

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

STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution
No.2004-26

**A resolution conditionally approving Land Division Application
2003-260, Enefus Parker, applicant. Assessor Parcel Numbers
15-350-072 & 15-350-069.**

WHEREAS an application for Land Division No. 2003-260 was received on June 27, 2003 from Enefus Parker for a property located in the Ponderosa Basin area at 5571 Parker Drive and 2296 Harris Road; the site is also known as Assessor Parcel Numbers 15-350-069 & a portion of 15-350-072.; and

WHEREAS the Planning Department circulated the application among trustee and responsible agencies, interested public organizations, and others as appropriate; and

WHEREAS a duly noticed public hearing was scheduled for the June 18, 2004 Planning Commission meeting; and

WHEREAS the Planning Department prepared environmental documents in accordance with the California Environmental Quality Act and local administrative procedures; and

WHEREAS a Staff Report and Initial Study were prepared pursuant to the California Government Code, Mariposa County Code, California Environmental Quality Act, and local administrative procedures; and

WHEREAS the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Initial Study and Staff Report, testimony presented by the public concerning the application, and the comments of the applicant,

NOW THEREFORE, BE IT RESOLVED THAT the Planning Commission of the County of Mariposa does hereby approve a Mitigated Negative Declaration; and

BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission of the County of Mariposa does hereby approve Land Division Application #2003-260; and

BE IT THEREFORE FURTHER RESOLVED THAT the project is approved based upon the findings set forth in Exhibit 1 with the terms, mitigation measures and conditions set forth in Exhibit 2.

ON MOTION BY Commissioner Rudzik, seconded by Commissioner Skyrud, this resolution is duly passed and adopted this June 18, 2004 by the following vote:

AYES: Commissioners Ludington, Rudzik, Crain, Skyrud, and Turpin


NOES: None

EXCUSED: None

ABSTAIN: None


Susan Taber Crain, Chair
Mariposa County Planning Commission

Attest:


Tracy Gauthier, Secretary to the
Mariposa County Planning Commission

Project Findings – Exhibit 1

LDA #2003-260 RECOMMENDED FINDINGS

Pursuant to Mariposa County Zoning Ordinance, Section 16.16.040, the following Findings are recommended:

Pursuant to Mariposa County Zoning Ordinance, Section 16.16.040, the following Findings are made:

1. Based on the existing vegetation on the site, the requirement for a Fuel Management Zone, the provision of an emergency egress route, the requirement for proof of water, and the on-site soils analysis identifying suitable building areas with septic disposal areas, the site has been found physically suited for low-density homes and appurtenant improvements provided that the conditions of approval and mitigation measures are met.
2. The site is physically suited for the density allowed in the zone applicable to the project site. The proposed project is located within the Mountain Home Zone. The subdivision density is designed in accordance with the Mountain Home Zone.
3. The Initial Study prepared for the project found that it would have a less than significant effect on the environment with the mitigation measures and conditions of approval imposed. According to the Department of Fish and Game's Natural Diversity Data Base and Areas of Special Biological Importance Map for Mariposa County, there are no special, rare, or endangered animal or plant species located on the project site or the surrounding area that would be significantly affected by approval of this project. The conditions of approval require engineering for development of access roads, and the plan requires sediment and erosion control and permanent revegetation recommendations. The area is in an extremely high wildland fire hazard area and the increased residential development resulting from this project creates potentially significant impacts. With the implementation of the mitigation measures and conditions of approval the potentially significant effects are brought to less than significant levels.
4. The California Department of Fish and Game has determined the project may have an adverse impact on wildlife resources and potential habitat areas, and is

- therefore subject to the California Department of Fish and Game filing fees of (\$1275) for a negative declaration as required by AB 3158.
5. This land division and its subsequent use for low-density residential development will not cause serious health problems. Future residential uses will be required to comply with all Building Code regulations and Health Department standards for the proper installation of wells and sewage disposal systems. All requirements of the Soils Report for the project will be implemented at the building permit stage. The proper implementation of these codes, regulations and standards on the improvements and the mitigation measures applied to the project will ensure that serious health problems will not occur on the site.
 6. The proposed map is consistent with the Mariposa County General Plan. The land division is an initial step to 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.
 7. The parcel sizes proposed by the project are 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.
 8. The project will not conflict with any public easement.
 9. This land division application has been processed and reviewed in accordance with standards set forth in the Subdivision Map Act and Title 16, County Subdivision Ordinance. When the required conditions are met, the project will be in compliance with the Subdivision Map Act and the County Subdivision Ordinance.

Project Condition and Mitigation Monitoring Plan – Exhibit 2

Project Name: Enefus Parker File Number: LDA #2003-260
Project Approval Date: June 18, 2004

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		
1. The portion of Harris Road that traverses through parcels C and D shall be made 60-foot 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 easements shall be offered for dedication to the County of Mariposa. The offers of dedication shall be non-revocable and specifically state on the <i>parcel</i> map that the dedications are for "public road and utility purposes." Prior to map recordation, this easement shall also be surveyed and monumented. (Section 16.12.160.B, County Subdivision Ordinance; Road Standard Cross-sections, RICP).	Public Works	
2. The easement from Ponderosa Court to the project site and all on-site project roads shall be made 60-foot wide and non-exclusive. (A cul-de-sac easement with a radius of 45 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 County Engineer, upon review of engineered grading plans may likewise permit a lesser width. 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 <i>parcel</i> 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).	Public Works	
3. The easement from Ponderosa Court to and including the through road shall be improved to a Rural Class II standard, and the proposed on-site cul-de-sac road shall be improved to a Rural Class I standard, and all roads shall meet these standards (including pavement requirements as determined by the County Engineer in consultation with the California Department of Forestry) at the time of parcel map	Public Works	

<p>recording. 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 recording 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 (Section 16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a, RICP).</p>		
<p>4. The driveway easement from Harris Road to Parcel D and where applicable through Parcel B to Parcel C shall be made a minimum 40-foot wide and exclusive. The easement shall be designated for access for the use and benefit of the subject property. 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 on the <i>parcel</i> map that the dedication is for public utility purposes only. Prior to map recording, 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).</p>	Public Works	
<p>5. In regards to provision of access to proposed Parcel D, the County Engineer shall confirm one of the following prior to map recording: (a) evidence that a 60-foot wide non-exclusive easement has been recorded for that portion of Harris Road that provides access to and including the Beck property; (b) an alternate driveway location to Parcel D from a portion of Harris Road that provides for adequate access as specified by the county, and, that such driveway access can meet the minimum improvement requirements of the county and the California Department of Forestry; or (c) that the access proposed on the tentative parcel map complies with county requirements; otherwise, Parcel D shall be merged with one of the other proposed parcels.</p>	Public Works	
<p>6. A declaration shall be recorded with the final map, referenced on the final map and made appurtenant to Parcel D. The declaration shall state the following: “Approved access for residential development of Parcel D is from the off-site exclusive easement located between the southwest corner of parcel D and Harris Road..”</p>	Public Works	
<p>7. 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 prior to the recording of the parcel map. 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 approved and inspected by the County Engineer</p>	Public Works	

<p>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>		
<p>8. All required signs, with the exception of street name 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>9. A road name sign for the on-site easement road shall be placed at the intersection of the easement road and Ponderosa Court 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. (Section 16.12.175, County Subdivision Ordinance).</p>	Public Works	
<p>10. A stop sign shall be placed at the intersection of the on site easement and Ponderosa Court. 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>11. (If Ponderosa Court is accepted by the County for public access but not for maintenance,) a sign stating "THIS ROAD IS NOT COUNTY MAINTAINED" shall be installed 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. (Section III.A.4, Road Improvement and Circulation Policy).</p>	Public Works	
<p>12. The on-site easement road to Parcel A, B and C shall be either extended to Parcel C as shown on the preliminary parcel map (which requires the submittal of an engineered drainage, road and re-vegetation plan and construction prior to map recordation) or to construct a driveway through Parcel B to the building site of Parcel C and grant an easement for such and reference this on the map along with a recorded document.</p>	Public Works	
<p>13. A road maintenance association shall be formed to provide for the maintenance of the road in easement number 1. 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> <p>a. Be in effect for a period of not less than thirty (30) years unless</p>	Public Works	

<p>said maintenance is taken over by the County, a special district, or other governmental entity.</p> <p>b. Provide for annual maintenance and the immediate correction of emergency and hazard situations.</p> <p>c. Include 100% of the parcels in the subdivision served by the access road.</p> <p>d. Provide a mechanism for the road maintenance association to collect delinquent payments or assessments for the maintenance described above by filing a lien on the delinquent properties with the power of sale.</p> <p>e. Provide a mechanism for new parcels to be added to the association.</p>		
<p><u>13B. 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 of Parker Drive from Ponderosa Court including all those portions of said road within the Parkder, Castaldi and Oakander Parcel Maps. The applicant shall be responsible for all costs associated with the filing of the petition, including but not limited to, preparation and cost estimates. In order to ensure that the subject properties do not bear an undue burden in maintaining the access road, the zone of benefit shall be waived if the applicant demonstrates that 51% of the property owners served by the unnamed road calculated by the number of parcels or by assessed value, protest the formation of the zone of benefit.</u></p> <p><u>If the applicant cannot secure the signatures of 51% of the property owners served by the road, the applicant shall submit evidence satisfactory to the County Engineer that all property owners served by the easement roads have been notified of the petition for the road maintenance zone of benefit and that 51% of those property owners calculated by the number of parcels and the assessed value, refused to sign the petition.</u></p> <p><u>If the zone of benefit is waived, then a road maintenance association shall be formed to provide for the maintenance of _____ . If a road maintenance association is formed, 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</u></p>		

<p><u>to recordation of the parcel map and shall:</u></p> <p>a. <u>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.</u></p> <p>b. <u>Provide for annual maintenance and the immediate correction of emergency and hazard situations.</u></p> <p>c. <u>Include 100% of the parcels in the subdivision served by the access road.</u></p> <p>d. <u>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.</u></p> <p>e. <u>Provide a mechanism for new parcels to be added to the Association.</u></p>		
<p>14. A declaration or covenant of non-protest for road maintenance of Ponderosa Court shall be recorded concurrently with the parcel/final map and shall be referenced on the parcel/final map. The declaration or covenant shall be made appurtenant to each parcel and shall state that the owner or future owners of the parcels 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 recordation.</p>	Public Works	
<p>15. The off-site driveway to the southwestern boundary of Parcel D and where applicable a driveway through parcel B for benefit of Parcel C shall be constructed prior to map recordation. The driveways shall meet State Fire Safe Standards, and shall be approved by CDF prior to final map recordation.</p>	Public Works	
<p>16. Fuel modification shall be performed within all road easements and the emergency egress easement. The method and type of fuel modification shall be done in accordance with the Mariposa County Road Improvement and Circulation Policy and shall be approved by the County Engineer. All burning of slash or brush piles shall be done in accordance with CDF and Mariposa County Air Pollution Control District burning procedures and requirements.</p>	Public Works	
<p>17. Water lines and hydrants shall be installed in compliance with the Ponderosa Basin Mutual Water Companies specifications and standards prior to map recordation and confirmed by the County Engineer. The applicant shall also provide the County Engineer with a “can and will serve” letter from Ponderosa Basin Mutual Water Company.</p>	Public Works	
<p>18. Prior to recordation of the final map, evidence that the State Department of Real Estate Public Report process has been commenced shall be submitted to the County Surveyor. Completion of the public report process is not necessary for map recordation, but is necessary</p>	Public Works	

prior to lot sale.		
19. Verification of Taxes Paid shall be submitted to the County Surveyor prior to recordation of the Final Map.	Public Works	
20. 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 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.	Public Works	
CONDITION OF APPROVAL / MARIPOSA PLANNING		
<p>21. Prior to the sale or close of escrow, whichever comes first, of each lot in the subdivision, proof of water shall be provided on that lot. 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 lot per twelve-hour day for each lot. Proof of production shall include 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 which shall minimally be a well of 10 gallons per minutes (gpm) or more: 3 hours duration; a well of 5 gpm to less than 10 gpm: 24 hours duration; a well of less than 5 gpm: 3 days duration. 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.</p> <p>A statement shall be recorded in Official Records concurrently with the final map and referenced on the final map as follows:</p> <p>“Prior to the sale or close of escrow, whichever comes first, of each parcel in Phase II a well of proven capacity shall be provided on the parcel. Proven capacity shall be a well or wells capable of producing one thousand gallons per lot per twelve-hour day for each lot. Proof of production shall include 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 which shall minimally be a well of 10 gallons per minutes (gpm) or more: 3 hours duration; a well of 5 gpm to less than 10 gpm: 24 hours duration; a well of less than 5 gpm: 3 days duration. Additionally, a report of a completed well shall include a general mineral, physical and inorganic analysis as required</p>	Mariposa Planning	

<p>under California Code of Regulations, Title 22, for non-transient, non-community water systems and an analysis for coliform bacteria.”</p>		
<p>22. A final Soils Report shall be submitted to the County Planning Department as required by Mariposa County Code Subdivision Ordinance, Title 16 §16.20.220 and applicable requirements of the Subdivision Map Act. The Soils Report shall be reviewed and approved by the County Engineer prior to final map recordation.</p>	<p>Mariposa Planning</p>	
<p>23. A declaration shall be recorded with the final map and referenced on the final map. The declaration shall state the following:</p> <p>“All residential buildings, including mobile homes placed on foundations shall be constructed in compliance with the special foundation requirements stated in the Soils Investigation Report prepared for the _____ and on file with the County Planning Department. A building permit shall not be issued for residences placed on foundations unless the foundations meet the foundation requirements contained in the Soils Investigation prepared for the subdivision. The foundation requirements must be incorporated in the building plan and permit.”</p>	<p>Mariposa Planning</p>	
<p>24. 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 (\$1,250) and County Clerk fee (\$25) should be paid within five (5) working days of the approval of the 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 \$1,275.00, 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>Mariposa Planning</p>	
<p>25. A drainage easement shall be established and shown on the Parcel map for the tributary of Chowchilla Creek. The width of the easement shall be 50 feet from the centerline on each side of the river 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 structure shall be constructed within the open space easement. No portions of a sewage disposal system shall be constructed within the open space easement. No grading shall be allowed within the easement, except that which is necessary for access to building sites. A well or wells, water pipes, underground and above ground power lines, fencing, and other similar structures or improvements may also be constructed</p>	<p>Mariposa Planning</p>	

within the open space easement subject to approval by the Planning Director. This easement shall be in perpetuity and shall restrict the use of the land within the easement.”		
26. The on-site easement road from Ponderosa Court to and including the through road to the east 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/final map.	Mariposa Planning	
27. Prior to recordation of the Parcel Map, an address shall be obtained from the County Assessor’s Office for each existing onsite and off-site residence that takes access from the newly named road. The applicant shall provide to the County Assessor’s Office any information necessary to assign a new address, such as the location of existing driveway encroachments.	Mariposa Planning	
28. The on-site easement road that serves Parcels A, B and C 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 Planning Director. The name of the road shall be shown on the parcel map (County Resolution No. 92-541).	Mariposa Planning	
CONDITION OF APPROVAL / CALIFORNIA DEPARTMENT OF FORESTRY (CDF)		
29. Prior to Parcel Map recordation, the applicant shall have complied with all applicable <i>SRA Fire Safe Regulations</i> . A document shall be recorded and referenced on the Parcel Map that states: “Future residential developments 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 <i>SRA Fire Safe Regulations</i> and the risk of fire hazards shall be reduced through compliance with Public Resource Code 4291.”	California Department of Forestry	
CONDITION OF APPROVAL / HEALTH DEPARTMENT		
30. Percolation tests and soils analysis tests shall be performed on Parcels A, B, C and D 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 Sanitarian prior to recordation of the parcel/final map. A letter from the County Sanitarian 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/final map and referenced on the parcel/final map as follows: “Approved percolation tests and soils analysis tests have been performed on Parcels A, B, C and D 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	Mariposa County Health	

<p>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 an approved percolation tests, additional percolation tests and design recommendations may be required.”</p>		
<p>CONDITION OF APPROVAL / MARIPOSA COUNTY RESOURCE CONSERVATION DISTRICT</p>		
<p>31. Immediately upon completion of the required road and encroachment improvements, the applicant shall re-vegetate all exposed soils and install other erosion control as recommended by the Natural Resource Conservation Service/Resource Conservation District (NRCS/RCD). The applicant shall also contact the NRCS/RCD for an inspection. Inspection fees shall be the responsibility of the application. A letter shall be submitted to the County Surveyor by NRCS/RCD stating that the re-vegetation and erosion control provisions have been completed.</p>	<p>NRCS/RCD</p>	
<p>REMAINDER CONDITIONS: NONE</p>	<p>NA</p>	
<p>MITIGATION MEASURES: NONE</p>	<p>NA</p>	
<p>32. A fuel management zone of 100-feet wide along the southern property lines for Parcel C and Parcel D shall be delineated on the parcel map. A statement shall be recorded for in Official Records concurrently with the parcel map and referenced on the parcel map as follows:</p> <p>"A fuel management zone of 100-feet wide exists along the southern parcel boundary of Parcels C and D. The construction of residential structures or accessory structures (except for fences, utilities, a well house) shall not occur in this area unless otherwise approved by the California Department of Forestry. This fuel management zone shall be in perpetuity and has the potential to restrict the use of the land within it. If a building is placed outside the fuel management zone, fuel reduction measures are still required."</p>	<p>Public Works</p>	
<p>33. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for all road, emergency egress route, and turnaround improvements required as a condition of approval for this project. The required plans shall include engineered drainage plans, a geotechnical testing plan, an engineered sediment and erosion control plan, and an engineered revegetation plan. Cut banks in excess of 10 feet in height shall minimally have erosion control fabric installed, to quicken revegetation efforts. The plans shall be approved by the County Engineer <u>prior</u> to commencement of construction work on the required road improvements. All road work, including drainage crossings, shall be capable of supporting a 26 ton live load. If bridges are necessary, each end of the bridge shall identified with a load rating. (Public Works, Mariposa Planning and County Fire Recommendation;</p>	<p>Public Works</p>	

Mitigation Measure)		
Recommendations of offers of Dedication		
<p><u>On-site service roads to Parcels A, B and C:</u> The Planning Commission recommends that the Public Works Director accept the offer of dedication for public access and utilities, but reject the offer for public maintenance for the on-site access roads.</p> <p><u>Access Road through Parcels C and D:</u> The Planning Commission recommends that the Public Works Director accept the offer of dedication for public access, utilities and maintenance.</p>	Public Works	

Agency Contact List				
AGENCY	CONTACT	PHONE NUMBER EMAIL	SITE ADDRESS	MAILING ADDRESS
Mariposa Planning	Bill King	209-966-0305 bking@mariposacounty.org	5100 Bullion Street Mariposa CA 95338	P.O. Box 2039 Mariposa CA 95338
Public Works	Jerry Freeman	209-966-5356	4639 Ben Hur Road Mariposa CA 95338	Same as site
Health Department	Dave Conway	209-966-2220	5100 Bullion Street Mariposa CA 95338	P.O. Box 5 Mariposa CA 95338
Mariposa County Resource Conservation District	Jerry Progner	209-966-3431	5009 Fairgrounds Rd Mariposa CA 95338	P.O. Box 746 Mariposa CA 95338
County Assessor	Eddie Ellis	966-2332	4982 10th Street Mariposa CA 95338	P.O. Box 35 Mariposa CA 95338
Cal. Dept of Forestry	Dennis Townsend	209-966-3622	5366 Highway 49 North Mariposa CA 95338	Same as site

Certificate of Completion:

By signing below, the environmental coordinator confirms that the required conditions of approval and mitigation measures have been implemented as evidenced by the "Schedule of Tasks and Sign-Off Checklist", and that all direct and indirect costs have been paid. This act constitutes the issuance of a *Certificate of Completion*.

 Environmental Coordinator

 Date

Explanation of Headings:

Monitoring Dept: Department or Agency responsible for monitoring a particular mitigation measure.
 Verified Implemented: When a mitigation measure has been implemented, this column will be initialed and dated.