

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

STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution

No. 2008-015

**A resolution approving Request for Amended Conditions No. 2008-75;
Frank and Patricia Gustafson, applicants. Assessor Parcel Number
017-530-040.**

WHEREAS an application requesting to amend the conditions of approval for Land Division Application No. 2005-131 was received on April 2, 2008 from Frank and Patricia Gustafson for a property located at 4636 Usona Road, Assessor Parcel Number 017-530-040; and

WHEREAS the project specifically proposed to amend Condition of Approval No. 14, changing the text of the measure which mitigates the potentially significant impact on oak woodlands from project implementation; and

WHEREAS the applicant stated that he wished to make the mitigation language consistent with that adopted for more recent projects; and

WHEREAS Planning staff noted that Condition 16 specifically states the filing fees for the Department of Fish and Game and the Mariposa County Clerk in effect at the time of original project approval; and

WHEREAS the filing fees for the Department of Fish and Game and the Mariposa County Clerk have increased as of January 1, 2007 and again on January 1, 2008 and staff includes an amendment to Condition 16 with this project for notice purposes because the applicant has not yet paid the Fish and Game filing fees; and

WHEREAS a duly noticed public hearing was scheduled for the 6th day of June 2008; and

WHEREAS the Planning Department determined that the previous environmental determination made for Land Division Application No. 2004-214 was not changed by the request for amended conditions; and

WHEREAS therefore the Planning Department recommended that the Planning Commission find the Request for Amended Conditions exempt from the provisions of the California Environmental Quality Act in accordance with Section 15162 of CEQA Guidelines; and that the amended condition mitigates the project's potentially significant impact to oak woodlands to a less than significant level, and

WHEREAS a Staff Report was prepared pursuant to the California Government Code, Mariposa County Code, 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 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 find that this project is exempt from the provisions of CEQA; and

BE IT THEREFORE FINALLY RESOLVED THAT the Planning Commission does hereby approve Amended Conditions Application No. 2008-75, and finds that amended Condition No. 14, mitigates the project's potentially significant impact to oak woodlands to a less than significant level and that Condition 16 is amended to reflect the increased filing fees for both the Department of Fish and Game and Mariposa County Clerk as shown by Exhibits 1 and 2.

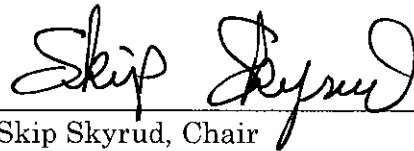
ON MOTION BY Commissioner Santos, seconded by Commissioner Francisco, this resolution is duly passed and adopted on June 6, 2008 by the following vote:

AYES: Francisco, Rudzik, Skyrud, DeSantis

NOES:

EXCUSED: Ross

ABSTAIN:



Skip Skyrud, Chair
Mariposa County Planning Commission

Attest:



Carol Suggs, Secretary to the
Mariposa County Planning Commission

EXHIBIT 1 - FINDINGS FOR APPROVAL

LAND DIVISION APPLICATION #2005-131

AS AMENDED BY REQUEST FOR AMENDED CONDITIONS No. 2008-75

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

EVIDENCE: Based on site inspection and the proposed division of the existing parcel into four parcels that are five acres or greater, the site is physically suited for low-density homes and appurtenant improvements such as septic systems. The proposed project is located within the Mountain Home zone. The subdivision density is designed in accordance with the Mountain Home zone.

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: An initial study was conducted pursuant to CEQA requirements. With the proposed mitigation the project does not pose a significant risk to fish, wildlife, or their habitat.

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

EVIDENCE: This land division and its subsequent use for low-density residential purposes are not likely to cause serious health problems. Future residential uses will be required to comply with all Building Code regulations and Health Department standards for the proper installation of sewage disposal systems. The parcels will be served by onsite well and septic. The proper location and implementation of these improvements will ensure that serious health problems will not occur on the site.

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

EVIDENCE: The land division is the initial step in the process to help accomplish the General Plan's Housing Element overall goal to *"...provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of the County..."* The land division satisfies the following Housing Element Policy: *"to ensure that there are adequate sites and facilities available to support future housing needs."* There is no specific plan governing this property.

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

EVIDENCE: The minimum parcel size proposed by the project is consistent with standards contained in the General Plan and the Zoning Ordinance. The land division's design complies with the County Subdivision Ordinance's maximum 4:1

length to width ratio for parcel configuration. The project site is not in an area governed by a Specific 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 project and have not objected to the proposal.

EXHIBIT 2 – Recommended Amended Project Conditions
LAND DIVISION APPLICATION #2005-131
AS AMENDED BY REQUEST FOR AMENDED CONDITIONS No. 2008-75

Land Division Application No. 2005-131 as modified by Application No. 2008-75

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)

Sign-Off Checklist for List of Conditions of Approval and Mitigation Measures		
	Monitoring Dept.	Verified Implemented
CONDITIONS OF APPROVAL / PUBLIC WORKS DEPARTMENT		
<p>1. The on-site easement shall be made 60 foot wide and non-exclusive. A cul-de-sac easement with a radius of 60 feet shall be provided to encompass the required cul-de-sac improvements. 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 easements shall be offered for dedication to the County of Mariposa. The offers of dedication shall be non-revocable and specifically state on the parcel map that the dedications are for "public road and utility purposes." (Section 16.12.160.B, County Subdivision Ordinance; Road Standard Cross-sections, Road Improvement and Circulation Policy).</p> <p>The Planning Commission recommends that the Public Works Director accept the offer of dedication for public access and utilities, but reject the offer for public maintenance for the on-site access roads.</p>	Public Works	

<p>2. The easement from Usona Road to Parcel C shall be improved to a Rural Class I SRA "A" standard and shall meet this standard at the time of parcel map recordation. The required road improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be approved by the County Engineer prior to the recordation of the parcel map. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the plans shall be approved by the County Engineer prior to commencement of construction work on the required road improvements</p> <p>(Section 16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy).</p>	Public Works	
<p>3. A cul-de-sac shall be constructed at the terminus of the on-site easement road. The cul-de-sac shall be improved to meet county standards and shall meet this standard at the time of parcel map recordation. The required cul-de-sac improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be inspected and approved by the County Engineer prior to recordation of the parcel map. If construction of a cul-de-sac is impractical due to the on-site terrain as determined by the County Engineer with the concurrence of CDF, the applicant may request permission to construct a hammerhead T turnaround. Prior to recordation of the parcel map, the County Surveyor shall confirm that this condition has been met.</p>	Public Works	
<p>4. An encroachment permit shall be obtained from the Mariposa County Public Works Department prior to any work being done on or adjacent to Usona Road. In addition, all grading and road improvement work required as a condition of approval of this project shall comply with the Mariposa County Improvement Standards and all requirements contained therein. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the plans shall be approved by the County Engineer prior to commencement of construction work on the required road improvements (Chapter 11, County Improvement Standards).</p>	Public Works	
<p>5. 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, road contractor, and shall occur. This meeting shall be conducted on-site. This consultation meeting shall be setup by the applicant and/or agent. Any and all</p>	Public Works	

<p>costs associated with the consultation shall be the responsibility of the applicant. The County engineer shall verify that this condition has been met prior to issuance of any road improvement or encroachment permit required for this project and prior to the scheduling of any on-site inspection of road improvements.</p>		
<p>6. Immediately upon completion of the required road and encroachment improvements, the applicant shall re-vegetate all exposed soils and install other erosion control as recommended by the Natural Resource Conservation Service/Resource Conservation District (NRCS/RCD) or Public Works. The applicant shall also contact the NRCS/RCD or Public Works for an inspection. Inspection fees shall be the responsibility of the application. A letter shall be submitted to the County Surveyor by NRCS/RCD or Public Works stating that the re-vegetation and erosion control provisions have been completed.</p>	Public Works	
<p>7. All required signs shall be installed on metal, break-away type posts prior to map recordation. The design and placement of signs shall be approved by the County Engineer prior to installation.</p>	Public Works	
<p>8. A stop sign shall be placed at the intersection of the easement road and Usona Road. The stop sign shall be installed on metal breakaway type posts prior to map recordation. The design and placement of signs shall be approved by the County engineer prior to installation.</p>	Public Works	
<p>9. If the easement road 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 Usona Road and easement road prior to map recordation. The design and specifications of the sign shall be in accordance with the County Improvement Standards and shall be approved by the County engineer prior to installation.</p> <p>(Section III.A.4, Road Improvement and Circulation Policy).</p>	Public Works	
<p>10. A road name sign for the on-site easement road shall be placed at the intersection of the easement road and Usona Road prior to map recordation. The design and specifications of the sign shall be in accordance with the Mariposa County Improvement Standards and shall be approved by the County engineer prior to installation.</p> <p>(Section 16.12.175, County Subdivision Ordinance).</p>	Public Works	

<p>11. A road maintenance association shall be formed to provide for the maintenance of the easement road. Maintenance shall include, but not be limited to, drainage and erosion control devices, fuel modification, and upkeep of road surfaces. The Road Maintenance Association provisions shall be developed by the applicant so those parcels served by the easement roads shall be responsible for road maintenance. These provisions shall be reviewed and approved by the County Engineer prior to recordation of the parcel map and shall:</p> <ul style="list-style-type: none"> a. Be in effect for a period of not less than thirty (30) years unless said maintenance is taken over by the County, a special district, or other governmental entity. b. Provide for annual maintenance and the immediate correction of emergency and hazard situations. c. Include 100% of the parcels in the subdivision served by the access road. d. Provide a mechanism for the road maintenance association to collect delinquent payments or assessments for the maintenance described above by filing a lien on the delinquent properties with the power of sale. e. Provide a mechanism for new parcels to be added to the association. 	<p>Public Works</p>	
<p>12. A Verification of Taxes Paid Form, acquired no sooner than 30-days prior to the recordation of the parcel map, shall be submitted to the County Surveyor.</p>	<p>Public Works</p>	
<p>13. 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, the applicant shall contact the Regional Water Quality Control Board to determine if a General Permit for Discharges of Storm Water Associated with Construction Activity is required. If required, the applicant shall obtain the permit prior to commencement of construction activities. A copy of the approved permit or evidence that a permit is not required shall be submitted to the Public Works Department by the applicant prior to the onsite consultation meeting required by Condition of Approval No. 5. If a permit is required, all provisions and requirements of the permit shall be completed prior to recordation of the parcel map. The applicant shall submit to the Public Works Department evidence that the permit requirements have been met to the satisfaction of the RWQCB.</p> <p>State Water Quality Control Board Order No. 99-08-DWQ, National Pollutant Discharge Elimination System (NPDES); Mitigation Measure 4.b.2</p>	<p>Public Works</p>	

CONDITION OF APPROVAL / MARIPOSA PLANNING

<p>14. The applicant has the option to:</p> <p>a. Construct all portions of the road and cul-de-sac so as to not remove oak trees with a diameter of 5" or greater at breast height.</p> <p>OR</p> <p>Prior to the recordation of a final map for the project, the applicant shall submit an Oak Tree Identification and Preservation Plan to the Mariposa County Planning Department. This Plan shall show all viable trees of the genus Quercus located onsite in the area of road construction activity that are 5" or larger in diameter at breast height, with breast height being 4 1/2' above natural grade. All trees identified as viable Quercus that will be removed for road construction or for other purposes shall be identified on this Oak Tree Site Plan. All oak trees identified for removal on the project site shall be replaced at a ratio of three to one of a like species of oak, minimum of 10-gallon size, purchased from a nursery that has stock compatible for project site conditions. This Plan shall be prepared by a certified professional arborist, licensed landscape architect, registered professional forester, qualified botanist, or other qualified professional as approved by the Mariposa County Planning Department. This Plan shall specify maintenance requirements, costs, and procedures to ensure the viability of the replacement trees. If the qualified professional preparing this survey suggests an alternative to replacing the trees to be removed, that alternative suggestion shall be evaluated by the Mariposa County Planning Department and if determined to be acceptable by the Planning Director, shall be implemented. If the qualified professional determines that the number of trees removed will not create a significant impact, then that determination shall be presented for the Director's consideration. The Plan shall be completed and approved by the Planning Department prior to scheduling the onsite road construction meeting required as a condition of project approval. This mitigation measure is not intended to reduce the ability of the applicant to conduct necessary brushing work for fire safety.</p>	<p>Planning Department</p>	
<p>15. Project approval is valid for a period of three years from February 3, 2006. This approval shall expire on February 3, 2009.</p> <p>§16.12.430, Mariposa County Subdivision Code</p>	<p>Mariposa Planning</p>	
<p>16. Prior to recordation of the Parcel Map, all fees associated with the County's processing of the map and filing of associated documents shall be paid. The Department of Fish and Game filing fee (\$1,876.75 as of 1/1/08) and County Clerk fee (\$50 as of 1/1/08) should be paid within five (5) working days of the approval of the</p>	<p>Mariposa Planning</p>	

<p>application, because if the fee is not paid within 5 working days, the environmental determination is not operative, vested, or final (Section 21089(b) Public Resources Code.).</p> <p>The County Clerk requires that one check be submitted to cover both of these fees, for a total of \$1,926.75 (effective as of 1/1/08), 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.</p> <p>Note, the filing fees are adjusted annually, effective January 1st of each year, pursuant to Fish and Game Code.</p>		
<p>17. A drainage easement shall be established and shown on the Parcel map for Middle Fork of the Chowchilla River. The width of the easement shall be 100 feet from the centerline on each side of the river, or 50 feet from the bank, whichever provides at least 50 feet of easement from the bank, to protect native plants and amphibians and allow deer movement. A statement shall be recorded in Official Records concurrently with the parcel map and referenced on the parcel map as follows:</p> <p>"No structures or roads shall be constructed within the open space easement as shown on the Parcel Map for _____ recorded in Parcel Maps at Book ____, Page _____ M.C.O.R except that which is necessary for the access of the agricultural uses and to facilitate the access to the residential uses allowed. No grading shall be allowed within the easement, except that which is necessary to facilitate the agricultural activities and the residential uses. Well pipes to a residence and underground power lines may be constructed within the open space easement subject to approval by the Planning Director. No vegetation may be removed from the easement except as determined necessary for fire protection or other safety purposes as determined by the appropriate emergency services agency and the Planning Director. This easement shall be in perpetuity and shall restrict the use of the land within the easement."</p>	<p>Mariposa Planning</p>	
<p>18. A declaration shall be recorded concurrently with and referenced on the parcel map stating:</p> <p>"There shall be no county development permit (including, but not limited to a well permit, a septic permit, a grading permit, and/or a structure permit) issued to the remainder as shown on the Parcel Map for _____ recorded in Parcel Maps at Book ____, Page _____ M.C.O.R until all of the subdivision conditions for the remainder as</p>	<p>Mariposa Planning</p>	

<p>established by the Planning Commission have been met. The remainder is not a parcel available for sale, lease or finance until all of the subdivision conditions for the remainder have been met. The remainder may or may not be surveyed.”</p> <p>Mariposa Planning Recommendation</p>		
<p>19. A declaration shall be recorded with the parcel map and shall be referenced on the parcel map:</p> <p>“A Certificate of Compliance must be obtained prior to issuance of a development permit on the designated remainder as shown on the Parcel Map for _____ recorded in Parcel Maps at Book ____, Page _____ M.C.O.R in accordance with Section 16.04.030 of Mariposa County Code.” (Section 16.04.030, County Subdivision Ordinance)</p>	Mariposa Planning	
<p>20. The easement road shall be named in accordance with the criteria of 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 name of the road within the project site shall be shown on the parcel map.</p>	Mariposa Planning	
<p>21. The Property Owner shall indemnify, protect, defend, and hold harmless the County, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the County, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, any approval of the County, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the County, concerning the project and the approvals granted herein. Actions concerning the project and approvals granted shall include, but not be limited to, the environmental determination made pursuant to the California Environmental Quality Act (CEQA). Furthermore, Owner shall indemnify, protect, defend, and hold harmless the County, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the County indemnify and defend such governmental entity. County shall promptly notify the Owner of any claim, action, or proceeding. County will further cooperate in the defense of the action.</p>	Mariposa Planning	

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.

§16.36.030, Mariposa County Subdivision Code

Condition of Approval / California Department of Forest and Fire Protection

22. Prior to Parcel Map recordation, the applicant shall have complied with all applicable SRA Fire Safe Regulations. A document shall be recorded and referenced on the Parcel Map that states:

“Future residential development of the parcels and remainder as shown on the Parcel Map for _____ recorded in Parcel Maps at Book ____, Page _____ M.C.O.R 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.”

Evidence that this condition has been satisfied shall be in the form of a letter from the California Department of Forestry (Cal Fire) to the County Surveyor.

Cal Fire

Condition of Approval / Mariposa County Health Department

23. Soil profile holes shall be excavated on all parcels to the standards of the County Health Department and in the presence of the County Registered Environmental Health Specialist (R.E.H.S.), his authorized representative, or an authorized consultant to verify the feasibility of installing an on-site septic system on the parcels. If the County Registered Environmental Health Specialist approves the parcel for septic disposal based on the soil profile holes, a letter from the County R.E.H.S. stating no additional tests are required and this condition has been fulfilled for that parcel shall be submitted to the County Surveyor.

Mariposa
County
Health
Department

<p>If the results of the soil profile holes do not demonstrate to the approval of the County R.E.H.S. that a conventional septic system can be installed on the parcel, percolation tests and additional soils analysis tests shall be performed on the parcel in accordance with Health Department rules and regulations. The results of these tests shall be submitted to the Mariposa County Health Department and be approved by the County R.E.H.S. prior to recordation of the parcel map. A letter from the County R.E.H.S. shall be submitted to the County Surveyor stating that approved percolation tests and soils analysis tests have been performed on the parcel(s). A statement shall be recorded in Official Records concurrently with the parcel map and referenced on the parcel map as follows:</p> <p>"Approved percolation tests and soils analysis tests have been performed on Parcels ____ as shown on the Parcel Map for _____, recorded in Book ____ of Parcel Maps at Page ____, Mariposa County Records, to verify the feasibility of installing an on-site septic disposal system. A map identifying the location of the approved percolation tests is on file in the County Health Department. If an on-site septic system is proposed for a portion of a parcel that has not had approved percolation tests, additional percolation tests and design recommendations may be required."</p> <p>(Section 16.12.330, County Subdivision Ordinance; Health Department Recommendation)</p>		
<p>CONDITIONS OF APPROVAL/PARCEL MAP REMAINDER</p>		
<p>24. Upon completion of all conditions applied to the remainder, a Certificate of Compliance shall be recorded on the remainder, in accordance with Section 16.04.030, County Subdivision Ordinance.</p> <p>Fees associated with the recordation of the certificate of compliance shall be paid by the applicant. If the Remainder is not shown on the parcel map, a legal description prepared by a land surveyor or other qualified individual will be required.</p> <p>Remainder Condition</p>	<p>Mariposa Planning</p>	
<p>25. If the Remainder is not shown on the Parcel Map then an open space easement shall be established on the Remainder along the Middle Fork of the Chowchilla River prior to the recordation of the Certificate of Compliance. The width of the easement shall be 100 feet from the centerline on each side of the river, or 50 feet from the bank, whichever provides at least 50 feet of easement from the bank, to protect native plants and amphibians and allow deer movement.</p>	<p>Mariposa Planning</p>	

<p>The location of the easement shall be approved by the Planning Director prior to recordation of the Certificate of Compliance and prior to recordation of the Parcel Map. A statement shall be recorded in Official Records concurrently with the Certificate of Compliance and referenced on the Certificate of Compliance as follows:</p> <p>“No structures or roads shall be constructed within the open space easement except that which is necessary for the access of the agricultural uses and to facilitate the access to the residential uses allowed. No grading shall be allowed within the easement, except that which is necessary to facilitate the agricultural activities and the residential uses. Well pipes to a residence and underground power lines may be constructed within the open space easement subject to approval by the Planning Director. No vegetation may be removed from the easement except as determined necessary for fire protection or other safety purposes as determined by the appropriate emergency services agency and the Planning Director. This easement shall be in perpetuity and shall restrict the use of the land within the easement.”</p> <p>Mitigation Measure</p>		
<p>26. Upon completion of the required road improvements for the remainder, the applicant shall re-vegetate all exposed soils and install other erosion control as recommended by the Natural Resources Conservation Service/Resource Conservation District (NRCS/RCD) or Public Works. The applicant shall also contact NRCS/RCD or Public Works for an inspection. Inspection fees shall be the responsibility of the applicant.</p> <p>A letter shall be submitted to the County Surveyor by NRCS/RCD or Public Works stating that the re-vegetation control provisions have been completed prior to the recordation of the Certificate of Compliance for the remainder.</p>	Public Works	
<p>27. Prior to the recordation of the Certificate of Compliance for the remainder, the easement from Usona Road to the on-site turnaround on the remainder shall meet a minimum of a Rural Class I SRA “A” standard. A cul-de-sac shall be constructed at the terminus of the on-site easement road. The cul-de-sac shall be improved to meet county standards and shall meet this standard at the time of parcel map recordation. All 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 prior to recordation of the parcel map. If construction of a cul-de-sac is impractical due to the on-site terrain as determined by the County Engineer with the concurrence of CDF, the applicant may request permission to construct a hammerhead T turnaround. A letter from</p>	Public Works	

<p>the Public Works Department stating this condition has been met shall be submitted to the Planning Department prior to the recordation of the Certificate of Compliance. All costs for Public Works road inspections shall be the responsibility of the applicants.</p> <p>Remainder Condition</p>		
<p>28. If the 60 -foot wide area adjacent to the centerline of easement road within the remainder is not offered for dedication at the time the parcel map is recorded, then these areas shall be offered for dedication prior to or concurrent with issuance of the certificate of compliance for the remainder, and a legal description (typed, stamped and signed legal descriptions along with lot closure computations) of this 60-foot wide area shall be provided to the County Surveyor. The offer of dedication shall be approved by Public Works.</p> <p>Remainder Condition</p>	<p>Public Works</p>	
<p>29. Soil profile holes shall be excavated on the Remainder to the standards of the County Health Department and in the presence of the County Registered Environmental Health Specialist (R.E.H.S.), his authorized representative, or an authorized consultant to verify the feasibility of installing an on-site septic system on the Remainder. If the County Registered Environmental Health Specialist approves the Remainder for septic disposal based on the soil profile holes, a letter from the County R.E.H.S. stating no additional tests are required and this condition has been fulfilled for that parcel shall be submitted to the Planning Department.</p> <p>If the results of the soil profile holes do not demonstrate to the approval of the County R.E.H.S. that a conventional septic system can be installed on the Remainder, percolation tests and additional soils analysis tests shall be performed on the Remainder in accordance with Health Department rules and regulations. The results of these tests shall be submitted to the Mariposa County Health Department and be approved by the County R.E.H.S. prior to recordation of the Certificate of Compliance. A letter from the County R.E.H.S. shall be submitted to the County Surveyor stating that approved percolation tests and soils analysis tests have been performed on the parcel(s). A statement shall be recorded on the face of the Certificate of Compliance as follows:</p> <p>"Approved percolation tests and soils analysis tests have been performed on the Remainder as shown on the Parcel Map for ____, recorded in Book ____ of Parcel Maps at Page ____, Mariposa County Records, to verify the feasibility of installing an on-site septic disposal system. A map identifying the location of the approved percolation tests is on file in the County Health Department. If an on-site septic system is proposed for a portion of the Remainder that</p>	<p>Mariposa County Health Department</p>	

has not had approved percolation tests, additional percolation tests and design recommendations may be required.”		
---	--	--

(Section 16.12.330, County Subdivision Ordinance; Health Department Recommendation)		
---	--	--