DEPARTMENT: Planning

RECOMMENDED ACTION AND JUSTIFICATION:
The Planning Commission recommends adoption of a resolution approving the project with the recommended findings, and a mitigated negative declaration. Waive the first reading and introduce an Ordinance approving the project's changes to the general plan land use map and the county's official zoning map.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
No prior action

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
Negative action would result in no project; the property would remain designated for Mountain Home land uses.

Financial Impact? ( ) Yes ( X ) No Current FY Cost: $ Annual Recurring Cost: $
Budgeted in Current FY? ( ) Yes ( ) No ( ) Partially Funded
Amount in Budget: $ Additional Funding Needed: $
Source: Internal Transfer
Unanticipated Revenue
Transfer Between Funds
Contingency

( ) General ( ) Other

CLERK'S USE ONLY: Res. No.: 04-056
Vote - Ayes: 4 Noes: 0
( ) Approved
Minute Order Attached ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.
Date: __________
Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: ____________
Deputy

COUNTY ADMINISTRATIVE OFFICER:
Requested Action Recommended
No Opinion
Comments:

CAO: ____________

Revised Dec. 2002
WHEREAS complete applications for General Plan Zoning Amendment, Land Division and Design Review were received from Yosemite Area Regional Transportation System, applicant, for a change in Land Use and Zoning Designation of a portion of a 9.71-acre parcel from Mountain Home (MH) to Public Sites (PS) and a division into two parcels, and a Design Review for the construction of a park-n'-ride lot. The project is located at 5033 Colorado Road, Midpines, on the southwest side of the highway at the intersection of State Highway 140 and Ponderosa Way (northwest of the Midpines Post Office, also known as Assessor's Parcel Number (APN: 8-400-023); and

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

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

WHEREAS a duly noticed public hearing was scheduled for the 19th day of March, 2004 for the Mariposa County Planning Commission; and

WHEREAS a Planning Commission 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 on March 19th, 2004 the Planning Commission held a public hearing on the applications in accordance with County Code and State law; and

WHEREAS the Planning Commission adopted resolution #2004-8 recommending to the Board of Supervisors the adoption of a Mitigated Negative Declaration and approval of General Plan/Zoning Amendment #2003-271, Land Division Application, and Design Review #2003-272 and adoption of an ordinance with findings; and

WHEREAS a duly noticed public hearing was scheduled for the 20th day of April, 2004 for the Mariposa County Board of Supervisors; and
WHEREAS a Board of Supervisors Staff Report and Initial Study were prepared pursuant to the California Government Code, Mariposa County Code, and California Environmental Quality Act, and local administrative procedures; and

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

BE IT THEREFORE RESOLVED THAT the Board of Supervisors of the County of Mariposa does hereby adopt a Mitigated Negative Declaration for the project pursuant to the California Environmental Quality Act, Title 14, California Code of Regulations.

BE IT THEREFORE FURTHER RESOLVED THAT the Board of Supervisors of the County of Mariposa does hereby approve General Plan Zoning Amendment #2003-271, Land Division, and Design Review #2003-272 to be effective on the effective date of the ordinance.

BE IT THEREFORE FURTHER RESOLVED THAT the project is approved based upon the findings set forth in Exhibit 1A, 1B and 1C with the terms and conditions set forth in Exhibit 2:

ON MOTION BY Supervisor Stetson, seconded by Supervisor Pickard, this resolution which was duly passed and adopted this 20th day of April 2004 by the following vote:

AYES: STETSON, BALMAIN, PARKER, PICKARD

NOES: BIBBY

EXCUSED: NONE

ABSTAIN: NONE

GARRY R. PARKER, Chairman
Mariposa County Board of Supervisors

ATTEST:
MARGIE WILLIAMS, Clerk of the Board

Mariposa County Board of Supervisors

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

THOMAS GUARINO, County Counsel
Project Findings for the Midpines YARTS Park n’ Ride Staging Area
File No. GENERAL PLAN/ZONING AMENDMENT 2003-271 & DESIGN REVIEW #2003-272
Exhibit 1A, Page- 1 –

Project Findings – Exhibit 1A

GENERAL PLAN / ZONING AMENDMENT
FINDINGS

Pursuant to Mariposa County Zoning Ordinance, Section 17.128.050, and based on the evidence provided in the staff report and presented at the public hearing, the following Findings are made:

1. *That such an amendment is in the general public interest, and will not have a significant adverse affect on the general public health, safety, peace, and welfare;*

   The area is currently utilized for public service uses (Caltrans Equipment Yard, Post Office and State Highway) and the addition of a park n’ ride lot open for public use for purposes of providing additional transportation options serves the public interest. The project has been analyzed to determine impacts to the environment and is conditioned to lessen those impacts to an acceptable level. Caltrans has reviewed the project to determine whether safe access to the site can be provided, and has determined that appropriate access can be provided.

2. *That such an amendment is desirable for the purpose of improving the Mariposa County general plan with respect to providing a long-term guide for county development and a short-term basis for day-to-day decision-making;*

   The designation of this property for public use provides a desirable component to the general plan that guides use of this property today and for the future.

3. *That such an amendment conforms to the requirements of state law and county policy;*

   With respect to public noticing, hearings, finding and other requirements, the project was reviewed in accordance with state law and county policy.

4. *That such an amendment is consistent with other guiding policies, goals, policies, and standards of the Mariposa County general plan;*

   The use, design and operation of the project have all been compared to the guiding policies of the general plan and have been found to be consistent with such direction. The project “increases the mobility for the populace of the County and the general touring public,” “promotes Highway 140 as year-round access to Yosemite National Park,” and does so in a manner that minimizes impact to the scenic quality of the area. The project does not create any
significant nuisances, and is designed for safe use. The project will not reduce the number of housing units that can be placed on the exiting parcel.

5. In the case of an amendment to the zoning classification on an individual parcel or General Plan Land Use Map:

a. the subject parcel is physically suitable (including, but not limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development; and

The property is physically suited to the site. Safe highway access can be provided, no waivers to improvement dimensional requirements are sought, minimum open space requirements are exceeded and compliance with the Scenic Highway design standards will be complied with. The site is compatible with other public uses in the area, and, the use will not create a nuisance to surrounding properties. The site either currently provides or the project will make improvements necessary to provide adequate public utilities.

b. the proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public. (Ord. 912 Sec.II, 1997; Ord. 704 Sec.1, 1988).

The park n’ ride lot will provide transportation service to the residential population and touring public.
LAND DIVISION
FINDINGS

Pursuant to Mariposa County Zoning Ordinance, Section 16.16.040, and based on the evidence provided in the staff report and presented at the public hearing, the following Findings are made:

1. Based on site inspection and the size and the number of parcels proposed, the site is physically suited for the park n’ ride lot and low-density residential use and appurtenant improvements.

2. The site is physically suited for the density allowed in this zone and the public improvement planned for the site. The proposed project is located within the Public Sites Zone and the Scenic Highway Overlay Zone. The development intensity is designed in accordance with these zones.

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 may be special, rare, or endangered animal or plant species, or wildlife resources located on the project site and the surrounding area that would be affected by approval of this project, but with the proposed mitigation measures, the impacts will be less than significant. The CDFG 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 ($1,250) for a negative declaration as required by AB 3158 and a County Clerk fee of ($25). This fee has already been paid by the applicant; payment of the fee at this stage in the process is not required.

4. This land division and its subsequent use for low-density residential purposes and park n’ ride lot will not cause serious health problems. Existing and future development will be required to comply with all Building Code regulations and Health Department standards for the proper installation of wells and sewage disposal systems. The proper implementation of these improvements will ensure that serious health problems will not occur on the site.

5. Upon Completion of the General Plan Zoning Amendment process, the proposed map will be consistent with the Mariposa County General Plan. There is no specific plan governing this property.

6. 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.
7. The project will not conflict with any public easement.

8. 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.
Project Findings – Exhibit 1C

DESIGN REVIEW APPLICATION #2003-272
FINDINGS FOR
SCENIC HIGHWAY OVERLAY ZONE

Pursuant to Mariposa County Zoning Ordinance, Section 17.65.010A, and based on the evidence presented in the staff report and comments provided at the public hearings, the following Findings are made:

1. The development is harmonious with the scenic quality of the designated highway. The features of the project have been compared with the standards of the Scenic Highway Overlay Zone and have been found to either be consistent with, or are being required (by means of conditions of approval or mitigation measures) to be amended in order to do so. Such features included lighting, preservation of existing significant vegetation, landscaping, design of buildings consistent with materials and colors compatible with the area, and signing. The improved project will be harmonious with the scenic quality of the designated highway.

2. As discussed above, the project complies with all applicable standards pursuant to Chapter 17.65 of the Mariposa County Zoning Ordinance – Scenic Highway Overlay Zone; and

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 may be special, rare, or endangered animal or plant species, or wildlife resources located on the project site and the surrounding area that would be affected by approval of this project, but with the proposed mitigation measures, the impacts will be less than significant. The CDFG 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 ($1,250) for a negative declaration as required by AB 3158 and a County Clerk fee of ($25). This fee has already been paid by the applicant; payment of the fee at this stage in the process is not required.

4. The project is consistent with the goals, policies, and standards of the General Plan. The use, design and operation of the project have all been compared to the guiding policies of the general plan and have been found to be consistent with such direction. The project “increases the mobility for the populace of the County and the general touring public,” “promotes Highway 140 as year-round access to Yosemite National Park,” and does so in a manner that minimizes impact to the scenic quality of the area. The project does not create any significant nuisances, and is designed for safe use. The project will not reduce the number of housing units that can be placed on the exiting parcel.
Project Condition and Mitigation Monitoring Plan – Exhibit 2

**Project Name:** YARTS Midpines Park n’ Ride Lot  
**File Numbers:** General Plan / Zoning Amendment #2003-271 and Design Review #2003-272  
**Project Approval Date:** April 20, 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)

<table>
<thead>
<tr>
<th>Sign-Off Checklist for List of Conditions of Approval and Mitigation Measures</th>
<th>Monitoring Dept.</th>
<th>Verified Implemented</th>
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<tr>
<td><strong>CONDITION OF APPROVAL / MARIPOSA PLANNING</strong></td>
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<td>1. Except as modified by the conditions of approval herein, the project shall be designed as presented in the applicant’s proposal to Mariposa County Planning Department dated November 17, 2003. Any revision to the approved plans must be submitted to this office for review by the Planning Director. Minor modifications to the approved plans may be approved by the Planning Director, otherwise the Planning Commission shall review and take action at a public hearing.</td>
<td>Mariposa Planning</td>
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<td>2. Prior to submittal of a building permit application with the Building Department, the applicant shall submit a revised plan to Mariposa Planning that incorporates all project conditions and mitigation measures, including a conceptual plan for future parking spaces in the northwestern portion of the lot to ensure that future expansion of the lot will not infringe the five specimen valley oak trees along the highway, on required open space areas, Bear Creek drainage easement and a transitional area between the state highway and any future probable parking area.</td>
<td>Mariposa Planning</td>
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<td>3. Concurrent with or prior to submitting the building permit plan, a “Parking Lot and Building” lighting plan shall be submitted to the Planning Department for review. The plan shall include and show compliance with the following standards: (a) low foot-candles (no more than 2 foot-candles); (b) distribute light evenly; (c) shields shall be used to prevent light from spilling onto surrounding streets and properties; (d) &quot;top&quot; shields are required; (e) floodlighting is not permitted; (f) use of “full-side shielded” wall-pac’s is required.</td>
<td>Mariposa Planning</td>
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<td>4. The approved location of the parcel line shall not be final until Mariposa Planning confirms the site, both long-term and short-term designs, will provide the minimum 20% open space requirement. Compliance with this standard may require the acquisition of a larger property.</td>
<td>Mariposa Planning</td>
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<td>5. As evidenced on building permit plans for this project, all utilities shall be placed underground.</td>
<td>Mariposa Planning</td>
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<td>6. As evidenced on building permit plans, all dumpsters, mechanical equipment and other like features shall be screened from view from Highway 140.</td>
<td>Mariposa Planning</td>
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<td>7. Prior to or concurrent with the submittal of a building permit, the applicant</td>
<td>Mariposa</td>
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shall provide a “sign plan” for the project in conformance with the sign standards of the Scenic Highway Overlay Zone, except that the combined size of all signs on the project site shall be compatible with the size of the buildings and site and they are positioned as determined by Mariposa Planning.

| 8. The applicant shall furnish Mariposa County Building Department with restroom construction plans together with a building permit application that clearly shows the proposed use of wood siding and asphalt composition shingles in a shade of brown as approved by the Planning Department. | Mariposa Planning |

| 9. Prior to or concurrent with the submittal of construction plans for the parking lot, the applicant shall provide to Mariposa Planning a landscape plan prepared by a licensed landscape architect for review that includes the following features: (a) screening materials shall be predominately evergreen and at least five-feet in height and designed such that full screening from the road is achieved within five (5) years of project completion; (b) predominate use of indigenous plants; (c) the minimum area for interior landscaping shall be ten percent (10%) of the total parking area; and (d) the plans shall comply with Section 17.65.010.E.3.h through m, which specifies minimum planting size, visual clearance standards, projection of plants from traffic, provision of irrigation (not allowed within the drip line of oak trees), maintenance, and maximum slope requirements. | Mariposa Planning |

| 10. The materials, colors and design of the proposed bus stop shall match the existing YARTS shelters currently in place at Cathey’s Valley and the Bug Hostel. Plans reflecting this requirement shall be submitted to the county prior to installation of the bus stop. | Mariposa Planning |

| Condition of Approval / CALTRANS

11. The exact location of the bus stop and shelter shall be selected during the review of encroachment improvements with Caltrans, with consideration given to the requirement to retain the five specimen valley oak trees along highway 140 and the project mitigation measure regarding minimizing exposure of diesel fumes from sensitive receptors such as the lobby of the Post Office. | Caltrans/Mariposa Planning |

12. Prior to or concurrent with submittal of a building permit application for construction of the on-site improvement, the applicant shall provide Mariposa Planning with evidence that Caltrans has reviewed and approved an encroachment permit for a full-access state highway encroachment to the proposed site. A building permit will not be issued for the project unless a full-access encroachment can be provided in a manner acceptable to Caltrans. | Caltrans/Mariposa Planning |

Prior to issuance of an occupancy permit, all required encroachment improvements shall have been installed and the applicant shall provide a letter from Caltrans stating that their required improvements (including number and location of encroachments), drainage and sight distance requirements relative to the subject parcel map have been constructed or complied with.

| Condition of Approval / Natural Resource Conservation Service (NRCS)

13. Immediately upon completion of the necessary grading, 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 Planning Director by NRCS/RCD stating that the re-vegetation and erosion control provisions have been completed. | NRCS/RCD |
### MITIGATION MEASURES:

<table>
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<th>14. Biological Resources:</th>
<th>Mariposa Planning</th>
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<td>A qualified ornithologist shall inspect the project sites between February 15th and late June, immediately prior to construction. If no nests are identified in the trees to be removed or near the project site in this pre-construction survey, no further mitigation is required. If nests are discovered, the project ornithologist shall prepare a report and submit it to YARTS. YARTS and/or the project ornithologist shall forward the report to the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS). Appropriate CDFG and USFWS protocols for nest relocation shall be implemented. If relocation of occupied, viable nests is not feasible, construction shall be delayed or the tree or site shall be left undisturbed until completion of the nesting activity. To avoid the nesting season of raptors and sensitive songbirds, tree removals shall not take place between February 15 and June 30, or as determined by the CDFG or project ornithologist. Exclusion zones shall be established around the active nest. The radius of the exclusion zone will be determined by consultation with a qualified ornithologist and the appropriate case-by-case basis. Construction-related activities, especially vehicle activity and equipment storage, will be prohibited within the exclusion zone until the nestlings have fledged.</td>
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<td>15. Hydrology:</td>
<td>Mariposa Planning</td>
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<td>Existing vegetative buffers should be maintained to preserve the effectiveness of pollutant removal. Vegetative buffer strips shall be checked annually for signs of erosion, vegetation loss, and channelization of the flow. Buffer strips shall be maintained at heights of no more than 6 inches. b) Grassed swale biofilters should be included in the site drainage system, both for runoff conveyance and filtering of pollutants. This could remove a significant portion of sediment, nutrients, heavy metals, toxic materials, oxygen-demanding substances, and hydrocarbons from concentrated storm water before it entered inlets or infiltration areas.</td>
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<td>a. YARTS shall maintain the parking area to reduce the amount of litter washing into storm drains and thus entering local waterways. Sweeping of the parking areas shall be conducted on a regular basis as part of the maintenance program. This agreement shall be in place prior to the establishment of the site as a YARTS staging area. b. Catch basin filters or oil/water separators at drainage structures should be installed to reduce high pollutant concentrations in local waterways. c. Catch basins should be periodically cleaned to reduce high pollutant concentrations during the first flush of storms and restore catch basins’ sediment trapping capacity.</td>
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<td>17. Noise:</td>
<td>Mariposa Planning</td>
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<td>The following measures to reduce noise shall be implemented for construction activity on the project site. a. Limit construction activities to daytime hours (7:00 a.m. to 6:00 p.m. on Monday through Saturday and 10 a.m. to 6 p.m. on Sunday and holidays</td>
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b. Use available noise suppression devices and properly maintain and muffle loud construction equipment;  
c. Avoid staging of construction equipment and unnecessary idling of equipment within 200 feet of noise-sensitive land uses.

| 18. Creek Protection: | Temporary Construction fencing shall be installed at the east edge of the riparian vegetation along the creek to separate the construction zone from areas to be protected from disturbance. No construction equipment or other disturbance should be allowed within these "no disturbance zones" as identified on the project Grading Plans. The construction fencing shall remain in place for the duration of construction. | Mariposa Planning |

| 19. Creek Protection: | Best management practices shall be used to prevent spillage of hazardous chemicals and excavated sediment into Bear Creek. A Storm Water Pollution Prevention Plan shall be prepared that addresses potential water quality impacts. This should include use of silt fences and straw bales to prevent material from leaving the site and entering the Creek. In addition, a Notice of Intent to comply with the national Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 fro Discharge of Storm-water Associated with Construction Activities shall be prepared and submitted to the California Regional Water Quality Control Board. | Mariposa Planning |

| 20. Creek Protection: | The contractor shall be informed of the sensitivity of trees during the contract bidding process. The contract shall hold the contractor liable for impacts to these sensitive resources that result from construction activities performed inconsistent with the above recommendations and conditions specified in the Storm Water Pollution Prevention Plan. | Mariposa Planning |

| 21. Creek Protection: | A contractor education program shall be implemented to ensure that the contractor and all construction personnel are fully informed of the sensitivity of the Creek, trees and riparian resources. The program shall a) explain the purpose of the resource protection to all construction personnel, b) require contractor delineation of sensitive areas on grading plans and in the field through fencing or flagging; c) specify sensitive construction practices, and d) define ramifications of non-compliance. | Mariposa Planning |

| 22. Creek Protection: | Grading shall be generally be restricted to outside the blackberry thicket on the east bank, providing a minimum 50-foot setback from the centerline of the creek. | Mariposa Planning |

| 23. Creek Projection: | Should any modifications be made to the proposed parking and access improvements they should be designed to avoid the riparian vegetation along Bear Creek to protect and buffer the habitat value of the Creek. | Mariposa Planning |

| 24. Creek Projection: | The site shall be monitored for a period of five years to prevent the establishment and spread of invasive species such as scotch broom and yellow star thistle. Any newly established undesirable plants shall be removed as part of routine maintenance to be performed in the spring and late summer for the first two years, and at least once a year during the summer for the following three years. | Mariposa Planning |

| 25. Tree Preservation: | Temporary construction fencing shall be installed around the drip-line of all trees to be preserved to separate the construction zone from areas to be protected from disturbance, specifically the drip-line and canopy of the mature oaks and pines at the northern edge of the site. No grade changes are allowed within the drip-line of trees to be preserved and pavement shall be restricted a minimum of 20-feet from the tree trunks or such that it | Mariposa Planning |
would not affect more than one-third of the drip line, whichever is greater.

26. Archaeological Resources: If previously unknown archaeological resources or suspected archaeological resources (including human remains) are encountered during construction, all work on the site shall be stopped and an archaeologist approved by the County shall be called to inspect the finds. The recommendations of this archaeologist with regard to on-site preservation, recovery and/or documentation of the resources shall be implemented before construction recommences. YARTS shall be responsible for specifying these responsibilities and procedures in the project’s construction contract documents.

27. Human Remains: If previously unknown human remains are encountered during construction, an appropriate representative of Native American groups and the County Coroner shall also be informed and consulted as required by State Law.

28. Soil Erosion: The project grading plan will include Drainage and Erosion Control Plans to minimize the impacts from erosion and sedimentation during grading. This plan would include procedures such as: (1) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydro-seeding; (2) protecting downstream storm drainage inlets from sedimentation; (3) using silt fencing and hay bales to retain sediment on the project site; and (4) any other suitable measures outlined in the California State Erosion Control BMP Handbook, or acceptable alternative.

29. Soil Erosion: After construction is completed, all drainage culverts shall be inspected on a yearly basis for accumulated sediment. If sediment accumulation had occurred, these drainage structures shall be cleared of debris and sediment.

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<th>Agency Contact List</th>
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<td>AGENCY</td>
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<td>Mariposa Planning</td>
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<td>Natural Resource Conservation Service</td>
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<td>Caltrans</td>
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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.
TO: SARAH WILLIAMS, Interim Planning Director
FROM: MARGIE WILLIAMS, Clerk of the Board
SUBJECT: PUBLIC HEARING TO CONSIDER GENERAL PLAN/ZONING AMENDMENT #2003-271, LAND DIVISION #2004-63, AND DESIGN REVIEW #2003-272, YOSEMITE AREA REGIONAL TRANSPORTATION SYSTEM, APPLICANT
Resolution No. 04-169

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on April 20, 2004

ACTION AND VOTE:

C) PUBLIC HEARING to Consider General Plan/Zoning Amendment #2003-271, Land Division #2004-63, and Design Review #2003-272; Adopt Resolution Approving Project, and a Mitigated Negative Declaration; Waive First Reading and Introduce an Ordinance Amending the General Plan Land Use Map and Official Zoning Map for the Project Site from Mountain Home (MH) to Public Sites (PS); Approving a Land Division and the Construction of a Park-n-Ride Lot for a Property Located at 5033 Colorado Road, Midpines, on the Southwest Side of the Highway at the Intersection of State Highway 140 and Ponderosa Way (Northwest of the Midpines Post Office); Assessor Parcel Number 8-400-023; Yosemite Area Regional Transportation System, Applicant

BOARD ACTION: Bill King, Senior Planner, presented the staff report. Staff responded to a question from the Board as to whether any comments were received on this project. The public portion of the hearing was opened and no input was received. The public portion was closed and the Board commenced with deliberations. Staff responded to questions from the Board relative to comments contained in correspondence that was received relative to visibility and the possible removal of trees and whether any changes were made in the project; relative to maintenance, including trash removal and restrooms and their location; what happens to the site if YARTS goes away; plans for water for the site; what will happen if the property is not suitable for the project due to archaeological resources; and relative to the condition to minimize exposure of diesel fumes from sensitive receptors such as the lobby of the Post Office.

(M)Stetson, (S)Pickard, Res. 04-169 was adopted approving the project with the recommended findings, including a mitigated negative declaration; and the first reading was waived and an ordinance introduced approving the project’s changes to the General Plan Land Use Map and the County’s Official Zoning Map. The Clerk of the Board read the title of the ordinance into the record. Ayes: Stetson, Balmain, Parker, Pickard; Noes: Bibby. The hearing was closed.

cc: Tom Guarino, County Counsel
File