STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution
No. 2008-013

A resolution conditionally approving Land Division Application 2006-275, Dubberke, Dubberke, and Lawson, applicants. Assessor Parcel Numbers 012-150-001; 012-150-031; 012-150-032; 012-150-034; 015-150-035; 012-150-036; 012-150-039.

WHEREAS a modified Tentative Parcel Map for an application for Land Division Application 2006-275 was received on November 15, 2007 from the applicants for a property located at an unassigned address on Old Highway in the Mariposa Town Planning Area, at the southeast corner of the intersection of Old Highway and State Highway 140, also known as Assessor Parcel Numbers 012-150-001; 012-150-031; 012-150-032; 012-150-034; 015-150-035; 012-150-036; 012-150-039. 014-010-085; and

WHEREAS Land Division Application #2006-275 proposes the division of a 205.79 acres into 8 parcels split into two phases as follows: and

Phase 1 consists of: Parcel 1, 20.27 acres; Parcel 2, 20.00 acres; Parcel 7, 20.17 acres; and Parcel 8, 32.24 acres
Phase 2 consists of: Parcel 3, 40.01 acres; Parcel 4, 21.12 acres; Parcel 5, 21.73 acres; and Parcel 6, 29.80 acres.

WHEREAS a Revised Tentative Map was submitted by the applicant on May 1, 2008; and

WHEREAS the Planning Department circulated the application among trustee and responsible agencies, interested public organizations, and others as appropriate; and

WHEREAS a duly noticed public hearing was scheduled for April 18, 2008; and

WHEREAS a continued public hearing was held on the project on May 16, 2008; and

WHEREAS, the project applicant amended the Revised Tentative Map at the May 16, 2008 Public Hearing by eliminating Road 3 and that access to Parcel 3 would be by way of Road 2; and

WHEREAS the Planning Department prepared environmental documents in accordance with the California Environmental Quality Act and local administrative procedures; and

WHEREAS a Staff Report and Initial Study were prepared pursuant to the California Government Code, Mariposa County Code, California Environmental Quality Act, and local administrative procedures; and
WHEREAS the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Initial Study and Staff Report, testimony presented by the public concerning the application, and the comments of the applicant;

NOW THEREFORE, BE IT RESOLVED THAT the Planning Commission of the County of Mariposa does hereby adopt a Mitigated Negative Declaration.

BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission of the County of Mariposa does hereby approve Land Division Application 2006-275.

BE IT THEREFORE FURTHER RESOLVED THAT the project is approved based upon the findings set forth in Exhibit 1 with the terms and conditions set forth in Exhibit 2.

ON MOTION BY Commissioner Rudzik, seconded by Commissioner Ross, this resolution is duly passed and adopted this by the following vote:

AYES: Ross, Rudzik, Skyrud, Francisco, DeSantis

NOES: None

EXCUSED: None

ABSTAIN: None

[Signature]
Skip Skyrud, Chair
Mariposa County Planning Commission

Attest:

[Signature]
Carol Suggs, Secretary to the
Mariposa County Planning Commission

Revised: March 17, 2004
EXHIBIT 1
PROJECT FINDINGS
FOR
Land Division Application 2006-275

1. FINDING: The site is physically suitable for the type and density of development.

EVIDENCE: Based on site inspection and the proposed division of the existing parcel into eight lots that are all between twenty and forty, the site is physically suited for low-density homes and appurtenant improvements such as septic systems provided that the conditions of approval regarding the septic systems and approved locations are met. The proposed project is located within the Single Family Residential 9,000 Square Feet, the Single Family Residential ½ Acre, and the Scenic Resource-20 acre primary zones. The project also has the Open Watershed Overlay and Scenic Highway Overlay Zones applied to portions of the project site. The subdivision density is designed in accordance with all of the primary and overlay zones.

2. FINDING: The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

EVIDENCE: The Initial Study prepared for the project found that based on the approved project description and the proposed mitigation measures, it would have a less than significant effect on the environment. Mitigation Measures from the Initial Study have been incorporated into the conditions of approval for the project. The land is currently vacant but will be used primarily for residential purposes. The project may have an adverse impact on wildlife resources and potential habitat areas, and is therefore subject to the California Department of Fish and Game filing fees of ($1,876.75) for a mitigated negative declaration as required by AB 3158 and a County Clerk fee of ($50).

3. FINDING: The design of the subdivision or the proposed improvements is not likely to cause serious public health problems.

EVIDENCE: This land division and its subsequent use for low-density residential purposes are not likely to cause serious health problems. Future residential uses will be required to comply with all Building Code regulations and Health Department standards for the proper installation of wells and sewage disposal systems. The proper location and implementation of these improvements will ensure that serious health problems will not occur on the site.

4. FINDING: The proposed map is consistent with applicable general and town plans as specified in Government Code Section 65451.

EVIDENCE: The proposed subdivision is in conformance with the Town Planning Zoning. The proposed subdivision is also in conformance with the policies, goals and standards of the Town Plan, including the supplemental regulations and standards for the division of property in the Mariposa Town Planning Area.

Revised: March 17, 2004
5. **FINDING:** The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

**EVIDENCE:** The minimum lot size proposed by the project is consistent with standards contained in the Mariposa Town Plan and the Zoning Ordinance, and the supplemental regulations and standards for divisions in the Mariposa Town Planning Area. The land division’s design complies with the County Subdivision Ordinance’s maximum 4:1 length to width ratio for parcel configuration. It is determined that the project is a rural level development based upon proposed parcel size and the Scenic Resource Land Use. Water and sewer services should not be extended into the project site in accordance with Section 2.5.E.1 and Section 2.62.D of the Mariposa Town Planning Area Town Plan.

The proposed project is not an “urban level development”, and Sections 3.25, Improvement Standards, and Section 3.3, Subdivision Standards, are not applicable to this project. If and when further subdivision occurs on the subject property, the applicability of these Sections will be evaluated.

6. **FINDING:** The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

**EVIDENCE:** The project will not conflict with any public easement. Lots 2 through 8 all have access to Old Highway by way of proposed easement roads, but the project has been designed in such a way that public easements are not affected. No additional encroachments from any parcel fronting on Old Highway will be granted. Affected utility companies have reviewed the proposed project and have not objected to the proposal.
EXHIBIT 2
CONDITIONS OF APPROVAL AND MITIGATION MEASURES
FOR
Land Division Application 2006-275

Project Name: Dubberke, Dubberke and Lawson

File Number: LDA No. 2006-275

Project Approval Date: May 16, 2008

The following conditions of approval and mitigation measures were approved for this project in order to ensure compliance with county codes and policies, and to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist indicates that the conditions and mitigation measures have been complied with and implemented, and fulfills the County of Mariposa’s Mitigation Monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6)

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<tr>
<th>Checklist for List of Conditions of Approval and Mitigation Measures</th>
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<td>CONDITIONS OF APPROVAL / PUBLIC WORKS DEPARTMENT</td>
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<td>1. The road easement, referred to as Road 1, from Old Highway (entrance on Parcel 7 and Parcel 8) to the driveway location for Parcel 7 as shown on the Revised Tentative Map, shall be made 60 feet wide and non-exclusive. A cul-de-sac easement with a radius of 60 feet shall be provided to encompass the required cul-de-sac improvements at or near the intersection of the driveway location for Parcel 7 and Road 1. Additional easement width may be required to encompass the required road improvements, including turnouts and associated cuts and fills, in accordance with the County Improvement Standards and Road Improvement and Circulation Policy. The easements shall be offered for dedication to the County of Mariposa. The offers of dedication shall be non-revocable and specifically state on the parcel map that the dedications are for “public road and utility purposes.”</td>
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Revised: March 17, 2004
§16.20.130, County Subdivision Ordinance; Road Standard Cross-sections, Road Improvement and Circulation Policy.

2. The road easement, referred to as Road 2, from Old Highway (entrance on Parcel 2 and Parcel 3) to the driveway for Parcel 2 as shown on the Revised Tentative Map shall be made 60 feet wide and non-exclusive. A cul-de-sac easement with a radius of 60 feet shall be provided to encompass the required cul-de-sac improvements at or near the intersection of the driveway for Parcel 2 and Road 2. Additional easement width may be required to encompass the required road improvements, including turnouts and associated cuts and fills, in accordance with the County Improvement Standards and Road Improvement and Circulation Policy. The easements shall be offered for dedication to the County of Mariposa. The offers of dedication shall be non-revocable and specifically state on the parcel map that the dedications are for "public road and utility purposes."

§16.20.130, County Subdivision Ordinance; Road Standard Cross-sections, Road Improvement and Circulation Policy.

3. A variable width dedication of a minimum of 30 feet from the centerline of Old Highway shall be offered to the County of Mariposa. The offer of dedication shall be non-revocable and shall specifically state on the parcel map that the dedication is for "public road and utility purposes." The location and width of the offer of dedication shall be approved by the County Engineer. The offer of dedication shall include all dedication required to encompass the existing slopes (cuts and fills plus the 5' of free board).

§16.12.150, County Subdivision Ordinance; Section II.A.3, Road Improvement and Circulation Policy.

4. Prior to filing the parcel map, an easement shall be granted, across Parcel 1, to the Mariposa Public Utility District by a separate recorded document. Evidence of this recorded document shall be presented to the County Surveyor verifying that this condition has been met.

Public Works Recommendation, MPUD request for a condition

5. If the Remainder is shown on the parcel map, a variable width dedication of a minimum of 30 feet from the centerline of Old Highway shall be offered to the County of Mariposa along the Remainders frontage of Old Highway. The offer of dedication shall be non-revocable and shall specifically state on the parcel map that the dedication is for "public road and utility purposes." The location and width of the offer of dedication shall be approved by the County Engineer. The offer of dedication shall include all dedication required to encompass the existing slopes (cuts and fills plus the 5' of free board).

§16.12.150, County Subdivision Ordinance; Section II.A.3, Road Improvement and Circulation Policy.

6. An encroachment permit shall be obtained from the Mariposa County Public

Public Works

Revised: March 17, 2004
Works Department prior to any work being done on or adjacent to Old Highway. In addition, all grading and road improvement work required as a condition of approval of this project shall comply with the Mariposa County Improvement Standards and all requirements contained therein. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the plans shall be approved by the County Engineer prior to commencement of construction work on the required road improvements.

### Chapter 11, County Improvement Standards

7. The road within the onsite easement referred to as Road 1 from Old Highway to the cul-de-sac required in Condition 1 shall be improved to a Rural Class II A SRA standard and shall meet this standard at the time of parcel map recordation. Paving shall be required on grades that exceed 12%. The required road improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be approved by the County Engineer at the time of the recordation of the parcel map. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the plans shall be approved by the County Engineer prior to commencement of construction work on the required road improvements.

§16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy.

8. The road within the onsite easement referred to as Road 2 from Old Highway to the cul-de-sac required in Condition 2 shall be improved to a Rural Class II A SRA standard and shall meet this standard at the time of parcel map recordation. Paving shall be required on grades that exceed 12%. The required road improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be approved by the County Engineer at the time of the recordation of the parcel map. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the plans shall be approved by the County Engineer prior to commencement of construction work on the required road improvements.

§16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy.

9. A cul-de-sac shall be constructed at or near the terminus of the on-site easement road as shown on the Revised Tentative Map, located on the boundary between Parcel 8 and 7 at the driveway location for Parcel 7. The cul-de-sac shall be improved to meet county standards and shall meet these standards at the time of parcel map recordation. The required cul-de-sac improvements shall be completed in accordance with the Road Improvement and
Circulation Policy and the County Improvement Standards and shall be inspected and approved by the County Engineer prior to recoduration of the parcel map. If construction of a cul-de-sac is impractical due to the on-site terrain as determined by the County Engineer with the concurrence of CDF, the applicant may request permission to construct a hammerhead T turnaround. Prior to recoduration of the parcel map, the County Surveyor shall confirm that this condition has been met.

§16.12.170, County Subdivision Ordinance; Road Improvement and Circulation Policy.

10. A cul-de-sac shall be constructed at or near the terminus of the on-site easement road as shown on the Revised Tentative Map, located on boundary between Parcel 3 and 2 and at the driveway for Parcel 2. The cul-de-sac shall be improved to meet county standards and shall meet those standards at the time of parcel map recordation. The required cul-de-sac improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be inspected and approved by the County Engineer prior to recordation of the parcel map. If construction of a cul-de-sac is impractical due to the on-site terrain as determined by the County Engineer with the concurrence of CDF, the applicant may request permission to construct a hammerhead T turnaround. Prior to recordation of the parcel map, the County Surveyor shall confirm that this condition has been met.

§16.12.170, County Subdivision Ordinance; Road Improvement and Circulation Policy.

11. Access to parcels 2, 7, 8, and any Remainder shown on the Phase 1 parcel map, shall be limited to the proposed easement Roads 1 and Road 2. Other than existing encroachments, encroachment permits to Old Highway for these parcels will not be granted. A declaration shall be recorded with the parcel map, referenced on the parcel map, and made appurtenant to Parcel 2, 7, 8, and the Remainder. The declaration shall state the following:

"Approved access for residential development for on Parcels _____ and the Remainder as shown on the Parcel Map for _____, filed in Book _____ of Parcel Maps at Page _____ Mariposa County Records is from Easement Road Name."

If the Remainder is not shown on the parcel map, a separate document will be recorded providing this declaration on the on the property covered by the Remainder.

The County Engineer will confirm that this condition has been complied with prior to map filing.

Mariposa County Public Works Requirement

Revised: March 17, 2004
12. A road maintenance association shall be formed to provide for the maintenance of the roads in the onsite easements shown as Road 1 and Road 2 on the Tentative Map. Maintenance shall include, but not be limited to, drainage and erosion control devices, fuel modification, and upkeep of road surfaces. The Road Maintenance Association provisions shall be developed by the applicant so those parcels served by the easement roads shall be responsible for road maintenance. These provisions shall be reviewed and approved by the County Engineer prior to recordation of the final map and shall:

- Be in effect for the life of the project unless said maintenance is taken over by the County, a special district, or other governmental entity.
- Provide for annual maintenance and the immediate correction of emergency and hazard situations.
- Include 100% of the lots in the subdivision served by the access roads.
- Provide a mechanism for the road maintenance association to collect delinquent payments or assessments for the maintenance described above by filing a lien on the delinquent properties, or an alternative mechanism in accordance with the road improvement policy in effect at the time of the map filing.
- Provide a mechanism for new parcels to be added to the association.

Or

The applicant shall files a completed petition (including but not limited to, all required signatures and attachments) with the County to form a Zone of Benefit within the Countywide Service Area No. 1 for road maintenance of the on-site easement roads.

**Public Works Recommendation**

13. Prior to the commencement of any road improvements, road construction or other road building or maintenance activities required as a condition of approval for this project and prior to issuance of any encroachment permit for the required improvements, a consultation meeting with the Public Works Department, the applicant, the agent, and the road contractor shall occur. This meeting shall be conducted onsite. This consultation meeting shall be set up by the applicant and/or agent. Any and all costs associated with the consultation shall be the responsibility of the applicant. The County Engineer shall verify that this condition has been met prior to issuance of any road improvement or encroachment permit required for this project and prior to the scheduling of any onsite inspection of road improvements.

**Public Works Recommendation**

14. All grading and road improvement work, including on-site drainage facilities, shall comply with the Mariposa County Improvement Standards and all requirements contained therein. Engineered improvement plans shall be prepared by a Registered Civil Engineer. The engineered improvement plans will be approved by the County
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<th>Resolution 2008 – 013; LDA 2006-275, Dubberke, Dubberke and Lawson, applicants</th>
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**Engineering prior to commencement of construction work on the required improvements.**

**Planning Department Recommendation**

15. Immediately upon completion of the road and encroachment improvements required as conditions of approval for this project, the applicant shall re-vegetate all exposed soils and install other erosion control as recommended by the Natural Resource Conservation Service/Resource Conservation District (NRCS/RCD). The applicant shall also contact the NRCS/RCD for an inspection. Inspection fees shall be the responsibility of the application. A letter shall be submitted to the County Surveyor by NRCS/RCD stating that the re-vegetation and erosion control provisions have been completed.

16. All cut and fill areas required for the construction of the proposed access roads shall be included within the access and utility easement pursuant to the County Improvement Standards, which may necessitate a variable width easement greater than 60 feet in width. The location, width, and description of the easements shall be approved by the County Engineer.

17. All required signs shall be installed on metal, break-away type posts prior to map recordation. The design and placement of signs shall be approved by the County Engineer prior to installation.

**Public Works Recommendation**

18. Stop signs shall be placed at the intersection of the onsite easement roads (Road 1 and Road 2) and Old Highway (at both locations). The stop signs shall be installed on metal breakaway type posts prior to map recordation. The design and placement of signs shall be approved by the County Engineer prior to installation.

**Public Works Recommendation**

19. A road name sign for Road 1 shall be placed at intersection of Old Highway and Road 1 prior to map recordation. A road name sign for Road 2 shall be placed at each intersection of Old Highway and Road 2 prior to map recordation. The design and specifications of the signs shall be in accordance with the Mariposa County Improvement Standards and shall be approved by the County engineer prior to installation.

§16.12.175, County Subdivision Ordinance

20. A Verification of Taxes Paid Form, acquired no sooner than 30 days prior to the recordation of the final map, shall be submitted to the County Surveyor.

§16.12.395, Mariposa County Subdivision Code

21. A final Soils Report shall be submitted to the County Planning Department as required by Mariposa County Code Subdivision Ordinance, Title 16 §16.20.220 and applicable requirements of the Subdivision Map Act. The Soils Report shall be reviewed and approved by the County Engineer prior to final map recordation.

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Revised: March 17, 2004
Title 16, Section 16.20.220

22. A declaration shall be recorded with the final map and referenced on the final map. The declaration shall state the following:

“All residential buildings, including mobile homes placed on foundations on Parcels _____ and the Remainder as shown on the Parcel Map for _____, filed in Book _____ of Parcel Maps at Page _____ Mariposa County Records shall be constructed in compliance with the special foundation requirements stated in the Soils Investigation Report prepared for the Manzanita Estates Subdivision Phase I and on file with the County Planning Department. A building permit shall not be issued for residences placed on foundations unless the foundations meet the foundation requirements contained in the Soils Investigation prepared for the subdivision. The foundation requirements must be incorporated in the building plan and permit.”

If the Remainder is not shown on the parcel map, a separate document will be recorded providing this declaration on the on the property covered by the Remainder.

Mariposa County Subdivision Ordinance

23. In accordance with Mariposa County Ordinance No. 823, Exhibit A Section 5, drainage easements shall be required on all subdivisions as necessary to ensure safe and unobstructed flows of storm water runoff. If drainage facilities are required outside of any non-exclusive easements for public road and utility purposes, as required by conditions 1 and 2, additional drainage easements shall be shown on the Parcel map that encompass any drainage facilities included in the required engineered improvement plans. The easements shall encompass any adjacent area that is necessary for the maintenance of the drainage facilities. The easement locations shall be approved by the County Engineer based upon the engineered improvement plans. The drainage facilities and easements shall be included for maintenance as part of any Road Maintenance Association or Zone of Benefit established for this project.

Mariposa County Ordinance 823

24. In accordance with Mariposa County Ordinance No. 823, Exhibit A Section 5, drainage easements shall be provided twenty-five feet on each side of the apparent centerline of the stream channels and drainage courses located on Parcel 8 that coincide with the drainages shown on Exhibit 2, Drainage Map, of Ordinance 823. A lesser easement size may be allowed on minor drainages where it is found that the proposed improvements and easements are adequate to handle the future runoff of the entire watershed affecting the drainage facilities. An analysis must be performed by a qualified engineer and shall be based on the planned use of the watershed.

Mariposa County Ordinance 823

Revised: March 17, 2004
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25. Project approval is valid for a period of three years from May 16, 2008. This approval shall expire on May 16, 2011.

26. Prior to recordation of the parcel map, all fees associated with the County’s processing of the map and filing of associated documents shall be paid. The Department of Fish and Game filing fee ($1,876.75 as of 1/1/08) and the County Clerk fee ($50.00 as of 1/1/08) shall be paid by the applicant within five (5) working days of the approval of the application (by Friday, April 25, 2008), because if the fee is not paid within 5 working days, and the Notice of Determination is not filed with the County Clerk prior to close of business on Friday, April 25, 2008, the environmental determination is not operative, vested, or final (Section 21089(b) Public Resources Code).

The County Clerk requires that one check be submitted to cover both of these fees, for a total of $1,926.75 (effective 1/1/08), and that it be in the form of a cashier’s check or money order payable to “Mariposa County.” The County Clerk will not accept a personal check for these fees. Submit the check to Mariposa Planning to file this fee and other required documents with the County Clerk.

Note, the filing fees are adjusted annually, effective January 1st of each year, pursuant to Fish and Game Code.

27. The parcel map filed for Phase 1 will show the property within Phase 2 as a Remainder if the applicant elects to include the Phase 2 area on the map.

Planning Department Recommendation

28. A declaration shall be recorded with the parcel map and shall be referenced on the parcel map:

“A Certificate of Compliance must be obtained prior to issuance of a development permit on the designated Remainder as shown on the for Parcel Map for _______ filed in Book ___ of Parcel Maps at Page ____, Mariposa County Records, in accordance with Section 16.04.030 of Mariposa County Code.”

A declaration shall be recorded concurrently with and referenced on the parcel map stating:

“There shall be no county development permit (including, but not limited to a well permit, a septic permit, a grading permit, and/or a structure permit) issued to the Remainder for the Parcel Map for _______ filed in Book ___ of Parcel Maps at Page ____, Mariposa County Records, until all of the subdivision conditions for the Remainder as established by the Planning Commission have been met. The Remainder is not a parcel available for sale, lease or finance until all of the
| subdivision conditions for the Remainder have been met. The Remainder may or may not be surveyed.” |

§16.04.030, Mariposa County Subdivision Code

29. Road 1 and Road 2 shall be named in accordance with the criteria of County Resolution No. 92-541. A Road Name Request application shall be submitted to the Planning Department and be approved by the Board of Supervisors. The name of the road shall be shown on the Parcel Map.

[County Resolution No. 92-541]

30. Subdivision Map Act Section 66434.2 applies to the recordation of the parcel map for this project.

   Planning Department Recommendation

31. The parcels will be numbered consecutively with no omissions or duplications.

   Mariposa Planning

Section 16.20.120, Title 16 Subdivisions

32. Prior to issuance of any permit and prior to any construction activity on-site, including clearing, the applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit 99-08-DWQ) from the State of California Regional Water Quality Control Board (RWQCB).

   Planning Department Recommendation and California Department of Fish and Game Requirement

33. The Property Owner (Owner) shall indemnify, protect, defend, and hold harmless the County, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the County, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annull, any approval of the County, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the County, concerning the project and the approvals granted herein. Actions concerning the project and approvals granted shall include, but not be limited to, the environmental determination made pursuant to the California Environmental Quality Act (CEQA). Furthermore, Owner shall indemnify, protect, defend, and hold harmless the County, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner’s project is subject to that other governmental entity’s approval and a condition of such approval is that the County indemnify and defend such governmental entity. County shall promptly notify the Owner of any claim, action, or proceeding. County will further cooperate in the defense of the action.

   An agreement on a form approved by Mariposa County Counsel shall be executed within twenty (20) working days of the date of project action.
Non-compliance with this condition may result in revocation of project approval by the county.

### Phase 1

**CONDITIONS OF APPROVAL, MARIPOSA COUNTY HEALTH DEPARTMENT**

34. New subdivision lots will be served by an approved potable water supply. Prior to recordation of a parcel map for this project, the applicant will prove to the satisfaction of the Health Department that each new parcel has a supply of potable water meeting requirements for quantity and quality. Proof is as follows:

- an approved connection from an approved public water provider; or
- a proposed connection to a shared well which has been pre-approved by the Health Department; or
- a well, for which appropriate permits and inspections have been approved by the Health Department, has been drilled on the subject property and developed with appropriate casings, and for which improvements may or may not include permanently installed pump equipment; or
- a demonstration that there can be a source of water capable of producing a sustained potable water supply with storage of at least 1,000 gallons per twelve (12) hour day per dwelling unit, which will be contained within any combination of (a) a potable water storage tank, (b) a static water supply in the well; or
- other satisfactory proof which may consist of a hydrogeological study of the area by a qualified professional and wells drilled prior to sale.

Additionally, if the property is to be served in the future by a well, there will be a requirement to record a disclosure statement concurrently with and referenced on the parcel map stating the following:

> "Water supplies for residential lands are derived from private wells on Parcels ___ and the Remainder as shown on the Parcel Map for ___, filed in Book _____ of Parcel Maps at Page _____ Mariposa County Records. Mariposa County groundwater supplies are found in fractures in the bedrock. The costs associated with drilling and developing a private well is highly variable because it is unknown how much or if any additional water can be found on these parcels. There is no guarantee additional potable water supply of adequate quality or quantity can be found or sustained on any parcel shown on this map."

§16.20.230.C, Mariposa County Subdivision Code

35. Percollation tests and soil analysis tests shall be performed on All Parcels in accordance with Health Department rules and regulations regarding engineered systems. The results of these tests shall be submitted to the Mariposa County Health Department and be approved by the County Sanitarian prior to recordation of the parcel final map. A letter from the County Sanitarian shall be submitted to the County Surveyor stating that approved percolation tests and soil analysis tests have been performed on...
the parcel(s). A statement shall be recorded in Official Records concurrently with the parcel/final map and referenced on the parcel/final map as follows:

"Approved percolation tests and soils analysis tests have been performed on Parcels _______ (and the Remainder) as shown on the Parcel Map for _______. filed in Book ______ of Parcel Maps at Page _______. Mariposa County Records, to verify the feasibility of installing an on-site septic disposal system. The tests indicate that special design "Engineered" Septic Systems will be required. A map identifying the location of the approved percolation tests is on file in the County Health Department. If an on-site septic system is proposed for a portion of a parcel that has not had an approved percolation tests, additional percolation tests and design recommendations may be required.

§16.12.330, County Subdivision Ordinance; Health Department Recommendation

| Phase 1 CONDITIONS OF APPROVAL/ CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION |
|---|---|
| 36. Prior to recordation of the parcel map, all applicable State Fire Safe Regulations shall be met. A letter shall be submitted to the County Surveyor by Cal Fire stating this condition has been met. | Cal Fire |
| 37. Prior to Parcel Map recordation, the applicant shall have complied with all applicable SRA Fire Safe Regulations. A document shall be recorded and referenced on the Parcel Map that states: | Cal Fire |

"Future residential development on Parcels _______ and the Remainder as shown on the Parcel Map for _______, filed in Book _______ of Parcel Maps at Page _______. Mariposa County Records shall be required to conform with all applicable SRA Fire Safe Regulations (Public Resource Code 4290 and 4291). Furthermore, the development of the parcel is subject to all applicable SRA Fire Safe Regulations and the risk of fire hazards shall be reduced through compliance with Public Resource Code 4291, including the requirement to maintain fire protection or firebreaks within 100 feet from buildings or structures or to the property line unless an alternative mitigation measure is approved by Cal Fire at the time of issuance of a residential building permit."

Planning Department Recommendation

| Phase 1 CEQA MITIGATION MEASURES |
|---|---|
| 38. Section 17.32.020 of the Mariposa County Code, Title 17, specifically requires single-family residences in the Scenic Resource 20 Acre Land Use Zone shall be sited and constructed in accordance with the scenic highway overlay zone standards contained in Chapter 17.65.010.A. No building permit or grading permit shall be issued until a scenic highway review plan has been submitted to and approved by the Planning Director. The Planning Director's review and approval must find that the Plan complies with all applicable standards of the SHO Zone, and is consistent with the parcel/final map and referenced on the parcel/final map as follows: | Mariposa Planning |

Revised: March 17, 2004
with the goals, policies and standards of the Mariposa County General Plan. Additionally, the ridge top objectives from the Mariposa County General Plan shall be addressed as a condition of approval of the scenic highway review plan. Any future single-family residence will be required to comply with this requirement. To provide constructive notice for future property owners, a declaration shall be recorded with the final map and shall be referenced on the final map for Parcels 2, 7 and 8 which reads:

“Parcels _____ as shown on the Final Map for _____, filed in Book _____ of Parcel Maps at Page _____ Mariposa County Records, are within the Scenic Highway Overlay Zone of the Title 17, Mariposa County Code. Residential use and development of these parcels are subject to the requirements of Section 17.65 of the Mariposa County Code. The ridge top objectives from the Mariposa County General Plan shall be addressed as a condition of approval of the scenic highway review plan required by Section 17.65 of the Mariposa County Code.”

Mitigation Measure 3, Scenic Highway Overlay Zone

39. To avoid impacts to the habitat of the Valley elderberry Longhorn beetle and additional riparian habitats onsite, a 100 foot setback, 50 feet on each side of the centerline of each stream is determined by the biological studies to be of significant riparian habitat, will be required along the appropriate length of the intermittent creeks located within Parcels 2, 7, and 8 (as shown on the tentative map). The setback will prohibit future grading and construction activities with the exception of installing and maintaining road structures, drainage facilities and utilities. The setbacks shall only be shown on the parcel map filed for Phase 1 as mitigation to Phase 1 activities. The project may be subject to a stream alteration permit from the State Department of Fish and Game.

To mitigate the loss of habitat associated with endangered, threatened and rare species as a result of project activities on each project Parcel, an open space setback will be required at a 2:1 ratio and must be shown on the final parcel map for each Parcel in Phase 1. The setback will protect the habitat of endangered, threatened and rare species from future ground disturbance activities including grading, construction, and fence installation.

Prior to any grading or brushing on the project site for any easement road, driveway, building site, or soils testing, a qualified surveyor shall conduct a site survey to determine the total acreage on each parcel in Phase 1 that has and will be affected by project activities including grading, construction and brush clearance activities. After the total acreage impacted by the project has been determined, a qualified biologist will identify suitable habitat onsite to be protected by the setback that is located outside of the project areas (grading, construction and brush clearance). The proposed setback areas must be mapped and approved by the Planning Director prior to final map filing.

As feasible, the open space setback should be configured with the whole project property taken into consideration. The open space setback shall be combined and configured, as feasible, to create habitat and movement corridors.
The recorded setback shall be shown on the parcel map filed for the project. A statement shall be recorded in Official Records concurrently with the parcel map and referenced on the parcel map as follows:

“No structure shall be constructed within the open space setback as shown on the Parcel Map for _____ filed in Book ___ of Parcel Maps at Page ___, Mariposa County Records. No portions of a sewage disposal system shall be constructed within the open space setback. No grading shall be allowed within the setback, except that which is necessary for access to building sites or the maintenance or improvements to easement roads, drainage structure or facilities, utilities, and County Maintained Roads. A well or wells, water pipes, underground and above ground power lines, fencing, and other similar structures or improvements may also be constructed within the open space setback subject to approval by the Planning Director. This setback shall be in perpetuity and shall restrict the use of the land within the setback.”

Mitigation Measure 5

40. Prior to the initiation of ground disturbing activities associated with compliance with any and all project conditions, and prior to filing of the parcel map, a qualified biologist shall conduct a survey to determine if active raptors are nesting within the parcel boundaries. The survey shall occur during the raptor nesting period between February 15 and September 15. The results of the survey shall be presented to the Mariposa County Planning Department and the CDFG at least one month prior to the initiation of ground disturbing activities to enable adequate time for the CDFG and County to review and approve the survey.

If nesting birds are detected within the proposed ground disturbance area, a 150 foot setback shall be established around every nesting tree. Ground disturbance activities will be prohibited within 150 feet of each nesting tree until the completion of the nesting period as reported to the County by the biologist. If nesting raptors are found outside of the ground disturbance area, but within 150 feet of the ground disturbance area, the location of these nesting trees with a 150 foot buffer will be shown on the Parcel map to prevent future grading and construction activities within the setback. A statement shall be recorded in Official Records concurrently with the parcel map and referenced on the parcel map as follows:

“No structure shall be constructed within the open space setback as shown on the Parcel Map for _____ filed in Book ___ at Page ___, Mariposa County Records. No portions of a sewage disposal system shall be constructed within the open space setback. No grading shall be allowed within the setback. A well or wells, water pipes, underground and above ground power lines, fencing, and other similar structures or improvements may be constructed within the open space setback subject to approval by the Planning Director, as long as..."
grading and construction occur outside of the nesting period (September 16 through February 14) and a CDFG approved biologist has confirmed to CDFG and the Planning Department that the young raptors have fledged prior to construction activities. The restrictions established for the set back shall be in place and effective until the host tree is no longer used as a nesting site by the raptor as determined by an appropriately qualified biologist.”

Mitigation Measure 6

41. For the preservation and protection of oak woodlands, the applicant has the option to:
   a. Construct all portions of the access road and cul-de-sac so as to not remove oak trees with a diameter of 5” or greater at breast height.

   OR

   b. Prior to recordation of the parcel map and prior to the scheduling of the on-site pre-construction conference required by Condition No. 7, the applicant shall submit an Oak Tree Identification and Preservation Plan to the Mariposa County Planning Department. This Plan shall show all trees of the genus Quercus both on-site and off-site which are located within fifty feet of the centerline of the on-site easement road and fifty feet of the centerline of the on-site/off-site easement road that are 5” or larger in diameter at breast height, with breast height being 4 ½’ above natural grade. All trees identified as Quercus that will be removed for construction shall be identified on this Oak Tree Site Plan. All oak trees identified for removal on the project site shall be replaced at a ratio of three to one of a like species of oak, minimum of 10-gallon size, purchased from a nursery that has stock compatible for project site conditions, except as described below. This Plan shall be prepared by a certified professional arborist, licensed landscape architect, registered professional forester, qualified botanist, or other qualified professional as approved by the Mariposa County Planning Department. This Plan shall specify maintenance requirements, costs, and procedures to ensure the viability of the replacement trees. If the qualified professional preparing this survey suggests an alternative to replacing the trees to be removed, that alternative suggestion shall be evaluated by the Mariposa County Planning Department and if determined to be acceptable by the Planning Director, shall be implemented. If the qualified professional determines that the number of trees removed will not create a significant impact, then that determination together with supporting documentation for this determination shall be presented for the Director’s consideration. This may be presented in lieu of an Oak Tree Identification and Preservation Plan. The Plan shall be completed and approved by the Planning Department prior to scheduling the on-site road construction meeting required as a condition of project approval. This mitigation measure is not intended to reduce the ability of the applicant to conduct necessary brushing work for fire safety.

Mitigation Measure

42. During road grading and/or construction, building pad construction, septic system installation, or any activity that involves ground disturbance, if any

| Mariposa Planning |
signs of prehistoric, historic, archaeological, paleontological, or human remains appear, all work activity within fifty feet of the find shall stop and the Mariposa County Planning Department and Mariposa County Coroner shall be notified immediately. No work shall be done within fifty feet of the archaeological find until Planning has identified appropriate measures to protect the archaeological find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with Public Resources Code Section 5097.98.

Mitigation Measure 5.d.1

| 43. Based upon the Scenic Resource Zone requirements, and other matters related to potential significant impacts from large cuts and fill, erosion, and drainage, an engineering improvement plan is necessary for this project. This engineered plan is required as mitigation to potential significant impacts of the project. The County Road Improvement and Circulation Policy And County Improvement Standards provide for an engineered plan to include specific requirements for erosion control and drainage. Portions of the project site are within the OWO Zone. While grading is not specifically prohibited, the intent of the OWO Zone is to prevent erosion and the siting of the water reservoir for the Mariposa Public Utility District (MPUD) which lies northeast of the project site. Grading in the OWO zone should be minimized, and appropriate erosion control measures, as outlined above, shall be incorporated in the engineered improvement plan to ensure that the MPUD reservoir is protected. No grading will be allowed in the OWO zone until the engineered improvement plan has been approved by the County Engineer. | Mariposa Planning |

Mitigation Measure 9

| 44. To mitigate the potential impacts from dust and diesel fumes, the Mariposa County Health Department and the Mariposa County Air Pollution Control District Staff has recommended that prior to any road construction, the applicants prepare and submit an action plan for the implementation of necessary conditions to reduce or eliminate the potential air pollution created during construction. The Plan shall include, at a minimum, | Health Department |

- Use of CARB No. 2 low sulfur diesel fuel in all diesel powered equipment serving the project.
- Diesel powered equipment may not be allowed to idle for more than 2 minutes when not being actively used.
- Dust mitigation must prevent fugitive dust emissions from migrating off-site. The applicant shall provide the Air Pollution Control District (APCD) with a written Dust Mitigation Plan that must be approved by the APCD prior to beginning construction. |
- All construction equipment to be maintained as per manufacturer’s recommendation.
- Watering of unpaved areas and washing of tracked out dirt and mud from adjacent paved roads to be accomplished daily to mitigate dust.
- All applicable sections of the State of California Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations must be followed.

This Plan must be approved by the MCAPCD Director prior to any pre-construction meeting with the Public Works Department, and will become a condition on approval of such road construction from the Public Works Department.

Mitigation Measure 4

45. The septic systems on all parcels shall be installed and maintained in accordance with Health Department Policy 03-01.

Additionally, a notice shall be filed concurrently with the parcel map and referenced on the parcel map which states:

“The properties described as Parcels _____ and the Remainder as shown on the Parcel Map for _____ filed in Book _____ of Parcel Maps at Page _____ Mariposa County Records, are required to be served by an alternative design on-site sewage disposal system which is to be installed in the exact area tested and approved by the Health Department unless the Health Department approves an alternate location as described below. Construction plans for the alternative design on-site sewage disposal system must be submitted to and approved by the Mariposa County Health Department prior to the issuance of a development permit for any construction activities other than a private well. A map showing the approved location and a report including percolation test and soil profile analysis results is on file at the Mariposa County Health Department. The alternative design on-site sewage disposal system is to be maintained in accordance with Mariposa County Health Department Policy 03-01 which states, “A maintenance entity shall be required prior to approval and installation of a special design sewage disposal system on a land division. In lieu of a public entity, an operation and maintenance protocol may be submitted for approval by the manufacturer of a specific technology.”

Said maintenance entity shall be created to provide maintenance on the engineered sewage disposal systems prior to issuance of a development permit for residential construction activities other than a private well.

In the event that additional soils testing is conducted demonstrating that an alternative design on-site sewage disposal system is not necessary, the
Mariposa County Health Department may allow the use of a conventional on-site sewage disposal system in the newly tested area. Any newly tested area requiring the use of an engineered alternative design on-site sewage disposal system must meet the same minimum soils requirements of Health Department policy 03-01 as a newly created parcel.

Mitigation Measure 10

46. Prior to the recordation of the map, all mining excavations located on the project site shall be fenced or covered properly as required by the Health and Safety Code. The location and type of the fence or covering shall be approved by the Health Department. Upon completion, the installation shall be approved by the Health Department. A letter stating that this condition has been met from the Health Department shall be provided to the County Surveyor prior to the recordation of the map.

Mitigation Measure 11

REMAINDER CONDITIONS

47. If the Remainder is not shown on the filed parcel map, at the time of the recordation of a Certificate of Compliance on the Remainder, a variable width dedication of a minimum of 30 feet from the centerline of Old Highway shall be offered to the County of Mariposa. The offer of dedication shall be non-revocable and shall be on a form approved by the County Surveyor and shall state that the dedication is for "public road and public utility purposes." The location, width and description of the offer of dedication shall be approved by the County Engineer. The offer of dedication shall include all dedication required to encompass the existing slopes.

Staff recommends that the Planning Commission recommend that the Public Works Director accept the offer of dedication for public access, maintenance and utilities for Old Highway.

§16.12.150, Mariposa County Subdivision Code; Section II.A.3,

Planning Department: Recommendation

48. Upon completion of all conditions applied to the remainder, a Certificate of Compliance shall be recorded on the remainder, in accordance with Section 16.04.030, County Subdivision Ordinance. Fees associated with the recordation of the certificate of compliance shall be paid by the applicant. If the Remainder is not shown on the parcel map, then the applicant or agent shall provide the County Surveyor with a legal description (typed, stamped and signed legal descriptions along with lot closure computations) of the remainder prior to issuance of Certificate of Compliance.

§16.04.030, Mariposa County Subdivision Code

RECOMMENDATION ON OFFERS OF DEDICATION

Staff recommends that the Planning Commission recommend that the Public Works Director accept the offer of dedication for public access, utilities, and maintenance for the offer for dedication on Old Highway within the project site.

Public Works
<table>
<thead>
<tr>
<th>Mariposa Planning Recommendation</th>
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<tbody>
<tr>
<td>Staff recommends that the Planning Commission recommend that the Public Works Director accept the offer of dedication for public access and utilities, but reject the offer for public maintenance of the onsite casement roads.</td>
<td>Public Works</td>
</tr>
</tbody>
</table>
Exhibit B

Phase 2 Project Conditions for Major Sub No. 2006-275

Project Name: Dubberke, Dubberke, and Lawson  File Number: Major Sub No. 2006-275
Project Approval Date: April 18, 2008

The following conditions of approval and mitigation measures were approved for this project in order to ensure compliance with county codes and policies, and to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist indicates that the conditions and mitigation measures have been complied with and implemented, and fulfills the County of Mariposa’s Mitigation Monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6)

<table>
<thead>
<tr>
<th>Checklist for List of Conditions of Approval and Mitigation Measures</th>
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<tr>
<td>Monitoring Dept.</td>
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<td>Phase 2</td>
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<td>CONDITIONS OF APPROVAL / PUBLIC WORKS DEPARTMENT</td>
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</tbody>
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1. The road easement, referred to as Road 2, from the intersection of Old Highway to its termination at the Parcel 5/6 property boundary shall be made 60 feet wide and non-exclusive. A cul-de-sac easement with a radius of 60 feet shall be provided to encompass the required cul-de-sac improvements at the boundary of Parcels 5 and 6 as shown on the Tentative Map. Additional easement width may be required to encompass the required road improvements, including turnouts and associated cuts and fills, in accordance with the County Improvement Standards and Road Improvement and Circulation Policy. The easements shall be offered for dedication to the County of Mariposa. The offers of dedication shall be non-revocable and specifically state on the final map that the dedications are for “public road and utility purposes.”

§16.20.130, County Subdivision Ordinance; Road Standard Cross-sections, Road Improvement and Circulation Policy.

2. Road 3, as shown on the Tentative Map, has been removed from the proposed project per the request of the applicant at the Public hearing and will not be shown on the Parcel Map filed.

Applicant’s request

3. If determined necessary by the County Surveyor, a variable width dedication of a minimum of 30 feet from the centerline of Old Highway shall be offered

Public Works

Revised: March 17, 2004
to the County of Mariposa. The offer of dedication shall be non-revocable and shall specifically state on the final map that the dedication is for "public road and utility purposes." The location and width of the offer of dedication shall be approved by the County Engineer. The offer of dedication shall include all dedication required to encompass the existing slopes (cuts and fills plus the 5' of free board).

§16.12.150, County Subdivision Ordinance; Section II.A.3, Road Improvement and Circulation Policy

4. An encroachment permit shall be obtained from the Mariposa County Public Works Department prior to any work being done on or adjacent to Old Highway. In addition, all grading and road improvement work required as a condition of approval of this project shall comply with the Mariposa County Improvement Standards and all requirements contained therein. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the plans shall be approved by the County Engineer prior to commencement of construction work on the required road improvements.

Chapter 11, County Improvement Standards

5. The road within the onsite easement referred to as Road 2 from Old Highway to the cul-de-sac required in Phase 1 shall be improved to a Rural Class II A SRA standard and shall meet this standard at the time of parcel map recordation. Paving shall be required on grades that exceed 12%. The required road improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be approved by the County Engineer at the time of the recordation of the parcel map. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the plans shall be approved by the County Engineer prior to commencement of construction work on the required road improvement.

§16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy.

6. The road within the onsite easement referred to as Road 2 from the cul-de-sac required in Phase 1, to its terminus at the boundary of Parcel 5/6, shall be improved to a Rural Class I A SRA standard and shall meet this standard at the time of final map recordation. Paving shall be required on grades that exceed 12%. The required road improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be approved by the County Engineer at the time of the recordation of the final map. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the
plans shall be approved by the County Engineer prior to commencement of
construction work on the required road improvements

§16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a,
Road Improvement and Circulation Policy.

7. A cul-de-sac shall be constructed at the terminus of the on-site easement
Road 2 at the boundary of Parcel 5 and 6. The cul-de-sac shall be improved
to meet county standards and shall meet these standards at the time of final
map recordation. The required cul-de-sac improvements shall be completed
in accordance with the Road Improvement and Circulation Policy and the
County Improvement Standards and shall be inspected and approved by the
County Engineer prior to recordation of the final map. If construction of a
cul-de-sac is impractical due to the on-site terrain as determined by the
County Engineer with the concurrence of CDF, the applicant may request
permission to construct a hammerhead T turnaround. Prior to recordation of
the final map, the County Surveyor shall confirm that this condition has
been met.

Public Works

8. Access to Parcel 3 shall be limited to the proposed easement Road 2. No
encroachment permits to Old Highway for this parcel will be granted. A
declaration shall be recorded with the final map, referenced on the final map,
and made appurtenant to Parcel 3. The declaration shall state the following:

“Approved access for residential development for Parcel 3 as shown on the
Final Map for _____, filed in Book of Maps at Page _____ Mariposa County
Records is from Easement Road Name.”

The County Engineer will confirm that this condition has been complied with
prior to map filing.

Mariposa County Public Works Requirement

Public Works

9. All parcels in Phase 2 shall be required to join the Road Maintenance
Association or Zone of Benefit established in Phase 1.

Public Works Recommendation, Planning Department Recommendation

Public Works

10. Prior to the commencement of any road improvements, road construction
or other road building or maintenance activities required as a condition of
approval for this project and prior to issuance of any encroachment permit
for the required improvements, a consultation meeting with the Public
Works Department, the applicant, the agent, and the road contractor shall
occur. This meeting shall be conducted onsite. This consultation meeting
shall be set up by the applicant and/or agent. Any and all costs associated
with the consultation shall be the responsibility of the applicant. The County
Engineer shall verify that this condition has been met prior to issuance of
any road improvement or encroachment permit required for this project and
prior to the scheduling of any onsite inspection of road improvements.

Public Works Recommendation

Revised: March 17, 2004
11. All grading and road improvement work, including on-site drainage facilities, shall comply with the Mariposa County Improvement Standards and all requirements contained therein. Engineered improvement plans shall be prepared by a Registered Civil Engineer. The engineered improvement plans will be approved by the County Engineer prior to commencement of construction work on the required improvements.

Planning Department Recommendation

12. Immediately upon completion of the road and encroachment improvements required as conditions of approval for this project, the applicant shall re-vegetate all exposed soils and install other erosion control as recommended by the Natural Resource Conservation Service/Resource Conservation District (NRCS/RCD). The applicant shall also contact the NRCS/RCD for an inspection. Inspection fees shall be the responsibility of the application. A letter shall be submitted to the County Surveyor by NRCS/RCD stating that the re-vegetation and erosion control provisions have been completed.

Resource Conservation District

13. All cut and fill areas required for the construction of the proposed access roads shall be included within the access and utility easement pursuant to the County Improvement Standards, which may necessitate a variable width easement greater than 60 feet in width. The location, width, and description of the easements shall be approved by the County Engineer.

14. All required signs shall be installed on metal, break-away type posts prior to map recordation. The design and placement of signs shall be approved by the County Engineer prior to installation.

Public Works Recommendation

15. A stop sign shall be placed at the intersection of the onsite easement road (Road 2) and Old Highway. The stop sign shall be installed on metal breakaway type posts prior to map recordation. The design and placement of the sign shall be approved by the County Engineer prior to installation.

Public Works Recommendation

16. A road name sign for Road 2 shall be placed at the intersection of Old Highway and Road 2 prior to map filing. The design and specifications of the sign shall be in accordance with the Mariposa County Improvement Standards and shall be approved by the County engineer prior to installation.

§16.12.175, County Subdivision Ordinance

17. A Verification of Taxes Paid Form, acquired no sooner than 30 days prior to the recordation of the final map, shall be submitted to the County Surveyor.

Public Works Recommendation

Revised: March 17, 2004
§16.12.395, Mariposa County Subdivision Code

18. If the applicant files a Final Map, prior to filing, evidence that the State Department of Real Estate Public Report process has been commenced shall be submitted to the County Surveyor. Completion of the public report process is not necessary for map recordation, but is necessary prior to lot sale.

19. A final Soils Report shall be submitted to the County Planning Department as required by Mariposa County Code Subdivision Ordinance, Title 16 §16.20.220 and applicable requirements of the Subdivision Map Act. The Soils Report shall be reviewed and approved by the County Engineer prior to final map recordation.

20. A declaration shall be recorded with the final map and referenced on the final map. The declaration shall state the following:

“All residential buildings, including mobile homes placed on foundations on Parcels _____ as shown on the Final Map for _____, filed in Book of Maps at Page _____ Mariposa County Records, shall be constructed in compliance with the special foundation requirements stated in the Soils Investigation Report prepared for the Manzanita Estates Subdivision Phase I and on file with the County Planning Department. A building permit shall not be issued for residences placed on foundations unless the foundations meet the foundation requirements contained in the Soils Investigation prepared for the subdivision. The foundation requirements must be incorporated in the building plan and permit.”

21. In accordance with Mariposa County Ordinance No. 823, Exhibit A Section 5, drainage easements shall be required on all subdivisions as necessary to ensure safe and unobstructed flows of storm water runoff. If drainage facilities are required outside of any non-exclusive easements for public road and utility purposes, as required by conditions 1 and 2, additional drainage easements shall be shown on the Final map that encompass any drainage facilities included in the required engineered improvement plans. The easements shall encompass any adjacent area that is necessary for the maintenance of the drainage facilities. The easement locations shall be approved by the County Engineer based upon the engineered improvement plans. The drainage facilities and easements shall be included for maintenance as part of any Road Maintenance Association or Zone of Benefit established for this project.

Mariposa County Ordinance 823

PHASE 2

CONDITION OF APPROVAL / MARIPOSA PLANNING

22. Project approval is valid for a period of three years from April 18, 2008. Mariposa
This approval shall expire on April 18, 2011.

§16.12.430, Mariposa County Subdivision Code

23. The extension of Road 2 shall be named the same as the approved road name for Road 2 in Phase 2.

Planning

24. Subdivision Map Act Section 66434.2 applies to the recordation of the final map for this project.

Planning Department Recommendation

25. Prior to issuance of any permit and prior to any construction activity on-site, including clearing, the applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit 99-08-DWQ) from the State of California Regional Water Quality Control Board (RWQCB).

Planning

26. The Parcels will be numbered consecutively with no omissions or duplications. The numbers may commence with the number immediately following the last or highest number in Phase 1.

Section 16.20.120, Title 16 Subdivisions

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Phase 2

**CONDITIONS OF APPROVAL/ MARIPosa COUNTY HEALTH DEPARTMENT**

27. New subdivision lots will be served by an approved potable water supply. Prior to the filing of a final map for this project, the applicant will prove to the satisfaction of the Health Department that each new parcel has a supply of potable water meeting requirements for quantity and quality. Proof is as follows:

a. an approved connection from an approved public water provider; or

b. a proposed connection to a shared well which has been pre-approved by the Health Department; or

c. a well, for which appropriate permits and inspections have been approved by the Health Department, has been drilled on the subject property and developed with appropriate casings, and for which improvements may or may not include permanently installed pump equipment; or

d. a demonstration that there can be a source of water capable of producing a sustained potable water supply with storage of at least 1,000

Environmental

Health
gallons per twelve (12) hour day per dwelling unit, which will be contained within any combination of (a) a potable water storage tank, (b) a static water supply in the well; or
c. other satisfactory proof which may consist of a hydrogeological study of the area by a qualified professional and wells drilled prior to sale.
Additionally, if the property is to be served in the future by a well, there will be a requirement to record a disclosure statement concurrently with and referenced on the final map stating the following:

"Water supplies for residential lands are derived from private wells on Parcels ______ as shown on the Final Map for _____, filed in Book of Maps at Page _____ Mariposa County Records. Mariposa County groundwater supplies are found in fractures in the bedrock. The costs associated with drilling and developing a private well is highly variable because it is unknown how much or if any additional water can be found on these parcels. There is no guarantee additional potable water supply of adequate quality or quantity can be found or sustained on any parcel shown on this map."

§16.20.230.C, Mariposa County Subdivision Code

28. Percolation tests and soils analysis tests shall be performed on All Parcels in accordance with Health Department rules and regulations regarding engineered systems. The results of these tests shall be submitted to the Mariposa County Health Department and be approved by the County Sanitarian prior to recordation of the final map. A letter from the County Sanitarian shall be submitted to the County Surveyor stating that approved percolation tests and soils analysis tests have been performed on the parcel(s). A statement shall be recorded in Official Records concurrently with the final map and referenced on the final map as follows:

"Approved percolation tests and soils analysis tests have been performed on Parcels ______ as shown on the Final Map for _____, filed in Book of Maps at Page _____ Mariposa County Records, to verify the feasibility of installing an on-site septic disposal system. The tests indicate that special design "Engineered" Septic Systems will be required. A map identifying the location of the approved percolation tests is on file in the County Health Department. If an on-site septic system is proposed for a portion of a parcel that has not had an approved percolation tests, additional percolation tests and design recommendations may be required.

§16.12.330, County Subdivision Ordinance; Health Department Recommendation
# CONDITIONS OF APPROVAL/CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION

<table>
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<tr>
<th>Condition</th>
<th>Approving Authority</th>
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<tr>
<td>29. Prior to recodensation of the final map, all applicable State Fire Safe Regulations shall be met. A letter shall be submitted to the County Surveyor by Cal Fire stating this condition has been met.</td>
<td>Cal Fire</td>
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<tr>
<td>30. Prior to Final Map recordation, the applicant shall have complied with all applicable SRA Fire Safe Regulations. A document shall be recorded and referenced on the Final Map that states:</td>
<td>Cal Fire</td>
</tr>
<tr>
<td>&quot;Future residential development on Parcels ___ as shown on the Final Map for _____, filed in Book of Maps at Page _____ Mariposa County Records shall be required to conform with all applicable SRA Fire Safe Regulations (Public Resource Code 4290 and 4291). Furthermore, the development of the parcels is subject to all applicable SRA Fire Safe Regulations and the risk of fire hazards shall be reduced through compliance with Public Resource Code 4291, including the requirement to maintain fire protection or firebreaks within 100 feet from buildings or structures or to the property line unless an alternative mitigation measure is approved by Cal Fire at the time of issuance of a residential building permit.&quot;</td>
<td></td>
</tr>
</tbody>
</table>

## Planning Department Recommendation

### Phase 2 CEQA MITIGATION MEASURES

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Approving Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>31. Individual retaining wall heights should be limited to 8 feet in height. If the overall slope to be retained exceeds this height, then the retaining wall will need to be built in sections up or down the hillside, in a staggered manner. There must be sufficient level space between the sections to allow for landscaping and for maintenance and inspection of both the walls and the landscaping. The exposed surfaces of the retaining walls shall utilize textured natural looking surfaces and natural colors. Various materials may be used for construction to meet this requirement. Material choices might include colored and or textured concrete, exposed aggregate (split-face) block, or some other decorative construction material that introduces natural color and texture. The concrete or block color must be of an earth tone that matches the general colors of the soil or vegetation in the area, and the color may need to change for each wall, based upon the soil or vegetation type. Alternative retaining wall materials may also be considered by the Planning Director, such as treated landscape or railroad type beams. A landscaping plan will need to be prepared and approved by the Planning Director prior to any road construction on the property. The landscaping should incorporate native plants, and the plants should be drought tolerant and capable of thriving without irrigation. The landscape plan shall incorporate existing native habitat as feasible. Temporary irrigation of the landscaping may be necessary during the first few years of planting. Maintenance of the landscaping, and the retaining walls, shall become part of the on-going maintenance of the road maintenance association formed to</td>
<td>Mariposa Planning</td>
</tr>
</tbody>
</table>

Revised: March 17, 2004
maintain the easement road for the project.

Mitigation Measure 1

32. Section 17.52.020 of the Mariposa County Code, Title 17, specifically requires single-family residences in the Scenic Resource 20 Acre Land Use/Zone shall be sited and constructed in accordance with the scenic highway overlay zone standards contained in Chapter 17.65.010.A. No building permit or grading permit shall be issued until a scenic highway review plan has been submitted to and approved by the Planning Director. The Planning Director’s review and approval must find that the Plan complies with all applicable standards of the SHO Zone, and is consistent with the goals, policies and standards of the Mariposa County General Plan. Additionally, the ridge top objectives from the Mariposa County General Plan shall be addressed as a condition of approval of the scenic highway review plan. Any future single-family residence will be required to comply with this requirement. To provide constructive notice for future property owners, a declaration shall be recorded with the final map and shall be referenced on the final map for Parcel 3, 4, 5, and 6 which reads:

“Parcels ____ as shown on the Final Map for ____ , filed in Book of Maps at Page ____ Mariposa County Records, are within the Scenic Highway Overlay Zone of the Title 17, Mariposa County Code. Residential use and development of these parcels is subject to the requirements of Section 17.65 of the Mariposa County Code. The ridge top objectives from the Mariposa County General Plan shall be addressed as a condition of approval of the scenic highway review plan required by Section 17.65 of the Mariposa County Code”

Mitigation Measure 3, Scenic Highway Overlay Zone

33. To avoid impacts to the habitat of the Valley elderberry Longhorn beetle and additional riparian habitats onsite, a 100 foot setback, 50 feet on each side of the centerline of each stream as determined by the biological studies to be of significant riparian habitat, will be required along the appropriate length of the intermittent creeks located within Parcels 3, 4, and 6 (as shown on the tentative map). The setback will prohibit future grading and construction activities with the exception of installing and maintaining road crossing structures, drainage facilities, and utilities. The setbacks shall only be shown on the final map filed for Phase 2 as mitigation to Phase 2 activities. The project may be subject to a stream alteration permit from the State Department of Fish and Game.

To mitigate the loss of habitat associated with endangered, threatened and rare species as a result of project activities on each project Parcel, an open space setback will be required at a 2:1 ratio and must be recorded on the final map for each Parcel in Phase 2. The setback will protect the habitat of endangered, threatened and rare species from future ground disturbance activities including grading, construction, and fence installation.

Prior to any grading or brushing on the project site for any easement road, driveway, building site, or soils testing, a qualified surveyor shall conduct a...
site survey to determine the total acreage on each parcel in Phase 1 that has and will be affected by project activities including grading, construction and brush clearance activities. After the total acreage impacted by the project has been determined, a qualified biologist will identify suitable habitat onsite to be protected by the setback that is located outside of the project areas (grading, construction and brush clearance). The proposed setback areas must be mapped and approved by the Planning Director prior to final map filing.

As upon feasible, the open space setback shall be configured with the whole project property taken into consideration. The open space setback shall be combined and configured, as feasible, to create habitat and movement corridors.

The recorded setback shall be shown on the final map filed for the project. A statement shall be recorded in Official Records concurrently with the final map and referenced on the final map as follows:

“No structure shall be constructed within the open space setback as shown on the Final Map for , filed in Book of Maps at Page , Mariposa County Records. No portions of a sewage disposal system shall be constructed within the open space setback. No grading shall be allowed within the setback, except that which is necessary for access to building sites or the maintenance or improvements to easement roads, drainage structure or facilities, utilities, and County Maintained Roads. A well or wells, water pipes, underground and above ground power lines, fencing, and other similar structures or improvements may also be constructed within the open space setback subject to approval by the Planning Director. This setback shall be in perpetuity and shall restrict the use of the land within the setback.”

Mitigation Measure 5

34. Prior to the initiation of ground disturbing activities associated with compliance with any and all project conditions, and prior to filing of the parcel map, a qualified biologist shall conduct a survey to determine if active raptors are nesting within the parcel boundaries. The survey shall occur during the raptor nesting period between February 15 and September 15. The results of the survey shall be presented to the Mariposa County Planning Department and the CDFG at least one month prior to the initiation of ground disturbing activities to enable adequate time for the CDFG and County to review and approve the survey.

If nesting birds are detected within the proposed ground disturbance area, a 150 foot setback shall be established around every nesting tree. Ground disturbance activities will be prohibited within 150 feet of each nesting tree until the completion of the nesting period as reported to the County by the biologist. If nesting raptors are found outside of the ground disturbance area, but within 150 feet of the ground disturbance areas, the location of these nesting trees with a 150 foot buffer will be shown on the Parcel map to
prevent future grading and construction activities within the setback. A statement shall be recorded in Official Records concurrently with the parcel map and referenced on the parcel map as follows:

“No structure shall be constructed within the open space setback as shown on the Final Map for _____, filed in Book of Maps at Page _____, Mariposa County Records. No portions of a sewage disposal system shall be constructed within the open space setback. No grading shall be allowed within the setback. A well or wells, water pipes, underground and above ground power lines, fencing, and other similar structures or improvements may be constructed within the open space setback subject to approval by the Planning Director, as long as grading and construction occur outside of the nesting period (September 16 through February 14) and a CDFG approved biologist has confirmed to CDFG and the Planning Department that the young CSOW have fledged prior to construction activities. The restrictions established for the setback shall be in place and effective until the host tree is no longer used as a nesting site by the raptor as determined by an appropriately qualified biologist.”

Mitigation Measure 6

35. For the preservation and protection of oak woodlands, the applicant has the option to:

a. Construct all portions of the access road and cul-de-sac so as to not remove oak trees with a diameter of 5” or greater at breast height.

OR

b. Prior to recordation of the final map and prior to the scheduling of the on-site pre-construction conference required by Condition No. 10, the applicant shall submit an Oak Tree Identification and Preservation Plan to the Mariposa County Planning Department. This Plan shall show all trees of the genus Quercus both on-site and off-site which are located within fifty feet of the centerline of the on-site easement road and fifty feet of the centerline of the on-site/off-site easement road that are 5” or larger in diameter at breast height, with breast height being 4 ½’ above natural grade. All trees identified as Quercus that will be removed for construction shall be identified on this Oak Tree Site Plan. All oak trees identified for removal on the project site shall be replaced at a ratio of three to one of a like species of oak, minimum of 10-gallon size, purchased from a nursery that has stock compatible for project site conditions, except as described below. This Plan shall be prepared by a certified professional arborist, licensed landscape architect, registered professional forester, qualified botanist, or other qualified professional as approved by the Mariposa County Planning Department. This Plan shall specify maintenance requirements, costs, and procedures to ensure the viability of the replacement trees. If the qualified professional preparing this survey
suggests an alternative to replacing the trees to be removed, that alternative suggestion shall be evaluated by the Mariposa County Planning Department and if determined to be acceptable by the Planning Director, shall be implemented. If the qualified professional determines that the number of trees removed will not create a significant impact, then that determination together with supporting documentation for this determination shall be presented for the Director’s consideration. This may be presented in lieu of an Oak Tree Identification and Preservation Plan. The Plan shall be completed and approved by the Planning Department prior to scheduling the onsite road construction meeting required as a condition of project approval. This mitigation measure is not intended to reduce the ability of the applicant to conduct necessary brushing work for fire safety.

(Planning Department Requirement)

36. During road grading and/or construction, building pad construction, septic system installation, or any activity that involves ground disturbance, if any signs of prehistoric, historic, archaeological, paleontological, or human remains appear, all work activity within fifty feet of the find shall stop and the Mariposa County Planning Department and Mariposa County Coroner shall be notified immediately. No work shall be done within fifty feet of the archaeological find until Planning has identified appropriate measures to protect the archaeological find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with Public Resources Code Section 5097.98.

Mitigation Measure 5.d.1

37. Based upon the Scenic Resource Zone requirements, and other matters related to potential significant impacts from large cuts and fill, erosion, and drainage, an engineering improvement plan is necessary for this project. This engineered plan is required as mitigation to potential significant impacts of the project. The County Road Improvement and Circulation Policy And County Improvement Standards provide for an engineered plan to include specific requirements for erosion control and drainage.

Portions of the project site are within the OWO Zone. While grading is not specifically prohibited, the intent of the OWO Zone is to prevent erosion and the silting of the water reservoir for the Mariposa Public Utility District (MPUD) which lies northeast of the project site. Grading in the OWO zone should be minimized, and appropriate erosion control measures, as outlined above, shall be incorporated in the engineered improvement plan to ensure that the MPUD reservoir is protected.

No grading will be allowed in the OWO zone until the engineered improvement plan has been approved by the County Engineer.

Mitigation Measure 9

Revised: March 17, 2004
38. To mitigate the potential impacts from dust and diesel fumes, the Mariposa County Health Department and the Mariposa County Air Pollution Control District Staff has recommended that prior to any road construction, the applicants prepare and submit an action plan for the implementation of necessary conditions to reduce or eliminate the potential air pollution created during construction. The Plan shall include, at a minimum,

- Use of CARB No. 2 low sulfur diesel fuel in all diesel powered equipment serving the project.
- Diesel powered equipment may not be allowed to idle for more than 2 minutes when not being actively used.
- Dust mitigation must prevent fugitive dust emissions from migrating off-site. The applicant shall provide the Air Pollution Control District (APCD) with a written Dust Mitigation Plan that must be approved by the APCD prior to beginning construction.
- All construction equipment to be maintained as per manufacturer's recommendation.
- Watering of unpaved areas and washing of tracked out dirt and mud from adjacent paved roads to be accomplished daily to mitigate dust.
- All applicable sections of the State of California ASBESTOS AIRBORNE TOXIC CONTROL MEASURE FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS must be followed.

This Plan must be approved by the MCASTD Director prior to any pre-construction meeting with the Public Works Department, and will become a condition on approval of such road construction from the Public Works Department.

Mitigation Measure 4

39. The septic systems on all parcels shall be installed and maintained in accordance with Health Department Policy 03-01.

Additionally, a notice shall be filed concurrently with the final map and referenced on the final map which states:

"The properties described as Parcels _____ as shown on the Final Map for _____, filed in Book of Maps at Page _____ Mariposa County Records, are required to be served by an alternative design on-site sewage disposal system which is to be installed in the exact area tested and approved by the Health Department unless the Health Department approves an alternate location as described below. Construction plans for the alternative design on-site sewage disposal system must be submitted to and approved by the Mariposa County Health Department prior to the issuance of a development permit for any construction activities other than a private well. A map showing the approved location and a report including..."
percolation test and soil profile analysis results is on file at the Mariposa County Health Department. The alternative design on-site sewage disposal system is to be maintained in accordance with Mariposa County Health Department Policy 03-01 which states, "A maintenance entity shall be required prior to approval and installation of a special design sewage disposal system on a land division. In lieu of a public entity, an operation and maintenance protocol may be submitted for approval by the manufacturer of a specific technology."

Said maintenance entity shall be created to provide maintenance on the engineered sewage disposal systems prior to issuance of a development permit for residential construction activities other than a private well.

In the event that additional soils testing is conducted demonstrating that an alternative design on-site sewage disposal system is not necessary, the Mariposa County Health Department may allow the use of a conventional on-site sewage disposal system in the newly tested area. Any newly tested area requiring the use of an engineered alternative design on-site sewage disposal system must meet the same minimum soils requirements of Health Department policy 03-01 as a newly created parcel.

Mitigation Measure 10

40. Prior to the recordation of the map, all mining excavations located on the project site shall be fenced or covered properly as required by the Health and Safety Code. The location and type of the fence or covering shall be approved by the Health Department. Upon completion, the installation shall be approved by the Health Department. A letter stating that this condition has been met from the Health Department shall be provided to the County Surveyor prior to the recordation of the map.

Mitigation Measure 11

**RECOMMENDATION ON OFFERS OF DEDICATION**

<table>
<thead>
<tr>
<th>Staff recommends that the Planning Commission recommend that the Public Works Director accept the offer of dedication for public access, utilities, and maintenance for the offer for dedication on Old Highway within the project site.</th>
<th>Public Works</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mariposa Planning Recommendation</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Staff recommends that the Planning Commission recommend that the Public Works Director accept the offer of dedication for public access and utilities, but reject the offer for public maintenance of the onsite easement roads.</th>
<th>Public Works</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mariposa Planning Recommendation</td>
<td></td>
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</table>
## Agency Contact List

<table>
<thead>
<tr>
<th>AGENCY</th>
<th>CONTACT</th>
<th>PHONE NUMBER</th>
<th>SITE ADDRESS</th>
<th>MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mariposa Planning</td>
<td>Larry Enrico</td>
<td>209-742-1222</td>
<td>5100 Bullion Street</td>
<td>P.O. Box 2039</td>
</tr>
<tr>
<td></td>
<td></td>
<td><a href="mailto:lenrico@mariposacounty.org">lenrico@mariposacounty.org</a></td>
<td>Mariposa CA 95338</td>
<td>Mariposa CA 95338</td>
</tr>
<tr>
<td>Public Works</td>
<td>Jerry Freeman</td>
<td>209-966-5356</td>
<td>4639 Ben Hur Road</td>
<td>Same as site</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Mariposa CA 95338</td>
<td></td>
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<tr>
<td>Health Department</td>
<td>Dave Conway</td>
<td>209-966-2220</td>
<td>5100 Bullion Street</td>
<td>P.O. Box 5</td>
</tr>
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<tr>
<td>Regional Water Quality Control Board</td>
<td>JoAnne Kipps</td>
<td>559-445-5035</td>
<td>1685 E Street</td>
<td>Same as site</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Fresno CA 93706</td>
<td></td>
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<tr>
<td>Mariposa County Resource Conservation District</td>
<td>Jerry Progner</td>
<td>209-966-3431</td>
<td>5009 Fairgrounds Rd</td>
<td>P.O. Box 746</td>
</tr>
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<td></td>
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<td>Mariposa CA 95338</td>
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</tr>
<tr>
<td>County Assessor</td>
<td></td>
<td>966-2332</td>
<td>4982 10th Street</td>
<td>P.O. Box 35</td>
</tr>
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<td>Mariposa CA 95338</td>
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<tr>
<td>County Fire</td>
<td></td>
<td>209-966-4330</td>
<td>5082 Bullion Street</td>
<td>P.O. Box 162</td>
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<td>Cal Fire</td>
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<td>209-966-3622</td>
<td>5366 Highway 49 North</td>
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## Certificate of Completion:

Revised: March 17, 2004
By signing below, the environmental coordinator confirms that the required conditions of approval and mitigation measures have been implemented as evidenced by the "Schedule of Tasks and Sign-Off Checklist", and that all direct and indirect costs have been paid. This act constitutes the issuance of a Certificate of Completion.

Environmental Coordinator                     Date

Explanation of Headings:

Monitoring Dept: Department or Agency responsible for monitoring a particular mitigation measure.

Verified Implemented: When a mitigation measure has been implemented, this column will be initialed and dated.