

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

Jessica Carey, Assistant Planner

jcarey@mariposacounty.org

October 1, 2020

Notice of Public Hearing and Intent to Adopt a Negative Declaration

Project name and number: Certificate of Compliance No. 2019-175 and Lot Line Adjustment No. 2020-053

Applicant's name: Yosemite Conservancy

Property address: 7472 & 7484 Henness Ridge Rd. and two unassigned address parcels, Yosemite West

Assessors Parcel Numbers: 006-150-0020, 006-130-0480, 006-120-0270, and 006-120-0310

PROJECT DESCRIPTION SUMMARY: Project proposes a Certificate of Compliance (COC No. 2019-175) and a four (4) Parcel Lot Line Adjustment (LLA No. 2020-053) from Yosemite Conservancy as follows:

Proposed Parcel 1 (APN 006-150-002) – Existing 31.96 acres, proposed 11.28 acres. Shown as Parcel C on Parcel Map No. 30/32, MCR dated November 2018.

Proposed Parcel 2 (APN 006-130-048) - Existing 5.2 acres (Certificate of Compliance parcel), proposed 13.59 acres Being a portion of Section 25 as described in Vol. 98, pg 547, MCOR.

Proposed Parcel 3 (APN 006-120-027) - Existing 0.26 acres, proposed 5.23 acres. Shown as Lot 271 on the map entitled “Yosemite West Unit 1” filed as Record of Survey No. 1500, MCOR dated August 1967.

Proposed Parcel 4 (APN 006-120-031) - Existing 0.23 acres, proposed 7.33 acres. Shown as Lot 275 on the map entitled “Yosemite West Unit 1” filed as Record of Survey No. 1500, MCOR dated August 1967.

The project will require a Planning Commission action. Properties are located in Yosemite West with Rural Residential zoning and are within the Residential land use designation of the Yosemite West Planning Study Area. The applicant states the purpose of the lot line adjustment is to create an access road with two ingress/egress access points and to provide access to level sites on all parcels. Existing Parcels 3 and 4 are within the Yosemite West Maintenance District boundaries, which provides water, sewer, and road maintenance. Existing and proposed Parcels 1 and 2 are not within the Yosemite West Maintenance District. The lot line adjustment will not change the district boundaries. In order for any portions of the adjusted parcels (which are not currently within the Yosemite West Maintenance District boundaries) to receive services in the future (water and/or sewer), the district boundaries would need to be amended through a separate process. This is not being proposed as part of this project.

No development is being proposed or has been proposed with this project. Any future development will be reviewed to ensure compliance with the California Environmental Quality Act and applicable regulations. Any future permitted uses and development will be reviewed through existing permitting procedures and requirements at the time a proposal is received. Permitted uses and development are typically reviewed through ministerial permits, such as building and grading permits. The lot line adjustment does not change the uses or development currently permitted by the Zoning Ordinance or General Plan.

This matter requires a public hearing and on **Friday, November 6, 2020**, the Mariposa County Planning Commission will consider **Certificate of Compliance No. 2019-175 and Lot Line Adjustment No. 2020-053**.

NOTE: DUE TO THE CURRENT COVID-19 SITUATION PHYSICAL ATTENDANCE AT THE PUBLIC HEARING MAY NOT BE POSSIBLE. IF PHYSICAL ATTENDANCE IS NOT POSSIBLE THERE ARE STILL WAYS TO PARTICIPATE IN THE MEETING. PLEASE VISIT THE PLANNING COMMISSION WEB PAGE (SEE LINK BELOW) FOR ADDITIONAL INFORMATION AS THE HEARING DATE GETS CLOSER AND FOR INSTRUCTIONS ON PUBLIC PARTICIPATION.

<http://www.mariposacounty.org/263/Planning-Commission>

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, November 6, 2020** 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 Negative Declaration and approving the project with findings and conditions.

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: Notice is hereby given that the Mariposa County Planning Department has prepared an Initial Study/proposed Negative Declaration. The Initial Study and draft Negative Declaration is available at the Mariposa County Planning Department, which can be reached at the addresses and numbers shown on the letterhead. The public review period for the Initial Study/proposed Negative Declaration ends at 5:00 p.m. on **October 30, 2020**. Those wishing to comment specifically on the Initial Study/proposed Negative Declaration must do so before 5:00 p.m. on **October 30, 2020**. Comments are to be submitted to the Planning Department by mail, fax, hand-delivery or by email at the addresses shown on the letterhead.

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 **October 25, 2020** 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. The proposed Negative Declaration and Initial Study will also be available for review at the Mariposa County Planning Department projects web page (<https://www.mariposacounty.org/DocumentCenter/Index/2923>). Should you require a physical copy of the proposed Negative Declaration and Initial Study and all documents referenced in the Initial Study contact the Mariposa County Planning Department during normal business hours.

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 Jessica Carey, Assistant Planner, at (209)966-5151 or by email at jcarey@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,



Jessica Carey
Assistant Planner

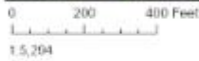
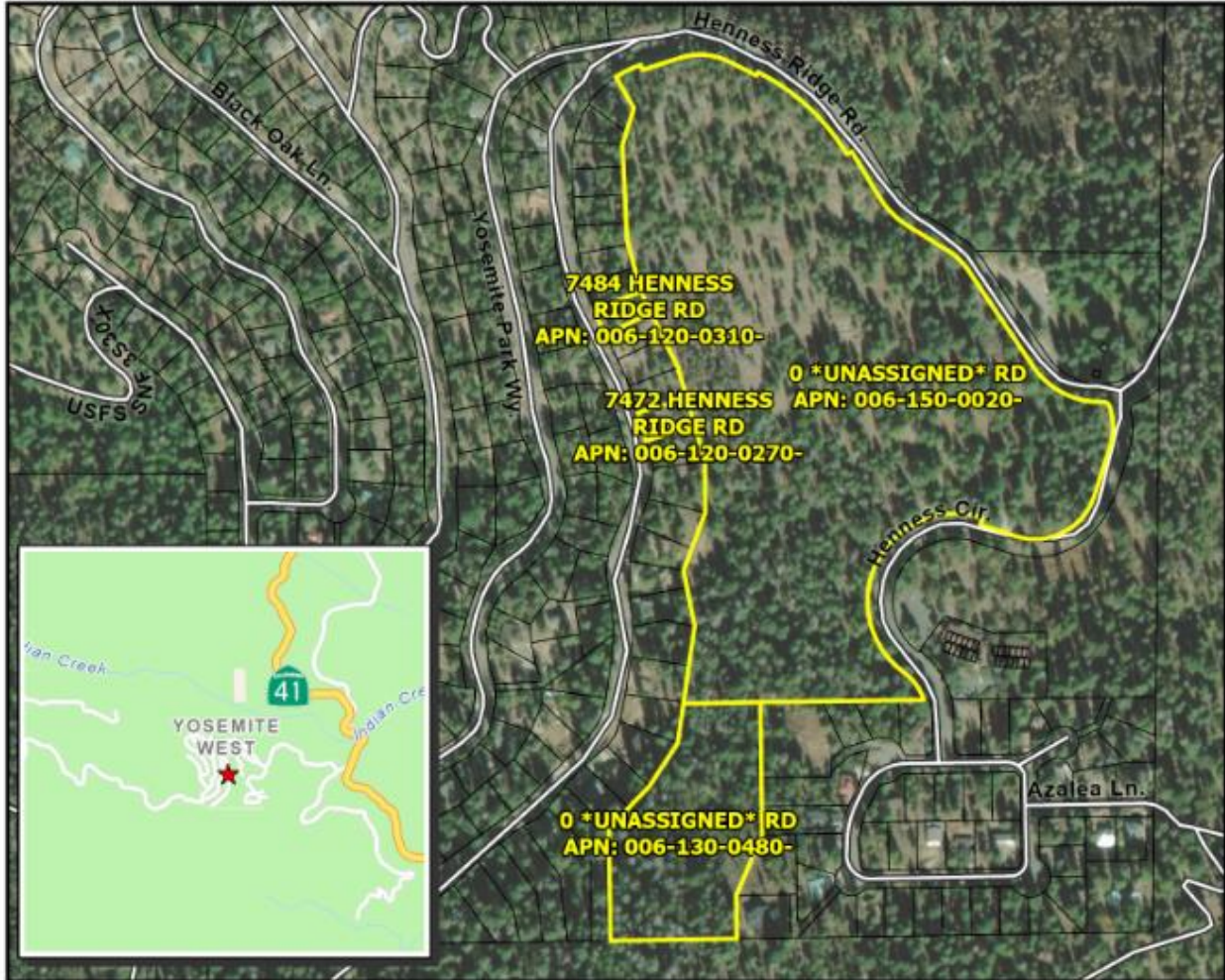
Mailed: 10/01/2020- Posted: 10/01/2020
Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
Yosemite West Community Board
Yosemite Valley Post Office

www.mariposacounty.org/planning

Please leave posted until 5pm November 6, 2020

Attachments:
Project Vicinity Map
Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



PROJECT TYPE: Lot Line Adjustment 2020-053

APPLICANT: Yosemite Conservancy

APN: 006-150-0020; 006-130-0480, 006-120-0270 & 006-120-0310

SITE ADDRESS: unassigned, unassigned, 7472 & 7484 Henness Ridge Road Yosemite West

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Tuesday, April 28, 2020

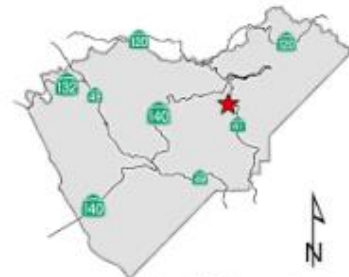
Data Source: Mariposa County Planning Department GIS

Assessor's Parcel Map Update: 3/2020

Map Credit: J.W.



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>



Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

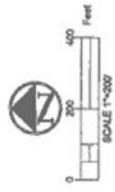
Location in Mariposa County

EXISTING

30/32

PARCEL MAP

FOR
YF Real Estate Holdings, LLC
 and
Kenneth G. & Janet M. LeBlanc
 LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 25,
 TOWNSHIP 3 SOUTH, RANGE 20 EAST, M.D.M.
 MARIPOSA COUNTY, CALIFORNIA
 CERTIFICATE OF COMPLIANCE APPLICATION NO. 2019-158
 DATE OF SURVEY: DECEMBER 2019
 TOTAL AREA 38.186 AC. (GRID)
 38.186 AC. (GROUND)
 SHEET 2 OF 5 SHEETS

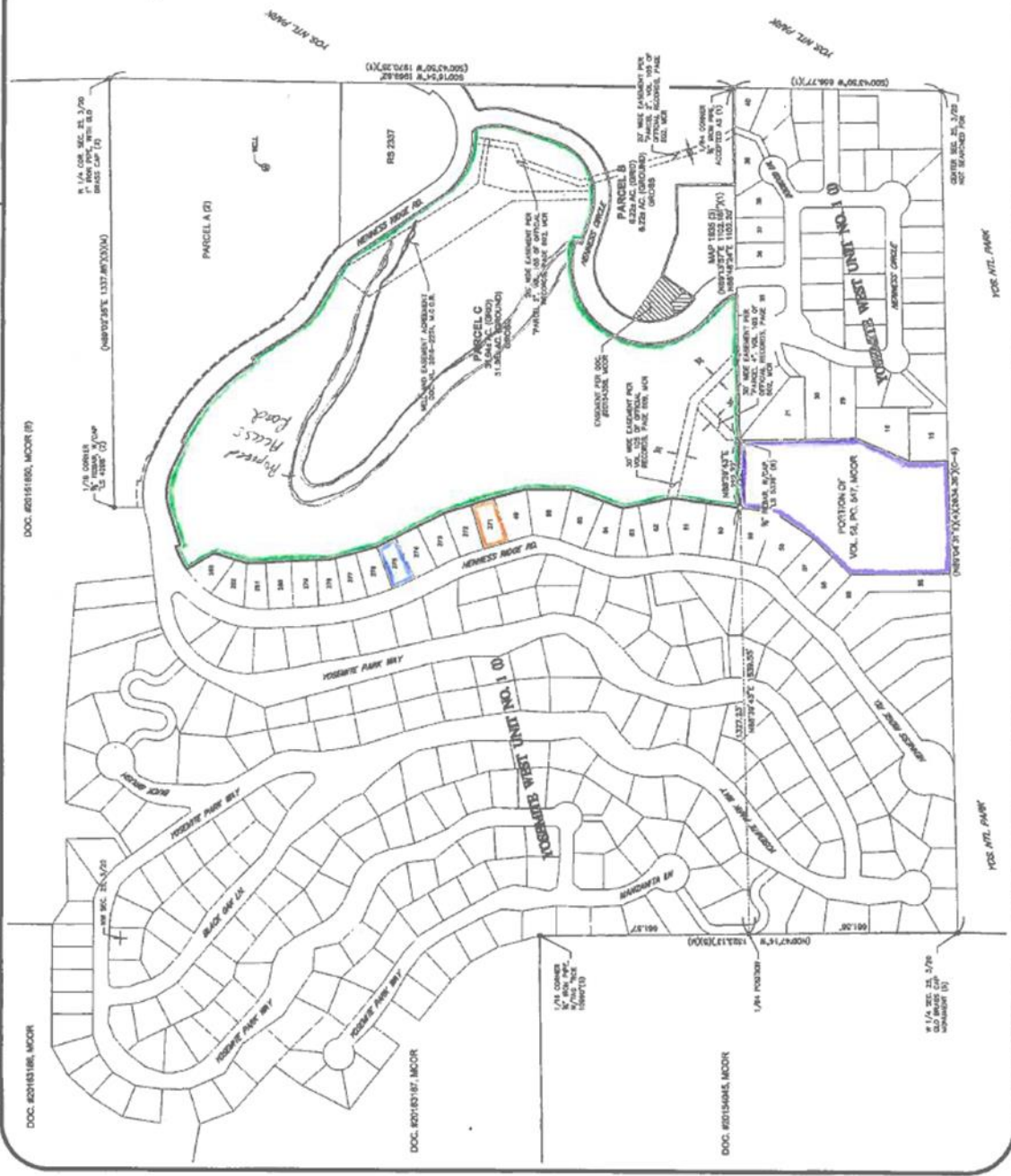


BASIS OF BEARINGS
 BEARINGS AND DISTANCES WERE OBTAINED FROM THE CALIFORNIA COORDINATE SYSTEM OF 1983, SERIES 1, ACCORDING TO THE SURVEY METHOD DESCRIBED IN THE STATEMENT OF WORK. ALL DISTANCES WERE OBTAINED BY GPS MEASUREMENTS AND CORRECTED FOR TIDE GAUGE EFFECTS. BEARINGS WERE OBTAINED FROM THE STATEMENT OF WORK. DISTANCES WERE OBTAINED FROM THE STATEMENT OF WORK. BEARINGS WERE OBTAINED FROM THE STATEMENT OF WORK. BEARINGS WERE OBTAINED FROM THE STATEMENT OF WORK.

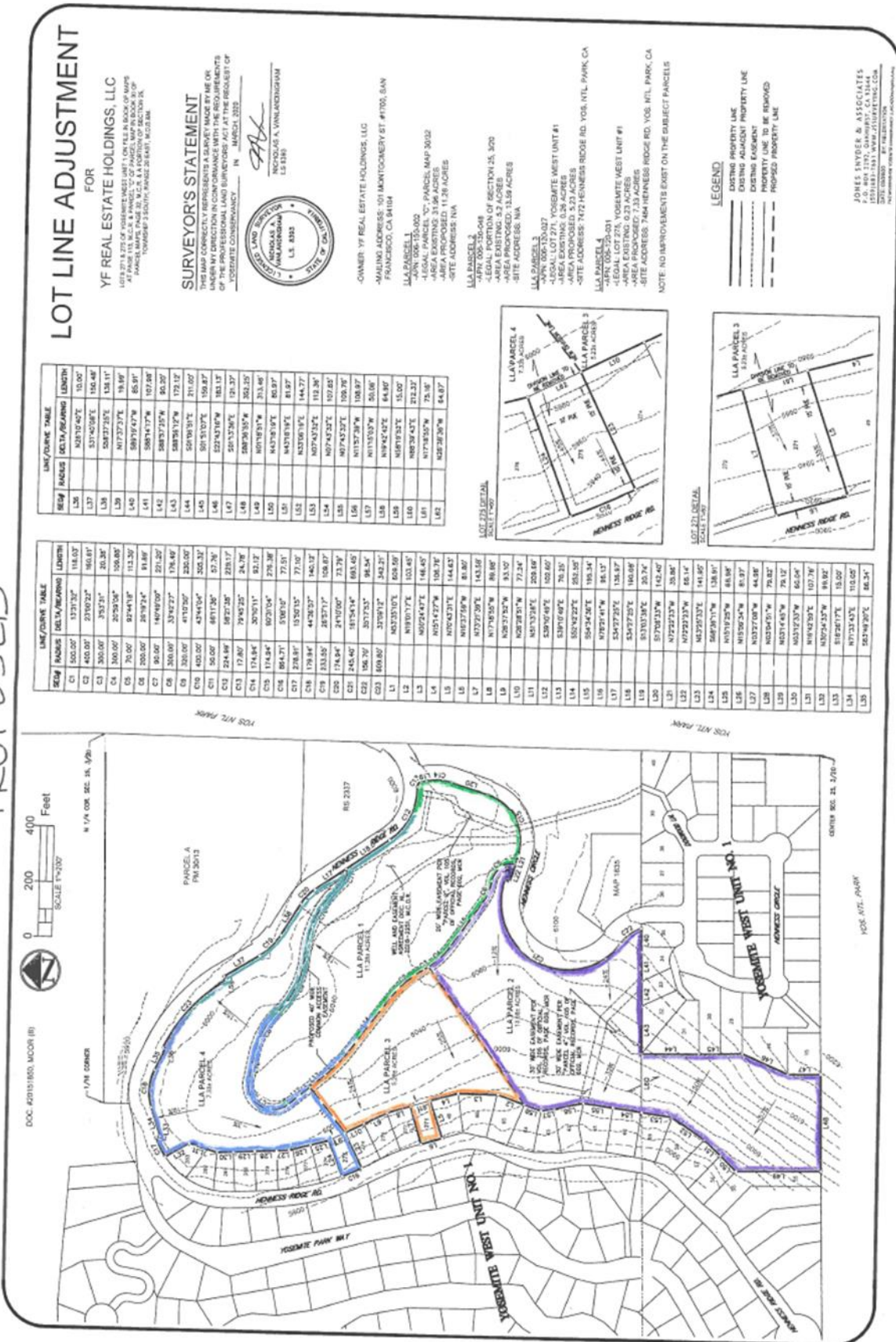
REFERENCES
 (1) STATEMENT OF WORK
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 (7) STATEMENT OF WORK
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 (9) STATEMENT OF WORK
 (10) STATEMENT OF WORK
 (11) STATEMENT OF WORK

LEGEND
 B FOUND 2"X4" SIGN PER 6/7/16, "XZ 1000"
 C (UNLESS NOTED OTHERWISE)
 D SET 5/4" IRON W/4"X4" "XZ 1000"
 E DIMENSION POINT (DIMENSION FOUND ON SET)
 F RECORD DATA FOR REFERENCE & LIMITED HISTORY
 G (X) RECORDED SAME AS RECORD
 H (X) RECORDED SAME AS RECORD
 I (X) RECORDED SAME AS RECORD
 J (X) RECORDED SAME AS RECORD
 K (X) RECORDED SAME AS RECORD
 L (X) RECORDED SAME AS RECORD
 M (X) RECORDED SAME AS RECORD
 N (X) RECORDED SAME AS RECORD
 O (X) RECORDED SAME AS RECORD
 P (X) RECORDED SAME AS RECORD
 Q (X) RECORDED SAME AS RECORD
 R (X) RECORDED SAME AS RECORD
 S (X) RECORDED SAME AS RECORD
 T (X) RECORDED SAME AS RECORD
 U (X) RECORDED SAME AS RECORD
 V (X) RECORDED SAME AS RECORD
 W (X) RECORDED SAME AS RECORD
 X (X) RECORDED SAME AS RECORD
 Y (X) RECORDED SAME AS RECORD
 Z (X) RECORDED SAME AS RECORD

30/32
JONES SHYDER & ASSOCIATES
 137181-7141 WWW.JSHYDER.COM
 CIVIL ENGINEER
 807-300



PROPOSED



LOT LINE ADJUSTMENT

FOR
YF REAL ESTATE HOLDINGS, LLC
 LOT 201 & 202 OF YOSEMITE WEST UNIT 1 ON FILE IN BOOK 91 OF
 PARCEL MAPS, PAGE 28, M.C.B. LA. 2002, MAP IN BOOK 91 OF
 PARCEL MAPS, PAGE 28, M.C.B. LA. 2002, MAP IN BOOK 91 OF
 TOWNSHIP 3 SOUTH, RANGE 28 EAST, T.32S. R.28E.

SURVEYOR'S STATEMENT
 THIS MAP SHOWS THE RESULT OF A SURVEY MADE BY ME OR
 UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS
 OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF
 YOSEMITE CONSERVANCY IN MARCH, 2020.

BY

 NICHOLAS A. VANNANDINGHAM
 LICENSE NO. 15330
 STATE OF CALIFORNIA

-OWNER: YF REAL ESTATE HOLDINGS, LLC
 -MAILING ADDRESS: 501 MONTGOMERY ST. #1100, SAN
 FRANCISCO, CA 94104

LLA PARCEL 1
 -LEGAL PARCEL "A": 17.26 ACRES
 -AREA EXISTING: 31.96 ACRES
 -AREA PROPOSED: 11.26 ACRES
 -SITE ADDRESS: 1N

LLA PARCEL 2
 -LEGAL PORTION OF SECTION 25, 320
 -AREA EXISTING: 4.2 ACRES
 -SITE PROPOSED: 13.9 ACRES

LLA PARCEL 3
 -LEGAL LOT 271, YOSEMITE WEST UNIT #1
 -AREA EXISTING: 0.28 ACRES
 -AREA PROPOSED: 5.23 ACRES
 -SITE ADDRESS: 172 HENNESSY RIDGE RD, YOS. INTL. PARK, CA

LLA PARCEL 4
 -LEGAL LOT 271, YOSEMITE WEST UNIT #1
 -AREA EXISTING: 0.23 ACRES
 -AREA PROPOSED: 7.33 ACRES
 -SITE ADDRESS: 746 HENNESSY RIDGE RD, YOS. INTL. PARK, CA

NOTE: NO IMPROVEMENTS EXIST ON THE SUBJECT PARCELS

LEGEND
 - - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING EASEMENT
 - - - - - PROPERTY LINE TO BE REMOVED
 - - - - - PROPOSED PROPERTY LINE

JONES FINNELL & ASSOCIATES
 P.O. BOX 1702, OAKLAND, CA 94612
 (916) 831-1500 WWW.JFINNELL.COM
 BY: REVISION/DATE
 PROJECT: 2019-175 & 2020-053

LINE/RADIUS	DELTA/BEARING	LENGTH
L26	S81°42'00"E	10.20'
L37	S71°42'00"E	106.48'
L38	S03°23'00"E	138.11'
L39	N07°37'37"E	93.89'
L40	S89°19'47"W	85.91'
L41	S88°14'17"W	107.98'
L42	S88°31'25"W	80.20'
L43	S88°31'17"W	173.12'
L44	S50°10'10"E	211.02'
L45	S01°51'00"E	109.87'
L46	S22°42'16"W	181.13'
L47	S05°32'36"E	124.37'
L48	S88°38'35"W	204.25'
L49	N01°18'51"W	214.46'
L50	N43°18'18"E	80.97'
L51	N43°18'18"E	81.97'
L52	N07°42'10"E	144.72'
L53	N07°42'10"E	103.36'
L54	N07°42'10"E	109.76'
L55	N07°42'10"E	100.76'
L56	N07°42'10"E	108.87'
L57	N01°18'51"W	50.00'
L58	N09°42'42"E	64.80'
L59	N09°42'42"E	64.80'
L60	N08°59'42"E	15.00'
L61	N07°42'10"E	75.35'
L62	N25°28'28"W	84.07'

LINE/RADIUS	DELTA/BEARING	LENGTH
C1	S00°00'00"E	118.03'
C2	S73°32'32"E	860.81'
C3	S03°00'00"E	353.21'
C4	S00°00'00"E	202.00'
C5	S00°00'00"E	202.00'
C6	S00°00'00"E	202.00'
C7	S00°00'00"E	202.00'
C8	S00°00'00"E	202.00'
C9	S00°00'00"E	202.00'
C10	S00°00'00"E	202.00'
C11	S00°00'00"E	202.00'
C12	S00°00'00"E	202.00'
C13	S00°00'00"E	202.00'
C14	S00°00'00"E	202.00'
C15	S00°00'00"E	202.00'
C16	S00°00'00"E	202.00'
C17	S00°00'00"E	202.00'
C18	S00°00'00"E	202.00'
C19	S00°00'00"E	202.00'
C20	S00°00'00"E	202.00'
C21	S00°00'00"E	202.00'
C22	S00°00'00"E	202.00'
C23	S00°00'00"E	202.00'
C24	S00°00'00"E	202.00'
C25	S00°00'00"E	202.00'
C26	S00°00'00"E	202.00'
C27	S00°00'00"E	202.00'
C28	S00°00'00"E	202.00'
C29	S00°00'00"E	202.00'
C30	S00°00'00"E	202.00'
C31	S00°00'00"E	202.00'
C32	S00°00'00"E	202.00'
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C43	S00°00'00"E	202.00'
C44	S00°00'00"E	202.00'
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C66	S00°00'00"E	202.00'
C67	S00°00'00"E	202.00'
C68	S00°00'00"E	202.00'
C69	S00°00'00"E	202.00'
C70	S00°00'00"E	202.00'
C71	S00°00'00"E	202.00'
C72	S00°00'00"E	202.00'
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C80	S00°00'00"E	202.00'
C81	S00°00'00"E	202.00'
C82	S00°00'00"E	202.00'
C83	S00°00'00"E	202.00'
C84	S00°00'00"E	202.00'
C85	S00°00'00"E	202.00'
C86	S00°00'00"E	202.00'
C87	S00°00'00"E	202.00'
C88	S00°00'00"E	202.00'
C89	S00°00'00"E	202.00'
C90	S00°00'00"E	202.00'
C91	S00°00'00"E	202.00'
C92	S00°00'00"E	202.00'
C93	S00°00'00"E	202.00'
C94	S00°00'00"E	202.00'
C95	S00°00'00"E	202.00'
C96	S00°00'00"E	202.00'
C97	S00°00'00"E	202.00'
C98	S00°00'00"E	202.00'
C99	S00°00'00"E	202.00'
C100	S00°00'00"E	202.00'

