Resolution (1) approving Planned Unit Development Application No. 92-1 (Mariposa Vista Estates Subdivision) with the development and subdivision standards recommended by Planning Commission Resolution No. 93-06; (2) finding the project is exempt from the requirements of the California Environmental Quality Act and directing staff to file a Notice of Exemption for the project; and (3) adopting the mandatory findings recommended by Planning Commission Resolution No. 93-06. This recommendation is based on the recommendation of the Planning Commission set forth in their Resolution No. 93-06.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

In March 1991 the Board of Supervisors required the preparation of an Environmental Impact Report for the original project. The applicants subsequently redesigned the project complying with the new policy and standards of the Mariposa TPA Specific Plan established in February 1992. The Board has not taken any action on the redesigned project. Pursuant to Section 17.328.030(B) of Title 17 of County Code, the Board of Supervisors is the decision-making body for planned unit development applications.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

ALTERNATIVES: (1) Continue matter; (2) Approve PUD with modified findings and/or standards; (3) Deny PUD.

NEGATIVE ACTION would result in the PUD being denied. The project could not go forward, and the applicant would have to redesign the project and resubmit it to the County for review and consideration.

COSTS:

<table>
<thead>
<tr>
<th>A. Budgeted current FY</th>
<th>$</th>
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<tbody>
<tr>
<td>B. Total anticipated costs</td>
<td>$</td>
</tr>
<tr>
<td>C. Required additional funding</td>
<td>$</td>
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<tr>
<td>D. Internal transfers</td>
<td>$</td>
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</tbody>
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SOURCE: ( ) 4/5ths Vote Required

Unanticipated revenues: $________
Reserve for contingencies: $________

Balance in Reserve for Contingencies, if approved: $________

SPECIAL INSTRUCTIONS:

List the attachments and number the pages consecutively:

1. Planning Commission Resolution No. 93-06
2. Planning Commission Minutes
3. Letters from interested parties
4. Planning Department staff report

CLERK'S USE ONLY:

Res. No.: 93-432
Vote - Ayes: ________  Noes: ________
Absent: ________
( ) Approved ( ) Denied
( ) Minute Order Attached ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date:

ATTEST: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION:

This item on agenda as:

Recommended
Not Recommended
For Policy Determination
Submitted with Comment
Returned for Further Action

Comment:

A.O. Initials:

Action Form Revised 5/92
MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO:        TONY LASHBROOK, PLANNING DIRECTOR

FROM:      MARGIE WILLIAMS, CLERK OF THE BOARD

RE:        PLANNED UNIT DEVELOPMENT APPLICATION NO. 92-1
(MARIPOSA VISTA ESTATES SUBDIVISION)

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on August, 10, 1993

ACTION AND VOTE:

PUBLIC HEARING to Consider the Approval or Denial of Planned
Unit Development Application No. 92-1 (Mariposa Vista
Estates Subdivision); Glenn Thole and Peter Winslow,
Applicants

BOARD ACTION: Duane Hall, Associate Planner, presented
staff report, and he and Tony responded to questions from
the Board. Persons speaking in support of the project: Jim
McGillis, Project Engineer/representing applicant; Don
Starchman/Starchman Law Offices representing applicant, and
Paul Standen. Persons speaking in opposition to the
project: Dr. Rachel Oliver/ neighboring resident and
representing S.A.V.E., Ray Tarpley, and Pepper Sturm. Jim
McGillis and Don Starchman provided rebuttal on behalf of
the applicants. Public portion of the hearing was closed
and Board commenced with deliberations. (M)Baggett,
(S)Balmain, Res. 93-432 adopted approving application as
recommended, with modification that undergrounding for the
street lights be required in the project, and Public Works
Director to determine placement of street lights only where
absolutely necessary for traffic safety purposes.
Supervisor Erickson requested that Public Works provide
information concerning portion of Fournier Road included in
County maintenance system. Motion was amended, agreeable
with maker and second, directing that the final project
design effectively control traffic access so that Fournier
Road is only an emergency access and not a primary access.
Motion was further amended, agreeable with maker and second,
directing that Antone Road be constructed as to not obstruct
access to the creek crossing at Idle Wheels Mobile Home
Park/Ayes: Baggett, Balmain, Erickson, Parker; Noes:
Taber.

cc:      File
         Public Works Department
MARIPOSA COUNTY RESOLUTION NO. 93-432

A RESOLUTION ESTABLISHING PLANNED UNIT DEVELOPMENT 1 (MARIPOSA VISTA ESTATES)

WHEREAS, an application for a planned unit development in the Mariposa Town Planning Area has been submitted to the County of Mariposa; and

WHEREAS, said application proposes a residential subdivision of 32 parcels, one MPUD wellsit parcel, and a remainder of 11.67 acres on a 40 acre parcel; and

WHEREAS, the Mariposa County Planning Commission has held a duly noticed public hearing on the project in accordance with State Law and County Code and has adopted Planning Commission Resolution No. 93-06 recommending approval of the planned unit development subject to development and subdivision standards; and

WHEREAS, the Board of Supervisors has held a duly noticed public hearing on the project in accordance with State Law and County Code and considered the Planning Commission recommendation and all input, written and verbal, delivered to the Board.

NOW THEREFORE BE IT RESOLVED, the Mariposa County Board of Supervisors hereby approves Planned Unit Development Application No. 92-1 and establishes Planned Unit Development 1 (Mariposa Vista Estates Subdivision) on the property described as Parcel A in Book 12 of Parcel Maps, Page 10, Mariposa County Official Records, with the development and subdivision standards set forth in Exhibit B attached hereto and incorporated herein by reference.
BE IT FURTHER RESOLVED, the Board of Supervisors hereby finds the project is exempt from the requirements of the California Environmental Quality Act (Section 15182 California Administrative Code, Section 65456 California Government Code) and directs the Planning and Building Department to file a Notice of Exemption for the project.

BE IT FURTHER RESOLVED, these actions are based on the mandatory findings established by Section 3.14(A) of the Mariposa TPA Specific Plan and Section 17.328.030(B) of Title 17 of County Code as stated in Exhibit A attached hereto and incorporated herein by reference.

THIS RESOLUTION is subject to referendum and shall become effective thirty (30) days after passage.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors on this 10th day of August, 1993 by the following vote:

AYES: Baggett, Balmain, Erickson, Parker

NOES: Taber

ABSTAINED: None

EXCUSED: None

ERIC J. ERICKSON, Chairman
Mariposa County Board of Supervisors

ATTEST:

MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY G. GREEN, County Counsel
EXHIBIT A
FINDINGS

1. Pursuant to Section 15182 (CAC) of the California Environmental Quality Act (CEQA) Guidelines and Section 65457 (CGC) of the California Planning and Zoning Laws, the project is exempt from the requirements of CEQA. This finding is supported by the following:
   
   a. As documented by the staff report, the project is consistent with the Mariposa TPA Specific Plan for which an Environmental Impact Report has been certified.
   
   b. Substantial changes have not occurred with respect to the circumstances under which the EIR was certified.
   
   c. The waivers or modifications to the Specific Plan standards which have been granted to the project are minor as described in the staff report and do not involve environmental impacts not considered in the EIR.
   
   d. There is no new information which demonstrates the project will result in significant adverse environmental impacts not discussed in the EIR or significant impacts which are substantially more severe than discussed in the EIR.

2. The project has been reviewed for consistency with the Mariposa County General Plan and Mariposa Town Planning Area Specific Plan. The project is found to support, accomplish, or have no effect on the goals, policies, and standards of the General Plan and the Specific Plan and is compatible with the General Plan and Specific Plan. This finding is made in accordance with Section 2.600 et. seq. of the General Plan and Section 66473.5 of the Subdivision Map Act. The discussion of consistency with individual goals, policies, and standards of the Specific Plan is contained in the staff report.

3. The design of the proposed subdivision has been reviewed for future passive or natural heating or cooling opportunities in accordance with Section 66473.1 of the Subdivision Map Act. The predominant east-west orientation of the subdivision lots provides to the extent feasible passive or natural heating opportunities by permitting the orientation of structures in a east-west alignment for southern exposure. The protection and replanting of native trees required as a condition of the subdivision provides to the extent feasible for passive or natural cooling opportunities by protecting trees so that structures may take advantage of tree shade.
4. The acceptance of the Joe Howard Street crossing into the County-maintained system is consistent with the Road Improvement and Circulation Policy based on the following:

   a. The crossing will be constructed to a Town Class III standard and in accordance with the County Improvement Standards.

   b. It is substantially in the general public interest to include the crossing within the County-maintained system for the reasons discussed in the staff report.

   c. The crossing will serve an area planned for substantial residential development in the Mariposa Town Planning Area.

   d. The crossing will connect a County road (Joe Howard Street) with a future County arterial (Antone Road).

5. The following findings are made for approval of the Planned Unit Development pursuant to Section 3.14(A) of the Mariposa TPA Specific Plan and Section 17.328.030(B) of Title 17 of County Code:

   a. The project has been designed as a single phase and is an independent project which provides for the orderly development of the site as a whole. Development of the individual parcels will be regulated by the planned unit development which has been adopted to ensure each parcel is developed appropriately as discussed in the staff report.

   b. The project is a single family residential development. The surrounding area is developed with single family residences and is planned for small-lot and rural-lot single family residential development. The planned unit development imposes development standards to reduce or eliminate detrimental impacts. These impacts and the standards imposed to reduce or eliminate the impacts are identified and discussed in the staff report. The planned unit development will also result in substantial improvements which will upgrade access, including emergency access, to the surrounding area. These improvements include paved streets, pedestrian paths to Joe Howard Street, two all-weather crossings on Mariposa Creek, and a secondary access road for emergency purposes. These improvements will have a beneficial effect on the surrounding area and the community in general.

   c. The planned unit development has been designed to substantially comply with the County Subdivision Ordinance and the standards of the Specific Plan.
Deviations from the Subdivision Ordinance and Specific Plan are few and minor and are permitted by the Subdivision Ordinance and Specific Plan. The planned unit development will apply more stringent standards to the subdivision and subsequent development which address the unique and unusual circumstances of the site and characteristics of the project and compensate for the minor deviations. The deviations and justification for the deviations identified in the staff report.

d. The Board of Supervisors has determined by the adoption of the Specific Plan that the project site has been identified as a critical area and any subsequent development will have unique or unusual features which could not otherwise be addressed through the subdivision process and standards. These features include the moderate to steep terrain of the site, visibility of the site from the town planning area and State Highways 49 and 140, and the necessity for access across Mariposa Creek. Planned unit development standards as identified and discussed in the staff report have been adopted to address these unique or unusual features in a satisfactorily manner.

6. The project, upon compliance with Condition No. 19, will comply with the tree preservation standards of the Mariposa TPA Specific Plan.
EXHIBIT B

PLANNED UNIT DEVELOPMENT 1 STANDARDS

A. Development Standards

1. All development on the site, including but not limited to grading, road construction, uses, and buildings, shall comply with the Mariposa TPA Specific Plan, the PUD development plan, and all standards contained herein. In those instances where there is a conflict between the standards contained herein and the Specific Plan and other County ordinances and resolutions, the standards contained herein shall govern. Any variation to the PUD development plan and standards, except as permitted by the PUD standards, shall be approved by the Board of Supervisors in accordance with Section 3.14(A)(2)(k) of the Mariposa TPA Specific Plan.

2. Construction of the subdivision improvements shall commence within six (6) months of the date of approval of the major subdivision application. The Planning Director may approve extensions for commencement of construction of up to one (1) year upon written request from the property owners and a showing of good faith and effort by the property owners to complete the project. Construction of the improvements shall be completed within six (6) months of commencement of construction. The Planning Director may approve extensions for completion of construction of up to six (6) months upon written request from the property owners; the Planning Director may impose any conditions on the extension to ensure such extension and non-completion of the improvements will not have substantially adverse impacts.

3. Each parcel shall comply with the minimum parcel size shown on the development plan except as modified by the following:

- Parcel No. 2 - 32,670 square feet (net)
- Parcel No. 3 - 45,738 sq. ft. (net)
- Parcel No. 6 - 38,115 sq. ft. (net)
- Parcel No. 7 - 21,780 sq. ft. (net)
- Parcel No. 14 - 37,026 sq. ft. (net)
- Parcel No. 15 - 16,012 sq. ft. (net)
- Parcel No. 23 - 28,314 sq. ft. (net)
- Parcel No. 24 - 14,570 sq. ft. (net)
4. All structures shall comply with the setback standards of the Mariposa TPA Specific Plan except as modified by the following:

(a) The front yard setback shall be a minimum of ten (10) feet from the outermost edge of the access easement including associated slope easements.
(b) Structures on Parcels No. 23 and 24 shall not be subject to a front yard setback from the off-site easement located along the rear property line.

5. All construction on all parcels shall comply with the Hillside Development Standards of the Specific Plan (Section 3.24, Specific Plan; Section 17.336.040, Zoning Ordinance) as may be amended from time to time.

6. All grading and residential buildings shall be constructed in compliance with the special foundation and grading requirements stated in the Soils Investigation Report and the information provided in the Geologic/Seismic Hazard Investigation and Preliminary Slope Stability Assessment Report, both prepared for the subdivision and on file in the Mariposa County Planning and Building Department. A building and/or grading permit shall not be issued unless the requirements of the Soils Investigation Report are incorporated into the building or grading plans and permits.

7. All buildings shall be constructed and permanently maintained with roof gutters and down spouts to ground level to properly dispose of roof runoff. The location of gutters and down spouts shall be shown on the building plans and be approved through the site plan review process.

8. All buildings shall be constructed and permanently maintained with non-reflective earth tone exterior finishes.

9. All residential units shall be served by a paved driveway with a minimum width of 10 feet and a maximum grade of 16% from the access road to each of the on-lot parking spaces. All grading associated with driveway construction shall comply with the provisions of the County Grading Ordinance (Chapter 15.28 County Code).

10. Each parcel shall contain a minimum of three (3) vehicular parking spaces within the confines of the parcel. All parking spaces shall have minimum dimensions of 10 by 20 feet with a paved surface and a maximum slope of 10% in any direction. The parking spaces may be designed in a tandem or stacked configuration. The parking spaces shall be provided and approved as part of the site plan review for each dwelling.
11. One on-site sign advertising the sale of parcels in the subdivision shall be permitted. The sign shall comply with the sign standards of the Design Review district of the Mariposa TPA Specific Plan and shall be approved by the Planning and Building Director through the sign design review process. All other real estate signs, except individual on-lot signs complying with County standards, shall be prohibited.

B. Subdivision Standards

1. Quartz Hill Road and Antone Road from Quartz Hill Road to Fournier Road shall be offered for dedication to the County of Mariposa for public access and utility purposes. The offer of dedication shall be non-revocable and specifically state the dedication is for "public road and utility purposes". The location and width of the offer of dedication shall be approved by the Public Works Director.

2. All parties having record title interest in the easement known as Standen Park Road and the Trujillo easement to be abandoned by the subdivision map shall sign a certificate on the map acknowledging they consent to the preparation and filing of the map or quitclaim their interests in the easement by a recorded document approved by the County Surveyor.

3. The applicant shall pay all costs associated with the acquisition of the necessary public easements and/or offers of dedication for the Joe Howard Street crossing including, but not limited to, the costs of the easement and/or offer of dedication, preparation of legal descriptions, appraisals, and staff time for County personnel.

4. No grading or earthwork on the project site or associated with the project shall occur until all required grading and improvement permits and approvals are issued for the earthwork. These include, but are not limited to, NPDES permit, road improvement plans, streambed alteration permit, and the tree preservation/landscaping plan.

5. An encroachment permit shall be obtained from the Public Works Department prior to any work being done on or adjacent to Fournier Road and Joe Howard Street. All grading and road improvement work required for the planned unit development shall comply with the Mariposa County Improvement Standards and County Grading Ordinance and all requirements contained therein. In addition, all grading shall comply with the grading standards contained in Section 17.336.080 of the County Zoning Ordinance. Engineered improvement plans prepared by a registered civil engineer shall be
required for all road improvements, including grading
and retaining walls, required by the planned unit
development. The road improvement plans shall also
contain specific provisions for maintaining access to
existing residences during road construction. The
engineered improvement plans shall be approved by the
Public Works Director, the Planning and Building
Director, and the California Department of Forestry
prior to commencement of construction work or earthwork
for the required road improvements. All required
improvements shall comply with their respective
improvement standard at the time of final map
recording.

6. All road improvements shall comply with the special
grading requirements stated in the Soils Investigation
Report prepared for the subdivision and on file in the
Mariposa County Planning and Building Department. The
road improvement plans shall not be approved unless the
special grading requirements are incorporated into the
road improvement plan.

7. A National Pollutant Discharge Elimination System
permit or a waiver to such permit shall be obtained
from the State Water Resources Control Board for
construction activities associated with the project.
Evidence of such permit or waiver shall be
submitted to the Planning and Building Director prior
to commencement of any earthwork for the project.

8. All retaining walls for cut banks and fill placements
associated with road and/or driveway construction shall
comply with the Mariposa TPA Specific Plan design
review standards, including but not limited to items
such as color, finish, material, and rounded surfaces.

9. Construction activities shall not commence prior to the
hours of 7:00 a.m. Monday through Friday and 8:00 a.m.
on Saturdays. All construction activities shall cease
by sunset Monday through Saturday, and no construction
shall be permitted on Sundays.

10. All-weather crossings designed for a 100-year flood
shall be constructed across Mariposa Creek at Fournier
Road and at Joe Howard Street in accordance with the
design and specifications of the Public Works Director.
Exposed surfaces of the crossings shall be protected
from erosion and scouring. The applicant shall submit
engineered improvement plans for the crossings, and
these plans shall demonstrate to the approval of the
Public Works Director that the crossings will not
disrupt or substantially alter the flow of floodwaters
for a 100-year flood and will not impact downstream or
upstream properties. The relocation and/or placement
of sewer and water mains near the crossings shall be
addressed in the plans, and the provisions for
relocation and/or placement of the mains shall be approved by the Mariposa Public Utility District. A streambed alteration permit shall be issued by the California Department of Fish and Game prior to commencement of any earthwork.

11. Quartz Hill Road and Antone Road from Quartz Hill Road to Melones Road shall be constructed to a Rural Class I standard with two nine-foot travel lanes. All portions of the road improvements exceeding 12% in grade shall be paved. All road improvements, including shoulders, shall be located a minimum of 50 feet from the apparent centerline of Mariposa Creek. Locked, breakaway emergency gates shall be installed across Quartz Hill Road near its intersection with Gold Strike Road and across Antone Road near its intersection with Fournier Road. The location of the gates shall be approved by the Planning Director, and the gates shall comply with the SRA Fire Safe Regulations and be approved by the California Department of Forestry.

12. Melones Road, including that portion located off-site, Gold Strike Road, Standen Park Road from Gold Strike Road to the eastern property line of the project site, and Antone Road from Melones Road to Joe Howard Street shall be improved to a Town Class III standard with curb and gutter and a Type II path. All road improvements for Antone Road, including shoulders, shall be located a minimum of 50 feet from the apparent centerline of Mariposa Creek except that road improvements may be constructed within the existing road bed of Antone Road provided they do not further encroach into the setback.

13. Chamise Road and Bob Cat Road from Gold Strike Road to the western property line of the project site shall be improved to a Town Class II standard with curb and gutter and a Type II path.

14. Easement No. 1 shall be improved to a Paved Class I standard with two nine-foot travel lanes with permanent drainage control.

15. Turnarounds for Chamise Road, Melones Road, Bob Cat Road, and Easement No. 1, and on-street parking pockets shall be constructed as shown on the approved development plan.

16. Prior to recordation of the final subdivision map, driveways complying with the SRA Fire Safe Regulations, PUD standards, and Specific Plan standards shall be constructed from the access road to the building sites on Parcels No. 1, 3, and 10 OR the applicant shall submit engineered driveway improvement plans demonstrating to the approval of the Planning Director that driveways complying with the SRA Fire Safe
Regulations, PUD standards, and Specific Plan standards may be constructed from the access roads to building sites on Parcels No. 1, 3, and 10.

17. Prior to recordation of the final subdivision map, paved driveway access to each proposed parcel shall be constructed in accordance with Section 11.5(a)(1) of the Mariposa County Improvement Standards. All parcels shall have driveways constructed to the outermost edge of the road easement. Adequate sight distance for each driveway encroachment shall be provided, and driveway locations shall be approved by the Public Works Director.

18. Street lights shall be installed in those locations where the Public Works Director determines that street lights are necessary for traffic safety. The lights shall be installed in accordance with the requirements and specifications of the Public Works Director and shall comply with the Mariposa TPA community design review standards and be approved by the Planning Director.

19. In conjunction with the road improvement plans, a tree preservation/landscaping plan shall be prepared by a landscape architect which specifically addresses the removal and replacement of trees, erosion control, and revegetation of the exposed surfaces associated with road and driveway construction. The plan shall also address the reclamation and revegetation of the exposed surface areas, including cut banks and fill placements, of those portions of Standen Park Road and the Trujillo easement to be abandoned except for those portions to be used as driveways or building sites. The plan shall include all information required by the Planning Director including, but not limited to, the following:

   a) Identification of all mature native trees within the road easements and driveway locations.

   b) Identification of mature native trees to be removed by road, driveway, and utility construction.

   c) A program for the replacement of removed native trees at a ratio of four (4) replacement trees to one (1) removed tree.

The plan shall provide for the planting of trees and shrubs in cut and fill areas to replace vegetation removed and to provide for the long-term screening of these areas. The plans shall include an irrigation system and maintenance program. The tree preservation/landscaping plan shall be implemented as an element of road construction. The plan shall be
approved by the Planning and Building Director prior to commencement of any earthwork. All requirements of the plan shall be met prior to recordation of the final map unless a deferment is approved through a Subdivision Improvement Agreement.

20. Road name signs for the easement roads shall be installed as required by the Public Works Director. The design and specifications of the signs shall be in accordance with the Mariposa County Improvement Standards.

21. A sign stating "THIS ROAD IS NOT COUNTY MAINTAINED" shall be installed on Melones Road near its intersection with Antone Road. The design and specifications of the signs shall be in accordance with the Mariposa County Improvement Standards.

22. All required signs, with the exception of street name signs, shall be installed on metal, break-away type posts. The design and placement of such signs shall be approved by the Public Works Director prior to installation.

23. Road name request applications shall be submitted to the Planning Director and be approved by the Board of Supervisors for Melones Road, Bob Cat Road, and Quartz Hill Road. Naming of the roads shall comply with all requirements of County Resolution No. 92-541.

24. The applicant shall file a completed petition (including, but not limited to, all required signatures and attachments) with the County to form zones of benefit within the Countywide County Service Area No. 1 for the following services:

   a) Maintenance of road improvements for all roads within the project site, Quartz Hill Road, and Antone Road from Quartz Hill Road to Joe Howard Street.

   b) Maintenance and operation of street lights within the project site.

   c) Maintenance of the fuel modification strip along the southwestern property line of the project site.

The applicant shall be responsible for all costs associated with the filing of the petition, including, but not limited to, preparation and cost estimates. The zones of benefit shall include all parcels within the planned unit development.

25. If the Board of Supervisors denies one or more of the petitions, all conditions of the Board of Supervisors
shall be met and a homeowner's association shall be formed to provide those services not provided by a zone of benefit. The association provisions shall be reviewed and approved by the Planning Director and County Counsel prior to recodervation of the final map. These provisions shall:

a) Be in effect for a period of not less than 30 years.

b) Provide for annual maintenance and the immediate correction of emergency and safety hazard situations.

c) Include 100% of the parcels within the subdivision.

26. Prior to recodervation of the final map, water and sewer infrastructure (off-site and on-site) shall be installed to each parcel in accordance with Mariposa Public Utility District (MPUD) specifications and requirements. Individual booster pumps and hydropneumatic tanks shall be installed on every parcel with inadequate water pressure as determined by MPUD; the pumps and tanks shall be installed in accordance with MPUD specifications and requirements. In addition, fire hydrants shall be installed within the subdivision in accordance with MPUD specifications and requirements. Construction work associated with the infrastructure improvements shall not commence until the road improvement plans are approved by the Public Works Director. A letter from the MPUD shall be submitted to the Planning Director stating there are at least 33 single family residential-equivalent water connections reserved for the subdivision.

27. Prior to recodervation of the final map, the necessary infrastructure and utilities to provide electric, telephone, and cable television service shall be installed to each parcel in accordance with the specifications and requirements of the respective utility company. If the cable television service provider does not wish for cable television utilities to be installed at this time, a letter from the cable television service provider shall be submitted to the Public Works Director stating they do not wish their utilities to be installed by the subdivider prior to recodervation of the final map. The utilities shall be installed underground from the nearest overhead line and shall be coordinated with road construction. Suitable conduit for utilities may be allowed in lieu of utility lines if specifically approved and allowed by the required utility service provider (e.g. Sierra Telephone). Construction work associated with utility improvements shall not commence until utility layout plans approved by the affected utility service provider.
are submitted to the Public Works Director and road improvement plans are approved by the Public Works Director.

28. Fuel modification shall be conducted on all those portions of the project site within 30' feet of the southwestern property line of the project site as shown on the approved development plan. The method and type of fuel modification shall be done in accordance with the Mariposa County Road Improvement and Circulation Policy. The fuel modification shall be approved by the California Department of Forestry prior to recordation of the final subdivision map.

29. All fuel and brush piles shall be removed from the project site prior to recordation of the final map. Prior to the burning of any fuel and brush piles, the Mariposa County Air Pollution Control District and the California Department of Forestry shall be notified and such burning shall be approved by the those offices. The burning of fuel and brush piles shall be done in accordance with Mariposa County Air Pollution Control District and California Department of Forestry burning procedures and requirements.

30. Securities for the subdivision shall be posted in the following amounts:

   a) $5,000 to guarantee reimbursement to the County for court costs and attorney's fees of any civil action brought to enforce any provisions of the PUD.

   b) 15% of total construction costs of the project or 150% of an engineer's estimate of the cost of site preparation and grading to restore the property to nearly its natural and original state in the event of abandonment after construction has begun.

The securities shall be made by the method determined by County Counsel. The applicants shall submit all information and documents necessary to post the securities as required by the Planning and Building Director and shall pay all costs associated with processing and posting of the security including, but not limited to, County costs to review the required information and documents. Upon completion of the subdivision and all required improvements, the required security shall be returned to the applicants.

31. The following statement designating the remainder shall be placed on the final subdivision map:

"A Certificate of Compliance must be obtained prior to issuance of a development permit on the designated
remainder in accordance with Section 16.04.030 of Mariposa County Code."

32. Prior to recordation of the final map, all fees associated with the County’s processing of the map, including review of plans and improvements, and filing of associated documents shall be paid. Direct costs as determined by the Planning and Building Director shall be paid by the applicant for the Planning Director’s review of all required subdivision plans and inspection of landscaping and improvements prior to recordation of the final map.

33. Traffic control devices shall be installed near the intersection of Antone Road and Fournier Road to effectively control traffic generated by the project from utilizing Fournier Road except in times of emergency. The type and location of the traffic control devices shall be approved by the Public Works Director and Planning and Building Director.

34. The improvements to Antone Road shall be designed in a manner approved by the Public Works Director which will accommodate the existing access road to the Idle Wheels Mobile Home Park.