STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution

WHEREAS, an application for a Parcel Merger and a Major Subdivision was received on April 9, 2009 from JCS Capital Resources for a property located at 2748 Highway 140 in Catheys Valley, also known as Assessor’s Parcel Number 016-110-049; and

WHEREAS, the major subdivision proposes to subdivide approximately 114.84 acres into 27 lots ranging in size from 2.50 acres (net) to 16.87 acres (gross); and

WHEREAS, several revised tentative maps were submitted revising the project; and

WHEREAS, several reports and addendums were submitted to assist in the environmental review of the project; and

WHEREAS, an Initial Study and Draft Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act; and

WHEREAS, the Initial Study and Draft Mitigated Negative Declaration were made available for public review from April 27, 2021 to May 26, 2021; and

WHEREAS, a duly noticed Catheys Valley Planning Advisory Committee meeting was scheduled for the 22nd day of July 2021; and

WHEREAS, the Catheys Valley Planning Advisory Committee did hold the meeting 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; and

WHEREAS, the Catheys Valley Planning Advisory Committee voted to recommend approval of the application to the Planning Commission; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for the 24th day of September 2021; and

WHEREAS, a Staff Report was 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 Major Subdivision No. 2009-052.

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

ON MOTION BY Commissioner Herman, seconded by Commissioner McCamman, this resolution is duly passed and adopted this 24th day of September 2021 by the following vote:

AYES: Herman, McCamman, Smith, Wilmeth, and Walls

NOES: None

EXCUSED: None

ABSTAIN: None

Edward Walls, Chair
Mariposa County Planning Commission

Attest:

Carol Suggs, Secretary to the
Mariposa County Planning Commission
EXHIBIT 1  
PROJECT FINDINGS  
FOR  
MAJOR SUBDIVISION NO. 2009-052

Required findings for a subdivision project are established by the Mariposa County Subdivision Ordinance. In order for a subdivision project to be approved, all of the required findings must be made.

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

   **EVIDENCE:** Based on a site inspection, the environmental review, the environmental studies, the agency review and review pursuant to adopted standards and policies, it can be found that the site of the proposed division of the parcel into 27 lots that are all between 2.61 acres gross (2.50 acres net, exclusive of easements) and 16.87 acres is physically suited for low-density residential development. This finding is made, provided that the conditions of approval can be met and based on the required project improvements. The proposed project is located within the Town Planning Area zone. The subdivision density is designed in accordance with the Town Planning Area zone and the General Plan Interim Community Center Land Use. The on-site and off-site easement roads provide adequate access to the residential parcels.

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 it would have a less than significant effect on the environment based on the project design, the approved project description and the proposed mitigation measures. The project design and implementation of mitigation measures as identified in the project’s Initial Study will reduce potentially significant impacts of project implementation on a blue-line drainage (Owens Creek), ephemeral drainages, jurisdictional waters of the United States, including wetlands, nesting raptors and special-status species, and cultural resources to less than significant levels. The project is subject to the California Department of Fish and Wildlife filing fees for a mitigated negative declaration as required by AB 3158 and a County Clerk filing fee.

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

   **EVIDENCE:** This subdivision and its subsequent use for residential purposes is not likely to cause serious health problems based on existing regulations and permitting requirements in place, and based on the implementation of conditions of approval that are designed to reduce potential health effects to less than significant levels. Future residential uses and development will be required to comply with all Building Code regulations and county Environmental Health Unit standards for the proper installation of sewage disposal systems. The proper location and implementation of these improvements, and the implementation of septic system conditions of approval will ensure that serious health problems will not occur on the site. All future residential uses will be required to comply with the State Fire Safe Standards as mandated by California Public Resources Code Sections 4290 and 4291, which will reduce any potential health and safety issues related to fire protection.
4. **FINDING:** The proposed map is consistent with applicable general plan (Mariposa County General Plan, 2006) 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: "Providing Adequate Sites and Services". Hornitos Road and Highway 140 have 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 lot size proposed by the project is consistent with the Interim Community Center land use classification standards contained in the Mariposa County General Plan and the Town Planning Area zoning standards contained in Title 17, Mariposa County Zoning. The subdivision design is consistent with the General Plan standard that all new subdivision parcels have safe and adequate access from a county or easement road. The land division's design complies with the County Subdivision Ordinance's maximum 4:1 length to width ratio for lot configuration. Future development and uses on the project site (after the subdivision process has been completed) are governed by the Catheys Valley Community Plan (CVCP) and all standards and implementing ordinances. The subdivision project was deemed complete for processing prior to adoption of the CVCP and therefore was not subject for review under that plan.

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 and have not objected to the proposal.

7. **FINDING:** Easement #5 has the ability to provide access for up to six parcels and per Section 16.12.160 of the subdivision ordinance it must be a public easement. The applicant has proposed to make this a private easement and has requested a waiver. Based on several of the parcels having additional access points and the minimal potential for this easement to be expanded to serve off-site parcel, the requirement for the offer of dedications is waived.
EXHIBIT 2
CONDITIONS OF APPROVAL
FOR
MAJOR SUBDIVISION NO. 2009-052

Project Name: N/A
File Number: Major Subdivision No. 2009-052

Project Approval Date: September 24, 2021

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)

Approved Project Description: Major Subdivision Application No. 2009-052 subdivides a 114.84-acre parcel into 27 lots ranging in size from 2.61 acres gross (2.50 acres net) to 16.87 acres.

Access to the project is an extension of Hornitos Road, a 72-foot-wide public access and utility easement intersecting with State Highway 140. Hornitos Road is fully improved. The extension of Hornitos Road on-site is via a proposed 60 foot-wide non-exclusive easement offered for dedication. Four cul-de-sacs will spur from the Hornitos Road extension on the project site. These cul-de-sacs will be 50 foot-wide and non-exclusive easements created for the use and benefit of the lots they serve. Those roadways will also be offered for dedication for public utilities. Non-Exclusive Easements #1 and #5 will be offered for utility and access purposes; Easements nos. 2-4 will be offered for utility purposes. Highway 140 is a fully improved state highway with a left turn lane at the Hornitos Road intersection.

An emergency exit (only) is proposed at the northeast corner of the project site where the road through the project site intersects with Guenthart Way off-site via an easement on the neighboring property (APN 016-110-092). The emergency access easement is a proposed 60-foot-wide non-exclusive easement for road, utility and emergency exit purposes. This egress route provides an additional route out of the subdivision in case of a wildland fire event. Guenthart Way takes direct access from Highway 140 through a Caltrans approved encroachment.

Water supply to serve the proposed lots will be provided through individual wells. Septic systems are proposed for each individual lot. A well test analysis prepared for the project states that the testing company believes there is sufficient water availability to serve the planned subdivision, without appreciable negative impact to the water supply in the general vicinity, and that surrounding projects will not negatively impact this project.

Soils report to determine the suitability of the lots to support on-site septic disposal were prepared and all lots have the ability to support on-site septic disposal. Lots 7, 9, 15, 16, 17, 20, 24, and 27 require special design systems.

Project design (parcel size, design, and road alignment) considered impacts to wetlands and the proposed project was designed to avoid them. All project lots adjoining agricultural lands were designed to be 5 acres in size to minimize potential conflicts between residential development and adjacent agricultural uses.
The project is subject to the 2006 General Plan because it was submitted and deemed to be complete for processing prior to the adoption of the Catheys Valley Community Plan. However, staff notes that the project design is consistent with many, if not all, of the CVCP standards, including minimum parcel size and minimum parcel size adjacent to Ag Working Landscape parcels.

Future development on-site and grading and building permits will be subject to the Catheys Valley Community Plan.

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### Sign-Off Checklist for List of Conditions of Approval and Mitigation Measures

<table>
<thead>
<tr>
<th>CONDITIONS OF APPROVAL / PUBLIC WORKS DEPARTMENT</th>
<th>Monitoring Dept.</th>
<th>Verified Implemented</th>
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<tbody>
<tr>
<td>1. Easement #1 shall be made 60 feet wide and non-exclusive. A turnaround easement with a radius of 60 feet shall be provided to encompass the required turnaround improvements near the easterly property line. The easements shall be offered for dedication to the County of Mariposa. The offers of dedication shall be non-revocable and specifically state the dedications are for &quot;public road and utility purposes.&quot; 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. (Section 16.12.160.B, County Subdivision Ordinance; Road Standard Cross-sections, Road Improvement and Circulation Policy)</td>
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<td>Public Works</td>
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<td>2. Easements #2, #3, #4, and #5 from Easement #1 to the proposed cul-de-sacs shall be made a minimum 50 feet wide and non-exclusive. A turnaround easement with a radius of 60 feet shall be provided to encompass the required turnaround improvements. Easement #2, #3, #4, and #5 shall be designated for access for the use and benefit of the subject properties 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. Provisions for a public utility easement along the access easement shall be made; the public utility easement shall be offered for dedication to the County of Mariposa and shall specifically state that the dedication is for public utility purposes only. The location and width of the easements shall be approved by the County Engineer. (Section 16.12.160.B, County Subdivision Ordinance; Section II.A.3, Road Improvement and Circulation Policy)</td>
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<td>Public Works</td>
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3. The off-site easement for road and emergency exit purposes shall be made a minimum of 60 feet wide and non-exclusive. 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 easement shall be offered for dedication to the County of Mariposa or the easement shall be made appurtenant to the lands within the project and be designated for public road and utility purposes to be used for emergency access purposes only. If offered for dedication, the offers of dedication shall be non-revocable and specifically state the dedications are for "road and emergency exit purposes." The location and width of the easements shall be approved by the County Engineer.

This will be done prior to the recordation of the final map. The document, format, and legal description shall be approved by the County Surveyor prior to recordation.

(Section 16.12.160.B, County Subdivision Ordinance; Section II.A.3, Road Improvement and Circulation Policy; Project Application)

4. All cut and fill areas required for the construction of the proposed access roads shall be included, whenever possible, within the access and utility easements. Additional cut and fill areas required for the construction may necessitate a variable width easement greater than 60 feet in width. The location, width, and description of all easements shall be approved by the County Engineer.

At the discretion and approval of the County Engineer, cut and fill areas, outside of the designated road easement, may be included within slope easements and shall be delineated as such on the final map. The location, width and description of the slope easements shall be approved by the County Engineer.

(Public Works Department Recommendation)

5. Easement #1 from Hornitos Road to Guenthart Way shall be improved to a Rural Class II standard and shall meet this standard at the time the final map is filed. The intersection of the on-site easement road and the on-site/off-site easement road shall be constructed at as close to a 90-degree angle as possible or as approved by the County Engineer. 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 filing 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.
The applicant may pave all the roads where a gravel standard is allowed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards.

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

6. Easements #2, #3 #4 and #5 shall be improved to a Rural Class II standard and shall meet this standard at the time of final map recordation. The intersections of Easement #1 with Easements #2, #3, #4 and #5 shall be constructed at as close to a 90-degree angle as possible or as approved by the County Engineer. 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 filing 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.

(Section 16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy; CAL FIRE road standards apply)

7. A cul-de-sac shall be constructed at the terminus of each of the required road improvements at the terminus of Easements #2, #3, #4 and #5 as shown on the tentative subdivision map. A cul-de-sac shall be constructed at the terminus of Easement #1 near the easterly property line. The cul-de-sac shall be improved to meet county standards and shall meet these standards at the time of final map filing. 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 filing of the final map. At the time the final is filed, the County Engineer shall confirm that this condition has been met.

(Section 11.4(B)(9) County Improvement Standards)

8. Immediately upon completion of the required road and encroachment improvements, and the driveway improvements, the applicant shall re-vegetate all exposed soils and install other erosion control as recommended by the Resource Conservation District (RCD). The applicant shall also contact the RCD for an inspection. Inspection fees shall be the responsibility of the applicant. A letter shall be submitted to the County Surveyor by RCD stating that the re-vegetation and erosion control provisions have been completed prior to the filing of the final map.

(Road Improvement and Circulation Policy)
9. The applicant shall have the option of forming a zone of benefit or forming a road maintenance association for the maintenance of the on-site easement roads, and the off-site emergency egress road. Should the applicant choose to form a zone of benefit, the applicant shall file a completed petition on a form to be approved by the County Engineer (including but not limited to, all required signatures and attachments) with the County to form a Zone of Benefit within the Countywide County Service Area No. 1 for road maintenance. The project applicant shall be responsible for all costs associated with the filing of the petition, including but not limited to, preparation and cost estimates.

Maintenance shall include, but not be limited to, drainage and erosion control devices, fuel modification, upkeep of road surfaces, and ultimate replacement costs for road surfaces, etc. It is recommended that maintenance also include noxious weed control. The initial road construction costs shall not be included in the Zone of Benefit.

The Zone of Benefit shall include provisions to allow additional parcels and additional road length to be added to the zone if appropriate in the future.

The formation of the Zone of Benefit shall be completed prior to filing of the map.

(Section II.I, Road Improvement and Circulation Policy)

If a zone of benefit is not formed the applicant shall form a road maintenance association. Maintenance shall include, but not be limited to, drainage and erosion control devices, fuel modification, and upkeep of road surfaces. It is recommended that maintenance also include noxious weed control. The Road Maintenance Association provisions shall be developed by the applicant so those lots served by the easement roads shall be responsible for road maintenance. These provisions shall be reviewed and approved by the County Engineer prior to filing of the final map and shall:

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<td>a.</td>
<td>Be in effect for the life of the project unless said maintenance is taken over by the County, a special district, or other government entity.</td>
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<td>b.</td>
<td>Provide for annual maintenance and the immediate correction of emergency and hazard situations.</td>
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<td>c.</td>
<td>Include 100% of the lots in the subdivision served by the access roads.</td>
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<td>d.</td>
<td>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.</td>
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<td>e.</td>
<td>Provide a mechanism for new parcels to be added to the association.</td>
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As an alternative, if a formal road maintenance organization exists, the project
applicant may join that organization providing that organization includes the provisions contained in a. through e. above as determined by the Mariposa County Planning Department. The existing Road Maintenance Association shall be extended to encompass all of the access roads for this project, including the emergency egress road.

(Public Works Recommendation; Section II.I, Road Improvement and Circulation Policy)

10. All of the lots shall join the existing Road Maintenance Association for existing Hornitos Road extension to Highway 140. If one does not exist, the applicant shall include Hornitos Road extension in the Road Maintenance Association required by Condition No. 10 above or the applicant shall have the option of forming a Zone of Benefit.

(Public Works Recommendation; Section II.I, Road Improvement and Circulation Policy)

11. One of the following conditions for Easements #2 through #5 shall be met prior to recordation of the final map:

a. A gate shall be installed across the easement adjacent to the intersection of the easement and Easement #1. The type and location of the gate shall be approved by the Public Works Director. If the gate is to be locked, the gate shall be approved by the County Fire Chief and the CAL FIRE for emergency access purposes.

OR

b. A sign stating “PRIVATE ROAD” shall be installed on the easement adjacent to the intersection of the easements and Easement #1. The location of the sign shall be approved by the Public Works Director, and the design and specifications shall be in accordance with the County Improvement Standards.

(Section II.I, Road Improvement and Circulation Policy)

12. If a Zone of Benefit for road maintenance is not formed for the maintenance of the easement roads, a declaration or covenant of non-protest for road maintenance of the project easement roads shall be filed concurrently with the final map and shall be referenced on the final map. The declaration or covenant shall be made appurtenant to each lot and shall state that the owners or future owners of the lots waive their right to protest the formation of a zone of benefit or assessment district within Countywide County Service Area No. 1 for road improvements, road upgrades, and/or maintenance of the easement road. The declaration or covenant shall be approved by the Public Works Director prior to filing of the final map.

(Public Works Recommendation)
13. If Easement #1 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 Hornitos Road and the westerly property line. The design and specifications of the sign shall be in accordance with the County Improvement Standards. (Section III.A.4, Road Improvement and Circulation Policy)

14. 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, the road contractor, Sierra Telephone, CAL FIRE and Caltrans shall occur. 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 encroachment permit required for this project and prior to the scheduling of any on-site inspection of road improvements.

Any required setbacks or easements shall be flagged or identified in the field prior to the consultation meeting. (Public Works and Mariposa Planning Recommendation)

15. An encroachment permit shall be obtained Caltrans prior to any work being done on or adjacent to State Highway 140. A copy of the encroachment permit shall be provided to the County Surveyor. All encroachment improvements shall be completed as required by Caltrans. Evidence that all encroachment permit improvements have been completed to the satisfaction of Caltrans shall be submitted to the County Surveyor by the applicant prior to recordation of the final map. (Chapter 11, County Improvement Standards)

16. Easement #1 from Hornitos Road to Guenthart Way shall be named Hornitos Road in accordance with County Resolution No. 92-541. Easements #2, #3, #4 and #5 within the project 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 approved by the Board of Supervisors. The names of the roads within the project site shall be shown on the final map. The road names will be Not be final nor accepted until the final map is filed. (County Resolution No. 92-541)

17. Road name signs for Easements #2, #3, #4 and #5 shall be placed at the intersection of the easements and Easement #1. The design and specifications of the signs shall be in accordance with the Mariposa County Improvement Standards. The road name signs shall not be installed until the final map is ready to be finaled.
(Section 16.12.175, County Subdivision Ordinance).

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

(Public Works Recommendation)

19. A stop sign shall be placed at the intersections of all on site easement roads. 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)

20. All lots must have area for driveway access which can be built to CAL FIRE and CA Building Code (Appendix J) standards to a buildable building site. Driveway access must be proven to the satisfaction of the County Engineer. Some lots may require additional information to prove buildability. Any lot may require engineered improvement plans prepared by a Registered Civil Engineer. 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. If access requirements cannot be met for any lot, that lot will have to be merged or reconfigured to ensure access.

Lots 22 and 23 are of concern and a Declaration shall be filed on Lots 22 and 23 or any lot which may require Engineered Improvement Plans.

"Grading shall not be permitted on Lot(s) ___ without an approved grading permit. An engineered grading and drainage plan shall be required for the grading of the driveway. The engineered grading and drainage plan shall be approved by the County Engineer prior to issuance of the grading permit and all recommendations of the County Engineer shall be incorporated into the grading permit."

The project applicant shall demonstrate to the satisfaction of the County Engineer that a driveway can be constructed to serve Lot nos. 22 and 23.

Lots which require engineered access will be limited to the access point as shown on the engineered plan. A declaration shall be filed on those lots which specify the access location. The declaration shall be approved by the County Surveyor.

(Public Works Recommendation)

21. Drainage easements and facilities maybe required as defined by County Code Sections 16.20.180 and 16.20.190, to the satisfaction of the County Engineer.

(Public Works Recommendation)
(Public Works Recommendation)

22. The existing well and windmill on the site shall be located outside any access easements. Alternative locations for improvements can be proposed and shall be approved by the County Engineer prior to road construction

(Public Works Recommendation)

23. A final Soils Report shall be submitted to the County Planning Department as required by Mariposa County Code Subdivision Ordinance, Section 16.20.220 and by Sections 66490 and 66491 of the Subdivision Map Act. The Soils Report shall be reviewed and approved by the County Engineer prior to final map filing. If the preliminary soils report is approved by the County Engineer, no final Soils Report shall be required.

(Section 16.20.220, Mariposa County Code)

24. Verification of taxes paid shall be submitted to the County Surveyor prior to final map filing.

(Public Works Recommendation)

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<th>CONDITIONS OF APPROVAL/CAL FIRE</th>
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<tr>
<td>25. Prior to filing of the final map, all applicable State Fire Safe Regulations shall be met, including construction of roadways, cul-de-sac turnarounds, road naming and signage. A letter shall be submitted to the County Surveyor by CAL FIRE stating this condition has been met.</td>
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Additionally, a document shall be recorded and referenced on the Final Map or shall be included on an additional map sheet which indicates its relationship to the final map that states:

"This notice is not intended to affect record title interest. Future residential development on Lots 1 through 27 as shown on the final map for JCS Capital Resources filed in the 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."

(CAL FIRE Recommendation)
**CONDITIONS OF APPROVAL / MARIPOSA PLANNING**

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<tr>
<th>26. Project approval is valid for a period of three years from September 24, 2021. This approval shall expire on September 24, 2024. An extension of time may be granted if a complete time extension application is submitted prior to the expiration date.</th>
<th>Mariposa Planning</th>
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<td>(§16.16.090, Mariposa County Subdivision Code)</td>
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| 27. All lots shall have a minimum parcel size of 2.5 acres, exclusive of easements. At the time of recordation, the applicant shall provide evidence and the County Surveyor shall verify that the minimum parcel size has been complied with. If this condition cannot be met, lots shall be merged so that all lots are at least 2.5 acres, exclusive of easements. Any conditions containing reference to lot numbers shall be modified accordingly, and under the direction of the Planning Department (where there is a determination by the Planning Director that there is no substantial change to the project or impacts). Section 17.12.C.1, Mariposa County Zoning Ordinance, Title 17, Planning Department Recommendation | Public Works/Mariposa Planning |

| 28. Completion of the public report process through the State Department of Real Estate is not necessary for map filing, but is necessary prior to lot sale. (Mariposa Planning Recommendation) | Public Works/Mariposa Planning |

| 29. Prior to filing of the final 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 ($2,480.25 as of January 1, 2021) and County Clerk fee ($50 as of January 1, 2021) shall be paid by the applicant within five (5) working days of the approval of the application (by Friday, October 1, 2021), 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, October 1, 2021 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 $2,530.25 (effective January 1, 2021), and that it be in the form of a cashiers 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 who will 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. §16.12.390, Mariposa County Subdivision Code; (California Department of Fish and Wildlife Requirement) | Mariposa Planning |
30. 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 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.

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.

(Section 16.36.030, Mariposa County Subdivision Ordinance)

31. A declaration shall be filed with the final map and referenced on the final map, or shall be included on an additional map sheet which indicates its relationship to the final map. The declaration shall state the following:

"This notice is not intended to affect record title interest. A soils investigation report has been prepared for Lots 1 through 27 as shown on the Final Map for JCS Capital Resources, filed in the Book of Maps at Page____, Mariposa County Records. The report should be reviewed and the recommendations incorporated into the construction of any buildings including mobile home foundations. A copy of the report is available for review at the Mariposa County Planning Department."

(Mariposa Planning Recommendation)

32. Subdivision Map Act Section 66434.2 applies to the filing of the final map for this project.

(Planning Department Recommendation)

33. Prior to the commencement of any easement road construction activities, the project proponent shall obtain from the Regional Water Quality Control
Board (RWQCB) a General Permit for Discharges of Storm Water Associated with Construction Activity, unless it can be shown to the satisfaction of the Mariposa County Planning Director through evidence submitted by a qualified person, such as a licensed land surveyor or registered civil engineer, that less than one acre of land will be disturbed to implement the project. A copy of the approved permit or evidence that a permit is not required shall be submitted to the Mariposa County Public Works Department by the project proponent prior to the pre-construction consultation meeting required in these conditions of approval. If a permit is required, all provisions and requirements of the permit shall be completed prior to filing of the final map. The proponent shall submit to the County Surveyor evidence that the permit requirements have been met to the satisfaction of the RWQCB.

(State Water Quality Control Board Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System (NPDES))

## CONDITIONS OF APPROVAL: MARIPOSA COUNTY ENVIRONMENTAL HEALTH UNIT

34. A statement(s) shall be recorded in Official Records concurrently with the map and referenced on the map or shall be included on an additional map sheet which indicates its relationship to the final map as follows:

"This notice is not intended to affect record title interest. Approved percolation tests and soils analysis tests have been performed on Lots 1, 2, 3, 4, 5, 6, 8, 10, 11, 12, 13, 14, 18, 19, 21, 22, 23, 25, and 26 as shown on the Final Map for JCS Capital Resources, filed in the Book of 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 on file in the County Environmental Health Unit (Health). If an on-site septic system is proposed for a portion of a lot that has not had an approved percolation test, additional percolation tests and design recommendations may be required."

"This notice is not intended to affect record title interest. Percolation tests and soils analysis tests show that conventional on-site sewage disposal systems cannot be constructed on Lots 7, 9, 15, 16, 17, 20, 24, and 27 as shown on the Final Map for JCS Capital Resources, filed in the Book of Maps at Page ____ , Mariposa County Records based upon limiting soil conditions; however, the test results meet Health’s Land Division policy requirements for use of engineered, alternative design on-site sewage disposal systems. The State of California is in the process of developing Statewide on-site sewage disposal regulations that could affect the future installation of engineered, alternative design on-site sewage disposal systems; therefore, buyers are encouraged to check with Health regarding State or local regulation changes that could affect the installation of an on-site sewage disposal system on this lot."
Additionally, a notice shall be filed concurrently with the final map and referenced on the final map or shall be included on an additional map sheet which indicates its relationship to the final map. The notice shall state:

"This notice is not intended to affect record title interest. The properties described as Lots 7, 9, 15, 16, 17, 20, 24, and 27 as shown on the Final Map for JCS Capital Resources, filed in the Book of Maps at Page [blank], 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 Mariposa County Environmental Health Unit (Health) unless Health 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 Health 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 Health. The alternative design on-site sewage disposal system is to be maintained in accordance with Health’s 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, Health 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’s Policy 03-01 as a newly created parcel."

(Section 16.12.330, County Subdivision Ordinance; Environmental Health Unit Recommendation)

35. All Health Department fees shall be paid prior to filing of the final map. (Environmental Health Unit Recommendation)

36. Proof of water shall be provided for all lots prior to recordation of the final map for this project. Proof of water shall be considered to be a well or wells of proven capacity. Proven capacity shall be a well or wells capable of producing one thousand gallons per twelve-hour day for each lot. Proof of production
shall be an approved pump test of the well or wells certified by a licensed engineer, hydrogeologist, well driller with a C-57 license, or licensed well pump contractor. The minimum pump testing duration of the well or wells on each lot shall be the following: 3 hours for a well producing 10 gallons per minute (gpm) or more; 24 hours for a well producing 5 gpm to less than 10 gpm; and 3 days for a well producing less than 5 gpm. Additionally, a report of a completed well shall include a general mineral, physical and inorganic analysis as required under California Code of Regulations, Title 22, for non-transient, non-community water systems, and an analysis for coliform bacteria. If any proposed parcel shall have a well that fails to meet proof of production and proof of production cannot be met on that parcel, the parcel is question shall be merged with an adjacent parcel and the merged parcel shall be shown on the final map for this subdivision.

OR

Prior to recordation of the final map the applicant shall prove to the satisfaction of the Health Department that all lots have 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 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

e. other satisfactory proof and wells drilled and tested prior to sale to demonstrate the quantities described in “Section d.” above.

[(Section 16.20.230, Mariposa County Code; Mariposa County General Plan, Section 5.3.02.E (4)]

37. The applicant has provided proof of water to the satisfaction of the Environmental Health Unit. The applicant shall record a disclosure statement concurrently with and referenced on the final map or include the disclosure statement on an additional map sheet which indicates its relationship to the final map. The statement shall be the following:
“This notice is not intended to affect record title interest. Water supplies for residential lands are derived from private wells on these lots. 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 lots. There is no guarantee additional potable water supply of adequate quality or quantity can be found or sustained on any lot shown on this map.”

(Section 16.20.230, Mariposa County Code)

38. The applicant shall obtain a land development Burn Permit from the Mariposa County Air Pollution Control District prior to lighting any fires to dispose of brush, grass, trees and other flammable debris generated during ground clearing activities associated with compliance with the conditions outlined for this project.

Mariposa County Air Pollution Control District

<table>
<thead>
<tr>
<th>CEQA MITIGATION MEASURES</th>
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<tbody>
<tr>
<td>39. Prior to commencement of construction or grading activities on the project site that is necessary to implement project conditions of approval relating to easement road construction, a qualified biologist shall conduct a pre-construction survey of the project site to determine if special-status species are located in those areas proposed for road improvement. The survey shall be conducted within 30 days of the initiation of construction or grading activities. Should special-status species be discovered during the survey, the project applicant shall comply with all protocols mandated by the qualified consultant in consultation with applicable resource agencies to protect these species. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities.</td>
</tr>
<tr>
<td>(Mitigation Measure 4.a.1)</td>
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</table>

Mariposa Planning/County Surveyor

<table>
<thead>
<tr>
<th>County Surveyor/ Mariposa Planning</th>
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<tr>
<td>40. Prior to commencement of construction of any easement road improvements, road construction, or other easement road building activities required as a condition of approval for the project, which has the potential to impact the wetland features associated with the Open Water pond and the ephemeral drainages, the project applicant shall obtain any required permitting pursuant to Section 404 of the Clean Water Act from the United States Army Corps of Engineers and, if such permitting is required, a Section 401 Water Quality Certification from the Regional Water Quality Control Board – Central Valley Region. The project proponent shall provide a copy of the permit and certification to the Mariposa County Public Works Department or evidence that a permit is not required prior to the onsite consultation meeting required as a condition of approval for the project. If such permitting is required all provisions of the Section 404 permit and Section 401 water quality</td>
</tr>
</tbody>
</table>
certification shall be completed prior to the filing of the final map. The applicant shall submit to the County Surveyor evidence that all permit and certification requirements have been met to the satisfaction of applicable agencies.

(Mitigation Measure 4.b.1)

41. The final map shall show the wetland features within Owcns Creek, the eastern drainage, western drainage, and pond inflow and outflow. An open space setback of twenty-five (25) feet from the edge of the seasonal wetlands, the pond and twenty-five (25) feet from the centerline of Owens Creek and the eastern and western ephemeral drainages located on the project site as shown on the tentative map, which is designed to protect any special status wildlife, wetland features and species, oak woodland habitat and any sensitive habitat that may potentially occur, shall be shown on the final map. The setback area shall exclude the proposed road crossings. A statement shall be recorded in Official Records concurrently with the final map and referenced on the final map or shall be included on an additional map sheet which indicates its relationship to the final map. The statement shall be as follows:

"This notice is not intended to affect record title interest. There are open space setbacks on Lots 3, 5, 6, 7, 8, 12, 14 15, 16, 19, 20, 21, 24, 25, and 27 as shown on the Final Map for JCS Capital Resources filed in the Book of Maps at Page __, Mariposa County Records. The setback is twenty-five (25) feet from the edge of the seasonal wetlands and pond, and 25 feet from the centerline of Owens Creek and from the centerline of the ephemeral drainages. No structure or improvement shall be constructed within the open space setback except as provided below. 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. Consultation with a qualified biological consultant, whose services shall be paid for by the property owner, may be required by the Planning Director in order to make a determination. No removal of vegetation except noxious weeds identified by the United States Department of Agriculture, the California Department of Food and Agriculture, and/or the Mariposa County Agricultural Commissioner, as determined necessary by CAL FIRE, or as needed to implement the uses described in this and the following paragraph shall be allowed within the open space setback. No grading shall be allowed within the setback, except as needed to implement the uses described in this and the following paragraph.

Prior to any grading or construction activities occurring within this setback area, the owner of said lots shall contact the California Department of Fish and Wildlife to determine if a State Fish and Game Code Section 1602 Streambed Alteration Notification is required. If required, the owner shall submit the notification and comply with all applicable requirements of Section 1600 et seq. of the State Fish and Game Code.

Depending upon the location and nature of the construction, grading, or
disturbance within the setback area, the parcel owner may be required to obtain from the Army Corps of Engineers permitting under Section 404 of the Clean Water Act. This agency shall be contacted prior to initiation of any disturbance to the setback area. If a Section 404 permit is required, a Section 401 Water Quality Certification from the State Regional Water Quality Control Board shall also be required”.

(Mitigation Measure 4.b.2)

| County Surveyor/ Mariposa Planning |

| 42. Prior to commencement of construction or grading activities on the project site that is necessary to implement project conditions of approval relating to easement road construction, between February 1 and August 3, a qualified biologist shall conduct a pre-construction survey of the project site to determine if nesting raptors are extant in those areas proposed for construction or grading activities. The survey shall be conducted within 30 days of the initiation of construction or grading activities. Should nesting raptors be discovered during the survey, the project applicant shall comply with all protocols mandated by the qualified consultant in consultation with applicable resource agencies to protect nesting raptors. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities. |

(Mitigation Measure 4.d.1)

| Mariposa Planning |

| 43. Open space setbacks of 10 feet from the perimeter of bedrock milling stations as identified in the Cultural Resource Survey prepared for the project site dated January 2002 shall be established and shown on the final map for the project. A document shall be recorded and referenced on the final map stating the following: |

“No structure shall be constructed within the open space setbacks as shown on the final map filed in Book of Maps at Page______, Mariposa County Records. No portions of a sewage disposal system shall be constructed within the open space setbacks. No grading shall be allowed within the setback. The setbacks shall be in perpetuity and shall restrict the use of the land within the setbacks.” |

(Mitigation Measure 5.a.1)

| County Surveyor/ Mariposa Planning |

| 44. A historic preservation setback running the full length of and for five (5) feet on both sides of the rock wall on the project site shall be shown on the final map. The Mariposa County Planning Director shall approve the location of the setback prior to the filing of the final map. A statement shall be recorded in Official Records concurrently with the final map and shall be referenced on the final map as follows: |

“The historic rock wall located on Lots 22 and 23, as shown on the final map filed in Book of Maps at Page______, Mariposa County Records, is surrounded by an historic preservation setback of five (5) on both sides of the wall and the
wall shall not be altered, disturbed, removed or destroyed, with the following exception, without the review and approval of the Mariposa County Board of Supervisors.

The existing opening in the wall on Lot 23 shall be allowed to be expanded up to 20 feet in width to allow for access to the lot providing the terminations of the rock wall at either side of the opening are properly stabilized to maintain the integrity of the remaining wall.”

(Should lots be merged and/or the subdivision map modified from the current configuration, the mitigation language relating to lot numbers shall be changed to reflect the modification.)

(Mitigation Measure 5.a.2)

45. In the event human remains, artifacts, or potentially significant cultural resources 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 the Native American Heritage Commission shall be notified should human remains be discovered. If the remains are determined by the Native American Heritage Commission to be Native American, the NAHC guidelines shall be adhered to in treatment and disposition of the remains. Representatives of the Most Likely Descendant shall be requested to be on-site during disturbance and/or removal of human remains.

(Mitigation Measure 5.c.1)

46. Prior to the issuance of a grading permit for the project, the project applicant shall submit engineered drainage plans to the California Department of Transportation for review to ensure that all Caltrans requirements regarding drainage from the project site are addressed. The drainage plans shall be prepared to Caltrans standards. The plans shall show how any runoff into State drainage facilities from the site is to be treated to meet current stormwater quality standards. If flows into State drainage facilities will not be increased by the project, the project shall provide Caltrans with information utilized to arrive at that conclusion. Verification of Caltrans review and approval of the
drainage plans shall be provided to the Mariposa County Planning and Public Works departments prior to the issuance of a grading permit for the project. The Planning Director may waive this requirement if evidence is provided to show that drainage does not flow into the State right-of-way of Highway 140.

(Mitigation Measure 10.c.1)

47. A document shall be recorded and referenced on the final map stating the following:

"The owner of Lot 21 as shown on the final map for JCS Capital Resources filed in Book of Maps at Page ___, Mariposa County Records is responsible for maintenance of the earthen dam located on this lot. The dam shall be maintained in a manner that prevents, to the maximum extent feasible, failure of the dam that could result in impacts to persons or property downstream of the dam. The lot owner is encouraged to enlist the services of a qualified registered civil engineer to inspect the dam on a periodic basis to ensure dam safety."

(Should lots be merged and/or the subdivision map modified from the current configuration, the mitigation language relating to the lot number shall be changed to reflect the modification.)

(Mitigation Measure 10.d.1)

48. Two copies and a digital version of the final map for the project delineating all required setbacks (including from Owens Creek, wetland features and ephemeral drainages), sewage reserve areas as approved by the Health Department, and approximate location of slopes greater than 15% for all lots zoned for residential development shall be submitted to the Planning Department. A statement shall be recorded in Official Records concurrently with the final map, referenced on the final map or shall be included on an additional map sheet which indicates its relationship to the final map. The statement shall be made applicable to all parcels zoned for residential development. The statement shall be as follows:

"This notice is not intended to affect record title interest. The General Plan and Catheys Valley Community Plan establish design review objectives and policies for existing and future residential parcels with slopes in excess of 15%. Pending adoption of specific zoning regulations, all building permits for lots with slopes in excess of 15% shall be reviewed pursuant to the hillside development standards established for the Mariposa Town Planning Area pursuant to Section 17.336.040.A.C. of Mariposa County Code; Sections 17.336.040.A-C standards (or as amended) shall apply to future building and grading permits on the residential lots until such time as specific standards for the Catheys Valley Community Plan are developed and adopted for hillside and ridge top development, upon which time those standards shall apply. Building and site work on the residential lots on areas which are less than 15% grade shall be exempt from the standards. A map delineating all required
setbacks (from Owens Creek and ephemeral drainages), sewage reserve areas as approved by the Health Department, and the approximate location of slopes greater than 15% in on file with the Planning Department in Major Subdivision No. 2009-052’s application file."

(Mitigation Measure 11.b.1)

**RECOMMENDATION ON OFFERS OF DEDICATION.**

The Planning Commission recommends that the Board of Supervisors accept the offers of dedication for public access and utilities, but not for maintenance, for the on-site easement roads offered for dedication for public road and utility purposes.

The Planning Commission recommends that the Public Board of Supervisors accept the offers of dedication for public utilities.

Mariposa Planning Recommendation

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### Agency Contact List

<table>
<thead>
<tr>
<th>AGENCY</th>
<th>CONTACT</th>
<th>PHONE NUMBER</th>
<th>EMAIL</th>
<th>SITE ADDRESS</th>
<th>MAILING ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mariposa Planning</td>
<td>Alvaro Arias</td>
<td>209-742-1218</td>
<td><a href="mailto:aarias@mariposacounty.org">aarias@mariposacounty.org</a></td>
<td>5100 Bullion Street</td>
<td>Mariposa CA 95338</td>
</tr>
<tr>
<td></td>
<td>Public Works</td>
<td>209-966-5356</td>
<td><a href="mailto:rmarks@mariposacounty.org">rmarks@mariposacounty.org</a></td>
<td>4639 Ben Hur Road</td>
<td>Mariposa CA 95338</td>
</tr>
<tr>
<td>Health Unit</td>
<td>Dave Conway</td>
<td>209-966-2220</td>
<td><a href="mailto:dconway@mariposacounty.org">dconway@mariposacounty.org</a></td>
<td>5100 Bullion Street</td>
<td>Mariposa CA 95338</td>
</tr>
<tr>
<td>Mariposa County Resource Conservation Dist</td>
<td>209-966-3431</td>
<td>5009 Fairgrounds Rd</td>
<td>Mariposa CA 95338</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mariposa County Resource Conservation Dist</td>
<td>209-966-3431</td>
<td>5009 Fairgrounds Rd</td>
<td>Mariposa CA 95338</td>
<td></td>
<td></td>
</tr>
<tr>
<td>County Assessor</td>
<td>Sarah Hughes</td>
<td>209-966-2332</td>
<td><a href="mailto:shughes@mariposacounty.org">shughes@mariposacounty.org</a></td>
<td>4982 10th Street</td>
<td>Mariposa CA 95338</td>
</tr>
<tr>
<td>County Fire</td>
<td>Chris Bernard</td>
<td>209-966-4330</td>
<td><a href="mailto:Chris.bernard@fire.ca.gov">Chris.bernard@fire.ca.gov</a></td>
<td>5082 Bullion Street</td>
<td>Mariposa CA 95338</td>
</tr>
<tr>
<td>CAL FIRE</td>
<td>Darrin McCully</td>
<td>209-966-3622</td>
<td>Mariposa CA 95338</td>
<td>5366 Highway 49N</td>
<td>Mariposa, CA 95338</td>
</tr>
</tbody>
</table>

**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

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**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.