

COUNTY of MARIPOSA



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Director

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DEPARTMENT OF PUBLIC WORKS

Divisions of:

| | |
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| Administration | Airport |
| Cemeteries | County Surveyor Design & Engineering |
| Construction | Parks & Rec. |
| Facilities | Solid Waste |
| Roads | Fleet Maintenance |
| Transportation | |

September 5, 2012

Yosemite West Associates
c/o Dr. Jay Dickerson
19962 Via Escuela Drive
Saratoga, CA 95070

Re: Burn Pile at Yosemite West subdivision

Dear Dr. Dickerson:

As we discussed recently, I would like to follow up with you and the owners of the property adjacent to the Yosemite West subdivision on the issue of a lot line adjustment between two of your properties. The purpose of the lot line adjustment is to create a parcel which can be transferred to the Yosemite West District to include the historic location of the community burn pile.

Attached are two drawings which depict options that we have prepared for potential lot line adjustments.

Option #1

Option #1 creates a 2.7 acre parcel by increasing the size of Lot 248 and decreasing the size of the current 312.9 acre parcel owned by your group. This option also modifies the boundaries of Lot 249 so that the existing roadway that accesses the burn pile and sewage treatment plant is completely within the 2.7 acre parcel being created (today this is not the case). In order to maintain the current size of Lot 249 an equal amount of area to that lost to the roadway is added on the back line of Lot 249.

The advantages of this option are that it uses the least possible amount of property to result in the burn pile parcel being separated and it includes the entire roadway to the burn pile within the new parcel. The disadvantages of this option are that there is a "buffer" of property between the newly created parcel and your south property line that is basically undevelopable due to its size and location.

Option #2

Option #2 creates a 5.1 acre parcel by increasing the size of Lot 248 and decreasing the size of the current 312.9 acre parcel owned by your group. As with Option #1, this option also modifies the boundaries of Lot 249 so that the existing roadway that accesses the burn pile and sewage treatment plant is completely within the 2.7 acre parcel being created (today this is not the case). In order to maintain the current size of Lot 249 an equal amount of area to that lost to the roadway is added on the back line of Lot 249.

The advantages of this option are the same as Option #1 with the addition that there is no remaining "buffer" of property between the newly created parcel and your south property line that is basically undevelopable due to its size and location.

The County is open to discussion of either option.

Original Subdivision Agreement Requirement for dump site

In earlier letters I sent you copies of the original Subdivision Agreement approved by Mariposa County when the property which you and your partners own was first subdivided. In that Subdivision Agreement, item 12 on page 3 of attachment number 6, clearly states that Yosemite West Associates is required to identify a "set aside and dedicate a site for a dump areas to be used by the residents of this area ...". County records indicate that this provision has never been completed.

I would propose to you that the County would consider your Board's approval of one of the two options above as completion the requirement of the Subdivision Agreement to provide a dump site.

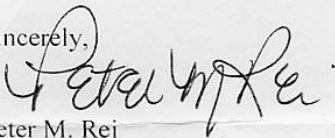
As I have previously explained, the lack of a community location to collect pine needles and limbs is resulting in many small fires during the spring, when the chance of a fire escaping is greater, at many different properties by multiple property owners. This is in contrast to our historic practice of one managed fire in the winter, when the chance of a fire escaping is much less, managed by County staff. It is our position that the incidence of multiple fires by multiple individuals at this time of year actually increases the chances of a wild land fire rather than reducing that risk. It is for this reason that we continue to work with Yosemite West Associates to identify a long-term burn pile location.

We are very motivated to work with Yosemite West Associates to work through the lot line adjustment process to result in a permanent location for a burn pile. We are open to discussing all reasonable conditions that Yosemite West Associates may feel are necessary in order to agree to our request.

You may reach me at 209-966-5356 to discuss this matter further. Alternatively, I and my staff are more than willing to meet on site with representatives from Yosemite West Associates to assist in the resolution of this matter.

Thank you in advance for your prompt consideration of this request.

Sincerely,



Peter M. Rei
Director of Public Works
County of Mariposa

cc: Lee Stetson, Supervisor District 1
John Mock, Yosemite West Firesafe Council
Jeff Hornecek, Chair Yosemite West Maintenance Advisory Committee
Jim Middleton, Assistant Fire Chief, Mariposa County
Pam Brochini, Mariposa County Facilities Manager