

CONDITIONS OF APPROVAL					
PROJECT NAME:		Tentative Parce Map#4287			
PROJECT LOCATION:		The subject property is located on the northwest corner of Avenue 21 1/2 and Elmwood Road (no situs), Madera.			
PROJECT DESCRIPTION:		The applicant is requesting a tentative parcel map which would divide 4.77 acres of RRS-2 (Residential, Rural, Singe-Family District-2 acre) zoned property into two parcels (2 acres & 2.77-acres).			
APPLICANT:		Bed Rock Engineering			
CONTACT PERSON/TELEPHONE NUMBER:		(559) 645-4849			
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	Parcel map must comply with Madera County Code Title 13 as it relates to Water and Sewer.	EH			
2	Shared Water Well agreement between parcels is recommended.	EH			
3	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			
4	During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this Division. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this Division prior to commencement of any work activities.	EH			
Public Works - Engineering					
1	The existing 30' wide easement running along the west side of the subject parcel will need to be dedicated/offered in fee, not in easement.	PW			
2	Proposed driveway approaches will need to be shown on the map prior to its recordation.	PW			
Planning					
1	The final map will require the notarized signature(s) of the property owner(s).	Planning			
2	The final map will require the completion of the applicant's certificate.	Planning			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
3	Place an Applicant Notary Public's certificate on the final parcel map.	Planning			
4	The final map will require the completion and signature of the property owner's Notary Public.	Planning			
5	The final map will require the signature and seal of the project engineer/surveyor.	Planning			
6	The final map will require completion of the surveyor's certificate.	Planning			
7	Place all other required certificates on the final parcel map as per Madera County Code Chapter 17.72.	Planning			
8	Pursuant to the California Government Code (Subdivision Map Act), the signature(s) of the beneficiary(ies) and/or trustee(s) under deed(s) of trust, if any, must be provided on the map and on any necessary documents required by the map process, such as offers of dedication.	Planning			
9	Pursuant to the California Government Code (Subdivision Map Act), public utilities or public entities whose easements are affected by this map have thirty (30) days to determine if the map will unreasonably interfere with the free and complete exercise of the easements. A copy of the map and the easement(s) must be sent by certified mail to the affected public utility or entity by your project surveyor/engineer. Either a copy of the surveyor/engineer's notice to the utility/entity with a copy of the dated certified return receipt or a letter of consent to the recording of the map from the utility/entity must be provided to the Planning Department prior to final map approval.	Planning			
10	Supply the Planning Department with a land division guarantee (current within 30 days) covering the entire parcel proposed for division, as well as any portion of road right-of-way being offered for dedication to the County of Madera.	Planning			
11	Identify this proposal as Parcel Map No. 4287.	Planning			
12	All parcels being created must maintain a minimum of 1 acre gross and net as specified by the General Plan/Zoning Ordinance.	Planning			
13	The final parcel map shall indicate gross and net acreages for all parcels being created.	Planning			
14	Place a north arrow on the final map.	Planning			
15	Place a vicinity map on the final map additional sheet.	Planning			
16	The final map shall utilize a written and graphic scale of 1 inch = 100 feet (or larger), unless written authorization is received from the Planning Department to deviate there from.	Planning			
17	The final map shall indicate on an additional sheet all structures which exist on the property with setback distances to the nearest two property lines. If there are no structures, add a note so stating.	Planning			
18	The final map shall indicate on the additional sheet the type of structures together with their dimensions.	Planning			
19	Under the provisions of County Code Section 17.72.187, prior to final map recordation the applicant or his authorized agent will provide the Planning Director with "Will Serve" letters from the appropriate water, wastewater, power, and telephone companies.	Planning			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
20	The final map shall indicate the proposed division lines by means of short dashed lines.	Planning			
21	The final parcel map shall indicate on the additional sheet driveway location for each parcel being created. The driveway shall be a minimum of twelve (12) feet in width and must be located within the road frontage of the parcel it serves. Each location is subject to inspection and approval.	Planning			
22	If applicable, place the appropriate grant deed certificate(s) on that portion of road right-of-way which was grant deeded to the County of Madera prior to submission of this proposal. Said certificate shall read as follows, as appropriate: a. For grant deeds recorded prior to January 1, 1990: " ?'-wide road right-of-way previously grant deeded to the County of Madera in Book ? at page ? , Madera County Official Records." b. For grant deeds recorded on or after January 1, 1990: " ? '-wide road right-of-way previously grant deeded to the County of Madera as Instrument # ? - ? , Madera County Official Records."	Planning			
23	The final map will require the completion of all data (i.e., record data, notes, original acreage, references, previous grant deeds and/or offers of dedication, etc.).	Planning			
24	The final map shall require the signature and seal of the County Engineer/Surveyor.	Planning			
25	The final map shall require letters of approval from the Fire, Assessor, Road, and Environmental Health Departments.	Planning			
26	Payment of all payable liens (estimated taxes, pending supplemental taxes, supplemental taxes, current taxes, delinquent taxes, and/or penalties, etc.), if any, must be made to the County of Madera prior to review by the County Counsel's Office.	Planning			
27	A recording fee, based upon the number of final map pages, shall be supplied to the Planning Department and made payable to the County of Madera for use in final map recordation.	Planning			
28	All parcels shall have a minimum of 60 feet of lot frontage along the access road serving the parcel.	Planning			
29	Each addressable structure shall have its address posted on it. If the posted address is not visible from the roadway to which the address is issued, the address shall also be posted at the intersection of that roadway and the driveway serving the structure. Multiple addresses shall be posted on the same post.	Planning			
30	This proposal must complete processing within two (2) years of lead agency tentative approval; that is, on or before April 27, 2024.	Planning			
31	The final map shall be processed in accordance with Title 7 of the California Government Code and Title 17 of the Madera County Code.	Planning			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
32	Corrective comments pertinent to the final map may be stipulated upon review of the final map for compliance with the aforementioned conditions.	Planning			
33	All construction activities shall cease and the Madera County Sheriff's Department shall be notified should any human remains be discovered. All activities or actions that that could disrupt, or adversely affect a prehistoric or historic archaeological site or a property of historical or cultural significance to a community or ethnic or social groups; or a paleontological site, except as part of a scientific study shall cease until a archaeological survey has been completed.	Planning			
34	Any existing violations or un-finaled permits must be corrected prior to submittal of Final Map.	Planning			
Assessor's Office					
1	Provide a completed AO-93 form.	Assessors Office			