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TO:

Board of Supervisors

Agenda of:

December 5, 2017

FROM:

Evan Mattes, Assistant Planner

Item No.:

40

DATE:

December 4, 2017

RE:

Z15-0003/TM15-1527/Granite Creek Subdivision; Revised Condition of Approval

Number 38.B.7 and 8, and two new Conditions of Approval

Discussion:

Staff recommends changes to Conditions of Approval (COA) 38.B.7 and 8 and to add to new Conditions of Approval. Changes to Condition of Approval 38.B.7 and 8 will include revised language regarding fire access. The recommended new Conditions of Approval would condition the project to make road improvements to Brandon Road and to conduct tribal consultation during ground disturbance activities.

- 38. The driveways serving this project shall be:
 - b. The following shall apply to the driveways:
 - 7) Lot 7—Existing residence. No additional requirements. <u>Turnout near the midpoint of the driveway and a turnaround complying with Title 14 shall be provided at all building sites.</u>
 - 8) Lot 8 Existing residence. No additional requirements: <u>Turnout near the midpoint of the driveway and a turnaround complying with Title 14 shall be provided at all building sites.</u>
- New COA. **Road Improvements:** Brandon Road shall be widened to 18 feet with 1-foot shoulders, in all areas where the road width measurements are less than aforementioned width requirement, up to the farthest eastern portion.
- New COA. **Tribal Resources:** Prior to all ground disturbance activities the land owner shall contact the Native American Heritage Commission to determine the most likely descent of the indigenous peoples of the project vicinity. The land owner shall commence in consultation with the most likely descendent, regarding prehistoric cultural resources. This condition of approval shall be completed to the satisfaction of the most likely descendent. Documentation of condition

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satisfaction shall be submitted to planning by the landowner and most likely descendent prior to the final map.

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