

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. 2016-009

**A resolution conditionally approving Land Division No. 2016-123, Freeman & Seaman, Agent; Wyrinda J. Harper, Trustee, applicant; Assessor Parcel Number 017-400-017**

WHEREAS an application for Land Division No. 2016-123 was received on June 24, 2016 from Wyrinda J. Harper for a property located at 4110 Oak Grove Road, also known as Assessor Parcel Number 017-400-017; and

WHEREAS Land Division Application No. 2016-123 proposes to divide a 31.23-acre parcel into three parcels of 8.68, 16.27 and 6.28 acres; 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 the 23rd of September 2016; 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; and

BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission of the County of Mariposa does hereby approve Land Division No. 2016-123; and

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 Harter, seconded by Commissioner Kehoe this resolution is  
duly passed and adopted this September 23, 2016 by the following vote:

AYES: Harter, Kehoe, Becker and Kenec

NOES:

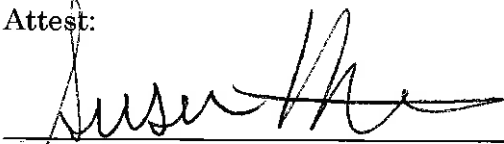
EXCUSED: Herman

ABSTAIN:



Mark Becker, Chair  
Mariposa County Planning Commission

Attest:



Susan Hunter, Secretary  
Mariposa County Planning Commission

Attachments:

Exhibit 1: Project findings as approved by Planning Commission

Exhibit 2: Project conditions as approved by Planning Commission

***Exhibit 1 - Project Findings for LDA No. 2016-123***

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

**EVIDENCE:** The site is physically suited for low-density homes and appurtenant improvements, and has already been developed as such. The proposed project is located within the Mountain Home Zone and the Residential Land Use Classification. The subdivision density is designed in accordance with the Mountain Home Zone and the Residential Land Use Classification.

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, the project would have a less than significant effect on the environment with mitigation applied. The project may have an adverse impact on the wildlife resources and potential habitat areas, and therefore, subject to the California Department of Fish and Wildlife file fees for a mitigated negative declaration as required by AB 3158 and SF 1535 and County Clerk fees.

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. The project site is located in a State Responsibility Area. The project has been reviewed by the Mariposa County Fire Department and CAL FIRE. The land division has been designed to comply with all applicable fire safe requirements. All future residential uses will be required to comply with the State Fire Safe Standards as mandated by California Public Resource Code (PRC) Sections 4290 and 4291, which will eliminate any potential health and safety issues related to fire protection. The design and location of each lot and new ingress/egress points to the subdivision and individual lots comply with all applicable County standards as well standards contained in PRC sections 4290 and 4291. Structural fire protection and suppressions services are available to the project site through the Mariposa County Fire Department and CAL FIRE.

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

**EVIDENCE:** The land division is the initial step in the process to help accomplish Mariposa County General Plan's Housing Element overall goal to *"Provide opportunities for an adequate supply of sound, affordable housing units for ownership and for rent in a safe and satisfying environment for the present and future residents of the County."* The land division satisfies the following Housing Element Objectives, including: *"Provide Adequate Sites and Services"*. Parcels A and B have existing access and Parcel C will be taking access directly from an existing paved, county-maintained road that has adequate capacity for the additional traffic generated by the new parcels created by this project.

5. **FINDING:** The design or improvement of the proposed subdivision is consistent with applicable General and Specific plans.

**EVIDENCE:** The minimum parcel size, minimum density, and building intensity proposed by the project is consistent with standards contained in the Residential Land Use Classification of the General Plan and the Mountain Home Zone. The land division's design complies with the County Subdivision Ordinance's maximum 4:1 length to width ratio for parcel configuration.

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. Affected utility companies have reviewed the proposed project. Sierra Telephone has stated that they have no objections to this Land Division.

**Exhibit 2 - Project Conditions for LDA No. 2016-123**

**Applicant: Wyrinda J. Harper, Trustee**

**File Number: LDA No. 2016-123**

The following conditions of approval were approved for this project in order to ensure compliance with county codes and policies. A completed and signed checklist indicates that the conditions have been complied with and implemented.

<b>Sign-Off Checklist for Conditions of Approval</b>		
CONDITIONS OF APPROVAL / PUBLIC WORKS DEPARTMENT	MONITORING DEPARTMENT	VERIFIED IMPLEMENTE D
<p>1. The on-site portion of the unnamed easement road along the northerly line of Parcel A shall be made 30 feet wide and non-exclusive. (Additional easement width may be required to encompass the required road improvements, including turnouts, turnarounds, and associated cuts and fills, in accordance with the County Improvement Standards and Road Improvement and Circulation Policy). The easement shall be offered for dedication to the County of Mariposa. The offer of dedication shall be non-revocable and specifically state on the parcel map that the dedication is for "public road and utility purposes."</p> <p>The Planning Commission recommends that the Public Works Director accept the offer of dedication for public access and utilities, but reject the offer for public maintenance for the on-site access roads.</p> <p>(Section 16.12.160.B, County Subdivision Ordinance; Road Standards Cross-sections, Road Improvement and Circulation Policy.)</p>	PUBLIC WORKS	
<p>2. The easement road along the northerly boundary of the project site, from Oak Grove Road to the existing on-site driveway accessing Parcel A, shall be improved to a Rural Class 1 SRA standard and shall meet this standard at the time of parcel map recordation. 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 <b>at the time</b> 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.</p>	PUBLIC WORKS	

<p>A cul-de-sac shall be constructed at or near the terminus of the required road improvements at the driveway for Parcel A as shown on the tentative map. 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 at the time of recordation of the parcel map. At the time of recordation of the parcel map, the County Engineer shall confirm that this condition has been met.</p> <p>(Section 16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy, Section 11.4(B)(9) County Improvement Standards; Public Works, Planning and CAL FIRE Recommendation).</p>		
<p>3. 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, CAL FIRE, Sierra Telephone, the applicant, the agent and road contractor shall occur. The Ag Commissioner shall be invited. The meeting shall be conducted on-site. This consultation meeting shall be setup 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 on-site inspection of road improvements.</p> <p>(Public Works Recommendation)</p>	PUBLIC WORKS	
<p>4. An encroachment permit shall be obtained from the Mariposa County Public Works Department prior to any work being done on or adjacent to Oak Grove Road. 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.</p> <p>(Chapter 11, County Improvement Standards)</p>	PUBLIC WORKS	

<p>5. 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</p> <p>(Public Works Department Recommendation)</p>	<p>PUBLIC WORKS</p>	
<p>6. A stop sign shall be placed at the intersection of the existing easement (along the northerly boundary of the project site) and Oak Grove Road. The stop sign 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.</p> <p>(Public Works Recommendation)</p>	<p>PUBLIC WORKS</p>	
<p>7. If the existing easement road (along the northerly boundary of the project site) is accepted by the County for public access but not for maintenance, a sign stating "THIS ROAD IS NOT COUNTY MAINTAINED" shall be installed at the intersection of the easement road and Oak Grove Road. The design and specifications of the sign shall be in accordance with the County Improvement Standards.</p> <p>(Section III.A.4, Road Improvement and Circulation Policy)</p>	<p>PUBLIC WORKS</p>	
<p>8. A road name sign for the easement road (along the northerly boundary of the project site) shall be placed at the intersection of the easement road and Oak Grove Road. The design and specifications of the sign shall be in accordance with the Mariposa County Improvement Standards.</p> <p>(Section 16.12.175, County Subdivision Ordinance).</p>	<p>PUBLIC WORKS</p>	
<p>9. A road maintenance association shall be formed to provide for the maintenance of the easement road (along the northerly boundary of the project site). 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 road shall be responsible for road maintenance. These provisions shall be reviewed and approved by the County Engineer prior to recordation of the parcel map and shall:</p> <ul style="list-style-type: none"> <li>a. 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.</li> <li>b. Provide for annual maintenance and the immediate correction of emergency and hazard situations.</li> </ul>	<p>PUBLIC WORKS</p>	

<p>c. Include 100% of the parcels in the subdivision served by the access roads.</p> <p>d. 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.</p> <p>e. Provide a mechanism for new parcels to be added to the association.</p> <p>(Public Works Department Recommendation; Section II.I, Road Improvement and Circulation Policy)</p>		
<p>10. A Verification of Taxes Paid Form; acquired no sooner than 30-days prior to the filing of the parcel map, shall be submitted to the County Surveyor.</p> <p>[County Subdivision Ordinance Section 16.12.395]</p>	<p>PUBLIC WORKS</p>	
<p>11. Immediately upon completion of the required road and encroachment improvements, 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 applicant. A letter shall be submitted to the County Surveyor by NRCS/RCD stating that the re-vegetation and erosion control provisions have been completed.</p> <p>(Public Works and NRCS/RCD Recommendation)</p>	<p>PLANNING DEPARTMENT</p>	
<p>12. The easement road along the northerly boundary of Parcel A shall be named in accordance with County Resolution No. 92-541. A Road Name Request application shall be submitted to the Planning Department and be acted upon by the Board of Supervisors. Approval of the road name shall be tentative, until the map is filed. The name of the road within the project site shall be shown on the parcel map.</p> <p>(Public Works and Planning Recommendation)</p>	<p>PUBLIC WORKS &amp; ASSESSOR</p>	
<p>CONDITIONS OF APPROVAL / DEPARTMENT OF FORESTRY AND FIRE PROTECTION</p>		
<p>13. Prior to Parcel Map recordation, the applicant shall have complied with all applicable SRA Fire Safe Regulations according to PRC 4290, PRC 4291 and PRC 1273.09, dead-end roads.</p> <p>Evidence that this condition has been satisfied shall be in the form of a letter from CAL FIRE to the County Surveyor.</p>	<p>CAL FIRE</p>	



(California Public Resources Code)		
CONDITIONS OF APPROVAL / AGRICULTURAL COMMISSIONER		
<p>14. Consultation with the Mariposa County Agriculture Commissioner regarding noxious weed control and identification is strongly recommended prior to the commencement of any road grading or maintenance associated with the project.</p> <p>(Agricultural Commissioner &amp; Planning Department Recommendation)</p>	<p>AGRICULTURAL COMMISSIONER</p>	
CONDITIONS OF APPROVAL / HEALTH DEPARTMENT		
<p>15. Soil profile holes shall be excavated on Parcel C to the standards of the County Health Department and in the presence of the County Registered Environmental Health Specialist (R.E.H.S.), his authorized representative, or an authorized consultant to verify the feasibility of installing an on-site septic system on the parcel. If the County R.E.H.S. approves the parcel for septic disposal based on the soil profile holes, a letter from the County R.E.H.S. stating no additional tests are required and this condition has been fulfilled for that parcel shall be submitted to the County Surveyor.</p> <p>If the results of the soil profile holes do not demonstrate to the approval of the County R.E.H.S that a conventional septic system can be installed on the parcel, percolation tests and additional soils analysis test shall be performed on the parcel in accordance with Health Department rules and regulations. The results of these tests shall be submitted to the Mariposa County Health Department and be approved by the County R.E.H.S prior to recordation of the parcel map.</p> <p>A letter from the County R.E.H.S shall be submitted to the County Surveyor stating that approved percolation tests and soils analysis tests have been performed on the parcel. A statement shall be recorded in Official Records concurrently with the parcel map and referenced on the parcel map or shall be included on an additional map sheet which indicates its relationship to the parcel map. The statement shall be as follows:</p> <p>“This notice is not intended to affect record title interest. Approved percolation tests and soils analysis tests have been performed on Parcel C as shown on the Parcel Map for ____, recorded in Book ____ of Parcel Maps at Page ____, Mariposa County Records, to verify the feasibility of installing an on-site septic disposal system. A map identifying the location of the approved percolation tests is</p>	<p>HEALTH</p>	

<p>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 approved percolation tests, additional percolation tests and design recommendations may be required.”</p> <p>(Section 16.12.330, County Subdivision Ordinance; Health Department Recommendation)</p>		
<p>16. Prior to recordation of the parcel map, the applicant shall prove to the satisfaction of the Health Department that Parcels A and C have a supply of potable water meeting requirements for quantity and quality. Proof is as follows:</p> <ul style="list-style-type: none"> <li>a. an approved connection from an approved public water provider; or</li> <li>b. a proposed connection to a shared well which has been pre-approved by the Health Department; or</li> <li>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</li> <li>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 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</li> <li>e. other satisfactory proof and wells drilled and tested prior to sale to demonstrate the quantities described in “Section d.” above.</li> </ul> <p>Additionally, if the property is to be served in the future by a well, the applicant shall record a disclosure statement concurrently with the parcel map and referenced on the parcel map or shall include the disclosure statement on an additional map sheet which indicates its relationship to the parcel map. The statement shall be the following:</p> <p>“This notice is not intended to affect record title interest. Water supplies for residential lands are derived from private wells on Parcels __, __, __, and __ as shown on the Parcel Map for _____. Mariposa County groundwater supplies are found in fractures in the bedrock. The costs associated with drilling and developing a private well is</p>	<p>HEALTH</p>	

<p>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.”</p> <p>[(Mariposa County General Plan, Section 5.3.02.E(4)]</p>		
<p>CONDITION OF APPROVAL / MARIPOSA PLANNING</p>		
<p>17. Project approval is valid for a period of three years from September 23, 2016. This approval shall expire September 23, 2019.</p> <p>(MARIPOSA COUNTY SUBDIVISION CODE SECTION 16.12.430)</p>	<p>MARIPOSA                  PLANNING</p>	
<p>18. If applicable, the posted address sign or mailbox for the existing residential area/improvements on Parcel A shall be maintained in good repair at all times during project construction, up until both of the following are satisfied: a) a new address is assigned for the existing residence and b) the new road name sign is installed.</p> <p>Prior to filing the parcel map, the applicant shall submit to the Planning Department an “address request form”, on a form provided by the Planning Department, for Parcel A. The “address request form” will ensure that Parcel A is assigned a new address off the newly named subdivision road by the Assessor/Recorder’s Office following the filing of the parcel map. A letter or e-mail from the Planning Department shall be sent to the County Surveyor which verifies this condition has been met.</p> <p>(Planning Department Recommendation)</p>	<p>MARIPOSA                  PLANNING</p>	
<p>19. Open space setbacks of 20 feet on-site shall be established from the drip line of the elderberry shrubs identified in the Biological and Wildlife Study conducted for this project. No buildings, septic systems or grading shall be permitted in this setback. During any construction or grading within 100 feet of the elderberry plants, temporary fences and/or protective barriers shall be placed around the elderberry plants. The Planning Director shall approve the location of the setbacks prior to recordation of the parcel map. A statement shall be recorded in Official Records concurrently with the parcel map and shall be referenced on the parcel map or shall be included on an additional map sheet which indicates its relationship to the parcel map. The statement shall be as follows:</p> <p><i>“This notice is not intended to affect record title interest. This area is habitat of the Valley Elderberry Longhorn Beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of</i></p>	<p>MARIPOSA                  PLANNING</p>	

<p><i>1973. No new structures or roads shall be constructed within the open space setback on Parcel ___ of the Parcel Map for ___, filed in Book ___ ate Page___, Mariposa County Records. No grading shall be allowed within the setback except for the purposes of maintaining the existing roads. The Elderberry plants shall not be removed from the setback. This open space setback shall be in perpetuity and shall restrict the use of the land within the setback. The restrictions established for this setback shall be in place and effective until such a time as the elderberry shrub or shrubs die of natural causes, (which may include a wildland fire) and shall restrict the use of the land within the setback. Violators are subject to prosecution.”</i></p> <p>(Planning Department Recommendation and CEQA Mitigation Measure)</p>		
<p>20. In the event human remains or artifacts are discovered during ground disturbance on the project site, a Native American monitor shall be on-site for the duration of ground disturbance. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement project conditions of approval, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty feet of the find until Planning has identified appropriate measures to protect the 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 applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and American Indian Council of Mariposa County shall be notified should human remains be discovered. Representatives of the American Indian Council of Mariposa County shall be requested to be on-site during disturbance and/or removal of human remains.</p> <p>(Planning Department Recommendation)</p>	<p>MARIPOSA                  PLANNING</p>	
<p>21. Any tree removal or pruning on the project site including dead or broken trees, shall occur between October 1 and January 31, the time-frame which is outside of the normal raptor and general avian breeding season. Should such tree removal occur between February 1 and September 31, a pre-removal survey for active raptor or avian nests shall be conducted by a qualified</p>	<p>MARIPOSA                  PLANNING</p>	

<p>biologist/botanist no more than 15 days prior to removal. If such nests are found the tree or trees in which nest(s) are located shall not be removed until the young have fledged. The appropriate time for tree removal shall be determined by a qualified biologist/botanist in consultation with the California Department of Fish and Game. The project proponent shall provide the results of any surveys to the Mariposa County Planning Department prior to tree removal.</p> <p>(Planning Department Recommendation and CEQA Mitigation Measure)</p>		
<p>22. The Property 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 annul, 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.</p> <p>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.</p> <p>(MARIPOSA COUNTY ORDINANCE NO. 1017)</p>	<p>MARIPOSA PLANNING</p>	
<p>23. Prior to filing 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 (\$2210.25 as of 1/1/16) and the County Clerk fee (\$50.00 as of 1/1/16) shall be paid by the applicant within five (5) working days of the approval of the application (by Friday, September 30, 2016), 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, September</p>	<p>MARIPOSA PLANNING</p>	

<p>30, 2016 the environmental determination is not operative, vested, or final (Section 21089(b) Public Resources Code).</p> <p>The County Clerk requires that one check be submitted to cover both of these fees, for a total of \$2,260.25 (effective 1/1/16), 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.</p> <p>Note, the filing fees are adjusted annually, effective January 1<sup>st</sup> of each year, pursuant to Fish and Game Code.</p> <p>(§16.12.390, Mariposa County Subdivision Code; 711.4(c) of the State Fish and Game code)</p> <p>(Mariposa Planning Recommendation)</p>		
<p>24. All fees for processing of this project shall be paid within forty-five (45) days of the date of billing.</p> <p>(Mariposa Planning Recommendation)</p>	<p>MARIPOSA PLANNING</p>	
<p>25. Subdivision Map Act Section 66434.2 applies to the recordation of the parcel map for this project.</p> <p>(Planning Department Recommendation)</p>	<p>MARIPOSA PLANNING</p>	

<b>Agency Contact List</b>				
AGENCY	CONTACT	PHONE NUMBER EMAIL	SITE ADDRESS	MAILING ADDRESS
Mariposa Planning	Eileen Collins	209-742-1220 ecollins@mariposacounty.org	5100 Bullion Street Mariposa CA 95338	P.O. Box 2039 Mariposa CA 95338
Public Works	Cheryl Jay	209-966-5356	4639 Ben Hur Road Mariposa CA 95338	Same as site
Health Department	Dave Conway	209-966-2220	5100 Bullion Street Mariposa CA 95338	P.O. Box 5 Mariposa CA 95338
Mariposa County Resource Conservation District		209-966-3431	5009 Fairgrounds Rd Mariposa CA 95338	P.O. Box 746 Mariposa CA 95338
County Assessor	Sarah Brewster	966-2332	4982 10th Street Mariposa CA 95338	P.O. Box 35 Mariposa CA 95338
County Fire	Curtis Jackson	209-966-4330	5082 Bullion Street Mariposa CA 95338	P.O. Box 162 Mariposa CA 95338
Cal. Dept. of Forestry and Fire Protection	Darrin McCulley	209-966-3622	5366 Highway 49 North Mariposa CA 95338	Same as site

**Certificate of Completion:**

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.