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MARIPOSA COUNTY RESOLUTION NO. 86-330

A RESOLUTION ACCEPTING THE SCOPE OF CONCERNS FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT BEING PREPARED FOR GENERAL PLAN AMENDMENT NO. 86-2 AND PLANNED DEVELOPMENT ZONE NO. 86-2, SOUTH SHORE CLUB AT LAKE DON PEDRO, LA VENTANA LAND AND CATTLE COMPANY, APPLICANTS.

WHEREAS, General Plan Amendment Application No. 86-2 and Planned Development Zone Application No. 86-2 have been submitted to the County of Mariposa for which a Draft Environmental Impact Report (EIR) will be prepared, and

WHEREAS, the County of Mariposa has prepared a Scope of Environmental Concerns in order to inform the preparer of the Draft EIR of those issues pertinent to Mariposa County which must be addressed in the Draft EIR document.

NOW THEREFORE BE IT RESOLVED, that the Mariposa County Board of Supervisors does hereby accept the Scope of Environmental Concerns shown as Attachment "A" to this resolution and forwards same to the Lead Agency (Tuolumne County) and the preparer of the Draft EIR for their use in developing the Draft EIR document.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 2nd day of September, 1986 by the following vote:

AYES: Barrick, Dalton, Taber, Radanovich, Erickson

NOES: None

ABSTAINED: None

EXCUSED: None

Beverly Barrick
BEVERLY BARRICK, Chairman
Board of Supervisors

ATTEST:

Gerald McCarthy
GERALD MC CARTHY, County Clerk and
Ex Officio Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Jeffrey G. Green
JEFFREY G. GREEN, County Counsel

COUNTY OF MARIPOSA

SCOPE OF ENVIRONMENTAL CONCERNS

Draft EIR for General Plan Amendment No. 86-1 and Planned Development Zone No. 86-1, South Shore Club at Lake Don Pedro, La Ventana Land & Cattle Company-Applicant.

The preparation of the Draft EIR is to be in accordance with this outline. The Environmental Effects section of this outline consists of those issues identified by the EIR Consultants (Jones & Stokes Associates), the Project Manager (Gary Wood), the County Planning Department Staff, and input and comments received during the Notice of Preparation process. These issues must be thoroughly addressed in the Draft EIR.

I. Table of Contents or Index

This section shall be prepared in accordance with Section 15122 of the California Administrative Code (C.A.C.).

II. Summary

This section shall be prepared in accordance with Section 15123 of the C.A.C.

III. Project Description

This section shall be prepared in accordance with Section 15124 of the C.A.C. This section shall include a description and analysis of the proposed General Plan land use, the reasons why the General Plan Amendment is being requested as well as a detailed description of the future development plans for the project site as proposed under the Planned Development Zoning. This section shall also address the Specific Plan and subdivision mapping requirements of the State Subdivision Map Act, as well as any possible Local Agency Formation Commission (LAFCO) proceedings relative to the project.

IV. Description of the Environmental Setting

This section shall be prepared in accordance with Section 15125 of the C.A.C. This section shall include:

1. A description and analysis of the present land uses on the

property as well as the General Plan land use classification on the site.

2. A description of existing geologic, climatic, topographic, hydrologic and soil conditions as outlined in the requests from the Regional Water Quality Control Board (Central Valley Region) dated July 29, 1986 and the Soil Conservation Service dated August 11, 1986.

3. All related issues as outlined in the attached "Evaluation of Key Issues" prepared by Jones & Stokes Associates" and incorporated by reference herein.

V. Environmental Effects

This section shall be prepared in accordance with Section 15126 of the C.A.C. and shall also specifically include the following:

1. All potential effects outlined in the "Evaluation of Key Issues" prepared by Jones & Stokes Associates which is attached and incorporated by reference herein.

2. Potential soil erosion, sedimentation and geologic hazard impacts from the grading and earth movement on the site, as requested by the Soil Conservation Service in their letter of August 11, 1986.

3. Vector control issues as outlined in the memorandum from the Mariposa County Health Department, dated July 25, 1986.

4. Anticipated wastewater flows to be generated from the project as well as potential impacts of the project upon groundwater and surface waters as requested in the Central Valley Regional Water Quality Control Board letter of July 29, 1986.

5. Any significant environmental effects which cannot be avoided if the project proposal is implemented (Section 15126 (B) C.A.C.)

6. Mitigation measures proposed to reduce or eliminate the significant adverse effects of the project in accordance with Section 15126 (C) C.A.C.

7. The potential environmental effects of future LAFCO actions related to the project.

8. Detailed information as to the proposed source of domestic water for the project and the potential environmental effects of

acquiring that water.

All of the above sections shall analyze the impacts of the entire project, including general plan amendments, planned development zoning, specific plans, subdivision map review, LAFCO annexations, and project construction, occupancy and maintenance.

VI. Alternatives to the Proposed Project

This section shall be prepared in accordance with Section 15126 (D) of the C.A.C. This section shall describe all reasonable alternatives, including the "No Project" alternative and alternative project locations along with the reasons why they were rejected in favor of the ultimate project choice. This section shall particularly address all reasonable alternatives which may reduce or eliminate the potentially significant effects of the project.

VII. Growth Inducing Impacts

This section shall be prepared in accordance with Section 15126 (G) of the C.A.C. and the attached "Evaluation of Key Issues" prepared by Jones & Stokes Associates.

All other mandated sections of an Environmental Impact Report as set forth in the California Administrative Code shall also be included in the document. The above "Scope of Concerns" is not intended to supercede the requirements of Article 9 (Sections 15120 to 15132) of the California Administrative Code, or the intent and purpose of an Environmental Impact Report. The intent of the "Scope of Concerns" is to provide the preparer of the Environmental Impact Report with a focus of Mariposa County's concerns regarding the environmental impacts of the project.

RECEIVED

SEP - 9 1986

MARIPOSA CO.
PLANNING COMMISSION

MARIPOSA COUNTY BOARD OF SUPERVISORS
MINUTE ORDER

86-330

TO: PLANNING STAFF ✓
FROM: MARGIE WILLIAMS, DEPUTY CLERK /CLERK OF THE BOARD *mw*
RE: SCOPE OF ENVIRONMENTAL CONCERNS FOR THE DRAFT EIR -
SOUTH SHORE CLUB AT LAKE DON PEDRO, LA VENTANA LAND AND
CATTLE COMPANY, APPLICANT

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

adopted this Order on September 2, 1986

ACTION AND VOTE:

Discussion with Tony Lashbrook, Associate Planner, re Scope of Environmental Concerns for the draft EIR - South Shore Club at Lake Don Pedro, La Ventana Land and Cattle Company, applicant. Discussion re public hearing process, law enforcement concerns, and Health Dept.'s response concerning vector control relative to the kissing bug. On motion of Taber, seconded by Dalton, Res. No. 86-330 passed and adopted accepting the Scope of Environmental Concerns for the draft EIR - South Shore Club at Lake Don Pedro, La Ventana Land and Cattle Company, applicant. Ayes: Unanimous.

Please prepare Res. No. 86-330. Thank you.

Unanimous

cc: file