RECOMMENDED ACTION AND JUSTIFICATION:

Request Board adoption of the policy requiring Resource Conservation District pre-construction approval prior to the issuance of any habitable or non-habitable structure permits. The purpose for this policy is to ensure that all grading permits have been inspected and meet the soils testing requirements and erosion control measures mandated by the Grading Ordinance and provide an approved pad for future development. This would eliminate delays and costly repairs at the foundation/underground plumbing inspection stage.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

In the past, permits have not been obtained (when required) for grading projects within the county causing erosion control problems not only on the lot graded but siltation problems on adjacent parcels. The lots being developed presently have become more challenging based on the topography. Pads built for future development have not had the required compaction testing resulting in future failures.

The Board has approved the contract with Resource Conservation District to provide grading inspections and education for the county, raised fines for grading without a permit and updated the Grading Ordinance. This would be the final step for grading enforcement.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Without proper testing and verification of grading elements, the county will continue to experience grading erosion control problems resulting in increased costs and delays in construction projects.

Financial Impact? ( ) Yes ( ) No  Current FY Cost: $  Annual Recurring Cost: $
Budgeted in Current FY? ( ) Yes ( ) No ( ) Partially Funded
Amount in Budget: $
Additional Funding Needed: $
Source:  
Internal Transfer  
Unanticipated Revenue  
Transfer Between Funds  
Contingency  
( ) General  ( ) Other

CLERK’S USE ONLY:
Vote – Ayes:  Noes:  
Absent:  
Approved  
( ) Minute Order Attached  ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.
Date:  
Attest: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California  
By:  
Deputy

COUNTY ADMINISTRATIVE OFFICER:
( ) Requested Action Recommended  
( ) No Opinion  
Comments:

CAO:  
Revised Dec. 2002
APPLICATION FOR STRUCTURE PERMIT

Applicant applies for Structure Permit at Building Department

Staff processes application and forwards to appropriate agencies

Building staff receives all agency approvals. (Minimum two weeks) Structure permits ready to issue after “Pre-Construction Approval” received

“Pre-Construction Approval” received, and structures permit is issued.

APPLICATION FOR GRADING PERMIT

Applicant applies for Grading Permit at Resource Conservation

Staff processes application and forwards to appropriate agencies

RCD staff receives all agency approvals and grading permit issued, minimum 1 week.

RCD inspects grading project and issues “Pre-Construction Approval”

RCD issues GRADING FINAL

All Agencies approvals received, Project Finaled, CERTIFICATE of OCCUPANCY or CERTIFICATE of COMPLETION ISSUED.