

DEPARTMENT: PLANNING/ PUBLIC WORKS BY: TONY LASHBROOK/LARRY POLLARD PHONE: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yesxx No)

Adopt resolution modifying road improvement and circulation policy to establish frontage improvement requirements for subdivisions along County Roads. Currently, no County Road frontage improvements are required for most projects even if the fronting County Road is inadequate to handle the increased traffic.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

Board reviewed this issue at the May 21, 1991 meeting and directed staff to report back with the recommended changes to the road improvement and circulation policies.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

1. Take no action - retain status quo regarding subdivisions on County Roads.
2. Pursue althernative program regarding frontage improvements on County Roads.

COSTS: () Not Applicable
 A. Budgeted current FY \$ _____
 B. Total anticipated costs \$ _____
 C. Required Add'l funding \$ _____
 D. Source: _____

SPECIAL INSTRUCTIONS:
 List the attachments and number the pages consecutively:

1. Memo
2. Draft Resolution

SOURCE: () 4/5ths Vote Required
 A. Internal transfers \$ _____
 B. Unanticipated revenues \$ _____
 C. Reserve for contingency \$ _____
 D. Description: _____
 Balance in Reserve for Contingencies, if approved: \$ _____

CLERK'S USE ONLY:
 Res. No.: 91-531
 Ord. No.: _____
 Vote - Ayes: 3 Noes: _____
 Absent: Baggett, Abstained: _____
 Approved Amul () Denied
 (X) Minute Order Attached

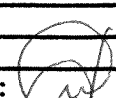
ADMINISTRATIVE OFFICER'S RECOMMENDATION:
 This item on agenda as:

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

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

Date: _____
 ATTEST: MARGIE WILLIAMS
 Clerk of the Board of Supervisors
 County of Mariposa, State of CA
 By: _____
 Deputy

Comment: _____

 A.O. Initials: 

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: TONY LASHBROOK, PLANNING DIRECTOR
LARRY POLLARD, PUBLIC WORKS DIRECTOR

FROM: MARGIE WILLIAMS, CLERK OF THE BOARD *MW*

RE: ROAD IMPROVEMENT AND CIRCULATION POLICIES

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on November 5, 1991

ACTION AND VOTE:

10:08 a.m. Board recessed with Supervisor Baggett excused for the following item, due to a potential conflict of interest with the issue as he owns property which fronts a County road.

10:16 a.m. Tony Lashbrook, Planning Director; and Larry Pollard, Public Works Director;
Resolution Modifying County Road Improvement and Circulation Policies to Establish Improvement Requirements for Subdivisions along County Roads

BOARD ACTION: Ken Melton and Ray Tarpley provided input. (M)Taber, (S)Erickson, to adopt Res. 91-531, was amended to include direction that the resolution terminate at the close of business, 5:00 p.m., on December 3, 1991/Ayes: Erickson, Radanovich, Taber; Excused: Baggett, Punte. Staff to come back on December 3, 1991 with additional information.

cc: File

A RESOLUTION AMENDING THE ROAD IMPROVEMENT AND CIRCULATION POLICIES.

WHEREAS the Mariposa County Board of Supervisors initiated an amendment to the Road Improvement and Circulation Policy (POLICIES) to establish frontage improvement requirements for rural subdivisions adjacent to County Roads, and

WHEREAS, the environmental impacts of the policy modifications have been considered and an exemption has been recommended by the Planning Director in accordance with Section 15061 b 3 of the California Code of Regulations, and

WHEREAS, the Board of Supervisors has considered this amendment at a public meeting noticed in accordance with County procedures,

NOW THEREFORE the Board of Supervisors hereby amends the Road improvement and Circulation Policies incorporating the modifications set forth in Exhibit A attached hereto.

BE IT FURTHER RESOLVED that it is the Board of Supervisors intention that this resolution supersedes the standards in Section 16.12.160 through 16.12.180 of County Code where there is conflict between the two. This finding is made in accordance with the authorization provided by Section 16.12.390 of County Code.

BE IT FURTHER RESOLVED that this amendment affects minor and major subdivisions accepted for processing after the date this resolution is adopted.

BE IT FINALLY RESOLVED that this resolution shall be of no force and effect after December 3, 1991 and the Road Improvement

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1 and Circulation Policies shall revert to the previously adopted
2 text.

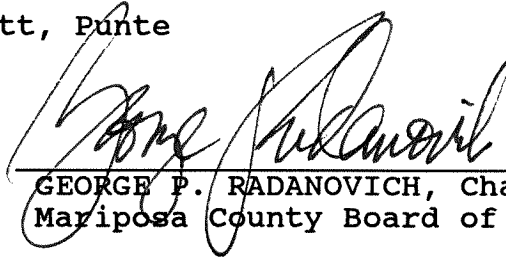
3 PASSED AND ADOPTED by the Mariposa County Board of
4 Supervisors this 5th day of November, 1991 by the following vote:

5 AYES: Taber, Radanovich, Erickson

6 NOES: None

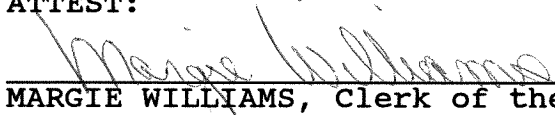
7 EXCUSED: Baggett, Punte

8 ABSTAINED: None



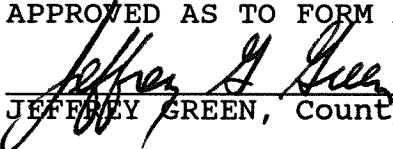
GEORGE P. RADANOVICH, Chairman
Mariposa County Board of Supervisors

11 ATTEST:



12 MARGIE WILLIAMS, Clerk of the Board

13 APPROVED AS TO FORM AND LEGAL SUFFICIENCY



14 JEFFREY GREEN, County Counsel

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DRIVEWAYS IN TOWN AREAS:

(1) The design of driveways or parking lots shall not require any vehicle to back into a travel lane unless it can be demonstrated that this condition would not result in a safety hazard, and complies with standards in items (1) through (4) under ENCROACHMENTS d., above. Single family residential driveways encroaching onto local residential roads may be exempted from this requirement.

(2) Preferred minimum driveway spacing for new development:

minor collector	125 feet
major collector	250 feet
arterial	400 feet

In-town driveway spacing also depends on sight distance and other criteria related to the design speed of the road.

6. LIMITED ACCESS

Limited access status may be imposed on existing Major or Minor Collectors or Arterials.

a. DRIVEWAYS: At the option of the County Engineer, limitations on driveway access, including requirements for shared encroachments, may be imposed as conditions of the project approval or building permit if terrain, topography and other characteristics of the site warrant such requirements.

b. ROADS: Limited access status for an entire road or portions of a road may be considered by the County where the function of the road will be impaired by the addition of more driveways or intersections.

D. ROAD FRONTAGE & OFF-SITE IMPROVEMENTS

1. FRONTAGE IMPROVEMENTS:

a. County road: Where a project adjoins a County maintained road, the road will be improved along the road frontage as indicated on CHART A & B, and the County Improvement Standards. Improvements will be completed for:

- (1) All new commercial or industrial subdivision, at the time of subdivision.
- (2) New structures: upon application for building permit for a new commercial, industrial or high

- density residential structure where the use generates over 250 ADT *, or
- (3) Remodels: upon application for a building permit resulting in the expansion of a commercial structure, with an assessed value over 25% of the existing structure. Calculation of the 25% area will be based upon the preceding five year period or less. This will only apply where the use generates over 250 ADT. *
 - (4) New residential subdivisions with a planned--~~density of more than one dwelling unit per acre, or where potential traffic generation exceeds 250 ADT.~~ *minimum parcel size of less than 40 acres or one quarter-quarter section.*

* [NOTE: These provisions should be implemented through amendments to the zoning ordinance.]

The County may allow off-site improvements in lieu of the on-site improvements where it can be shown that all of the following conditions are met:

- i. The off-site improvement will benefit the project being considered.
- ii. The off-site improvement will provide a greater benefit than the on-site improvement.
- iii. The cost of the off-site improvement shall not exceed the cost of the on-site improvement.
- iv. The Public Works Director recommends the off-site improvement over the on-site improvement.

b. Non-County Maintained Roads: Frontage improvements for non-county maintained roads shall be the same as required for on-site roads, in accordance with Charts A & B and County Standards.

c. State Highways: Caltrans should be contacted early in any planning for development projects which access State Highways.

2. OFF-SITE ROAD IMPROVEMENTS

Off-site improvements may be subject to performance agreements, and may qualify for reimbursement or deferment. See Sections E, F, & G. See also "MAINTENANCE", Section I.

a. NON-COUNTY ROADS

- (1) Off-site improvements shall extend to the nearest County road or State highway.
- (2) The off-site road surface improvement shall not exceed the travel lane width(s) for the maximum required on-site road except that the minimum road standard for an off-site road serving one or more parcels in addition to

CHART 3

CASE I: For existing county maintained roads, when the travel lanes are considered adequate by the County Engineer, the developer shall install all improvements for the width A. Right-of-way shall be offered for dedication.

CASE II: For non-County roads, or when the travel lanes are considered inadequate by the County Engineer, the developer shall install all improvements for width B. Right-of-way shall be offered for dedication.

CASE III: When a County road has been surveyed for re-alignment, but not yet re-built, the developer shall offer for dedication to the County the re-aligned portions of right-of-way crossing the property. The County may also require the developer to pay an estimated share of the future improvements, or where feasible, construct a portion of same-- the improvements identified in Case II.

In Case I, II or III, the subdivider/developer may complete the required improvements prior to recordation of the parcel/final map or at the discretion of the Public Works Director, pay the estimated cost of the required improvements. The estimated cost of the improvements shall be based upon engineered plans and cost estimates approved by the Public Works Director. Such funds shall be reserved in an account and used exclusively for the improvement of the affected road.

