



# MARIPOSA PLANNING

COUNTY OF MARIPOSA  
5100 BULLION STREET • POST OFFICE BOX 2039  
MARIPOSA, CALIFORNIA 95338-2039  
209. 966. 5151 • FAX 209. 742. 5024

Sarah Williams, Director  
swilliams@mariposacounty.org  
Sean Conway, Assistant Planner  
sconway@mariposacounty.org

February 21, 2018

## Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration

**Project name and number:** Land Division Application No. 2017-090  
**Applicant's name:** Johnnie and Eva Upton  
**Property address:** 3013 Trower Road, Catheys Valley.  
**Assessor's Parcel Number:** 011-310-0220

**PROJECT DESCRIPTION SUMMARY:** Land Division Application No. 2017-090 proposes to subdivide one, 40.97 acre parcel into 4 parcels and a remainder: Parcel A 10.01 acres, Parcel B 6.26 acres, Parcel C 6.26 acres, Parcel D 7.08 acres, and a remainder of 11.36 acres. The lots are located within a residential land use classification and will be available for residential uses. Parcels A, D, and the Remainder are developed with residences. Parcel B has a driveway, septic system and well and Parcel C is undeveloped except for a driveway. Access for parcel B and D will be off Trower Road. Access for Parcel A and the Remainder will be off of a proposed 40' wide easement labeled Green Street on the map. Parcel C has access to both Trower Road and the proposed easement (Green Street). Water is proposed from individual wells. Sewage disposal is proposed from individual septic systems.

This matter requires a public hearing and on **Friday, March 23, 2018**, the Mariposa County Planning Commission will consider **Land Division Application 2017-090, Johnnie and Eva Upton, Applicants.**

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, March 23, 2018** will be available from this office one week prior to the hearing.

**Hearing Location:** Mariposa County Government Center (upper floor)  
5100 Bullion Street, Mariposa California

**Action:** The Planning Commission will consider the adoption of a resolution adopting a Mitigated Negative Declaration and approving the project with findings, conditions, and mitigation measures.

You are receiving this notice as required by State law and County code because (1) you own property within 600 feet of the subject property; (2) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local agency.

**ENVIRONMENTAL REVIEW:** Based on the Initial Study prepared for the project, the project would have a less than significant effect on the environment when mitigation measures are incorporated. Although the project has the potential to significantly impact biological resources and cultural resources, there will not be significant impacts because proposed mitigation measures will reduce these potentially significant

impacts to less than significant levels. The County of Mariposa proposes to adopt a Mitigated Negative Declaration. Public review of the Initial Study will commence on February 21, 2018 and will continue until 5:00 p.m. on March 22, 2018. Those wishing to comment specifically on the Initial Study/proposed Mitigated Negative Declaration must do so before 5:00 p.m. on March 22, 2018. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration are to be submitted during the public review period to Sean Conway, Assistant Planner, Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email [sconway@mariposacounty.org](mailto:sconway@mariposacounty.org). The proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the Planning Counter of the Mariposa County Planning Department during normal business hours. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338. The proposed Mitigated Negative Declaration and Initial Study will also be available for review at the Mariposa County Planning Department projects web page (<http://www.mariposacounty.org/index.aspx?nid=1129>).

Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public portion of the public hearing time. Comments received prior to **March 15, 2018** will be included in the staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing.

All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of an appeal or a future court challenge. If you appeal the action of the Planning Commission to the Board of Supervisors or challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Sean Conway, Assistant Planner, at (209)966-5151 or by email at [sconway@mariposacounty.org](mailto:sconway@mariposacounty.org). You may also write us at P.O. Box 2039 Mariposa CA 95338, or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,

Sean Conway  
Assistant Planner

Mailed: 2/21/2018- Posted: 2/21/2018

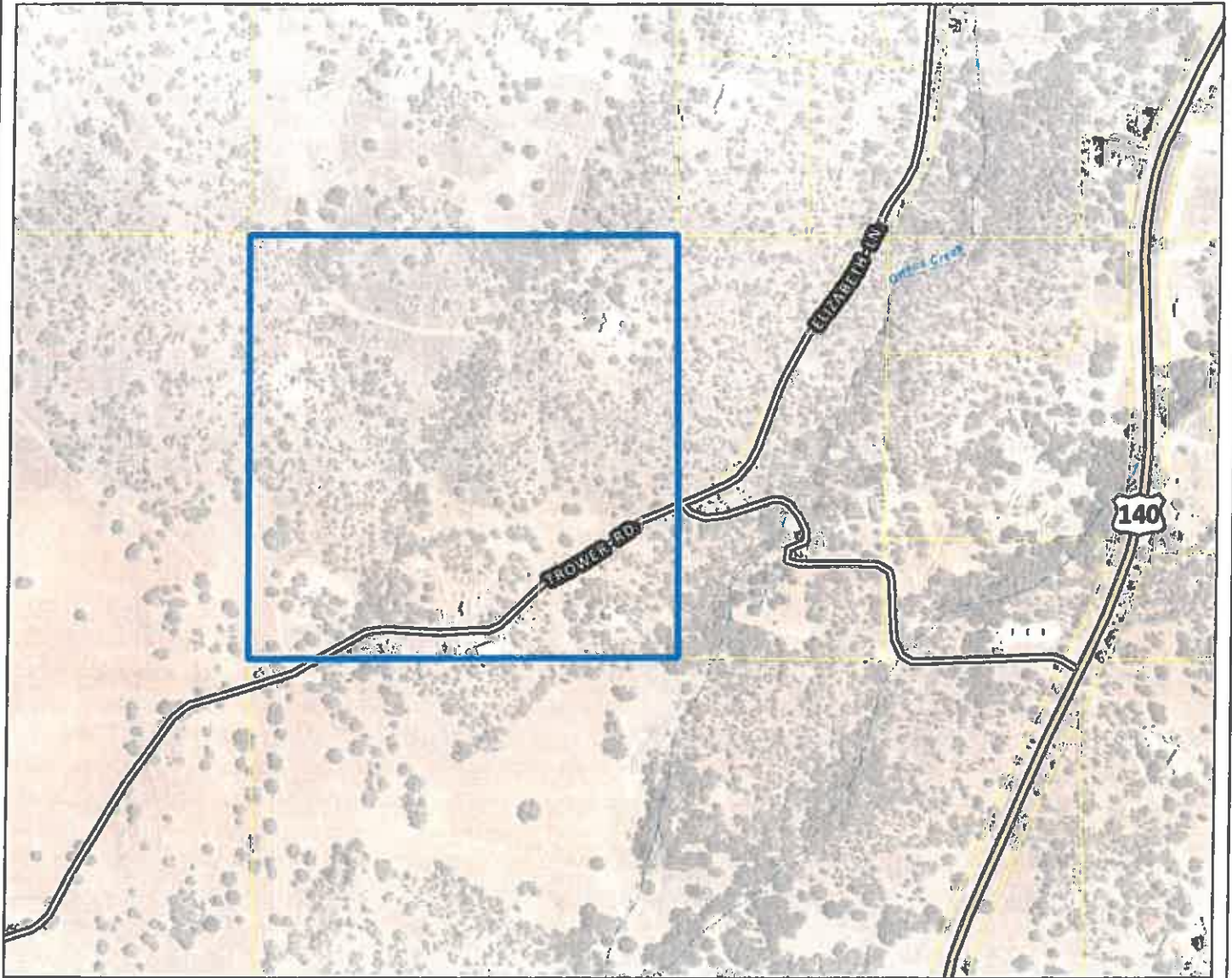
Posting Locations: Mariposa County Clerk's Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
Catheys Valley Post Office  
[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

Please leave posted until 5pm March 23, 2018

**Attachments:**

Project Vicinity Map  
Reduced Tentative Map

# Mariposa County Planning Department Project Vicinity Map



1:5,000  
**PROJECT TYPE: Land Division 2017-090**

**APPLICANT: John & Marie Upton for Lemuel Bryce Green and Alma N. Green**

**APN: 011-310-0220**

**SITE ADDRESS: 3013 Trower Road**

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

Date: Monday, May 22, 2017

Data Source: Mariposa County Planning Department GIS; Assessor's

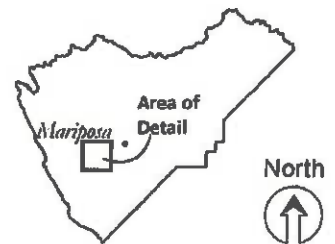
Parcel Map Update: 3/2017

Map Credit: J.W.

-  Site Location
-  Assessor's Parcel Map
-  State Highway
-  Paved/Unpaved Local Road
-  Creek/River



Mariposa County Planning Department  
PO BOX 2039 5100 Bullion Street  
Mariposa, California 95338-2039  
209.966.5151 FAX 209.742.5024  
mariposaplanning@mariposacounty.org  
<http://www.mariposacounty.org/planning>





# TENTATIVE PARCEL MAP

For  
Applicants: Johnson & Eric Upton  
P.O. Box 74  
Cathlamet Valley, CA 95506

Owners: Larned Bryce Green & Almo N. Green  
P.O. Box 14  
Cathlamet Valley, CA 95506

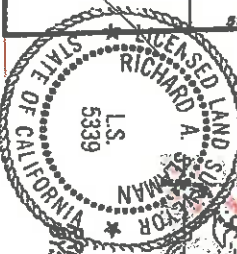
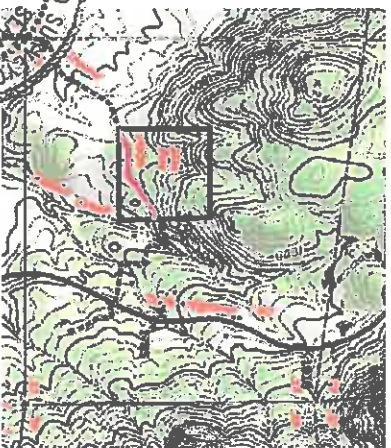
Being a division of the NE 1/4 of the SW 1/4  
of Section 35, T. 5 S., R. 17 E., M.D.M.  
Mariposa County, California  
May 2017 Scale: 1" = 100'

Total Subdivided area: 40.97 +/- Ac.  
Parcel A: 10.01 +/- Ac. Parcel B: 6.26 +/- Ac.  
Parcel C: 6.26 +/- Ac. Parcel D: 7.08 +/- Ac.  
Remainder: 11.36 +/- Ac.

### NOTES

1. Contours are for archival purposes only.
2. Contours determined by U.S.G.S. Quad maps and field measurements.
3. Average elevation of parcel: 1790' above sea level.
4. Arrows show hydrologic direction and approximate percent of surface water.
5. Shaded areas indicate wetlands.
6. Shaded areas indicate riparian wetlands.
7. All grading is proposed for building sites of this time.
8. Approximate location of powerlines.
9. Distances, bearings, contours and the location of monuments shown are appropriate and/or tentative.
10. Survey of map boundary, bearings, distances, course and area of map boundary.
11. Approximate location of local field.
12. All Owners.

MCNINTY MAP  
7 5 S., R. 17 E., M.D.M.



PREPARED  
Richard A. Seamman, L.S. 5339

FREEMAN & SEAMAN LAND SURVEYORS

P.O. Box 1429  
Mariposa, CA 95339  
(209) 898-3976  
1612011and/1612011PMap.dwg  
rev 5/9/17

