

Mariposa County  
Planning Department  
P.O. Box 2039  
Mariposa, CA 95338-2039

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STATE OF CALIFORNIA  
COUNTY OF MARIPOSA  
PLANNING COMMISSION

Resolution

No. 2007-036

A resolution recommending that the Mariposa County Board of Supervisors adopt a Negative Declaration and approve the amendment to the minimum residential road standards in the Mariposa County Road Improvement and Circulation Policy; Project No. 2007-124; Mariposa County, proponent.

WHEREAS the Mariposa County Board of Supervisors adopted the Mariposa County General Plan, which included goals, policies and implementation measures to ensure that residential development has safe and adequate access; and

WHEREAS those specific goals are 5-3 in the Land Use Element of the General Plan which states:

*Integrate transportation and land use decisions to achieve the County's managed growth objectives.*

and Goal 9-1 which states;

*All development shall have safe and adequate access.*

WHEREAS the General Plan states policies and implementation measures to implement these goals; and

WHEREAS Subsection 5.3.02.E(1) in the Residential land use classification section in the General Plan states:

*All newly created subdivision parcels will have safe and maintained access roads. To qualify for subdivision, access to the subject property will be derived from a road that is:*

- 1. Maintained, and*
- 2. has adequate capacity for the potential traffic volume generated by the total number of existing lots and those which can be created within the road system.*

WHEREAS the Board of Supervisors deemed it necessary to amend the residential road standards contained in the Mariposa County Road Improvement and Circulation Policy under Chart A – Minimum Road Standards, Residential in order to bring these standards into consistency with and to implement the applicable goals, policies, implementation measures and standards of the General Plan, and

WHEREAS the Planning Commission is responsible for making a recommendation to the Board of Supervisors relative to the proposed amendment; and

WHEREAS the Planning Commission held a duly noticed public hearing regarding the proposed amendment; project no. 2007-124; 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, Staff Report, and testimony presented by the public concerning the project.

NOW THEREFORE, BE IT RESOLVED THAT the Planning Commission of the County of Mariposa does hereby recommend approval of the proposed amendment as amended to the minimum residential road standards in the Mariposa County Road Improvement and Circulation Policy, the text of which is shown in Exhibit 1 of this resolution; and

BE IT THEREFORE FURTHER RESOLVED THAT this recommendation is based on the findings that are stated in Exhibit 2; and

BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission recommends that the Board of Supervisors adopt a Negative Declaration for the stated amendment; project no. 2007-124 as shown in Exhibit 3.

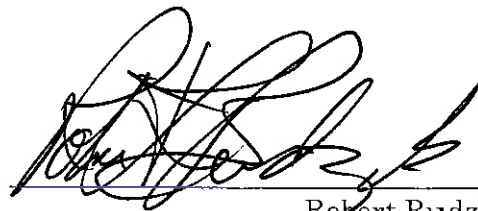
ON MOTION BY Commissioner Ross, seconded by Commissioner Francisco, this resolution is duly passed and adopted on August 17, 2007 by the following vote:

AYES: Ross, Francisco, Rudzik, Skyrud, DeSantis

NOES: None

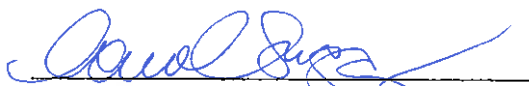
EXCUSED: None

ABSTAIN: None



Robert Rudzik, Chair  
Mariposa County Planning Commission

Attest:



Carol Suggs, Secretary to the  
Mariposa County Planning Commission

# Exhibit 1

## Residential Road Standard Amendment Proposed Text

The following chart, as amended by the Planning Commission, is recommended for insertion into the Mariposa County Road Improvement and Circulation Policy to replace existing Chart A – Minimum Road Standards, Residential. The Planning Commission's proposed changes are shown in ***bold, italicized, and underlined*** text.

### CHART A Minimum Road Standards Residential

These road standards shall be applied separately to each road section in a development, according to the traffic volume to be served by that particular road. Standards above the minimum required may be applied at the developer's option.

Adequate capacity for existing roads will be evaluated based on travel way width only. Lane width for an existing road will be determined by using the average of three locations equidistance from the proposed development to the nearest intersection with a state or county road. Shoulder width will not be evaluated to determine road capacity for existing roads.

*These standards shall also apply to publicly maintained roads, including county roads, which must meet these standards if they serve new residential development. Measurements to determine road width for publicly maintained roads, including county roads, shall be as stated in paragraph two.*

| Parcel Size                                       | Potential Traffic Volume<br>Average Daily Traffic (ADT) Plus Potential Increase |  |                      |                       |
|---|---|--|----------------------|-----------------------|
|   | 0-40  | 41-249   | 250-699              | 700-3000*             |
| 2.5 to 160+ acres                                 | Rural Class I gravel  | Rural Class I paved<br>or<br>Rural Class II gravel | Rural Class II paved | Rural Class III paved |
| Less than 2.5 Acres to 6-to-10 dwellings per acre | Rural Class I gravel  | Town Class II paved                                | Town Class III       | Town Class III        |

*\*Standards for traffic volumes over 3000 ADT will be developed and applied as the need arises.*

**LEGEND**

| <u>Road Class</u>      | <u>Minimum Width</u> |
|------------------------|----------------------|
| <u>Rural Class I</u>   | <u>18 feet</u>       |
| <u>Rural Class II</u>  | <u>20 feet</u>       |
| <u>Rural Class III</u> | <u>22 feet</u>       |
| <u>Town Class II</u>   | <u>20 feet*</u>      |
| <u>Town Class III</u>  | <u>22 feet*</u>      |

*\*Without parking and sidewalk*

## Exhibit 2

### *(Proposed Findings)*

1. The Mariposa County General Plan recognizes the need for new residential projects to be served by roadways that provide safe and adequate access. The general plan's goals, policies, and implementation measures, as well as the standards for the Residential land use classification, are designed to ensure that access to each newly created parcel meets general plan requirements.
2. The existing standards contained in Chart A – Minimum Residential Road Standards contained in the Mariposa County Road Improvement and Circulation Policy are not consistent with the goals, policies, implementation measures and standards contained in the Mariposa County General Plan. Implementation of the revised standards will make the Road Improvement and Circulation Policy consistent with and will implement the Mariposa County General Plan.
3. The adoption and implementation of these revised standards will not have a significant impact on the environment and adoption of a Negative Declaration is warranted for this project.

## Exhibit 3

### PROPOSED

## MARIPOSA COUNTY NEGATIVE DECLARATION

(Pursuant to California Administrative Code, Section 15070)

PROPONENT/APPLICATION: *Amendment to the Minimum Residential Road Standards contained in the Mariposa County Road Improvement and Circulation Policy; Project No. 2007-124  
Mariposa County, Proponent*

PROJECT DESCRIPTION: The revised residential road standards apply countywide. The proposed standards replace Chart A -- Minimum Road Standards, Residential contained in the Mariposa County Road Improvement and Circulation Policy. The revised standards are designed to bring standards into consistency with and to implement the applicable goals, policies, implementation measures and standards of the Land Use and the Circulation, Infrastructure, and Services elements of the Mariposa County General Plan that address safe and adequate access for new residential development.

No significant effect is based on the following findings:

*(Findings as shown in Staff Report)*

No significant effect is based on review procedures of the following County Departments or Divisions:

- |   |  |
|---|--|
| <input type="checkbox"/> Building Division              | <input checked="" type="checkbox"/> County Health Department |
| <input checked="" type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Public Works Department  |

Other: Mariposa County Fire, California Department of Forestry

An Initial Study was prepared by Skip Strathearn, Senior Planner and is on file at Mariposa County Planning Department, 5100 Bullion Street, Mariposa, California 95338

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KRIS SCHENK, Director  
Mariposa Planning

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Date