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MARIPOSA COUNTY RESOLUTION NO. 85-278

A Resolution approving Specific Plan No. 84-1, Arlene Jones, Applicant.

WHEREAS a Specific Plan as defined by Section 65450 of the California Government Code was submitted for consideration by the County by an individual property owner, and

WHEREAS the Planning Commission held a public hearing on the Specific Plan in accordance with California Government Code Section 65353 and recommended approval of the Specific Plan with modifications and additions as set forth in their resolution No. 85-16, and

WHEREAS this body held a public hearing on the Specific Plan in accordance with California Government Code Section 65355,

NOW THEREFORE be it resolved that the Board of Supervisors hereby adopts Specific Plan No. 84-1, Arlene Jones, property owner, and incorporate the findings and modifications and additions to the Specific Plan set forth in Planning Commission Resolution 85-16. Planning Commission Resolution No. 85-16 is Attachment A to this resolution and the Specific Plan text is Attachment B to this resolution.

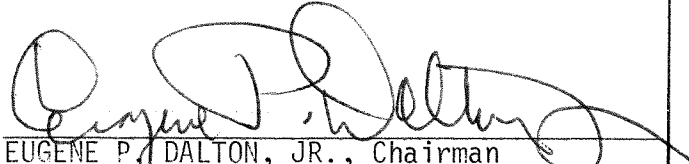
PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 3rd day of September, 1985 by the following vote:


AYES: Barrick, Dalton, Erickson, Radanovich, Taber

NOES: None

ABSTAINED: None

EXCUSED: None


EUGENE P. DALTON, JR., Chairman
Mariposa County Board of Supervisors

ATTEST:

GERALD MC CARTHY, County Clerk and
Ex Officio Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY GREEN, County Counsel

MARIPOSA COUNTY PLANNING COMMISSION

STATE OF CALIFORNIA

RESOLUTION NO. 85-16

A RESOLUTION RECOMMENDING APPROVAL OF SPECIFIC PLAN NO. 84-1, Arlene S. Jones-Applicant.

WHEREAS, California Government Code Section 65450 provides local agencies the ability to adopt Specific Plans for the purpose of implementing the General Plan; and

WHEREAS, the Mariposa County General Plan established the Mountain Transition land use which specifically allows for the consideration of alternative land uses and increased densities with an adopted Specific Plan; and

WHEREAS: a Specific Plan has been submitted to the County for consideration by a private property owner; and

WHEREAS, the County has conducted environmental review on the Specific Plan and adopted a Negative Declaration in accordance with the California Environmental Quality Act; and

WHEREAS, the Planning Commission is responsible for formulating a recommendation to the Board of Supervisors regarding the Specific Plan; and

WHEREAS, the Planning Commission has held a duly noticed public hearing as required by State Law.

NOW THEREFORE BE IT RESOLVED, the Mariposa County Planning Commission finds the Specific Plan in conformance with the intent of the Mountain Transition land use of the Mariposa County General Plan and recommends adoption of the Specific Plan with the additions as set forth in Attachment A of this document.

BE IT FURTHER RESOLVED, that if approved, a notation shall be placed upon the Mariposa County General Plan Land Use Map recognizing the Specific Plan and stating where a copy of the Plan may be reviewed.

PASSED AND ADOPTED ON THE 26th Day of July, 1985, by the Mariposa County

1 Planning Commission by the following vote:

2 AYES: Fall, Hotchkin, Radanovich, Chernoff.

3 NOES: None

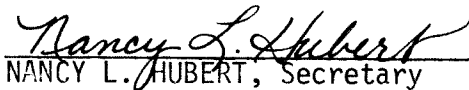
4 EXCUSED: Martini

5 ABSTAINED: None



6 _____
7 GEORGE P. RADANOVICH, Chairman
8 Mariposa County Planning Commission

8 ATTEST:

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10 NANCY L. HUBERT, Secretary
11 Mariposa County Planning Commission

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ATTACHMENT "A"

No. 1. The following shall appear on the face of the Parcel Map:

A. A statement that development on each parcel shall be limited to one single family dwelling and other structures appurtenant to the single family residential use.

B. Approved percolation test areas shall be shown on the Parcel Map. The map shall also contain the following statement regarding septic disposal:

"Additional soils testing and design recommendations may be required if a septic disposal system is proposed for an area of a parcel not previously tested."

C. The following statement shall appear on the map:

"Prior to issuance of a building permit for the construction of a building or installation of a mobile home, a driveway shall be constructed to a County Class IB Standard from Whitlock Road to the building site. Construction of this driveway shall be in accordance with the Erosion Control Plan attached to Specific Plan 84-1 on file in the County Planning Office and is subject to the grading permit requirements of the Title 15 of Mariposa County Code."

No. 2. The following change shall be made to the proposed Covenants, Conditions and Restrictions prepared as a portion of the Specific Plan:

A. Section 7 b shall be deleted.

April 10, 1985

SPECIFIC PLAN
for
ARLENE S. JONES

The land use element of the Mariposa County General Plan, Section 3.502, Mountain Transition, #2 - Minimum Parcel or Lot Size states " No parcel of real property shall be divided or split into two or more parcels by voluntary transfer, court action or other conveyance where any one of the parcels so created will be less than twenty acres or one half of one legal quarter quarter section in gross area unless an approved Specific Plan allows smaller parcel sizes for a subject site ". Pursuant to the above section we respectfully submit this Specific Plan for Arlene S. Jones, encompassing Parcel D as shown on Parcel Map for Harold V. Locke, recorded in Book 20 of Parcel Maps at Page 48, Mariposa County Records.

The purpose of this map is to create four parcels from the original parcel of 20+ acres for residential purposes. The proposal calls for one ten acre parcel, one five acre parcel, and two two and one half acre parcels. Housing on each proposed parcel would consist of one single family residence as authorized in the attached Covenants, Codes and Restrictions (CC&R's). All conditions as set by the Uniform Building Code (UBC) and Mariposa County Ordinance will be met.

Domestic water for each parcel would be provided by individual wells on each respective parcel. No foreseeable problem as noted at this time, other homesites in this area have their water provided in this manner. Percolation tests have been performed on each parcel and noted on the revised map. According to the test performed standard septic systems can be developed on each site. Solid waste will have to be transported to the county dump approximately 0.5 miles distance and will be provided by the future residents of these parcels.

The access to each parcel will be by private driveway from Whitlock Road. Each parcel will have its own drive, a typical driveway design is shown on the attached plan for Parcel B. Erosion control measures should be implemented at the time of road construction in accordance with the Erosion Control Plan provided.

The proposed parcels would be approximately 3.7 miles from services available in the town of Mariposa, including recreation, churches, education, and sheriff - and less than three miles from the California Division of Forestry Fire Station.

Roger L. Stephens
Professional Engineer