

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

STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution
No. 2005-19

**A resolution conditionally approving Land Division Application
No. 2005-20, Clint and Connie Pearce, applicants. Assessor
Parcel Number 011-310-037**

WHEREAS an application for land division was received on February 11, 2005 from Clint and Connie Pearce for a property located adjacent to Highway 140 in Catheys Valley, approximately one mile north of the intersection of Upper Trower Road and State Highway 140, at 3288 Highway 140, also known as Assessor Parcel Number 011-310-037; and

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

WHEREAS a duly noticed public hearing was scheduled for June 3, 2005; and

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

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

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

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

BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission of the County of Mariposa does hereby approve Land Division Application No. 2005-20; 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.

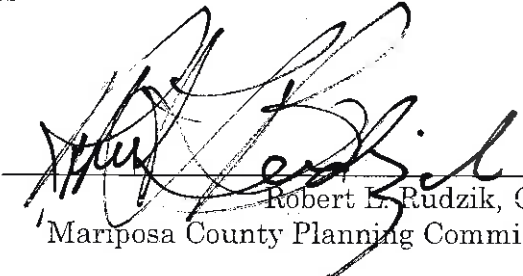
ON MOTION BY Commissioner Skyrud, seconded by Commissioner Ludington, this resolution is duly passed and adopted this June 3, 2005 by the following vote:

AYES: Commissioners Ludington, Rudzik, and Skyrud

NOES: None

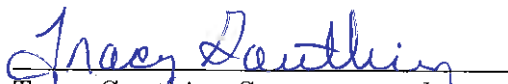
EXCUSED: Commissioners DeSantos and Ross

ABSTAIN: None



Robert L. Rudzik, Chair
Mariposa County Planning Commission

Attest:



Tracy Gauthier, Secretary to the
Mariposa County Planning Commission

Project Findings – Exhibit 1

LAND DIVISION APPLICATION NO. 2005-20 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 and the proposed division of the existing parcel into three parcels, one of which is five acres and the other two which are both approximately six acres, the site is physically suited for low-density homes and appurtenant improvements such as septic systems provided that the conditions of approval regarding the septic systems and approved locations are met. The proposed parcels of the land division are located within the Mountain Home zone. The subdivision density is designed in accordance with the Mountain Home zone. The proposed Remainder of this land division is located within the Agricultural Exclusive zone. Based on site inspection, all that portion of the property that is zoned Agricultural Exclusive (the proposed Remainder) is physically suited to most types of agricultural development.

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 (\$1,250) for a negative declaration as required by AB 3158 and a County Clerk fee of (\$25).

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.

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

EVIDENCE: The land division is the initial step in the process to help accomplish the General Plan's Housing Element overall goal to "...provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of the County..." The land division satisfies the following Housing Element Policy: "to ensure that there are adequate sites and facilities available to support future housing needs." There is no specific plan governing this property. While the Remainder will be substandard in size for the Agricultural Exclusive zone, the proposed property line between the parcels and the Remainder will divide all that portion of the property that is Mountain Home from all that portion of the property that is Agricultural Exclusive, and the only parcel that will be substandard is the Agricultural Exclusive-zoned Remainder. This is in accordance with County Resolution No. 82-75.

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

EVIDENCE: The minimum parcel size proposed by the project is consistent with standards contained in the General Plan and the Zoning Ordinance. The land division's design complies with the County Subdivision Ordinance's maximum 4:1 length to width ratio for parcel configuration. The project site is not in an area governed by a Specific Plan.

6. **FINDING:** The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

EVIDENCE: The project will not conflict with any public easement. Affected utility companies have reviewed the proposed project and have not objected to the proposal.

Project Conditions – Exhibit 2

Project Name: Clint and Connie Pearce
Project Approval Date: June 3, 2005

File Number: LDA No. 2005-20

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

Sign-Off Checklist for List of Conditions of Approval		
Condition of Approval to be Met	Monitoring Dept.	Verified Implemented
CONDITIONS OF APPROVAL / PUBLIC WORKS DEPARTMENT		
1. The easement from the southerly property line of Parcel C to the Remainder shall be made 60 feet wide and non-exclusive. The easement shall be designated for access for the use and benefit of the subject property. 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. Provisions for a public utility easement along the access easement shall be made; the public utility easement shall be offered for dedication to the County of Mariposa and shall specifically state on the parcel map that the dedication is for public utility purposes only. Prior to map recordation, the location and width of the easements shall be approved by the County Engineer §16.12.160.B, County Subdivision Ordinance; Section II.A.3, Road Improvement and Circulation Policy.	Public Works	
2. A cul-de-sac easement with a radius of 60 feet shall be provided at the end of the onsite easement road to encompass the required cul-de-sac improvements. A cul-de-sac easement with a radius of 60 feet shall be provided at the intersection of Parcels A, B, and C. 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. Provisions for a public utility easement along the access easement shall be made; the public utility easement shall be offered for dedication to the County of Mariposa and shall specifically state on the parcel map that the dedication is for public utility purposes only. §16.12.160.B, County Subdivision Ordinance; Road Standard Cross-sections, Road Improvement and Circulation Policy.	Public Works	
3. Access to all parcels shall be limited to the onsite easement road. No	Public Works	

<p>encroachment permits from State Highway 140 shall be issued for Parcels A and C. A declaration shall be recorded with the parcel map, referenced on the parcel map and made appurtenant to Parcels A and C. The declaration shall state the following:</p> <p>“Approved access for Parcels A and C as shown on the Parcel Map for Clint and Connie Pearce, recorded in Book ____ of Parcel Maps at Page ____, Mariposa County Records, is from the onsite easement road. No encroachments for these parcels will be issued to Highway 140.”</p> <p>The County Engineer shall confirm that this condition has been met prior to map recordation.</p> <p>Public Works Recommendation</p>		
<p>4. The easement from the Highway 140 encroachment to the southerly property line of Parcel C shall be improved to a Rural Class II SRA “B” standard and shall meet this standard at the time of parcel map recordation. The easement from the southerly property line of Parcel C to the cul-de-sac at the intersection of Parcels A, B, and C shall be improved to a Rural Class I SRA standard and shall meet this standard at the time of parcel map recordation. The required road improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be approved by the County Engineer at the time of the recordation of the parcel map. The County Engineer may require engineered improvement plans prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the plans shall be approved by the County Engineer prior to commencement of construction work on the required road improvements</p> <p>§16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy.</p>	Public Works	
<p>5. A cul-de-sac shall be constructed onsite at the intersection of Parcels A, B, and C. The cul-de-sac shall be improved to meet county 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 inspected and approved by the County Engineer prior to recordation of the parcel map. If construction of a cul-de-sac is impractical in this location 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>Section 11.4(B)(9) County Improvement Standards</p>	Public Works	
<p>6. All cut and fill areas required for the construction of the proposed access road shall be included within the offsite public easement offered for dedication to the County and the onsite private easement.</p>	Public Works	

Public Works Recommendation		
<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, a representative from CalTrans, the applicant, the agent, and the road contractor shall occur. This meeting shall be conducted onsite. This consultation meeting shall be set up 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 onsite inspection of road improvements.</p> <p>Public Works Recommendation</p>	Public Works	
<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. 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> <p>Public Works Recommendation</p>	Public Works	
<p>9. A road maintenance association shall be formed to provide for the maintenance of the road in the private onsite easement and including that portion of the road offsite in the public easement between State Highway 140 and the subject property. 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> <ol style="list-style-type: none"> a. Be in effect for a period of not less than thirty (30) years unless said maintenance is taken over by the County, a special district, or other governmental entity. b. Provide for annual maintenance and the immediate correction of emergency and hazard situations. c. Include 100% of the parcels in the subdivision served by the access road. 		

<p>d. Provide a mechanism for the road maintenance association to collect delinquent payments or assessments for the maintenance described above by filing a lien on the delinquent properties with the power of sale.</p> <p>e. Provide a mechanism for new parcels to be added to the association.</p> <p>Public Works Recommendation</p>		
<p>10. All required signs shall be installed on metal, breakaway-type posts prior to map recordation. The design and placement of signs shall be approved by the County Engineer prior to installation.</p> <p>Public Works Recommendation</p>	Public Works	
<p>11. A stop sign shall be placed at the intersection of the onsite easement road and Highway 140. The stop sign shall be installed on metal breakaway-type posts prior to map recordation. The design and placement of signs shall be approved by the County engineer prior to installation.</p> <p>Public Works Recommendation</p>	Public Works	
<p>12. A sign stating "PRIVATE ROAD" shall be installed within the private road easement at the intersection of the easement road and Highway 140 prior to map recordation. The location, design, and specifications of the sign shall be in accordance with the County Improvement Standards and shall be approved by the County Engineer prior to installation.</p> <p>(Section III.A.4, Road Improvement and Circulation Policy)</p>	Public Works	
<p>13. A road name sign for the onsite easement road shall be placed at the intersection of the onsite easement road and the off-site easement 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>§ 16.12.175, County Subdivision Ordinance</p>	Public Works	
<p>14. A Verification of Taxes Paid Form, acquired no sooner than 30-days prior to the recordation of the parcel map, shall be submitted to the County Surveyor.</p> <p>§16.12.395, Mariposa County Subdivision Code</p>	Public Works	
CONDITION OF APPROVAL/ CALIFORNIA DEPARTMENT OF TRANSPORTATION		
<p>15. An encroachment permit shall be obtained from the California Department of Transportation prior to any work being done in the right-of-way of State Highway 140. Prior to any work being done in the highway right-of-way, the applicant shall provide CalTrans with a site</p>	CalTrans	

<p>plan showing all design features, including but not limited to critical dimensions, sight distances, the state right-of-way line, the distance to the closest post mile marker, and the distance to the nearest cross-street. Prior to recordation of the parcel map, all encroachment improvements required by CalTrans shall have been installed to CalTrans standards and the applicant shall provide the County Surveyor with a letter from CalTrans stating that the required improvements meet all applicable CalTrans standards.</p> <p>California Department of Transportation Recommendation</p>		
<p>16. Prior to recordation of the parcel map, the existing 12-foot-wide encroachment from State Highway 140 onto Parcel C shall be abandoned in accordance with all applicable CalTrans standards and regulations. The applicant shall provide the County Surveyor with a letter from CalTrans stating that the abandonment of this encroachment meets all applicable CalTrans standards.</p> <p>California Department of Transportation Recommendation</p>	CalTrans	
CONDITION OF APPROVAL/ MARIPOSA COUNTY PLANNING DEPARTMENT		
<p>17. The onsite easement road shall be named in accordance with the criteria of County Resolution No. 92-541; this name shall include the portion of the easement road located off-site. A Road Name Request application shall be submitted to the Planning Department and be approved by the Board of Supervisors. The name of the onsite easement road shall be shown on the parcel map.</p> <p>County Resolution 92-541</p>	Mariposa Planning	
<p>18. Project approval is valid for a period of three years from June 3, 2005. This approval shall expire on June 3, 2008.</p> <p>§16.12.430, Mariposa County Subdivision Code</p>	Mariposa Planning	
<p>19. Prior to recordation of the parcel map, all fees associated with the County's processing of the map and filing of associated documents shall be paid. The Department of Fish and Game filing fee (\$1,250) and County Clerk fee (\$25) should be paid within five (5) working days of the approval of the application, because if the fee is not paid within 5 working days, the environmental determination is not operative, vested, or final (Section 21089(b) Public Resources Code.).</p> <p>The County Clerk requires that one check be submitted to cover both of these fees, for a total of \$1,275.00, and that it be in the form of a cashiers check or money order payable to "Mariposa County;" The County Clerk will not accept a personal check for these fees. Submit the check to Mariposa Planning who will file this fee and other required documents with the County Clerk.</p>	Mariposa Planning	

<p>§16.12.390, Mariposa County Subdivision Code</p>		
<p>20. A declaration shall be recorded concurrently with and referenced on the parcel map stating:</p> <p>“There shall be no county development permit (including, but not limited to a well permit, a septic permit, a grading permit, and/or a structure permit) issued to the remainder 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>Mariposa Planning Recommendation</p>	<p>Mariposa Planning</p>	
<p>21. 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 in accordance with Section 16.04.030 of Mariposa County Code.”</p> <p>§16.04.030, Mariposa County Subdivision Code</p>	<p>Mariposa Planning</p>	
<p>22. 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 five (5) 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>	

County Resolution No. 05-117		
CONDITIONS OF APPROVAL/ NATURAL RESOURCE CONSERVATION SERVICE		
<p>23. Immediately upon completion of the required road and encroachment improvements, the applicant shall re-vegetate all exposed soils and install other erosion control as recommended by the Natural Resource Conservation Service/Resource Conservation District (NRCS/RCD). The applicant shall also contact the NRCS/RCD for an inspection. Inspection fees shall be the responsibility of the application. A letter shall be submitted to the County Surveyor by NRCS/RCD stating that the re-vegetation and erosion control provisions have been completed.</p> <p>Public Works Recommendation</p>	NRCS/RCD	
CONDITIONS OF APPROVAL/ MARIPOSA COUNTY HEALTH DEPARTMENT		
<p>24. Percolation tests and soils analysis tests shall be performed on all parcels in accordance with Health Department rules and regulations. The results of these tests shall be submitted to the Mariposa County Health Department and be approved by the County R.E.H.S. prior to recordation of the parcel map. A letter from the County R.E.H.S. shall be submitted to the County Surveyor stating that approved percolation tests and soils analysis tests have been performed on the parcel(s). A statement shall be recorded in Official Records concurrently with the parcel map and referenced on the parcel map as follows:</p> <p>“Approved percolation tests and soils analysis tests have been performed on Parcels A, B, and C as shown on the Parcel Map for Clint and Connie Pearce, 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 an approved percolation tests, additional percolation tests and design recommendations may be required.”</p> <p>§ 16.12.330, County Subdivision Ordinance</p>	Environmental Health	
<p>25. If the percolation tests and soils analysis tests show that a conventional sewage disposal system cannot be constructed on one or more of the parcels based upon limiting soil conditions, but the test results meet the Health Department Land Division policy requirements for an engineered septic system, then preliminary engineering shall be conducted for the parcel(s). Additionally, a notice shall be recorded concurrently with the parcel map and referenced on the parcel map which states:</p> <p>“The property described as Parcel(s) ____ as shown on the Parcel Map for Clint and Connie Pearce, recorded in Book ____ at Page _____,</p>	Environmental Health	

<p>Mariposa County Records, is required to be served by an alternative design on-site sewage disposal system which is to be installed in the exact area tested. An approved design, including construction plans, is on file at the Mariposa County Health Department. The system is to be maintained in accordance with Mariposa County Health Department Policy 03-01. In the event that additional soils testing is conducted demonstrating that an alternative design on-site sewage disposal system is not necessary, the Mariposa County Health Department may allow the use of a conventional on-site sewage disposal system in the newly tested area.”</p> <p>§ 16.12.330, County Subdivision Ordinance</p>		
CONDITIONS OF APPROVAL/ MARIPOSA COUNTY FIRE DEPARTMENT		
<p>26. Prior to recordation of the parcel map, the project shall meet all applicable sections of the California Fire Code, as determined by the County Fire Chief. The applicant shall provide the County Surveyor with a letter from the County Fire Chief stating that this requirement has been met.</p> <p>County Fire Recommendation</p>	County Fire	
CONDITIONS OF APPROVAL/ CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION		
<p>27. Prior to recordation of the parcel map, the project shall meet all applicable requirements of PRC 4290 and 4291. The applicant shall provide the County Surveyor with a letter from CDF stating that this requirement has been met.</p> <p>CDF Recommendation</p>	CDF	
CONDITIONS OF APPROVAL/ PARCEL MAP REMAINDER		
<p>28. The easement from the northeast corner of Parcel C to the cul-de-sac at the shared property line of Parcel B and the Remainder shall be improved to a Rural Class I SRA standard and shall meet this standard at the time a Certificate of Compliance is issued to the Remainder. The required road improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be approved by the County Engineer prior to the issuance of the Certificate of Compliance. 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>§16.12.170, County Subdivision Ordinance; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy.</p>	Public Works	
<p>29. A cul-de-sac shall be constructed at the terminus of the on-site easement road at the Parcel B/Remainder property line. The cul-de-sac</p>	Public Works	

<p>shall be improved to meet county standards and shall meet this standard prior to the issuance of Certificate of Compliance for the Remainder. The required cul-de-sac improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be inspected and approved by the County Engineer prior to issuance of the Certificate of Compliance. 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 issuance of the Certificate of Compliance, the County Surveyor shall confirm that this condition has been met.</p> <p>Public Works Recommendation</p>		
<p>30. 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 prior to recordation of a Certificate of Compliance on the Remainder.</p> <p>Public Works Recommendation</p>	Public Works	
<p>31. Prior to the recordation of the Certificate of Compliance for the Remainder, the private road easement from the cul-de-sac at the intersection of Parcels A, B, and C to the Remainder shall meet a minimum of a Rural Class I SRA standard. The required road improvements shall be completed in accordance with the County Road Improvement and Circulation Policy and the County Improvement Standards. A letter from the Public Works Department stating this condition has been met shall be submitted to the Planning Department prior to the recordation of the Certificate of Compliance. All costs for Public Works road inspections shall be the responsibility of the applicants.</p> <p>Public Works Recommendation</p>	Public Works	
<p>32. Upon completion of the required road improvements for the Remainder, the applicant shall re-vegetate all exposed soils and install other erosion control as recommended by the Natural Resources Conservation Service/Resource Conservation District (NRCS/RCD). The applicant shall also contact NRCS/RCD for an inspection. Inspection fees shall be the responsibility of the applicant. A letter shall be submitted to the County Surveyor by NRCS/RCD stating that the re-vegetation control provisions have been completed prior to the recordation of the Certificate of Compliance for the Remainder.</p> <p>Public Works Recommendation</p>	NRCS/RCD	
<p>33. Prior to recordation of a Certificate of Compliance on the Remainder, soil profile holes shall be excavated on the Remainder to the</p>	Environmental Health	

<p>standards of the County Health Department and in the presence of the County Registered Environmental Health Specialist (R.E.H.S.), his authorized representative, or an authorized consultant to verify the feasibility of installing an on-site septic system on the parcels. If the County Registered Environmental Health Specialist approves the Remainder for septic disposal based on the soil profile holes, a letter from the County R.E.H.S. stating no additional tests are required and this condition has been fulfilled for that parcel shall be submitted to Mariposa Planning.</p> <p>If the results of the soil profile holes do not demonstrate to the approval of the County R.E.H.S. that a conventional septic system can be installed on the parcel, percolation tests and additional soils analysis tests shall be performed on the parcel in accordance with Health Department rules and regulations. The results of these tests shall be submitted to the Mariposa County Health Department and be approved by the County R.E.H.S. prior to recordation of a Certificate of Compliance on the Remainder. A letter from the County R.E.H.S. shall be submitted to Mariposa Planning stating that approved percolation tests and soils analysis tests have been performed on the Remainder prior to issuance of a Certificate of Compliance.</p> <p>§ 16.12.330, County Subdivision Ordinance; Health Department Recommendation</p>		
<p>34. 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, a legal description prepared by a land surveyor or other qualified individual will be required.</p> <p>§16.04.030, Mariposa County Subdivision Code</p>	<p>Mariposa Planning</p>	
<p>RECOMMENDATION ON OFFERS OF DEDICATION</p>		
<p>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 for the onsite access road.</p> <p>Mariposa Planning Recommendation</p>	<p>Public Works</p>	
<p>Staff recommends that the Planning Commission recommend that the Public Works Director accept the offer of dedication for public access and utilities for the offsite portion of the access road between the highway encroachment and the project site, but reject the offer for public maintenance.</p> <p>Mariposa Planning Recommendation</p>	<p>Public Works</p>	

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
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
Cal. Dept. of Transportation	Dee Maddox	209-942-6022	1976 Martin Luther King Jr. Blvd. Stockton CA 95205	P.O. Box 2048 Stockton CA 95201

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.