132 near County line.
   B. Did not think that mitigation measures for impacts on Ag uses associated with roaming dogs was adequate.
   C. Concerned about increased fire hazard associated with undeveloped (and ungrazed) parcels.
   D. Concerned about water quality impacts associated with the proposed sewer plant.
   E. Concerned about fiscal impacts on County associated with maintenance of water and sewage system.
   F. Concerned about the effect of the project on future agricultural uses of his property.

4. Tim Erickson - Verbal Input
   A. Concerned about effect of increased traffic on dangerous portion of Highway 132.
B. Concerned about fiscal impacts on County if responsible for road maintenance with the development.

C. Concerned about effect on Mariposa County Unified School District, particularly the costs associated with student busing.

D. Generally concerned about water quality as it may be affected by the proposed water and sewage system.

5. Supervisor Dalton - Verbal Input

A. Requested that the existing bi-county fire fighting arrangement be discussed with greater detail in the environmental setting portion of the document.

B. Requested that the E.I.R. evaluate as a mitigation for impacts on police protection the possibility of a cooperative agreement for mutual aid between the County Sheriff Departments.

C. Stated that impact on fire fighting services was complicated by a shortage of manpower as well as equipment.

6. Supervisor Radanovich - Verbal Input

A. Requested that the fiscal impact and public service analysis section be expanded to address the impacts associated with a larger build out period. Information on build out time frames for past development in the area show that the estimates in the EIR may not be accurate.

B. Discussion of impacts on public services should be more detailed and relate to the potential slow build out of the subdivision. Mitigation measures within these sections should be more specific so that they can properly be applied to the project where appropriate. Document should discuss phased mitigation to ensure that the mitigation measures are applied at the appropriate time. These sections should also address the effects of increased population growth resulting indirectly from the project (employee generated).

C. Mitigation measures for fire protection service impacts should be more specific and should relate to the existing bi-county fire fighting system.

7. Supervisor Taber - Verbal Input

A. Requested that figure 5-1 be re-labeled to reflect actual situation. Suggested wording "Project site lands taxed as
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Williamson Act property by Tuolumne County”.

8. Supervisor Erickson - Verbal Input

A. Requested that the EIR generally compare the permitted and conditional uses in the existing and proposed General Plan land uses and evaluate the potential for land use conflicts.

B. Generally did not think mitigation measures are adequate due to lack of specificity. Requested that additional analysis be provided regarding the effect of the proposed mitigation measures.

C. Generally concerned about the immediate loss of 2000 acres of agricultural grazing land associated with the project and the potential loss of off-site agricultural lands associated with the growth inducing effect of the project.

D. Requests that the analysis of agricultural productivity in Section 5 include a discussion of carrying capacity in animal unit months.

E. The EIR should address in greater detail the impact of the development on the wildland fire hazard in the area with particular attention given to the impacts associated with the proposed mitigation measure prohibiting grazing in the openspace area.

F. Feels that mitigation measure proposed to address the effect of roaming dogs on ag uses is not adequate.

G. Requested that the EIR address the potential loss of mining lands on and off-site. The present land use classification permits mining use while mining is typically not compatible with the proposed land use.

9. Supervisor Barrick - Verbal Input

A. Felt that page numbering system in document is confusing.

B. Stated that the E.I.R should more clearly identify which mitigation measures could be applied directly to the development and which would require action by the County(s) outside of the permitting process for this development.

C. Stated her opinion that mitigation measures that cannot be directly applied to the project are not appropriate for discussion within the E.I.R.