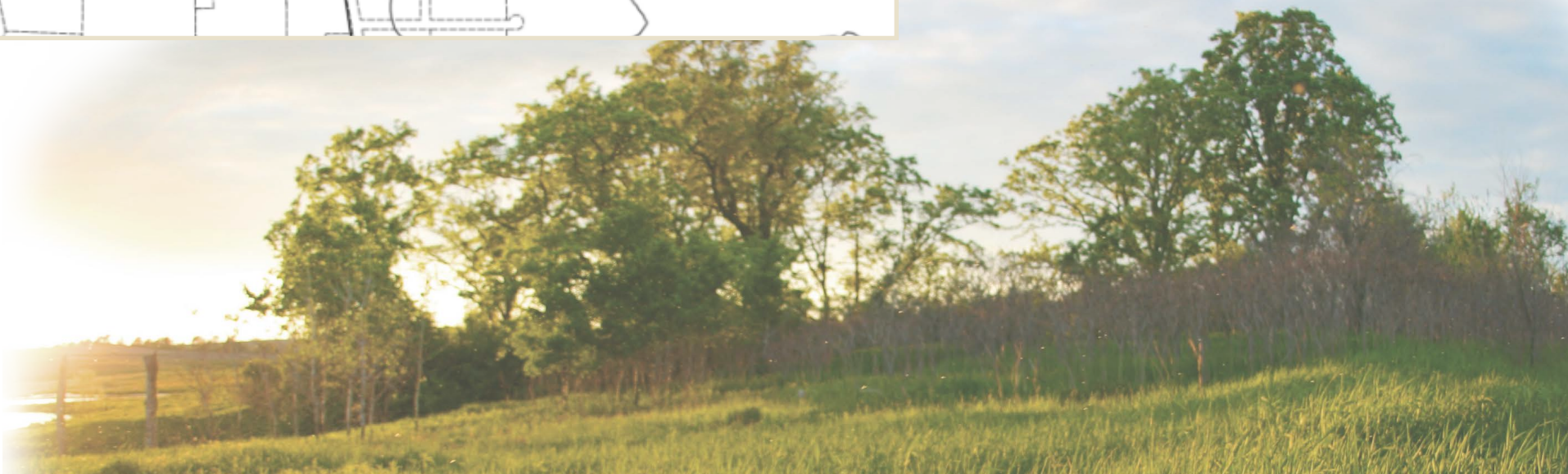




THE *Vallecito* PROJECT

CATHEYS VALLEY, MARIPOSA COUNTY,
CALIFORNIA

22 Single Family Custom Home Lots
and 4 Commercial Lots



Executive Summary

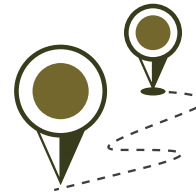
The Vallecito Project (Major Subdivision Application No. 2012-042) consists of a 98.94-acre parcel subdivided into 26 lots ranging in size from 2.52 acres (net, exclusive of easements) to 12.79 acres (gross, including easements). Four of the lots (Lots 1-3 and 23), are located within the Community Commercial land use classification of the Catheys Valley Community Plan (CVCP) and thus are approved for commercial uses. On April 21st, 2017, the Vallecito Project's tentative sub-division map was approved. Additionally there is an adjacent AG zoned parcel consisting of 246 acres.

The Vallecito Project is located in southwest Mariposa County, in the unincorporated community of Catheys Valley. The project site is located along the south side of Highway 140 between Schoolhouse Road and Hornitos Road, approximately 30 miles northeast of Merced, 10 miles southwest of the town of Mariposa, and 57 miles southwest of Yosemite National Park. The project site has frontage along Highway 140, a two-lane rural highway that provides year-round access to nearby Yosemite National Park. This is an important consideration. Since Highway 140 is the only year round access to Yosemite, over a million tourist pass the location in auto and bus traffic on an annual basis.



The Vallecito Project

Property Name



School House Road
and HWY 140,
Catheys Valley, CA 95306

Address



98.94 acres

Size

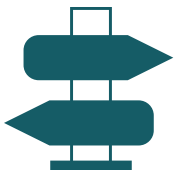
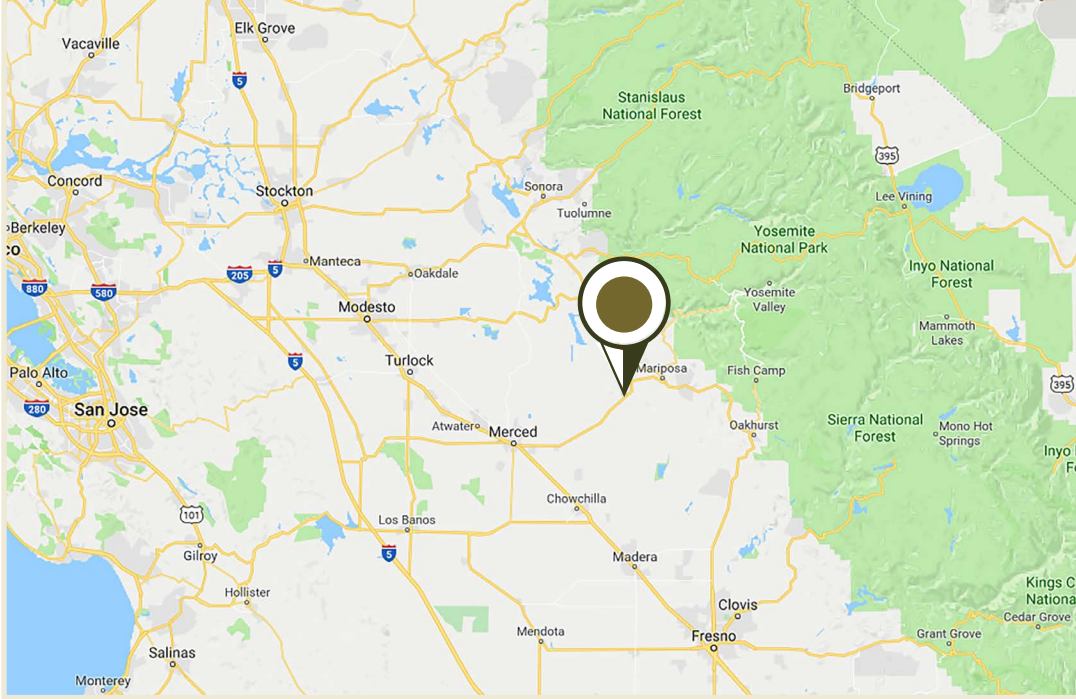
Project Information

PROJECT OVERVIEW

Address	School House Road & Hwy 140, Catheys Valley, CA 95306
Sale Price	\$2,200,000
Gross Acreage	98.94 Acres
APN	16620-004-0100
Property Type	Land
No. of Lots	1
Major Subdivision Application No.	2012-042 22
Approved For	22 single family custom home lots and 4 commercial lots

LOCATION

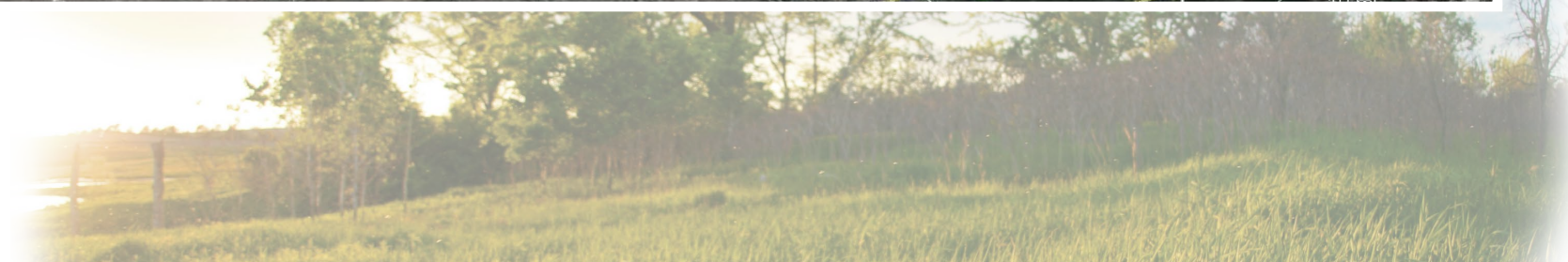
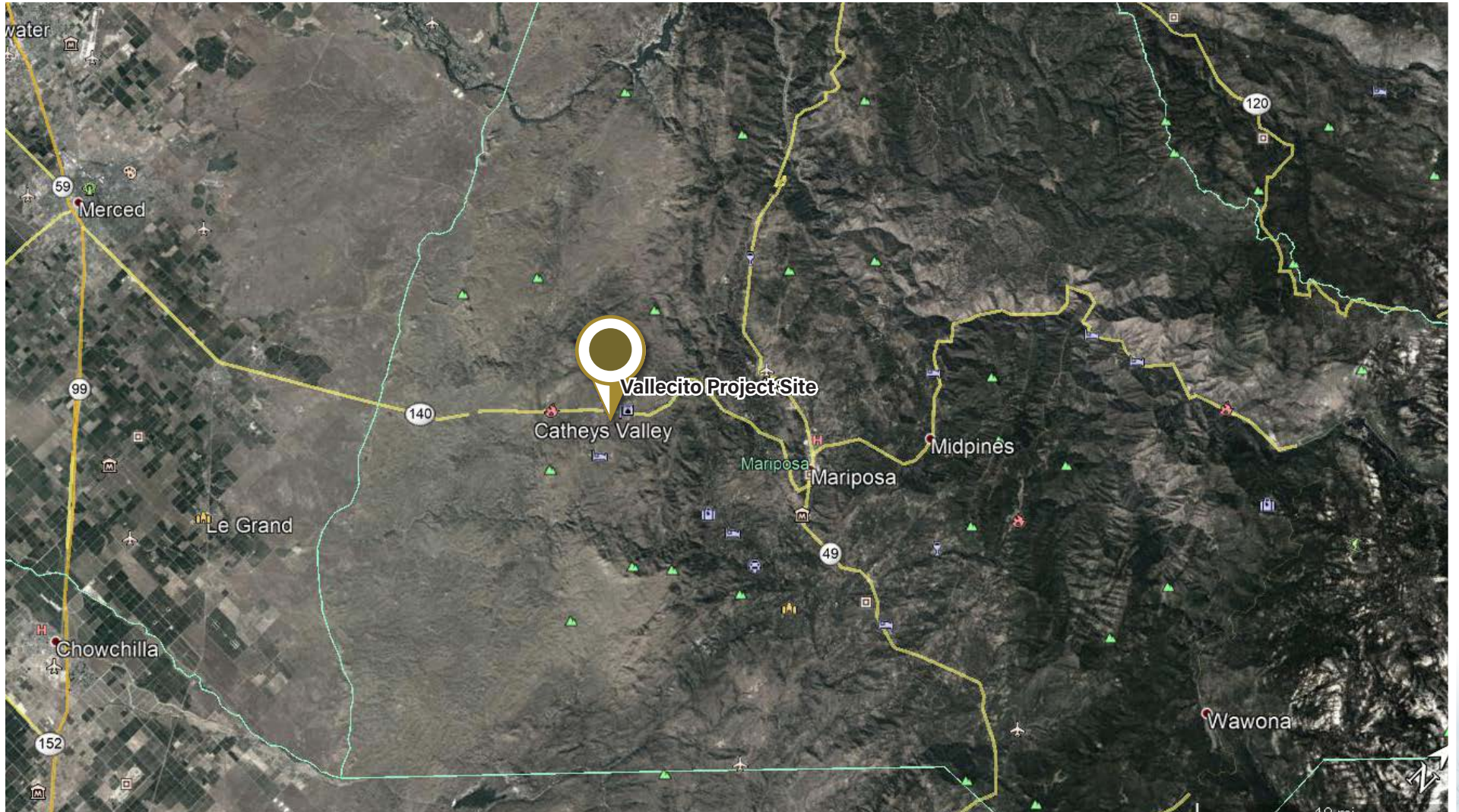
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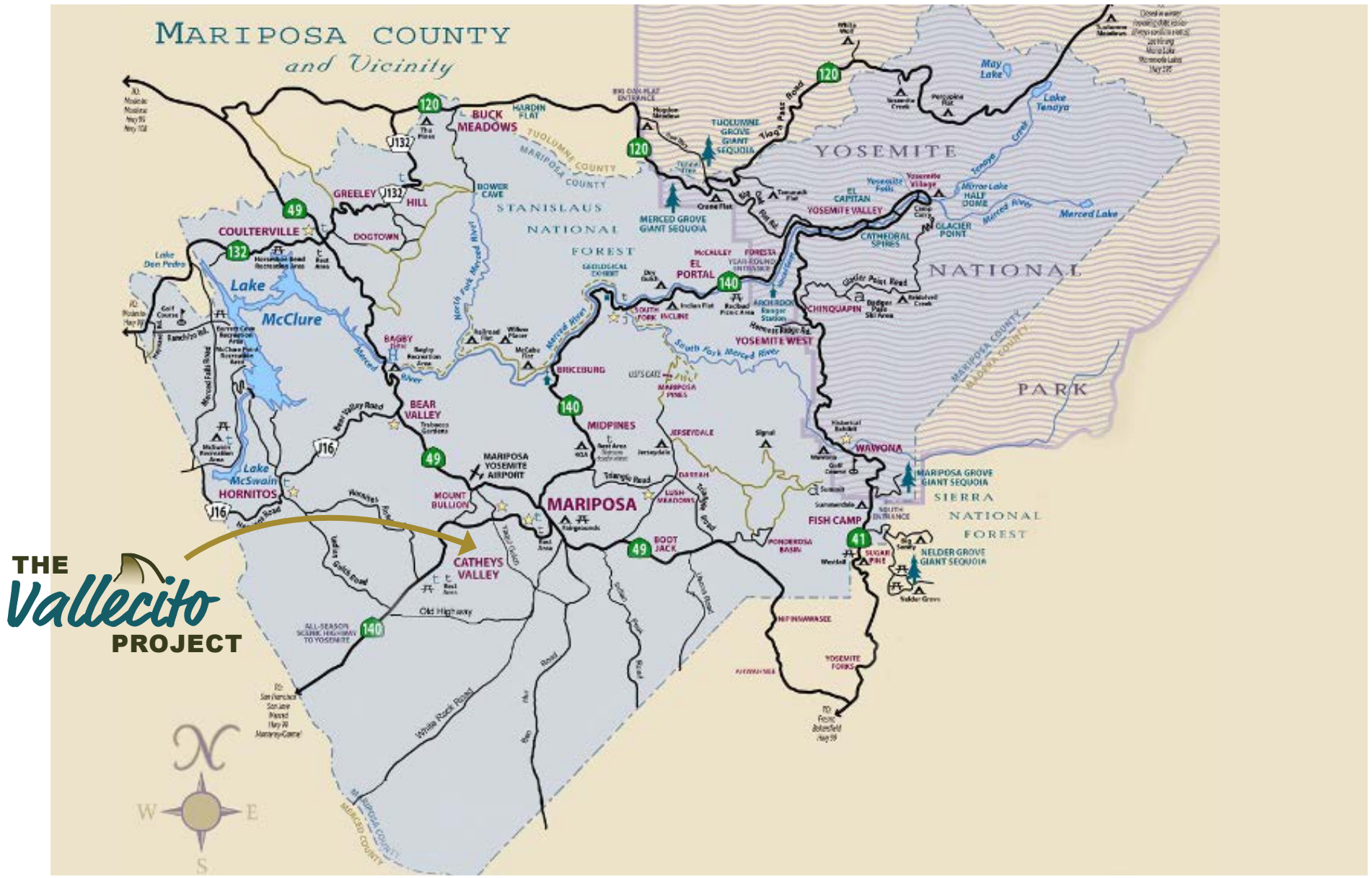
The project fronts Highway 140, the only year round access to Yosemite, which receives over a million tourists annually.



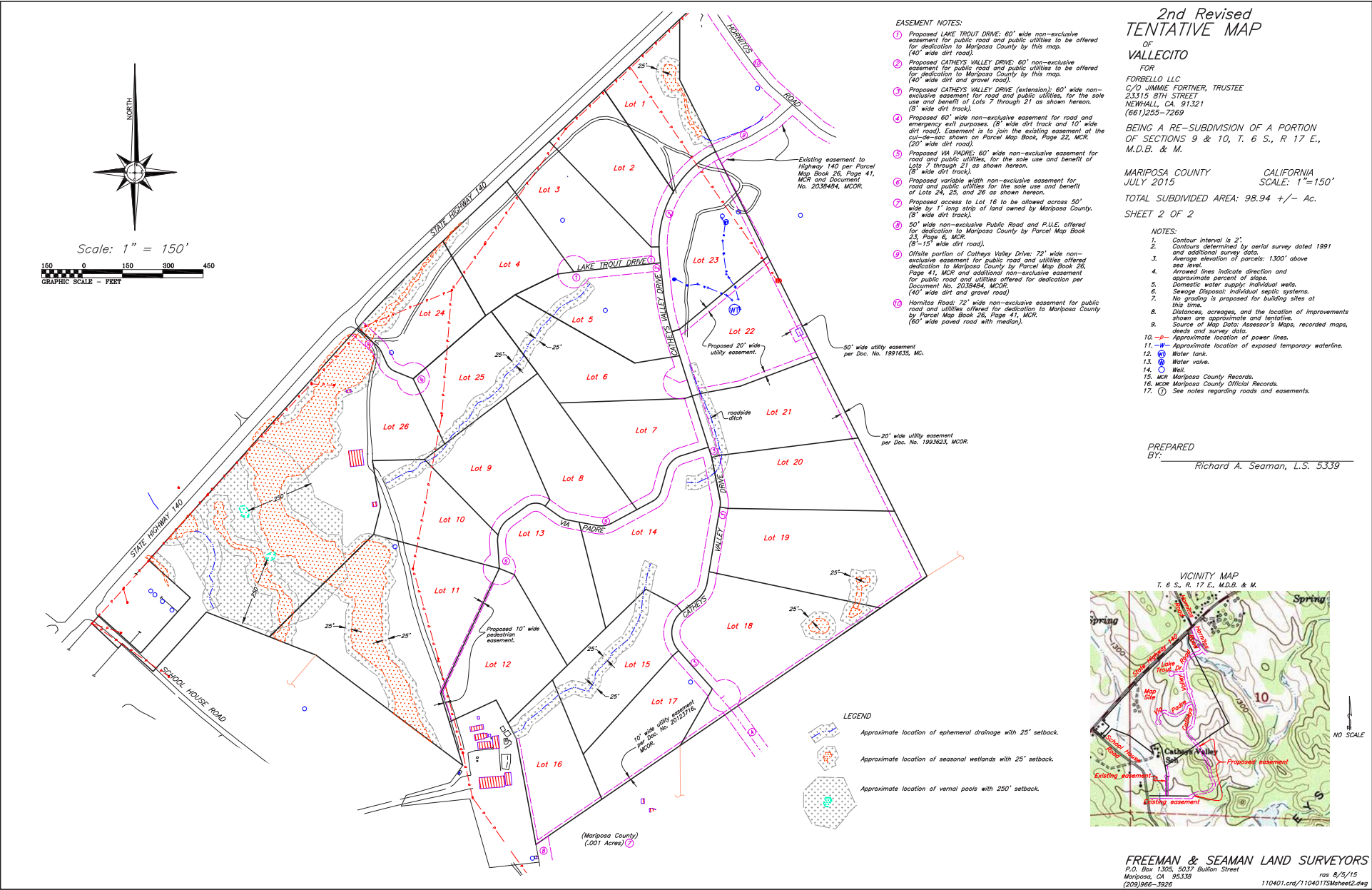
Aerial Map



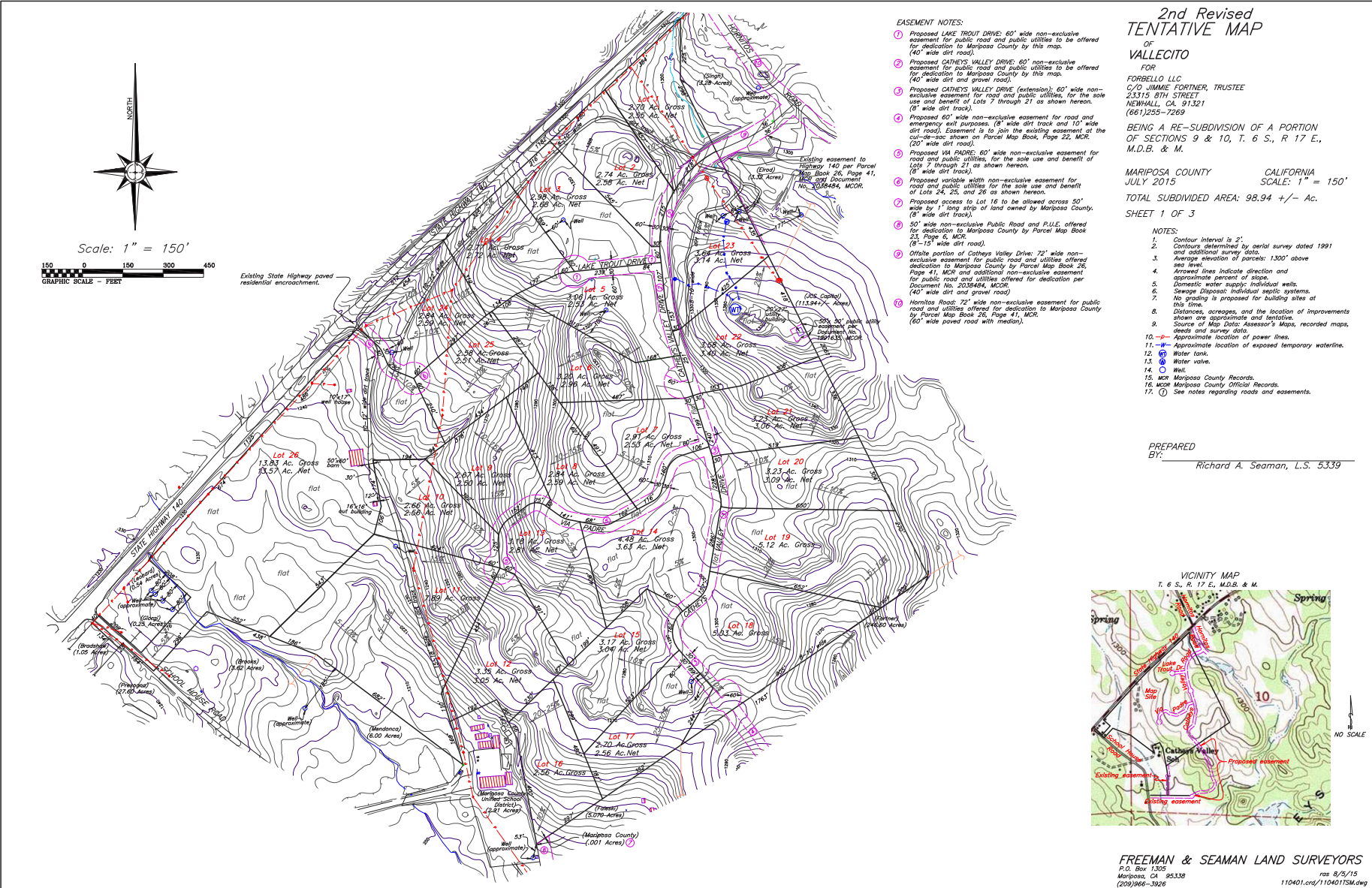
Mariposa County



Parcel Map



Contour Map



Slope & Septic Setback

Revised TENTATIVE MAP OF VALLECITO

FOR
FORBELLO LLC
C/O JIMMIE FORTNER, TRUSTEE
23315 8TH STREET
NEWFALL, CA. 91321
(661)235-7269

BEING A RE-SUBDIVISION OF A PORTION
OF SECTIONS 9 & 10, T. 6 S., R. 17 E.,
M.D.B. & M.

MARIPOSA COUNTY CALIFORNIA
JULY 2015 SCALE: 1" = 100'
TOTAL SUBDIVIDED AREA: 98.94 +/- AC.
SHEET 3 OF 3

DETAIL SHEET

Showing the proposed Lots lying within the viewshed
area as delineated on the Vallecito Project Viewshed
Report, Viewshed Map # 2.

EASEMENT NOTES:

- ⑤ Proposed VIA PADRE: 60' wide non-exclusive easement for road and public utilities, for the sole use and benefit of Lots 7 through 21 as shown hereon.
- ⑥ Proposed variable width non-exclusive easement for road and public utilities for the sole use and benefit of Lots 24, 25, and 26 as shown hereon.

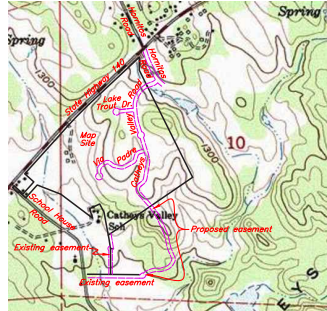
NOTES:

1. Contour interval is 2'.
2. Contours determined by aerial survey dated 1991 and additional survey data.
3. Average elevation of parcels: 1300' above sea level.
4. Arrowed lines indicate direction and approximate percent of slope.
5. Domestic water supply: individual wells.
6. Sewage disposal: individual septic systems.
7. No grading is proposed for building sites at this time.
8. Distances, acreages, and the location of improvements shown are approximate and tentative.
9. Source of Map Data: Assessor's Maps, recorded maps, deeds and survey data.
10. Approximate location of power lines.
11. -W- Approximate location of exposed temporary waterline.
12. Water tank.
13. Water valve.
14. MCM Mariposa County Records.
15. MCM Mariposa County Official Records.
16. ① See notes regarding roads and easements.

PREPARED
BY:

Richard A. Seaman, L.S. 5339

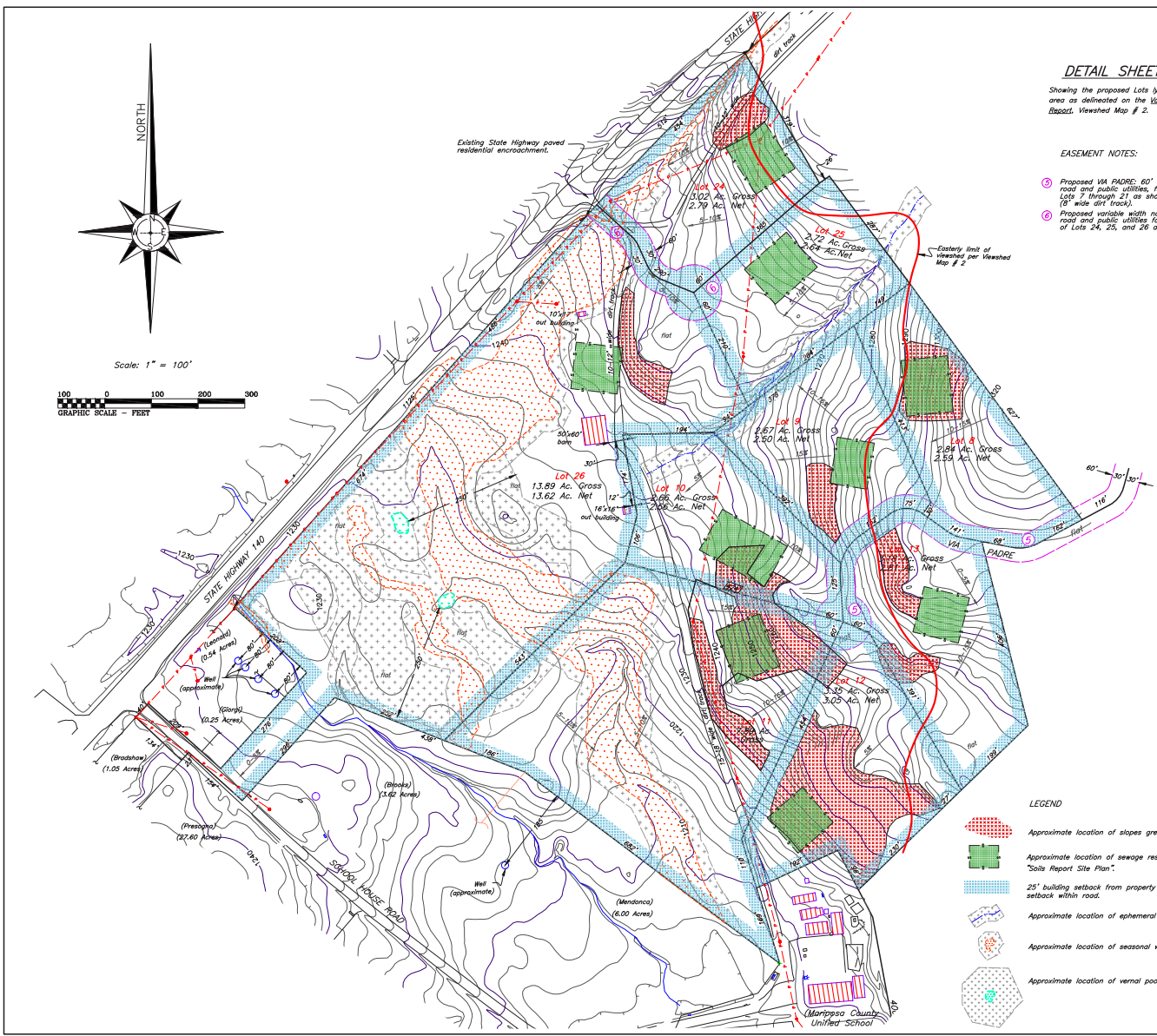
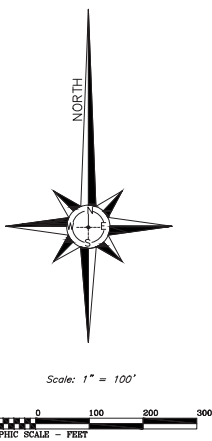
VICINITY MAP T. 6 S., R. 17 E., M.D.B. & M.



LEGEND

- Approximate location of slopes greater than 15%.
- Approximate location of sewage reserve areas per "Soils Report Site Plan".
- 25' building setback from property line or variable width setback within road.
- Approximate location of ephemeral drainage with 25' setback.
- Approximate location of seasonal wetlands with 25' setback.
- Approximate location of vernal pools with 250' setback.

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1305
Mariposa, CA 95338
(209)966-3926
ras 8/3/15
11040115Mshet3.dwg



Project Overview

TOPOGRAPHY

The Vallecito Project is characterized by rolling to moderately steep hills and drains via Owens Creek and its tributaries. The creek is an intermittent watercourse that flows southwesterly through the 246-acre adjoining parcel. The average slope of the Vallecito Project is under 15%. The easterly region of the San Joaquin Valley is composed of the lower slopes of the central Sierra Nevada Mountains and encompasses gentle to steep slopes, ravines, and ridges of significant depth. Ridges become measurably steeper to the east of the subject property.

PROJECT ATTRIBUTES

Several onsite infrastructure improvements have been made and include construction of a 286,000 gallon water tank (located on a 1,336-foot prominence) equipped with a 2 1/2 inch standard port fire hose connector. The water tank is accessible to the California Department of Forestry and Catheys Valley Volunteer Fire Departments thus providing an additional emergency water source for fire suppression. In addition, seven water wells presently exist on the site.

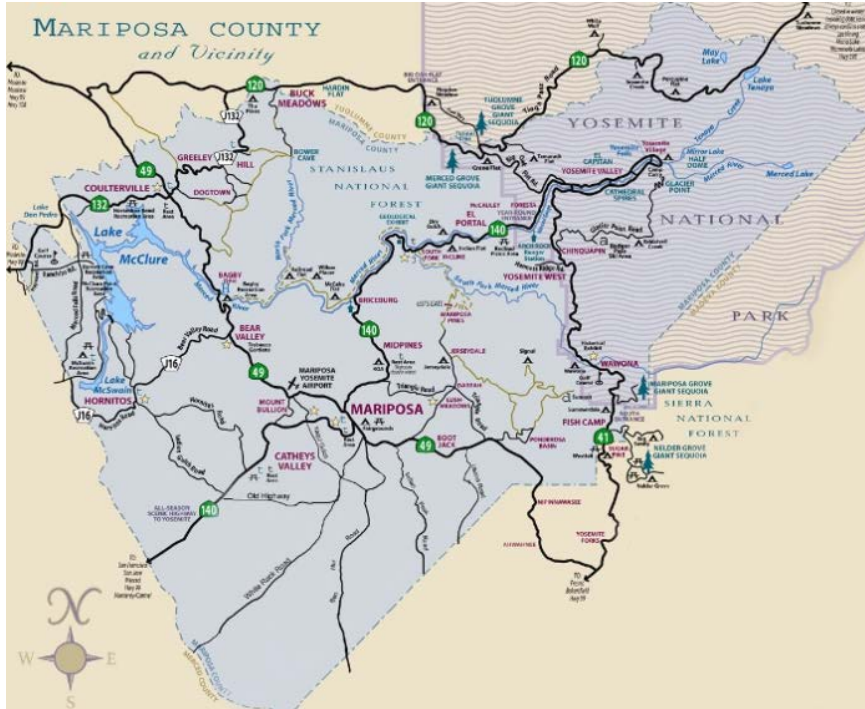
Verizon Wireless has placed a cell tower in direct line-of-sight to the Vallecito Project, offering the latest 4G capability at the highest transmission rates.

In August/September of 1999, Pacific Gas & Electric (PG&E) upgraded the area's electrical capacity from 750 KVA to 3,600 KVA to correct an area shortage and to allow for anticipated growth.

Two 60 foot wide graveled Town Class V improved roads have been constructed as access for the commercial parcels. This also results in no oak trees having to be removed for road construction. Impacts to State Highway 140 are minimized by having the majority of the lots accessed through interior roads.



Location Overview



REGIONAL SETTING

The Vallecito Project is located within the community of Catheys Valley in southwest Mariposa County in the westerly foothills of the central Sierra Nevada Mountains. The region is characterized by a cool, wet winter followed by a long dry period during the summer. Annual precipitation in the vicinity of Catheys Valley is approximately 25 inches, almost 85% of which falls between the months of October and March, mostly in the form of rain. Well monitoring and water studies accomplished over the past 12 years indicate the aquifer in and around the Vallecito Project reaches saturation with approximately 20 inches of rain fall. The Census (2010) reported that 825 people (100% of the population) lived in households, 0 (0%) lived in non-institutionalized group quarters, and 0 (0%) were institutionalized. There were 381 housing units of which 224 (70.9%) are owner-occupied, and 92 (29.1%) were occupied by renters. The homeowner vacancy rate was 2.2%; the rental vacancy rate was 16.7%.

UNIVERSITY OF CALIFORNIA, MERCED

The University of California, Merced (also referred to as UC Merced or UCM), is the tenth and newest of the University

of California campuses. Located in the San Joaquin Valley in unincorporated Merced County, California, near Merced, UC Merced was the first American research university to be built in the 21st century. As the San Joaquin Valley was the state's largest and most populous region without a UC campus, on May 19, 1988, the Regents of the University of California voted to begin planning for a campus in the region, in response to increasing enrollment and growth constraints at existing UC campuses. On May 19, 1995, the Regents selected the Merced site, mid-way between Fresno and Modesto, as the location for the University of California's tenth campus. The campus groundbreaking ceremony was held October 25, 2002, and the first day of class was September 6, 2005. Although UC Merced is located in a rural area associated with agriculture, it emphasizes cutting edge interdisciplinary research grounded in natural science, math, engineering and social sciences. The university is one of the largest employers in Merced County with more than 1,300 employees, including faculty and staff members. UC Merced's future medical school will increase access to health care for local residents



Location Overview (cont.)

and address the specific health problems commonly found in the area. The campus location is approximately a 25 minute drive from Catheys Valley and the Vallecito Project is the closest Community Planning Area within Mariposa County. As a research university, UC Merced will have an important influence on Mariposa County and because of its proximity, Catheys Valley and the Vallecito Project have the greatest potential to benefit. Catheys Valley offers the first opportunity to reside in the foothills of the Sierra Nevada Mountains above the summer heat and winter fog of the Central Valley. The milder climate and an oak woodland community is a preferable location for UC faculty, administrators and employees to reside and raise their families.

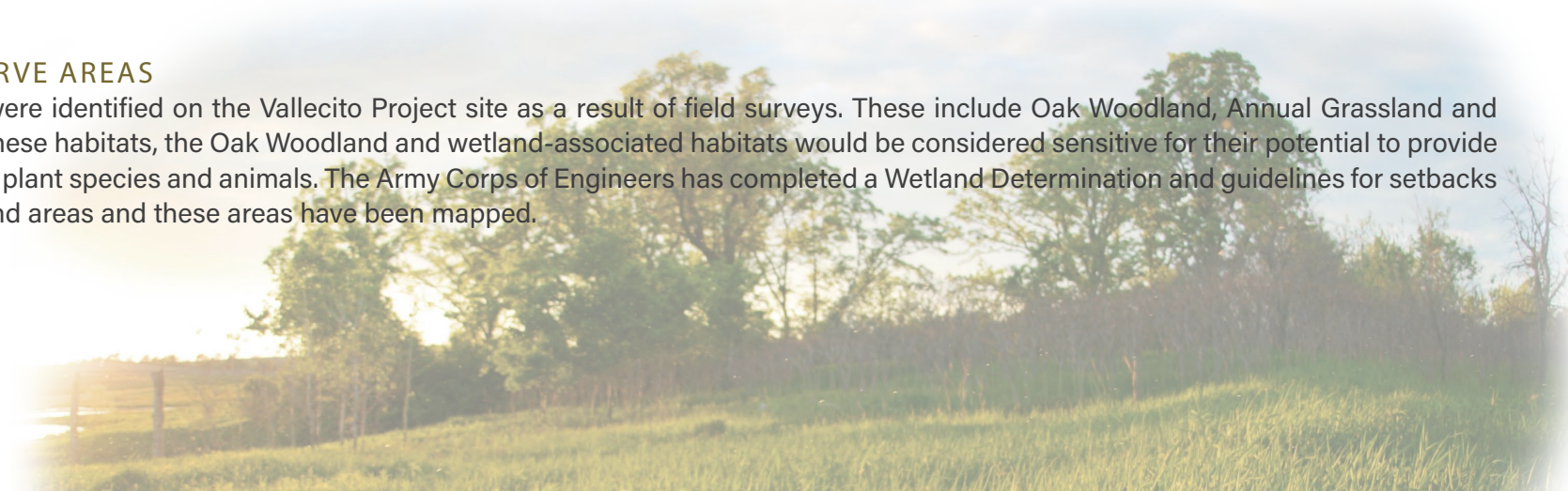
This influence and benefit has already been demonstrated with respect to the Catheys Valley Elementary School. Because of budget constraints, the Catheys Valley Elementary School was closed by the school district. Through the hard work of community members, monetary donations from supporters and the guidance & administrative assistance from UC Merced administrators, the school has reopened as a charter school now named Sierra Foothill Charter School. Due to the strong influence and community support from UC Merced, the school is once again able to serve the community of Catheys Valley. Besides being a center of education, UC Merced has a mission statement to make a strategic investment in local communities and also contribute to the economic growth of Central California. Once again, Catheys Valley and Mariposa County have the opportunity to benefit significantly.

HISTORY OF CATHEYS VALLEY AND VALLECITO PROPERTY

Catheys Valley is located within California's historic motherlode gold country. The town itself was named for Captain Andrew Cathey, one of the original 49er's, who came to California from North Carolina during the gold rush. Andrew Cathey, his son, Daniel, and his son-in-law, Benjamin Wills, came to work in the gold mines around the mining settlement of Indian Gulch. Around 1854, he and Benjamin occupied and leased the Vallecito Rancho, located in and around the town of Owens Creek, from the Freemont Trust Land Grant. A portion of the property that is now the Vallecito Project was patented by the U.S. government in 1878 and the remaining portion in 1880, allowing the land to subsequently be deeded to Andrew and Benjamin. The Catheys Valley School was constructed to the southeast of the property in 1878. Ranching became the major land use in the area, a use that continues on the subject property today. The site of the proposed Vallecito Project was acquired by the Eugene D. & Dolores Fortner Family Trust, who took title to the property in 1991.

BIOLOGY AND RESERVE AREAS

Several biotic habitats were identified on the Vallecito Project site as a result of field surveys. These include Oak Woodland, Annual Grassland and Seasonal Wetlands. Of these habitats, the Oak Woodland and wetland-associated habitats would be considered sensitive for their potential to provide habitat for special status plant species and animals. The Army Corps of Engineers has completed a Wetland Determination and guidelines for setbacks from the sensitive wetland areas and these areas have been mapped.





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