

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

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**STATE OF CALIFORNIA  
COUNTY OF MARIPOSA  
PLANNING COMMISSION**

Resolution  
No. 2007-05

**A resolution conditionally approving Land Division Application 2006-219, Thomas Wieg, applicant. Assessor Parcel Number 014-010-086**

WHEREAS an application for Land Division Application 2006-219 was received on June 30, 2006 from Thomas Wieg for a property located at an unassigned address on East Whitlock Road, approximately ¼ mile from Highway 140, also known as Assessor Parcel Number 014-010-086; and

WHEREAS Land Division Application #2006-219 proposes the division of a 25.81 acre parcel into 4 parcels, Parcel A through D, of 5.00 acres, and a Remainder of 5.81 acres; and

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

WHEREAS based upon trustee and responsible agency comments, on August 4, 2006 a Cultural Resource Survey was required, and the application was held until completion of the Survey; and

WHEREAS on December 22, 2006 the required Cultural Resource Survey was presented to the Planning Department; and

WHEREAS a duly noticed public hearing was scheduled for February 2, 2007; 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 adopt a Mitigated Negative Declaration.

BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission of the County of Mariposa does hereby approve Land Division Application 2006-219.

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

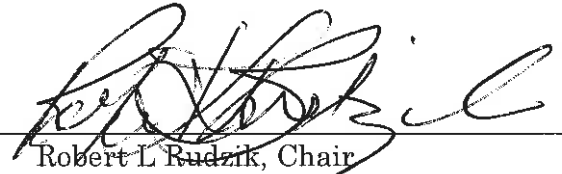
ON MOTION BY Commissioner DeSantis, seconded by Commissioner Ross, this resolution is duly passed and adopted this by the following vote:

AYES: Commissioners Rudzik, Ross, Syrud, Hagan, DeSantis

NOES: None

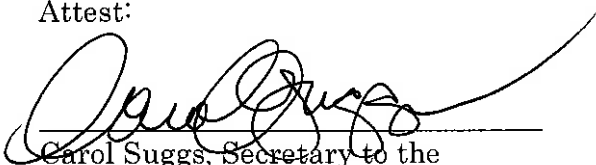
EXCUSED: None

ABSTAIN: None



Robert L Rudzik, Chair  
Mariposa County Planning Commission

Attest:



Carol Suggs, Secretary to the  
Mariposa County Planning Commission

***EXHIBIT 1***  
***PROJECT FINDINGS***  
***FOR***  
***Land Division Application 2006-219***

**LAND DIVISION APPLICATION NO. 2006-219**

**FINDINGS**

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

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

**EVIDENCE:** Based on site inspection, existing issued development permits, and the proposed division of the existing parcel into one parcel and a remainder 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 and the Residential Land Use. The subdivision density is designed in accordance with the Mountain Home zone and the Residential Land Use.

2. **FINDING:** The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**EVIDENCE:** The Initial Study prepared for the project found that based on the approved project description, it would have a less than significant effect on the environment. 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 or wildlife resources located on the project site and the surrounding area that would be affected by approval of this project. The land is currently and will continue to be used primarily for residential purposes. 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 (\$1,800) for a negative declaration as required by AB 3158 and Senate Bill 1535 and a County Clerk fee of (\$50).

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 wells and sewage disposal systems. The proper location and implementation of these improvements will ensure that serious health problems will not occur on the site.

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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 opportunities for an adequate supply of sound, affordable housing units for ownership and for rent in a safe and satisfying environment for the present and future residents of the County."* The land division satisfies the following Housing Element Objectives, including: *"Provide Adequate Sites and Services"*. There is no specific plan governing this property.

Based upon input from the Mariposa County Public Works Department, East Whitlock Road in the vicinity of the project site is maintained and has adequate capacity for the potential traffic volume generated by the total number of existing lots and those which are proposed by the project. Based upon input from the Mariposa County Public Works Department, Yosemite Oaks Road does not have adequate capacity for existing traffic or any increases in traffic and is not proposed or approved as access for Parcel B of this project.

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

**EVIDENCE:** The minimum parcel size, minimum density, and building intensity proposed by the project is consistent with standards contained in the Residential Land use of the General Plan and the Mountain Home zone of 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 proposed project and have not objected to the proposal.

**EXHIBIT 2**  
**CONDITIONS OF APPROVAL AND MITIGATION MEASURES**  
**FOR**  
**Land Division Application 2006-219**

Project Name: Thomas Wieg

File Number: LDA No. 2006-219

The following conditions of approval and/or mitigation measures were approved for this project in order to ensure compliance with county codes and policies. A completed and signed checklist indicates that the conditions/mitigation measures have been complied with and implemented.

Project Approval Date: February 2, 2007

<b>Sign-Off Checklist for Conditions of Approval</b>		
CONDITIONS OF APPROVAL / PUBLIC WORKS DEPARTMENT	MONITORING DEPARTMENT	VERIFIED IMPLEMENTED
<p>1. The onsite easement providing access to Parcels A, B, C, and D (hereafter referred to as Easement #1) from East Whitlock Road to the cul-de-sac on Parcel B and D 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 at the southern boundary of Parcels B and D. 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 on-site portion of the easement 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." This on-site easement and the existing off-site easement connecting to East Whitlock Road shall be referred to as Easement #1. (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 on-site offer of dedication for public access and utilities, but reject the offer for public maintenance for the on-site access roads.</p>	<p>PUBLIC WORKS</p>	

<p>2. The off-site Easement road (hereafter referred to as Easement #2) from Easement #1 to the Remainder shall be made a 60 foot wide and non-exclusive. The easement may be less than 60 feet wide, but no less than 40 feet wide, if the applicant provides evidence, which may include engineered plans, to the Public Works Department showing that the required road improvements can be constructed within the lesser width easement. The easement document shall be recorded, and a copy of the recorded document shall be provided to the Public Works Department, prior to Parcel Map recordation. (Section 16.12.160.B, County Subdivision Ordinance; Road Standard Cross-sections, Road Improvement and Circulation Policy).</p>	<p>PUBLIC WORKS</p>	
<p>3. Easement #1 from East Whitlock Road to Easement #2 shall be improved to a Rural Class 2 standard. Easement #1 from Easement #2 to the cul-de-sac on-site shall be improved to a Rural Class 1 SRA 'A' standard. Easement #1 shall meet these standards 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 at the time of 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>[COUNTY SUBDIVISION ORDINANCE SECTION 16.12.170, ROAD IMPROVEMENT AND CIRCULATION POLICY CHART A AND SECTION II.D.]</p>	<p>PUBLIC WORKS</p>	
<p>4. A variable width dedication, with a 1 foot access denied strip, will be required from the centerline of Yosemite Oaks Road on-site shall be offered to the County of Mariposa. The offer of dedication shall be non-revocable and shall specifically state on the parcel map that the dedication is for "public road and public utility purposes." The location and width of the offer of dedication shall be approved by the County Engineer. (Section 16.12.150, County Subdivision Ordinance, Section II.A.3, Road Improvement and Circulation Policy)</p> <p>The offer of dedication shall include all dedication required to encompass the existing slopes.</p> <p>The Planning Commission recommends that the Public Works Director accept the offer of dedication for public access, maintenance, and utilities for Yosemite Oaks Road.</p> <p>(Road Improvement and Circulation Policy)</p>	<p>PUBLIC WORKS</p>	

<p>5. 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 and State Fire Safe standards and shall meet these standards 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 approved and inspected 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> <p>(County Improvement Standards; State Fire Safe Regulations)</p>	<p>PUBLIC WORKS</p>	
<p>6. An encroachment permit shall be obtained from the Mariposa County Public Works Department prior to any work being done on or adjacent to East Whitlock 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. In addition to the requirements established by Condition No. 23, 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>[ROAD IMPROVEMENT AND CIRCULATION POLICY SECTION II.C.5 &amp; COUNTY IMPROVEMENT STANDARDS SECTION 11]</p>	<p>PUBLIC WORKS</p>	
<p>7. 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 California Dept. of Forestry and Fire Prevention, the applicant, the agent, and a road contractor 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. Condition No. 18 for the oak tree preservation plan shall be met prior to scheduling this meeting.</p>	<p>PUBLIC WORKS</p>	

[COUNTY IMPROVEMENT STANDARDS, SECTION 3 & SECTION 11.3(c)]		
<p>8. 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. In addition to the requirements established by Condition No. 22 for preliminary engineering plans in the Scenic Highway Overlay Zone. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvement required as a condition of approval for this project. If engineered improvement plans are required, the plan shall be approved by the County Engineer <u>prior</u> to commencement of construction work on the required road improvements.</p>	PUBLIC WORKS	
<p>9. 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 Resource Conservation District (RCD). The applicant shall also contact RCD for an inspection. Inspection fees shall be the responsibility of the applicant. A letter shall be submitted to the County Surveyor by RCD stating that the re-vegetation and erosion control provisions have been completed.</p> <p>[COUNTY IMPROVEMENT STANDARDS, SECTION 12]</p>	PUBLIC WORKS	
<p>10. 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> <p>[ROAD IMPROVEMENT AND CIRCULATION POLICY SECTION III.A., COUNTY IMPROVEMENT STANDARDS SECTION 11.5(D)]</p>	PUBLIC WORKS	
<p>11. A STOP sign shall be placed at the intersection of the on site easement road and East Whitlock Road. The design and placement of this STOP sign shall be approved by the County engineer prior to installation. [ROAD IMPROVEMENT AND CIRCULATION POLICY SECTION III.A., COUNTY IMPROVEMENT STANDARDS SECTION 11.5(D)]</p>	PUBLIC WORKS	
<p>12. If the onsite 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 the easement road and East Whitlock Road prior to map recordation. The design and specifications of the sign shall be in accordance with the County Improvement Standards and shall be</p>	PUBLIC WORKS	



<p>approved by the County engineer prior to installation.</p> <p>[ROAD IMPROVEMENT AND CIRCULATION POLICY SECTION III.A., COUNTY IMPROVEMENT STANDARDS SECTION 11.5(D)]</p>		
<p>13. A road name sign for the on-site easement road shall be placed at the intersection of the easement road and East Whitlock 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>[COUNTY SUBDIVISION ORDINANCE SECTION 16.12.175; COUNTY IMPROVEMENT STANDARDS SECTION 11.5(D)]</p>	<p>PUBLIC WORKS</p>	
<p>14. A road maintenance association shall be formed to provide for the maintenance of the road in Easements #1 and #2. 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"> <li>a. Be in effect for the life of the project unless said maintenance is taken over by the County, a special district, or other governmental entity.</li> <li>b. Provide for annual maintenance and the immediate correction of emergency and hazard situations.</li> <li>c. Include 100% of the parcels in the subdivision served by the access road.</li> <li>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.</li> <li>e. Provide a mechanism for new parcels to be added to the association.</li> </ul> <p>(ROAD IMPROVEMENT AND CIRCULATION POLICY)</p>	<p>PUBLIC WORKS</p>	
<p>15. 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. [COUNTY SUBDIVISION ORDINANCE SECTION 16.12.395]</p>	<p>Public Works</p>	

CONDITION OF APPROVAL / MARIPOSA PLANNING	MONITORING DEPARTMENT	VERIFIED IMPLEMENTED
<p>17. Project approval is valid for a period of three years from February 2, 2007. This approval shall expire on February 2, 2010.</p> <p>[MARIPOSA COUNTY SUBDIVISION CODE SECTION 16.12.430]</p>	MARIPOSA PLANNING	
<p>16. 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> <p>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.</p> <p>[COUNTY ORDINANCE NO. 1017]</p>	MARIPOSA PLANNING	
<p>17. Easement #1 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 shall be shown on the Parcel Map. [COUNTY RESOLUTION NO. 92-541]</p>	MARIPOSA PLANNING	
<p>18. The applicant has the option to:</p> <p>1. Provide the Planning Department with evidence that road construction will not remove oak trees with a diameter of 5" or</p>	MARIPOSA PLANNING	

<p>greater at breast height.</p> <p>Or</p> <p>2. Provide the Planning Department with an oak tree preservation plan indicating all oak trees with a diameter of 5" or greater at breast height to be removed as a result of road construction and a plan for replacing the removed oak trees.</p> <p>The applicant shall provide evidence to the Public Works department prior to scheduling the onsite pre-construction meeting with the applicant that this condition has been met. -</p> <p>(Planning Department Requirement; Mitigation Measure)</p>		
<p>19. A drainage easement shall be established and shown on the Parcel map for the blue-line creek in the northeast corner of Parcel B. The width of the easement shall be 50 feet from the centerline on each side of the creek, to protect native plants and amphibians and allow deer movement. The drainage easement shall not be required to be within the offer of dedication required by Condition No. 4. 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 as shown on the Parcel Map for _____recorded in Book ____ at Page _____, Mariposa County Records. 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 or the maintenance or improvements of County Maintained Roads. A well or wells, water pipes, underground and above ground power lines, fencing, and other similar structures or improvements may also be constructed 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."</p> <p>(Mitigation Measure)</p>	<p>MARIPOSA                  PLANNING</p>	
<p>20. 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 Book ____ at Page _____, Mariposa County Records, in accordance with Section 16.04.030 of Mariposa County Code."</p> <p>A declaration shall be recorded concurrently with and referenced on the parcel map stating:</p>	<p>Mariposa                  Planning</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 Book ___ at Page ___, Mariposa County Records, until all of the subdivision conditions for the remainder as 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>(Planning Department Recommendation)</p> <p>§16.04.030, Mariposa County Subdivision Code</p>		
<p>21. A declaration shall be recorded with the parcel map and shall be referenced on the parcel map:</p> <p>" All new residential development on parcels as shown on the Parcel Map for _____ recorded in Book ___ at Page ___, Mariposa County Records, will maintain fire protection or firebreaks within 100 feet from buildings or structures or to the property line unless an alternative mitigation measure is approved by CDF at the time of issuance of a residential building permit"</p> <p>Public Resource Code 4291</p>	<p>MARIPOSA PLANNING</p>	
<p>22. A preliminary engineered grading plan shall be prepared for Easement #1 prior to road construction that achieves the following objectives:</p> <ol style="list-style-type: none"> <li>1. Identifies heights of all cuts and fills for the required road improvements, and minimizes cuts and fills necessary for road construction;</li> <li>2. Identifies appropriate erosion control, soil stabilization and re-vegetation of the cuts and fill on the road;</li> <li>3. Identifies and minimizes or eliminates impacts of road construction on existing native significant vegetation including Ponderosa Pine, Black Oak and White Oak.</li> </ol> <p>The plan shall minimally provide centerline road alignment data and select cross sections as determined necessary by Public Works. This plan shall be reviewed by the Public Works Department for adequacy, and approved by the Public Works Director based upon input from the Planning Director. If the project applicant can demonstrate to the Planning Director that the proposed road</p>	<p>MARIPOSA PLANNING</p>	

<p>improvements are not visible from Highway 140, the Planning Director may exempt the project from these requirements.</p> <p>Scenic Highway Overlay Zone</p>		
<p>23. A declaration shall be recorded with the parcel map and shall be referenced on the parcel map:</p> <p>“The parcels as shown on the Parcel Map for _____ recorded in Book ____ at Page ____, Mariposa County Records, are within the Scenic Highway Overlay Zone of the Title 17, Mariposa County Code. Any use and development of these parcels is subject to the requirements of Section 17.65 of the Mariposa County Code.”</p> <p>Scenic Highway Overlay Zone</p>	<p>MARIPOSA PLANNING</p>	
<p>24. Subdivision Map Act Section 66434.2 applies to the recordation of the parcel map for this project.</p> <p>Planning Department Recommendation</p>	<p>MARIPOSA PLANNING</p>	
<p>25. 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 (\$1,800) and County Clerk fee (\$50) 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 \$1,850.00, 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>§16.12.390, Mariposa County Subdivision Code; 711.4(c) of the State Fish and Game code</p>	<p>MARIPOSA PLANNING</p>	
<p><b>CONDITION OF APPROVAL/ HEALTH DEPARTMENT</b></p>	<p><i>MONITORING DEPARTMENT</i></p>	<p><i>VERIFIED IMPLEMENTED</i></p>
<p>26. Percolation tests and soils analysis tests shall be performed on Parcels A, B, C, D, and 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 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</p>	<p>HEALTH DEPARTMENT</p>	

analysis tests have been performed on the parcels. A statement shall be recorded in Official Records concurrently with the parcel map and referenced on the parcel map as follows:

"Approved percolation tests and soils analysis tests have been performed on Parcels A, B, C, D and the Remainder (*if shown on the map*) 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."

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

27. Prior to recordation of the parcel map, the applicant shall prove to the satisfaction of the Health Department that Parcels A, B, C, D and the Remainder have a supply of potable water meeting requirements for quantity and quality. Proof is as follows:

- a. an approved connection from an approved public water provider; or
- b. a proposed connection to a shared well which has been pre-approved by the Health Department; or
- c. a well, for which appropriate permits and inspections have been approved by the Health Department, has been drilled on the subject property and developed with appropriate casings, and for which improvements may or may not include permanently installed pump equipment; or
- d. a demonstration that there can be a source of water capable of producing a sustained potable water supply with storage of at least 1,000 gallons per twelve (12) hour day per dwelling unit, which will be contained within any combination of (a) a potable water storage tank, (b) a static water supply in the well; or
- e. other satisfactory proof and wells drilled and tested prior to sale to demonstrate the quantities described in "Section d." above.

Additionally, if the property is to be served in the future by a well, the applicant shall record a disclosure statement concurrently with the map and referenced on the map stating the following:

<p>“Water supplies for residential lands are derived from private wells on Parcels A, B, C, D, and the Remainder as shown on the Parcel Map for _____, recorded in Book ____ of Parcel Maps at Page ____, Mariposa County Records. Mariposa County groundwater supplies are found in fractures in the bedrock. The costs associated with drilling and developing a private well is highly variable because it is unknown how much or if any additional water can be found on these parcels. There is no guarantee additional potable water supply of adequate quality or quantity can be found or sustained on any parcel shown on this map.”</p> <p>(Mariposa County General Plan, Section 5.3.02.E(4))</p>		
<p style="text-align: center;"><b>CONDITION OF APPROVAL/</b></p> <p><b>CALIFORNIA DEPARTMENT OF FOREST AND FIRE PROTECTION</b></p>	<p style="text-align: center;"><i>MONITORING DEPARTMENT</i></p>	<p style="text-align: center;"><i>VERIFIED IMPLEMENTED</i></p>
<p>28. 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:</p> <p>“Future residential development on Parcels A, B, C, D and the Remainder (<i>if shown on the Parcel Map</i>) as shown on the Parcel Map for _____, recorded in Book _____ of Parcel Maps at 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.”</p>	<p style="text-align: center;">COUNTY SURVEYOR</p>	
<p><b>REMAINDER CONDITIONS</b></p>		
<p>29. Easement #2 from Easement #1 to the Remainder shall be improved to a Rural Class 1 SRA ‘A’ standard and shall meet this standard prior to recordation of the Certificate of Compliance. 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. 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>[COUNTY SUBDIVISION ORDINANCE SECTION 16.12.170, ROAD</p>	<p style="text-align: center;">Public Works</p>	

IMPROVEMENT AND CIRCULATION POLICY CHART A AND SECTION II.D.]		
<p>30. 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 Resource Conservation District (RCD) or Public Works. The applicant shall also contact RCD or Public Works for an inspection. Inspection fees shall be the responsibility of the applicant. A letter shall be submitted to the County Surveyor by 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>	RCD	
<p>31. 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. 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, then the applicant or agent shall provide the County Surveyor with a legal description (typed, stamped and signed legal descriptions along with lot closure computations) of the remainder prior to issuance of Certificate of Compliance.</p> <p>§16.04.030, Mariposa County Subdivision Code</p>	Planning Department	
<p>32. 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 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 has not had an 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>	Planning Department	
<p>38. If the remainder is not shown on the recorded parcel map, then the applicant or agent shall provide the County Surveyor with a legal description (typed, stamped and signed legal descriptions along with lot closure computations) of the remainder.</p> <p>Planning Department Recommendation</p>		
<p>33. The spring box, identified during the Cultural Resource Survey on the Remainder, shall be preserved by having it backfilled and covered.</p>	Planning Department	



(Mitigation Measure)		
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<b>Agency Contact List</b>				
AGENCY	CONTACT	PHONE NUMBER	SITE ADDRESS	MAILING ADDRESS
		EMAIL		
Mariposa Planning	Larry Enrico	209-742-1222 lenrico@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
County Fire	Jim Wilson	209-966-4330	5082 Bullion Street Mariposa CA 95338	P.O. Box 162 Mariposa CA 95338
Cal. Dept of Forestry	Paul Alvarez	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.