

1 BOARD OF SUPERVISORS - COUNTY OF MARIPOSA

2 RESOLUTION NO. 70-101

3
4 WHEREAS: Open space land contributes to the environment
5 and the economy of the State of California, and

6 WHEREAS: Open space land is a solid tax base for Mariposa
7 County and demands a minimum of governmental and other services;
8 and

9 WHEREAS: The Mariposa County Board of Supervisors hereby
10 states; the only purpose for which open space rural lands should
11 be subdivided into lots is for home, recreational home, business
12 and industrial sites, which are needed for development within a
13 reasonable period of time; this Board further states: that it
14 is desirable that such subdivisions adjoin already developed
15 communities which provide minimum basic governmental, profess-
16 ional and commercial services, and

17 WHEREAS: There are approximately 5,000 undeveloped specu-
18 lative recreation and retirement subdivision lots throughout
19 Mariposa County, all of which are some distance from the popula-
20 tion and service centers of our county, and

21 WHEREAS: These lots are being developed with homes at a
22 rate of less than 10% annually but constant demands for govern-
23 mental services are made by the owners of such lots, and

24 WHEREAS: It is the duty of officials of Mariposa County
25 to protect the environment and the tax base of our county and
26 to provide services to the land and citizens at reasonable cost
27 and to protect the health and welfare of our citizens,

28 NOW, THEREFORE, BE IT RESOLVED: that until such time that
29 ordinances can be developed and enacted that will protect the
30 environment, property values and tax base of our county, and
31 the citizens from undue taxation, the policy of Mariposa County
32 concerning subdivisions is as follows:

1 A MORATORIUM IS PLACED ON ALL SUBDIVIDING IN MARIPOSA
2 COUNTY except as follows:

3 1. Proposals which before the date of adoption of
4 this resolution have been presented before a
5 meeting of the Planning Commission or the Board
6 of Supervisors and have been approved, at least
7 in concept, by one of these bodies.

8 2. New proposals will be considered

9 (a) Where they adjoin developed communities
10 which, in the opinion of the Planning Commission
11 and the Board of Supervisors, have need for ad-
12 ditional lots and have for at least the past ten
13 years minimum commercial services (such as a
14 grocery store) or

15 (b) When, after a complete professional evaluation
16 by persons or firms chosen by the Commission and
17 the Board, with the cost ~~expense~~ of such evalu-
18 ation paid by the subdivider, both the Planning
19 Commission and the Board of Supervisors separately
20 make a finding that the proposed subdivision will
21 be 40% developed with homes (mobile homes will not
22 qualify excepting in the case of declared mobile
23 home subdivision or park) within five years from
24 the time of acceptance of final map by the County;

25 BE IT FURTHER RESOLVED: That Mariposa County does reaffirm
26 its stated policy as established by Board Minute Order as follows:

27 May 19, 1970 - Final maps on subdivisions will only
28 be accepted after all required improvements are de-
29 veloped and all departmental requirements are met with.

30 May 26, 1970 - It is the Policy of the Board of Super-
31 visors of Mariposa County that there will be no condi-
32 tional approval of Tentative Subdivision Maps by the

1 Planning Commission.

2 BE IT FURTHER RESOLVED: Because of recent attempts to
3 subdivide by parcel maps this Board does affirm its support
4 to the County Surveyor in enforcing to the letter and intent
5 the following new State law:

6 No record of survey of land shown on the latest
7 adopted county assessment roll as a unit ~~xxxxx~~
8 ~~xxxxxx~~ or as contiguous units, which shows a
9 division of such land into additional parcels,
10 shall be filed with the county surveyor or with
11 the county recorder, unless there is attached
12 thereto a certificate by the county surveyor if
13 the land lies within an unincorporated area, or a
14 certificate by the city engineer if the land lies
15 within a city, of compliance with the provisions
16 of the Subdivision Map Act (Sections 11500 etc.
17 Business and Professions Code) and any applicable
18 local ordinance enacted pursuant thereto.

19 BE IT FURTHER RESOLVED: When land is legally divided by
20 parcel map, the County Surveyor shall ascertain that parcels
21 have legal access to public roads, and advise the County San-
22 itarian of such parcel split, who should render an opinion of the
23 possibility/^{of}obtaining domestic water, and developing a sewer
24 system. If any of the above findings are contrary to good de-
25 velopment of the parcel or parcels such should be reported to
26 the Planning Commission at their next regular meeting and the
27 findings noted in the minutes;

28 BE IT FURTHER RESOLVED: If special interest develop-
29 ments (golf course, recreation lakes, etc.) are proposed by
30 the developer as an integral part of the subdivision, the
31 County Engineer must approve all plans and ascertain that the
32 proposal meets all standards and laws set forth by the regula-

1 ting agencies or associations. The developer must pay the
2 standard County Inspection fees for such developments;

3 BE IT FURTHER RESOLVED: All common ownership must be pro-
4 vided for and dedicated in a manner deemed most feasible by the
5 District Attorney and Board of Supervisors.


6 PASSED AND ADOPTED this 15th day of December, 1970 by the
7 following vote:

8 AYES: Davis, Hurlbert, Long, Moffitt, Richardson

9 NOES: None


10 ABSENT: None

11 NOT VOTING: None



Frank L. Long, Jr., Chairman of
the Board of Supervisors

14 ATTEST:

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16 

17 Gabrielle Wilson, County Clerk
18 and ex-officio Clerk of the
Board of Supervisors