

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

STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution
No. 2006-43

A resolution conditionally approving Major Subdivision Application No. 2005-256 and Design Review Application No. 2005-257; Landsmith LLC, applicant. Assessor Parcel Number 013-050-049.

WHEREAS an application for the division of one parcel of 0.41 acres into five parcels for purposes of constructing four townhouse units and the necessary appurtenant development was received on December 12, 2005 from Landsmith LLC (James Breitenstein, principal) for a property located at 5303 Highway 49 North in the Town of Mariposa, also known as Assessor Parcel Number 013-050-049 and

WHEREAS an associated application for review of the proposed townhouse design was submitted by the applicants at that time; and

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

WHEREAS a duly noticed public hearing was scheduled for the 21st day of July, 2006; and

WHEREAS the Planning Department noted that an Environmental Impact Report had been prepared to evaluate the environmental impacts of the Mariposa Town Planning Area Specific Plan, according to the requirements of the California Environmental Quality Act, and was certified by the Board of Supervisors for that Specific Plan; and

WHEREAS the project was designed in conformance with the provisions of the Mariposa Town Planning Area Specific Plan, including the mitigation measures contained in the EIR and incorporated into the Specific Plan; and

WHEREAS Section 15182(a) of the California Environmental Quality Act Guidelines specifies that “[w]here a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan”; and

WHEREAS Section 15182(b) of the California Environmental Quality Act Guidelines specifies that “residential projects” shall include but not be limited to land divisions and residential planned unit developments such as those proposed by this project; and

WHEREAS staff therefore recommended that the Planning Commission find that this project in its entirety is exempt from the provisions of the California Environmental Quality Act; and

WHEREAS a Staff Report was prepared pursuant to the California Government Code, Mariposa County Code, and local administrative procedures; and

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

WHEREAS neighboring property owners attended the public hearing and raised valid concerns regarding the impact of the proposed project development on the onsite seasonal drainage; and

WHEREAS the Planning Commission considered those concerns and requested additional information from the applicant regarding the drainage; and

WHEREAS the applicant requested that the public hearing be continued until the 8th of September, 2006, at 9:00 a.m. or as soon thereafter as possible in order to provide this additional information; and

WHEREAS the applicant did have a civil engineer prepare a drainage plan to retain water on the project site, did revise the design of the parking lot, and did consult with a landscape architect regarding the site design; and

WHEREAS the applicant provided this additional information to staff regarding the project, including a revised site plan and revised building elevations; and

WHEREAS staff included this information in the Revised Staff Report prepared pursuant to the California Government Code, Mariposa County Code, and local administrative procedures for the public hearing of September 8, 2006; and

WHEREAS the Planning Commission did hold a public hearing on the date of continuance and considered all of the information in the public record, including the Revised 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 Notice of Exemption; and

BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission of the County of Mariposa does hereby approve Major Subdivision Application No. 2005-256 and Design Review Application No. 2005-257; and

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 Hagan, this resolution is duly passed and adopted this September 8, 2006 by the following vote:

AYES: Commissioners DeSantis, Hagan, and Rudzik

NOES: Commissioner Skyrud

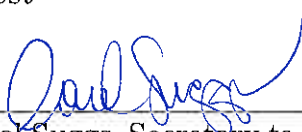
EXCUSED: Commissioner Ross

ABSTAIN: None



Robert L Rudzik, Chair
Mariposa County Planning Commission

Attest:



Carol Suggs, Secretary to the
Mariposa County Planning Commission

Exhibit 1—Findings for Approval
Major Subdivision Application No. 2005-256
Design Review Application No. 2005-257

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

EVIDENCE: Based on the site inspection, the preliminary site and grading plan, the standards for development contained in the Mariposa Town Planning Area Specific Plan, and the availability of community sewer and water services, the site is found to be physically suited for the townhouse project, provided that all applicable conditions of approval are met. The project site is zoned Multifamily Residential, and is designed in accordance with the standards of the Multifamily Residential designation.

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 impacts of this project have already been evaluated according to the California Environmental Quality Act Guidelines, by the certification of the Final EIR for the Mariposa Town Planning Area Specific Plan (see finding No. 3). This project complies with the Special Subdivision Standards for the Mariposa TPA Specific Plan, which ensures that the potential impacts of the subdivision are mitigated.

3. **FINDING:** Pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines and Section 65457 of the California Government Code, the project is exempt from the requirements of CEQA.

EVIDENCE: As documented by the staff report, the project is consistent with the Mariposa Town Planning Area Specific Plan, for which an EIR has been certified. Substantial changes have not occurred with respect to the circumstances under which the EIR was certified. There is no new information which demonstrates the project will result in significant adverse environmental impacts not discussed in the EIR or significant impacts which are substantially more severe than discussed in the EIR. Design Review applications are exempt from the provisions of CEQA, according to the general rule (as set forth in Section 15061(b)(3) of the CEQA Guidelines) that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

4. **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 multifamily (higher density) residential purposes are not likely to cause serious health problems. Future residential uses will be required to comply with all Building Code regulations prior to recordation of the final map, and connect to MPUD systems in accordance with MPUD regulations for water and wastewater disposal. The proper location and implementation of these improvements will ensure that serious health problems will not occur on the site. Additionally, all future residential uses will be required to comply with the State Fire Safe Standards as mandated by California Public

Resource Code Sections 4290 and 4291, which will eliminate any potential health and safety issues related to fire protection.

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

EVIDENCE: The land division is the initial step in the process to help accomplish the General Plan's Housing Element overall goal to *"...provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of the County..."* The land division satisfies the following Housing Element Policy: *"to ensure that there are adequate sites and facilities available to support future housing needs."* The Mariposa Town Planning Area Specific Plan covers the subject property; the project map is consistent with the density allowed by the specific plan. The community and county have a serious need for additional housing opportunities for residents who need small residential units, in town near services, and which have organized mechanisms in place to conduct required maintenance.

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

EVIDENCE: The minimum parcel size proposed by the project is consistent with standards contained in the General Plan, the Specific 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 design is consistent with the requirements of the Mariposa Town Planning Area Specific Plan, including the Special Subdivision Standards for the TPA (Ordinance No. 823).

7. **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. The project has been designed in such a way that public easements are not affected. Affected utility companies have reviewed the proposed project and have not objected to the proposal.

8. **FINDING:** The design of the proposed project improvements is consistent with the standards established for the Mariposa Town Planning Area.

EVIDENCE: Based upon the compliance with the recommended conditions, the proposed site plan and project design comply with the architectural theme and development guidelines established for the Mariposa Town Planning Area and with other applicable standards established by Chapter 17.336 of the Mariposa County Zoning Ordinance.

Exhibit 2—Conditions of Approval
Major Subdivision Application No. 2005-256
Design Review Application No. 2005-257

Sign-Off Checklist for Conditions of Approval

	Monitoring Dept.	Verified Implemented
CONDITIONS OF APPROVAL / PUBLIC WORKS DEPARTMENT		
<p>1. Prior to recordation of the final map for the project, electric and telephone services shall be installed to each townhouse unit in accordance with the specifications and requirements of the affected utility company. The infrastructure shall be installed underground from the nearest overhead line and shall be coordinated with road improvement construction. Construction work associated with utility improvements within road easements shall not commence until utility lay-out plans provided by the affected utility companies are submitted to the County Engineer and road improvement plans are approved by the County Engineer.</p> <p>Section 9, County Subdivision Ordinance No. 823</p>	Public Works	
<p>2. All exposed and/or disturbed soils created by grading or construction activities shall be watered down or suppressed during grading operations to reduce the generation of dust and other particulate matter. During non-grading periods, all stockpiles of debris, soil, sand, or other materials shall be protected from wind erosion. Upon completion of the required grading and construction activities, 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 control provisions have been completed.</p>	Public Works/ Resource Conservation	
<p>3. A stormwater drainage plan for the project has been prepared and approved in accordance with Section 15.28.110 of County Code and construction of the approved drainage facilities shall be required prior to issuance of a grading permit for parking lot construction. The plan shall be submitted to the Public Works Department by Planning and shall be approved by the County Engineer. The purpose of the stormwater drainage plan shall be to ensure the project will not have any negative impacts on any downstream properties or drainage facilities and all downstream drainage facilities will be adequate to handle any increase in runoff associated with the project. The disturbed area will not exceed 1 acre, and a NPDES Storm Water Permit from the</p>	Public Works/ Mariposa Planning	

Regional Water Quality Control Board is not required.		
<p>4. Provisions shall be made for the on-site storage of all solid waste generated during construction and operation of the project. Refuse storage areas, dumpsters, and propane tanks shall be enclosed or screened from public view. Proposed screening of these facilities shall be reviewed and approved by the Planning Department prior to recordation of the final map.</p> <p>Project proposal; staff recommendation</p>	Public Works/ Mariposa Planning	
<p>5. The common area (Lot 5) of the project shall be made a non-exclusive public utility easement. The public utility easement shall be offered for dedication to the County of Mariposa and shall specifically state on the final map recorded for this project that the dedication is for public utility purposes only.</p>	Public Works	
<p>6. A stop sign shall be placed onsite at the intersection of the onsite driveway and State Highway 49 North prior to recordation of the final map. The design and placement of signs shall be approved by the California Department of Transportation prior to installation.</p> <p>Public Works Recommendation</p>	Public Works	
<p>7. A Verification of Taxes Paid Form, acquired no sooner than 30 days prior to the recordation of the final map, shall be submitted to the County Surveyor.</p> <p>§16.12.395, Mariposa County Subdivision Code</p>	Public Works	
<p>8. 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 prior to lot sale. Alternatively, the applicant may submit a letter to the County Surveyor from the Department of Real Estate stating that a public report is not necessary for this project.</p>	Public Works	
<p>9. A final Soils Report shall be submitted to the County Planning Department as required by Mariposa County Code Subdivision Ordinance, §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>	Public Works	
<p>10. A Home Owners' Association shall be formed to provide for maintenance of shared facilities and common area prior to recordation of the final map. Maintenance shall include all improvements within common areas including, but not limited to, landscaping, on-site water and waste water facilities, other on-site utilities, drainage improvements, driveway and parking areas, sidewalks, recreation areas, maintenance buildings, security</p>	Public Works/ Mariposa Planning	

<p>lighting, other common areas, retaining walls, and any other aspect of the development which necessitates or potentially necessitates long term maintenance activities. These provisions shall be developed by the applicant so that the units included in the development shall be responsible for maintenance of the common areas and improvements. The provisions shall be reviewed and approved by the Planning Director and County Counsel prior to recordation of the final map and shall:</p> <ul style="list-style-type: none"> a) Be in effect for the life of the project. b) Provide for annual maintenance and the immediate correction of emergency and hazard situations. c) Include 100% of the units in the subdivision. d) Provide a mechanism for the home owners 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. 		
CONDITION OF APPROVAL / MARIPOSA PLANNING		
<p>11. This subdivision is approved for the sale of residential townhouse units. The subdivision shall comply with all applicable provisions of the State Business and Professions Code and the State Civil Code for Common Interest Developments.</p> <p>Staff recommendation</p>	Mariposa Planning	
<p>12. All land which is not subject to "separate interest" as defined by the California Civil Code shall be in common ownership among the property owners of the individual townhouse units.</p> <p>Staff recommendation</p>	Mariposa Planning	
<p>13. Project approval is valid for a period of three years from September 8, 2006. This approval shall expire on September 8, 2009.</p> <p>§16.12.430, Mariposa County Subdivision Code</p>	Mariposa Planning	
<p>14. Pursuant to Ordinance No. 823, the following setbacks are approved for this subdivision: Front Yard: Fifteen (15) feet from the State Highway 49 North right-of-way. Side Yard: Five (5) feet from property line. Rear Yard: Fifteen (15) feet from property line.</p> <p>Project proposal; staff recommendation</p>	Mariposa Planning	
<p>15. Prior to recordation of the final map for this project, all the residential townhouse units shall be constructed and certified for occupancy by the Mariposa County Buildings Department. There</p>	Mariposa Planning/ Mariposa	

<p>shall be a minimum of two parking spaces for each residential unit provided on the project site.</p> <p>Staff recommendation</p>	<p>Building</p>	
<p>16. Prior to recordation of the final map, all fees associated with the County's processing of the map and filing of associated documents shall be paid. The County Clerk fee of \$40 for the Notice of Exemption shall be paid by the applicant 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 this fee, for a total of \$40.00, 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 the Notice of Exemption with the County Clerk.</p> <p>§16.12.390, Mariposa County Subdivision Code</p>	<p>Mariposa Planning</p>	
<p>17. The Property Owner (Owner) shall indemnify, protect, defend, and hold harmless the County, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the County, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, any approval of the County, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the County, concerning the project and the approvals granted herein. Actions concerning the project and approvals granted shall include, but not be limited to, the environmental determination made pursuant to the California Environmental Quality Act (CEQA). Furthermore, Owner shall indemnify, protect, defend, and hold harmless the County, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the County indemnify and defend such governmental entity. County shall promptly notify the Owner of any claim, action, or proceeding. County will further cooperate in the defense of the action.</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>Mariposa Planning</p>	
<p>18. Prior to any construction occurring onsite, a tree preservation</p>	<p>Mariposa</p>	

<p>and replacement plan shall be prepared by the applicant and approved by the Planning Director. The plan shall include but not be limited to the following:</p> <ul style="list-style-type: none"> a. Identification of all mature native trees on site. b. Identification of mature native trees to be removed by driveway and utility construction and projected building construction. c. Program for the replacement and maintenance of removed native trees until the replacement trees are established. <p>If mature trees are to be removed, they shall be replaced at a ratio of four (4) trees for every one removed. Earthwork shall not commence on the project site until the plan is approved by the Planning Director. All requirements of the Tree Preservation and Replacement Plan shall be met prior to recordation of the final map.</p> <p>Section 10, County Ordinance 823; Planning Department Recommendation</p>	<p>Planning</p>	
<p>19. The conceptual building elevations submitted August 25, 2006 together with the tentative map are approved by this action, including the use of shiplap siding, earth tone colors, and composite shingle roofing.</p>	<p>Mariposa Planning</p>	
<p>20. Prior to the issuance of a certificate of occupancy for any townhouse unit, the applicant shall submit a final landscaping plan for the new structure(s) and parking area(s) covered by the building permit. The landscaping plan must be prepared by a licensed landscape architect or other qualified individual as approved by the Planning Director. The landscaping plans shall indicate existing native trees within the development site to be retained. The landscaping plan shall conform to all requirements of County Code, delineating the size, type, and location of landscape plantings as well as proposed irrigation methods. The landscaping plan shall provide for parking lot shading and building enhancement in conformance with County Code. This plan must be approved by the Planning Director and all landscaping installed prior to issuance of a certificate of occupancy.</p>	<p>Mariposa Planning</p>	
<p>21. All landscaping shall be maintained in good condition in order to present a healthy and neat appearance for the life of the development. Dead or diseased plants shall be immediately replaced with plants which meet the size requirements of County Code.</p>	<p>Mariposa Planning</p>	
<p>22. All exterior lighting fixtures shall be of a hooded type, shall be full cutoff fixtures, and shall be designed and located to confine lighting directly on the premises. Lighting should be of minimum, but adequate, intensity. Exterior lighting fixtures shall not shine</p>	<p>Mariposa Planning</p>	

<p>light upon or directly illuminate any surface other than the area required to be lighted. A lighting plan showing the design and location of all exterior lights, including any lighting at sidewalk level and proposed fixtures on the exterior of the townhouse units, shall be submitted. The Planning Director shall approve the design of the lighting fixtures prior to issuance of a grading or building permit, and the lighting shall be installed prior to issuance of a certificate of occupancy for any townhouse unit.</p>		
<p>23. Prior to recordation of the final map for this project and issuance of a certificate of occupancy for any townhouse unit, all exterior mechanical equipment on roof, building, and ground shall be enclosed or screened from public view either by utilizing materials compatible with the building or locating them away from public view. Refuse storage areas, service yards and exterior work areas shall be screened from public areas such as streets, sidewalks and parks.</p>	<p>Mariposa Planning</p>	
<p>24. Any signs installed for this project shall be required to meet the sign standards established by the Mariposa Town Planning Area Specific Plan for the Design Review Overlay, and shall meet those standards prior to issuance of a Certificate of Occupancy for any of the proposed townhouse units.</p>	<p>Mariposa Planning</p>	
<p>CONDITIONS OF APPROVAL/ MARIPOSA PUBLIC UTILITY DISTRICT</p>		
<p>25. Prior to recordation of the final map, water and sewer infrastructure (off-site and on-site, including water and sewer main extensions and individual water and sewer service lines) shall be installed to each townhouse unit. The infrastructure improvements shall be constructed in accordance with Mariposa Public Utility District (MPUD) specifications and requirements. In addition, fire hydrants shall be installed within the subdivision in accordance with MPUD specifications and requirements, and County Fire requirements. The installation of any required MPUD or County Fire improvements within the road easements or on-site shall not commence until road improvement and drainage plans are approved by the County Engineer, and MPUD required utility line plans are approved by MPUD.</p> <p>Sections 6 and 7 County Ordinance 823</p>	<p>MPUD</p>	
<p>26. Prior to recordation of the final map, the unpaid portion of the Saxon Creek Assessment District 94-1 assessments shall be paid in full for Lots 1 through 5. Additionally, the additional benefit assessment must be paid in full or apportioned to each lot before recordation of the final map. As an alternative, a document acceptable to Mariposa Public Utility District Bond Counsel must</p>	<p>MPUD</p>	

be prepared and recorded to continue the lien and additional benefit assessment on the amended lots. Costs for preparation of the document, including possible engineering, shall be the responsibility of the property owner.		
Mariposa Public Utility District Requirement		
CONDITIONS OF APPROVAL/ MARIPOSA COUNTY FIRE DEPARTMENT AND CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION		
27. Prior to issuance of a building permit for any townhouse unit, all flammable vegetation shall be removed from each building site a minimum distance of one hundred (100) feet from any flammable building material, including the finished structures. This condition shall not apply to vegetation proposed to remain as finished site landscaping.	CDF	
28. Prior to issuance of a building permit for any townhouse unit, the applicant shall contact the Mariposa County Fire Department for verification of current fire protection development requirements, which may also include fire protection measures to be used during construction. The County Fire Department is responsible for ensuring that new construction complies with existing California Fire Code, and all applicable statutes, code, ordinance and standards of the Fire Department.	County Fire	
29. Prior to recordation of the final map, all applicable State Fire Safe Regulations shall be met. A letter shall be submitted to the County Surveyor by CDF stating this condition has been met.	CDF	
RECOMMENDATION ON OFFERS OF DEDICATION		
Staff recommends that the Planning Commission recommend that the Public Works Director accept the offer of dedication for public access and utilities, but reject the offer for public maintenance of the onsite easement road.	Public Works	
Mariposa Planning Recommendation		

Agency Contact List				
AGENCY	CONTACT	PHONE NUMBER EMAIL	SITE ADDRESS	MAILING ADDRESS
Mariposa Planning	Megan Tennermann	209-742-1219 mtennermann@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
Regional Water Quality Control	JoAnne Kipps	559-445-5035	1685 E Street Fresno CA 93706	Same as site

Board				
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	Blaine Shultz	209-966-4330	5082 Bullion Street Mariposa CA 95338	P.O. Box 162 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.

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FILED

SEP 20 2006

MARJORIE J. WASS

COUNTY CLERK

Courtney Progner
COURTNEY PROGNER

**MARIPOSA COUNTY
NOTICE OF EXEMPTION**

TO: County Clerk, County of Mariposa
P.O. Box 247
Mariposa, CA 95338

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

Project Title: Major Subdivision Application No. 2005-256 and
Design Review Application No. 2005-257

Project Address: unassigned on Highway 49 North, Town of Mariposa

Project Parcel: APN 013-050-049

Description of Project: Subdivision of 0.41 acre parcel into five parcels: Lots 1 and 3, 930 square feet; Lots 2 and 4, 905 square feet; Lot 5, 17,230 square feet; development of townhouse units

Name of Public Agency Approving Project: Mariposa County Planning Commission

Name of Person (Applicant) Carrying Out Project: James Breitenstein for Landsmith LLC

Exempt Status: Projects with Previous EIRs; Section 15183 (a), CEQA Guidelines

Reason Why Project Is Exempt: EIR adopted for Mariposa Town Planning Area Specific Plan, including provisions for subdivisions within the TPA

Lead Agency Contact Person: Megan Tennermann, Associate Planner

Phone Number: (209) 742-1219

Mariposa County, Planning Department
by

Kris Schenk
Kris Schenk
Planning Director

9/14/06
Date