

**FILED**

SEP 05 2025  
COURTNEY PROGNER MORROW  
MARIPOSA COUNTY CLERK

**MARIPOSA COUNTY  
NOTICE OF EXEMPTION**

**TO:** County Clerk, County of Mariposa  
P.O. Box 247  
Mariposa, CA 95338

**FROM:** Mariposa County  
Planning Department  
P.O. Box 2039  
Mariposa, CA 95338

**Project Title:** Lot Line Adjustment Application No. PLAN-DIS-2025-00028

**Project Location:** The properties are located at:

**Parcel A:** APNs 012-150-066, 012-150-096, 013-200-014, 013-200-015, 013-200-027; Unassigned Address

**Parcel B:** APNs 012-150-044, 013-200-012, 013-200-013, 013-200-021; Unassigned Address

**Parcel C:** APN 013-160-009; 5010A Mariposa St.

**Parcel D:** APN 013-160-010; 5008 Mariposa St.

**Description Of Project:** A four parcel lot line adjustment of Parcel A (012-150-066, 012-150-096, 013-200-014, 013-200-015, 013-200-027) from 29.20 +/- ac. to 23.70 +/- ac., Parcel B (APN 012-150-044, 013-200-012, 013-200-013, 013-200-021) from 28.60 +/- ac. to 33.90 +/- ac., and Parcel C (013-160-009) from 0.30 +/- ac. to 0.40 +/- ac., Parcel D (013-160-010) from 0.40 +/- to 0.50 +/- ac.. Parcel A, B, C and D are zoned single-family residential 9,000 sq. ft. (SFR 9,000). All parcels are part of the Mariposa Town Planning Area Town Plan land use classification. The purpose of the proposal is to adjust the property lines as desired by the applicants so that a permanent recreation trail may be created and existing improvement within setbacks may be corrected.

**Name of Public Agency Approving Project:** Mariposa County Planning Director

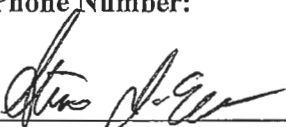
**Name of Persons Carrying Out Project:** Dubberke, Dubberke & Lawson, LLC/Sierra Foothill Conservancy

**Exempt Status:** General Exemption; Section 15061 (b)(3) Common Sense Exemption, CEQA Guidelines,

**Reason Why Project Is Exempt:** The project is a lot line adjustment that will not result in any changes in land use or density, or the creation of a new parcel. It is found that there is no possibility that the activity in question will have a significant effect on the environment.

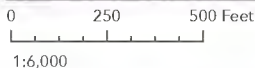
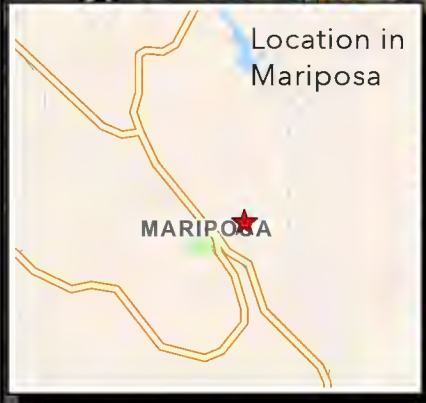
**Lead Agency Contact Person:** Elijah Banda, Planner II

**Phone Number:** (209) 966-5151

  
Steve Engler, Planning Director  
Mariposa County, Planning Department

9/2/25  
Date

# Mariposa County Planning Department Project Vicinity Map



|  |                    |
|--|--------------------|
|  | Site               |
|  | Assessor's Parcels |

**PROJECT TYPE:** LOT LINE ADJUSTMENT 2025-DIS-00028

**APPLICANT:** DUBBERKE, DUBBERKE & LAWSON

**SITE ADDRESS:** UNASSIGNED, MARIPOSA, CALIFORNIA

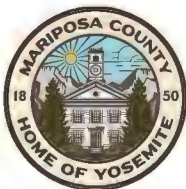
**APNS:** 012-150-066-000, 012-150-096-000, 013-200-014-000, 013-200-015-000, 013-200-027-000,  
012-150-044-000, 013-200-012-000, 013-200-013-000, 013-200-021-000

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

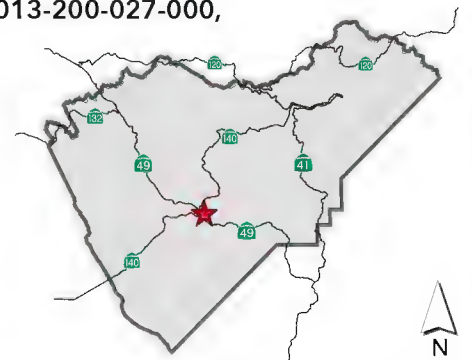
Map Date: Friday, May 30, 2025

Data Source: Mariposa County Planning Department GIS; Assessor's Parcel Map Update: 09/2023

Map Credit: E. Smith GIS Specialist II



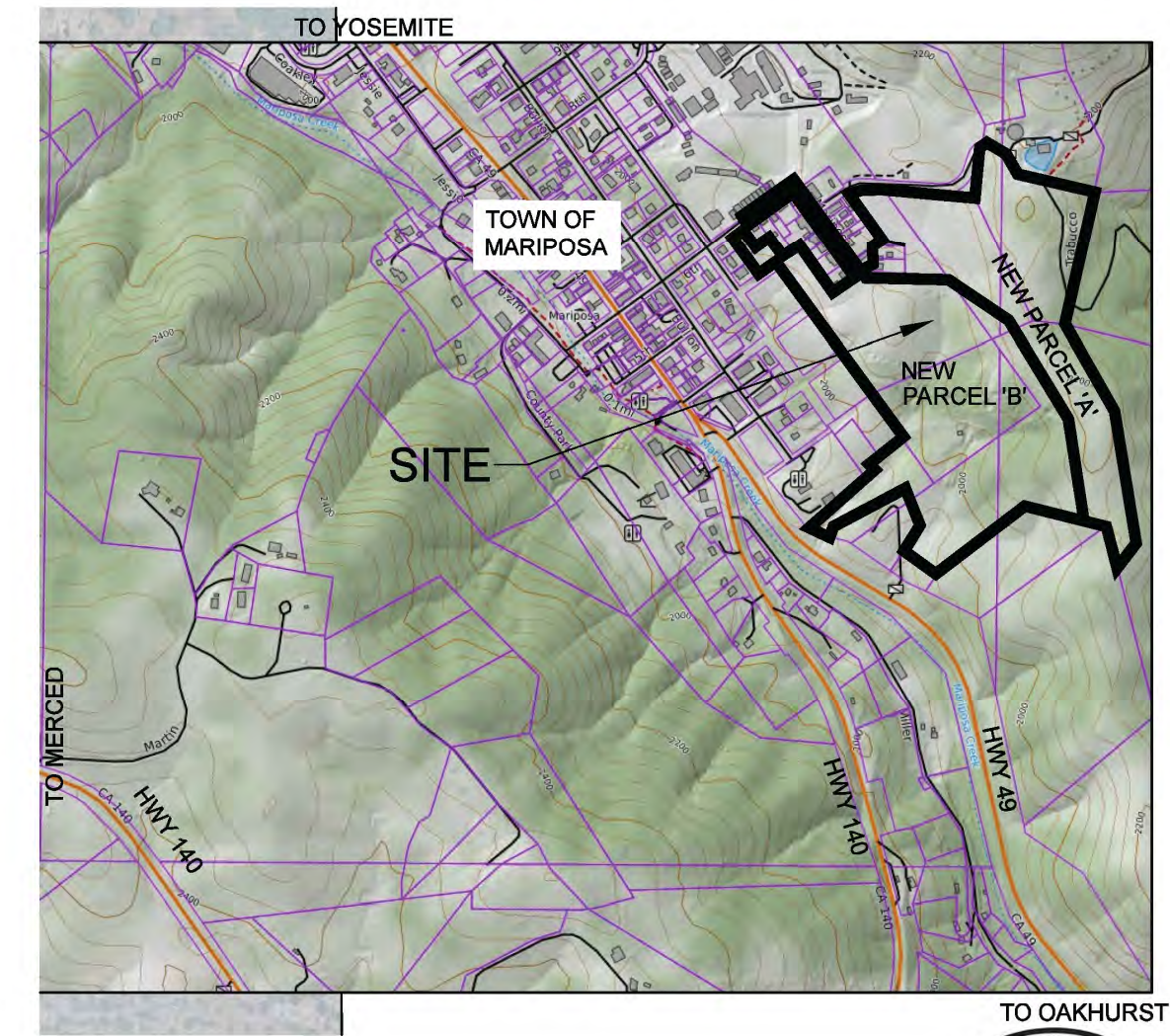
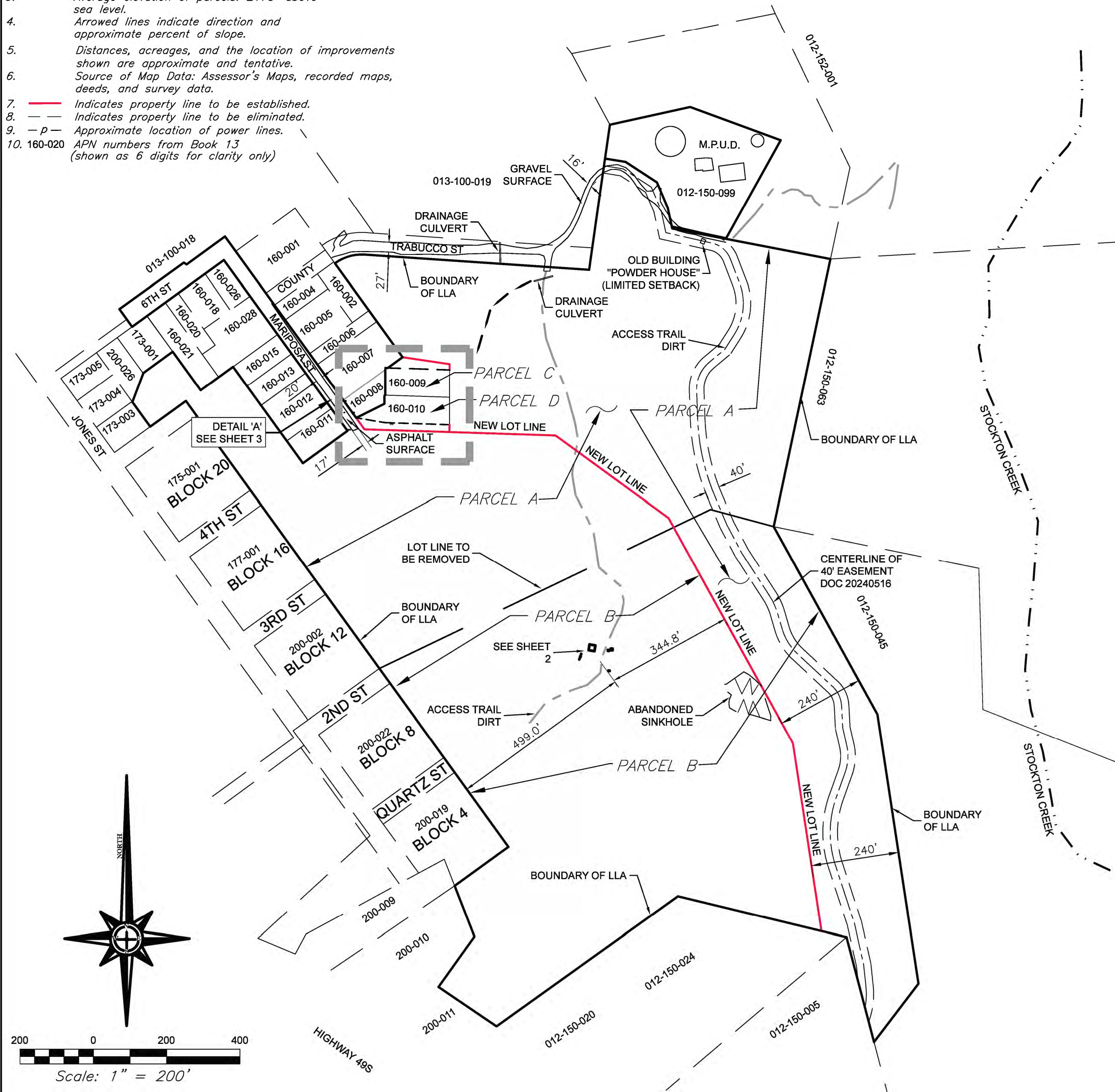
Mariposa County Planning Department  
PO BOX 2039 5100 Bullion Street  
Mariposa, California 95338-2039  
209.966.5151 FAX 209.742.5024  
mariposaplanning@mariposacounty.org  
<http://www.mariposacounty.org/planning>



Location in Mariposa County

**NOTES:**

1. Contours are for pictorial purposes only.
2. Contours determined by U.S.G.S. Quad maps and field reconnaissance.
3. Average elevation of parcels: 2175' above sea level.
4. Arrowed lines indicate direction and approximate percent of slope.
5. Distances, acreages, and the location of improvements shown are approximate and tentative.
6. Source of Map Data: Assessor's Maps, recorded maps, deeds, and survey data.
7. — Indicates property line to be established.
8. --- Indicates property line to be eliminated.
9. -p- Approximate location of power lines.
10. 160-020 APN numbers from Book 13 (shown as 6 digits for clarity only)



PREPARED BY: *Gary Brown*  
 Gary Brown, P.E., 57145

## SITE PLAN FOR LOT LINE ADJUSTMENT

SHEET 1 OF 4

BETWEEN  
 DUBERRKE, DUBERRKE & LAWSON, LLC,  
 A CALIFORNIA LIMITED LIABILITY COMPANY  
 AND  
 MARIPOSA PUBLIC UTILITY DISTRICT  
 AND  
 SUSAN K. SULLIVAN, A WIDOW AND MICHAEL  
 DONALD BILODEAU AND LOTHLORIEN STEWART,  
 HUSBAND AND WIFE, ALL AS JOINT TENANTS  
 AND  
 MICHAEL BILODEAU AND LOTHLORIEN STEWART,  
 HUSBAND AND WIFE AS COMMUNITY PROPERTY  
 WITH RIGHTS OF SURVIVORSHIP

- INDEX OF SHEETS**
1. SITE PLAN
  2. AERIAL PLAN & MARIPOSA MINE DETAIL
  3. PROPERTY MEASUREMENTS
  4. DETAIL "B" - ACCESS EASEMENTS

**FREEMAN & SEAMAN LAND SURVEYORS**

4620 Ben Hur Road  
 Mariposa, CA 95338  
 (209) 966-3926

GB 8/15/2025  
 2450LLA.DWG

# SITE PLAN FOR LOT LINE ADJUSTMENT

SHEET 2 OF 4

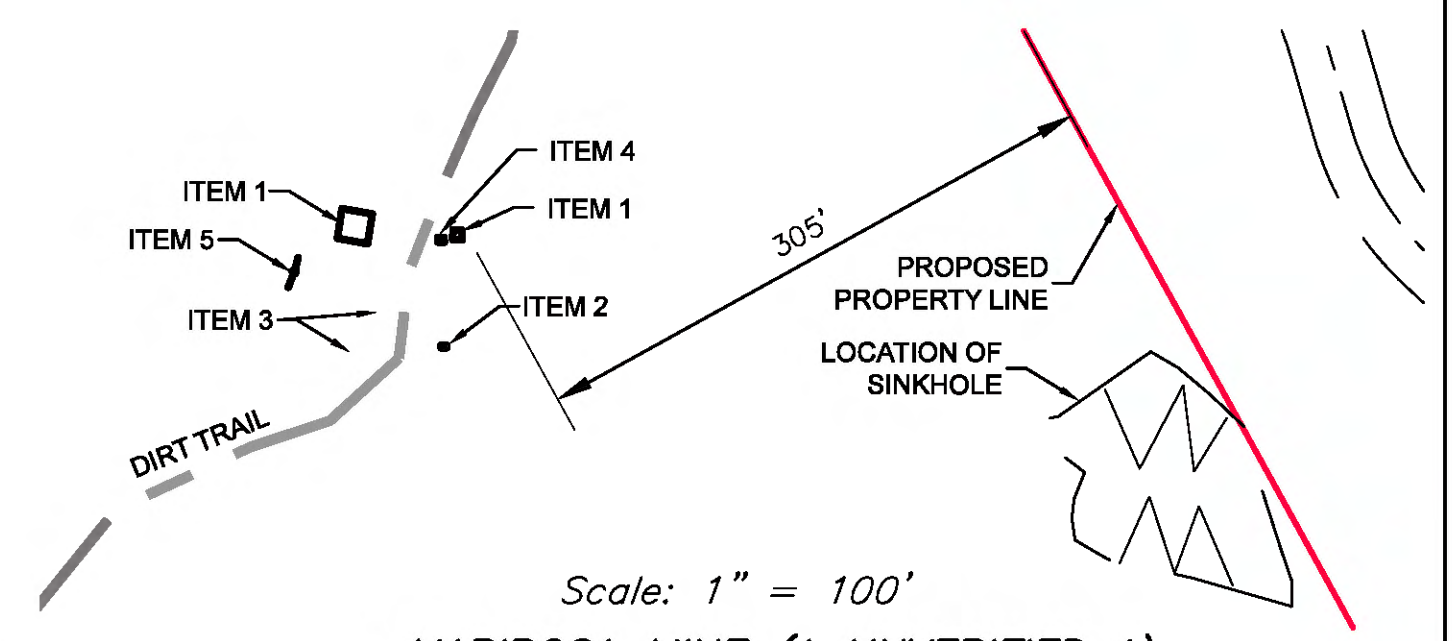
## AERIAL W/ MARIPOSA MINE DETAIL

ASSIGNED ADDRESSES:

| APN           | ADDRESS           | OWNER (PER ASSESSOR)          |
|---------------|-------------------|-------------------------------|
| * 013-160-008 | 5010 MARIPOSA ST  | MICHAEL BILODEAU & LOTHLORIEN |
| 013-160-009   | 5010A MARIPOSA ST | SUSAN SULLIVAN                |
| 013-160-010   | 5008 MARIPOSA ST  | MICHAEL BILODEAU              |

\* THIS APN IS NOT AFFECTED BY THIS LOT LINE ADJUSTMENT APPLICATION. HOWEVER, A NEW EASEMENT MAY NEED TO BE RECORDED IN ORDER TO ALLOW APN: 013-160-009 TO BE IN COMPLIANCE WITH ZONING REQUIREMENTS.

CONTOUR INTERVAL SUMMARY  
 MAJOR CONTOUR INTERVAL IS 40 FEET  
 MINOR CONTOUR INTERVAL IS 10 FEET  
 FOR CLARITY, MINOR CONTOURS ARE ONLY SHOWN WHERE NEEDED TO DEFINE THE MORE GRADUAL SLOPING AREAS.



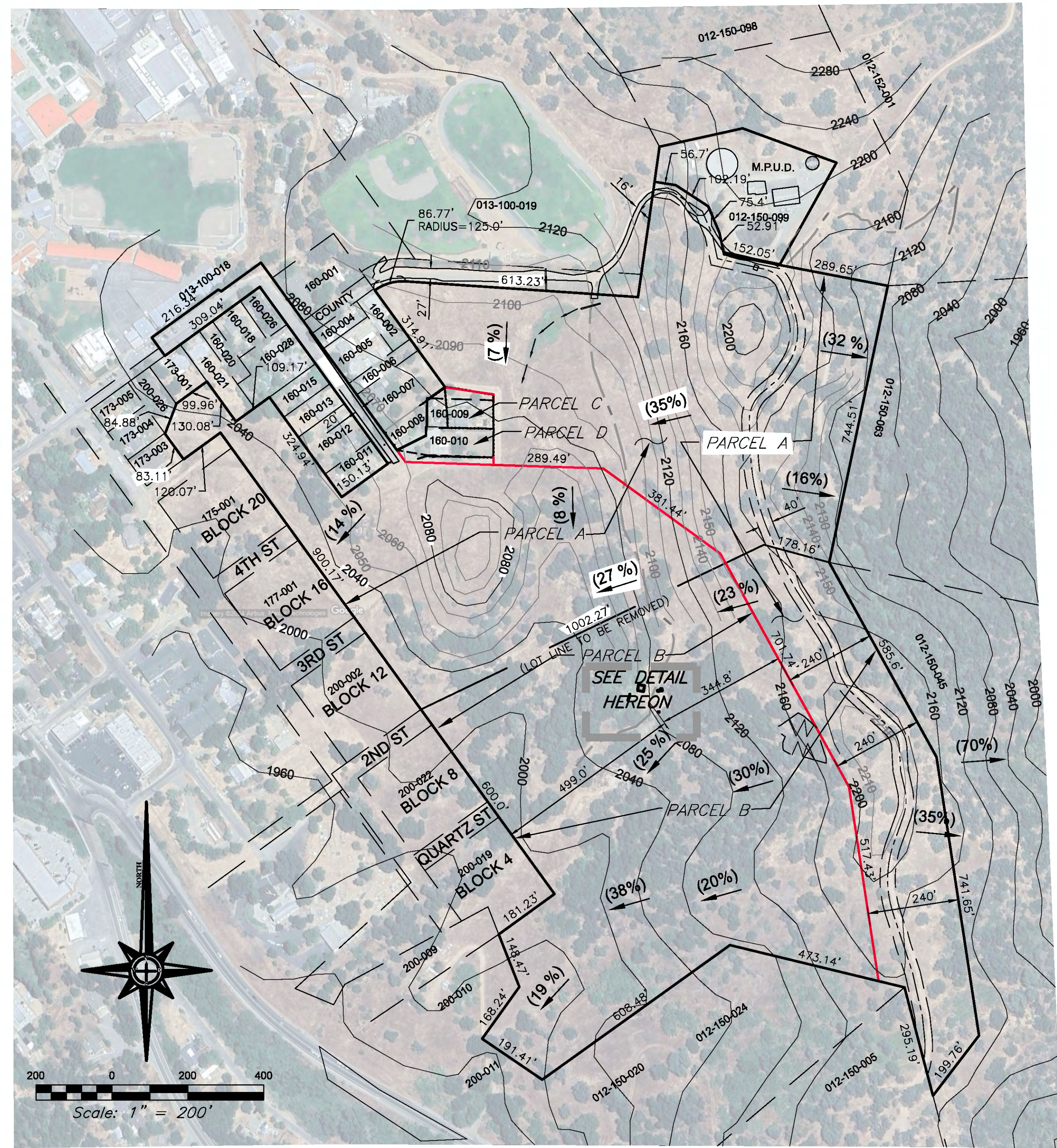
- EVIDENCE IN SUPPORT OF THE LOCATION
1. SEVERAL CONCRETE SLABS WITH FOUNDATION SUPPORTS.
  2. LARGE STEEL CABLE SPOOL
  3. VARIOUS METAL PIPING
  4. COVERED CEMENT/STONE ENTRY
  5. ELECTRICAL SOURCE TO POWER POLES

\* NO REPRESENTATION OR SUGGESTION OF AN ACTUAL MINE LOCATION IS INDICATED. THE DETERMINATION OF AN ACTUAL SITE WOULD REQUIRE CONSULTATION WITH AN EXPERT IN THE FIELD OF MINING. THE RESULTING WORK WOULD REQUIRE VARIOUS TESTING NOT LIMITED TO DIGGING, SHORING, AND SAMPLING OF SOILS. ADDITIONALLY, THE LOCATION OF "SINKHOLE" MAY BE UNRELATED TO ANY PAST MINING ACTIVITIES.

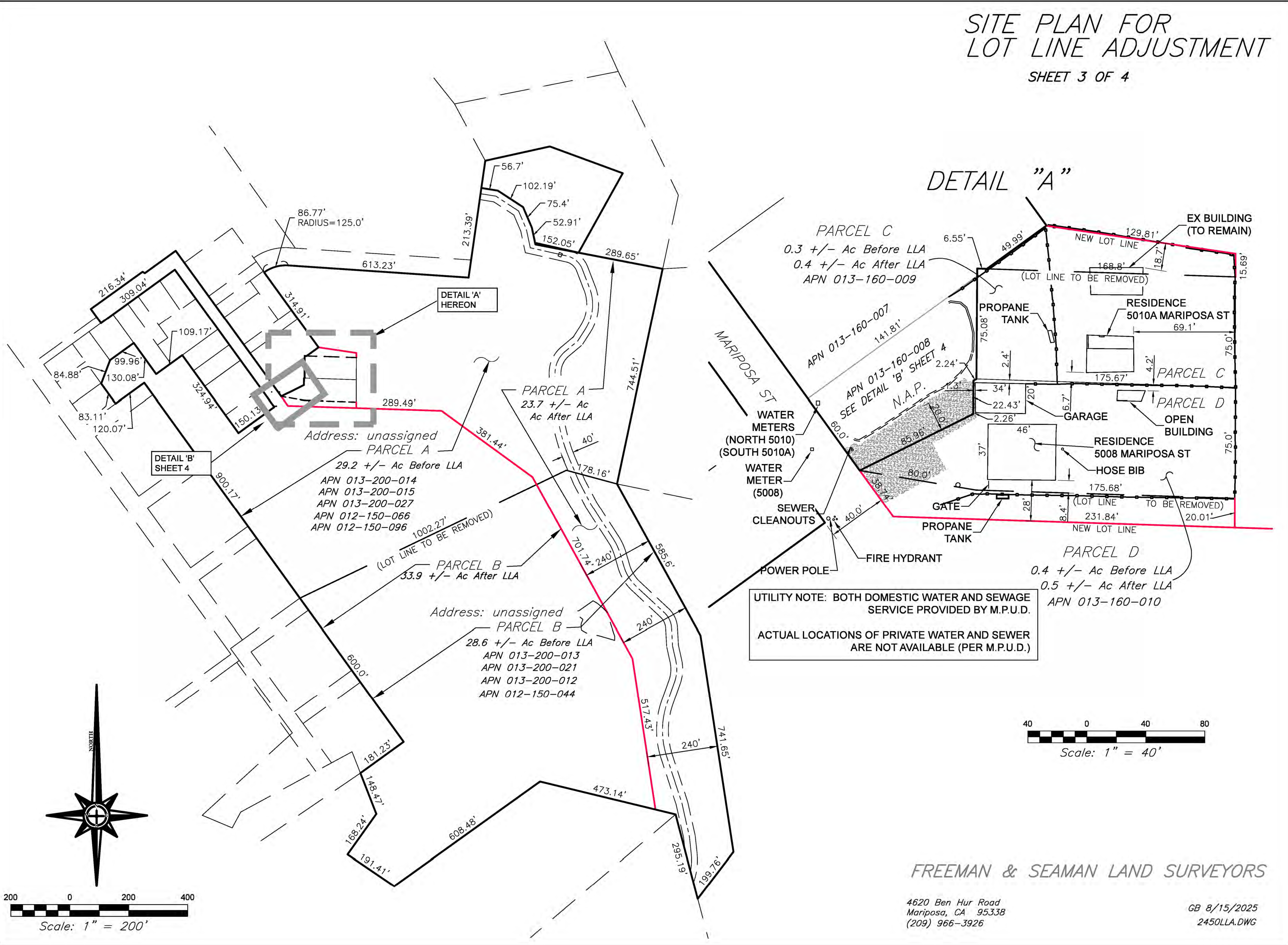
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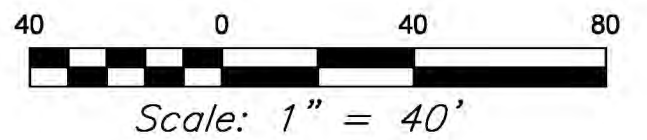
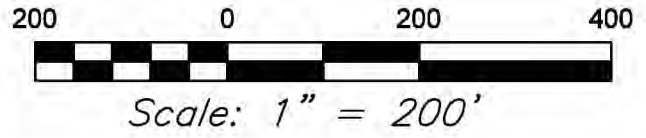
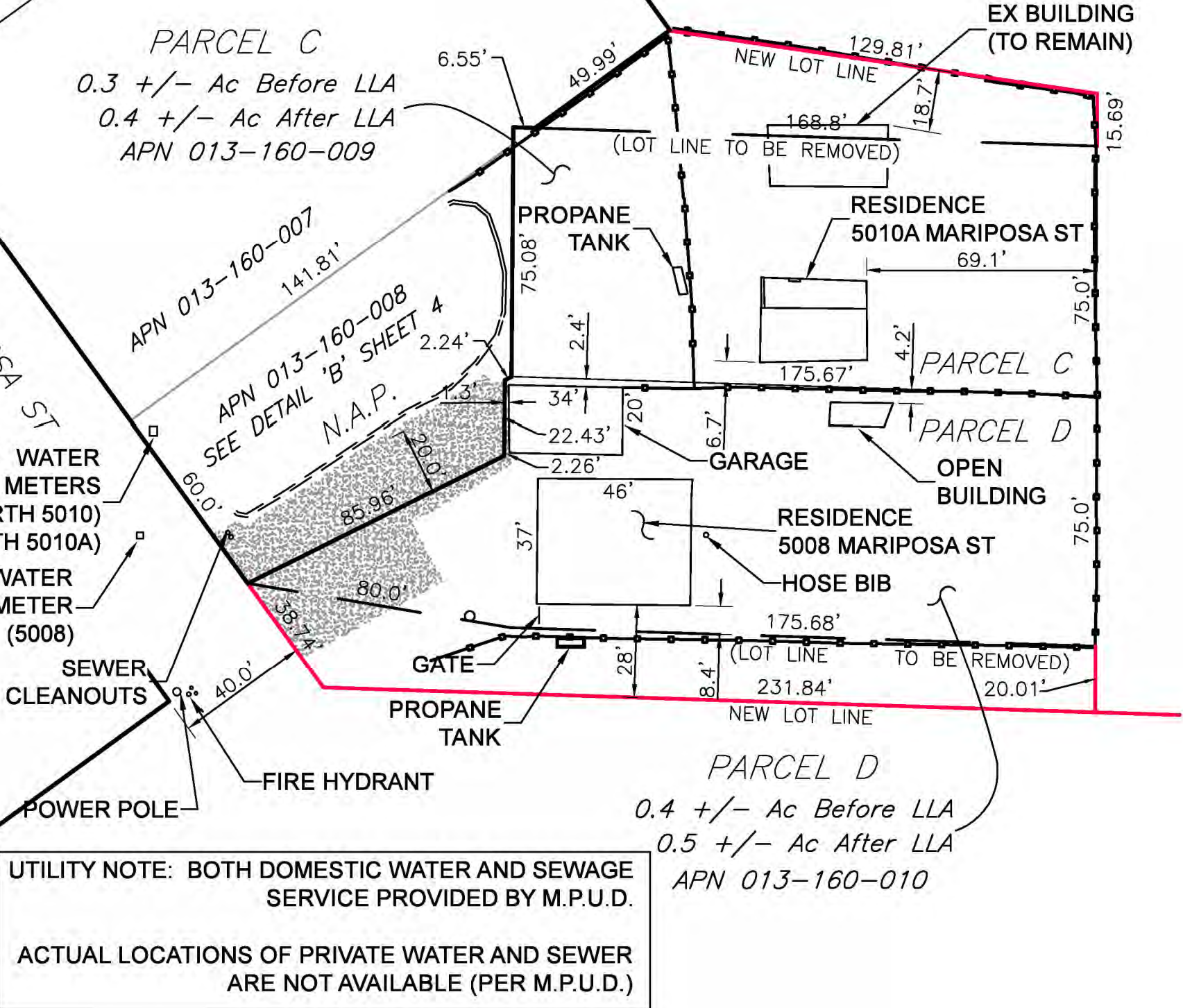
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**SITE PLAN FOR  
LOT LINE ADJUSTMENT**  
SHEET 3 OF 4



**DETAIL "A"**



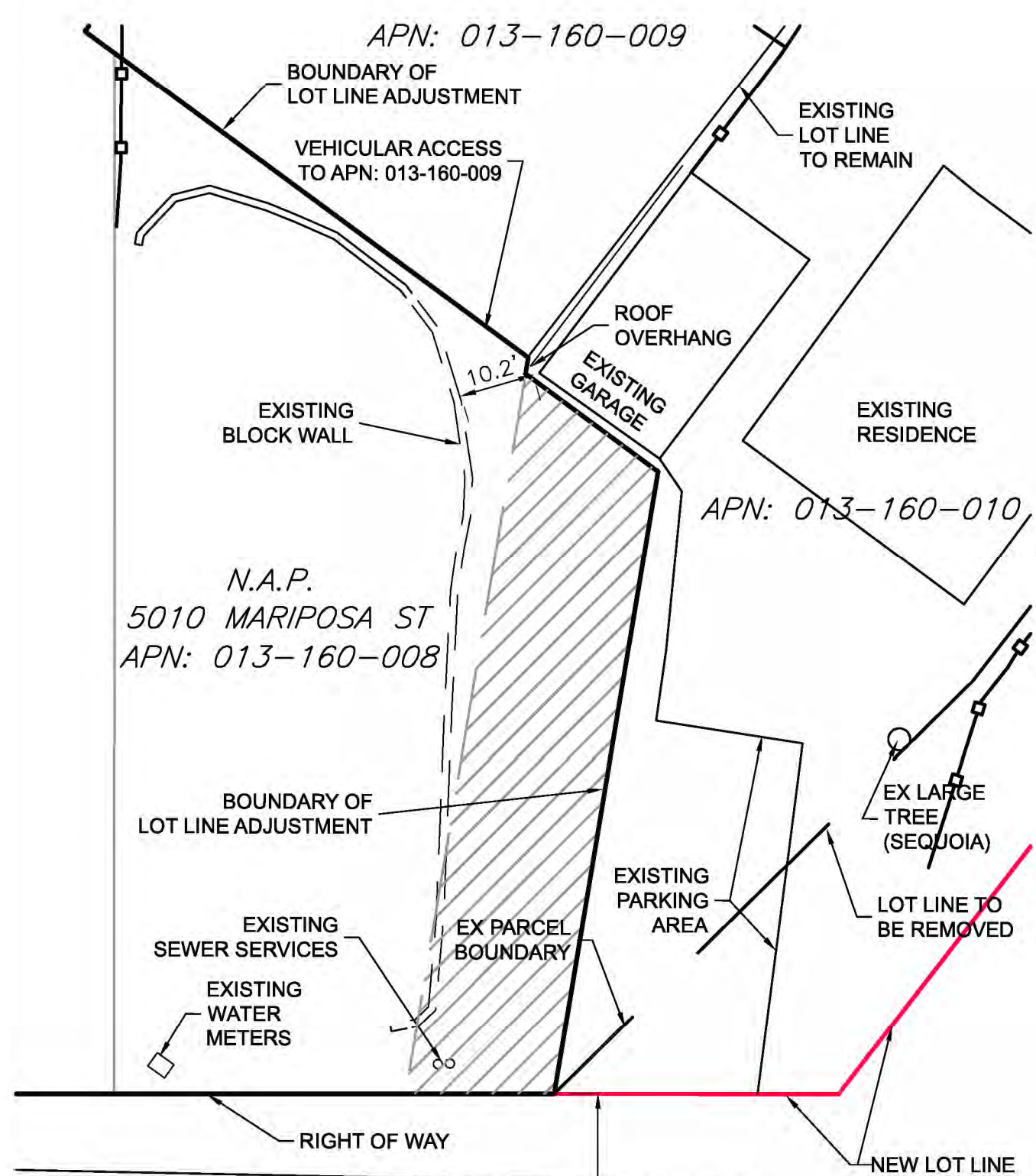
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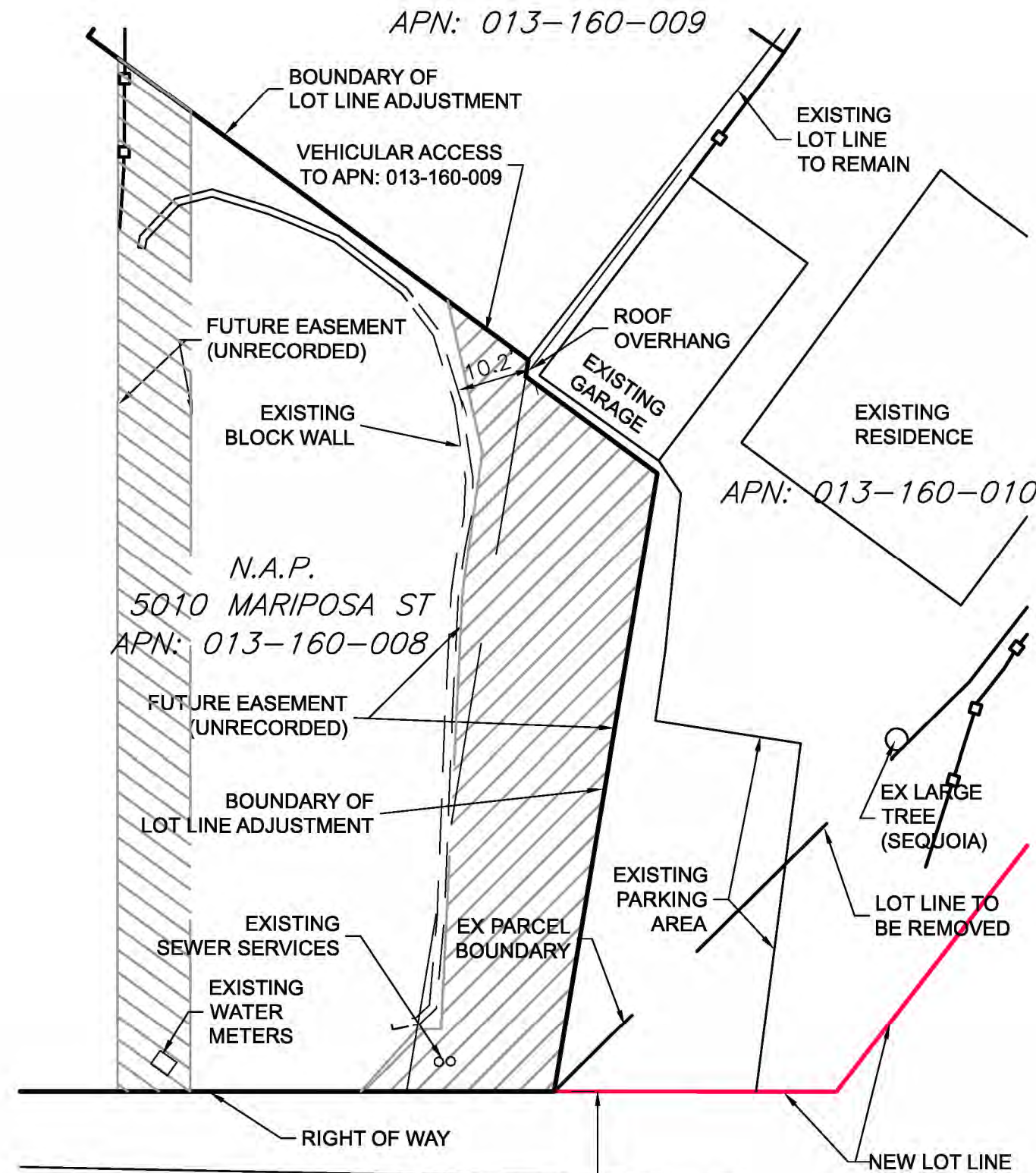
GB 8/15/2025  
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# SITE PLAN FOR LOT LINE ADJUSTMENT

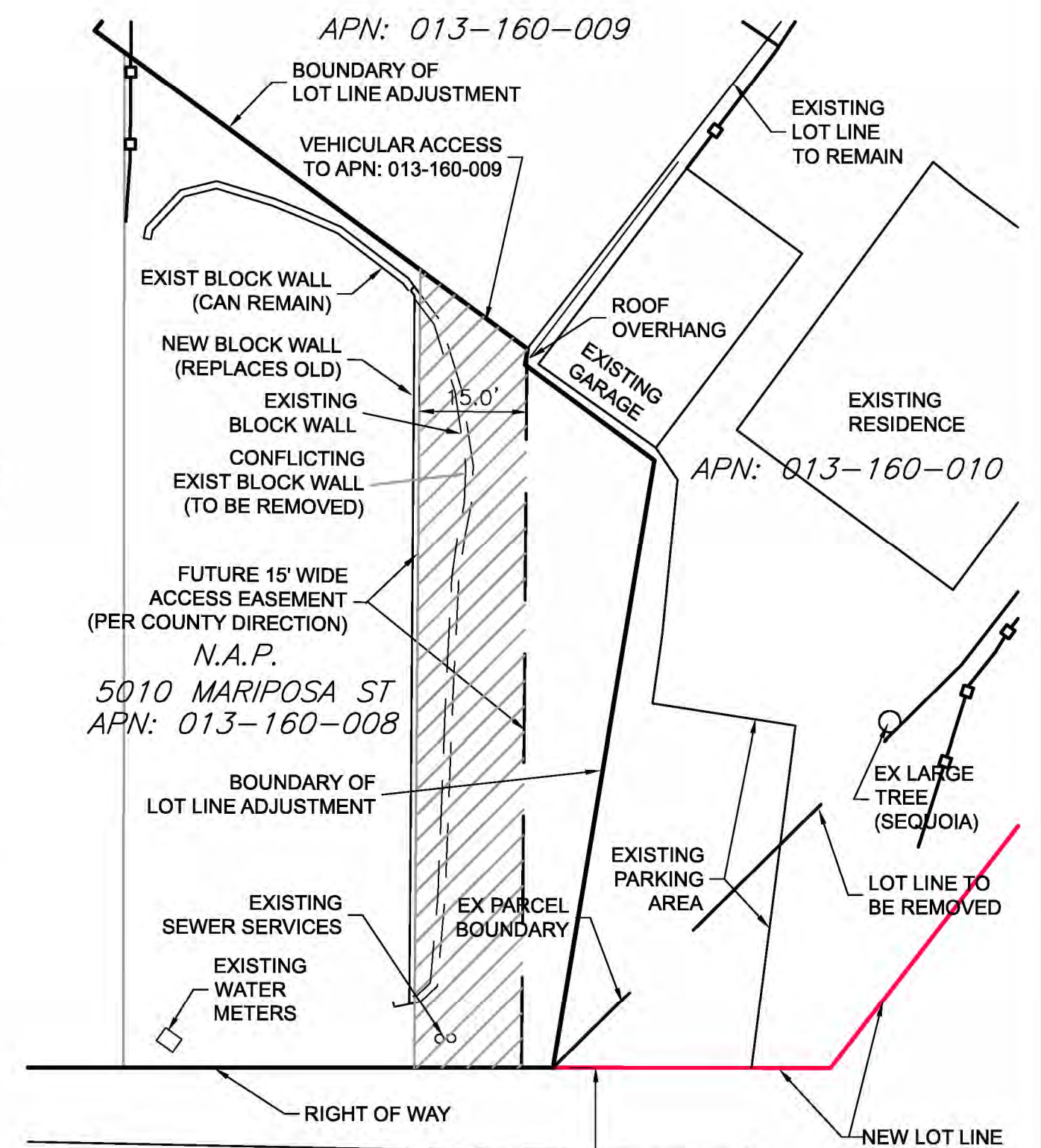
SHEET 4 OF 4



EXISTING EASEMENT  
DETAIL "B1"



FUTURE EASEMENT BY OTHERS  
DETAIL "B2"



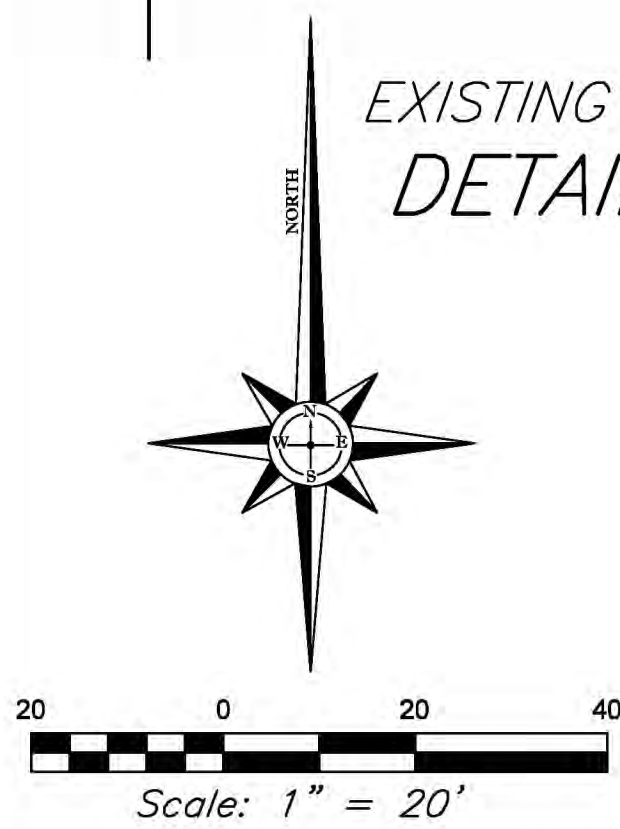
FUTURE EASEMENT \*\*  
DETAIL "B3"

\*\* IF DETERMINED TO BE REQUIRED BY COUNTY.

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9. - p - Approximate location of power lines.

THE PURPOSE OF THIS SHEET IS TO SHOW THAT APN: -009 HAS NARROW ACCESS IN THE CURRENT CONDITION "DETAIL B1". A SEPARATE LAND SURVEYOR IS PROPOSING TO RECTIFY THIS SITUATION "DETAIL B2". THE COUNTY & CALFIRE MAY OR MAY NOT ACCEPT THIS SOLUTION. THEREFORE, THIS LLA PROVIDES AN ALTERNATE SOLUTION "DETAIL B3" FOR CONSIDERATION. THIS DISCUSSION AFFECTS AN EASEMENT ON APN: -008 BUT DOES NOT AFFECT THE LOT BOUNDARY.



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