

MARIPOSA COUNTY

**"Right-to-Agricultural Activity Notice"**

The County of Mariposa permits properly conducted agricultural operations within the County and it is the declared policy of this County to enhance and encourage agricultural operations within the County. It is the further intent of this County to provide to the residents of this County proper notification of the County's recognition and support of those persons' and/or entities' right to conduct agricultural activity. Residents of property on or near agricultural land should be prepared to accept the inconveniences or discomfort arising from such operations. Such discomfort or inconveniences may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. One or more of the inconveniences described may occur as a result of any agricultural operation which is in conformance with existing laws and regulations and accepted customs and standards. You should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector.

Mariposa County has determined that no existing or future agricultural activity, operation, or facility or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs, standards, and practices and with all chapters of the Mariposa County Code, as established and followed by similar agricultural operations, shall be or become a nuisance, public or private, pursuant to the Mariposa County Code, after the same has been in operation for more than one year if it was not a nuisance at the time it began. If you have any questions concerning this policy, please contact the Mariposa County Planning and Building Department.

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**SITE PLAN**

**Instructions for preparing a site plan:**

**NOTE: Application for Design Review requires additional site and project design information. Please contact Mariposa Planning for those requirements on your project.**

The site plan is a key part of your building permit application. The required number of copies of the site plan must be submitted with the building permit application. The Development Services application with the site plan will be forwarded to state and county agencies such as the Planning Department, Health Department, and the California Department of Forestry, and will be reviewed by those agencies for compliance with the applicable state and county regulations. It is important for you to prepare a site plan that is legible and contains all of the required information. A site plan that cannot be read or does not contain the required information will result in unnecessary delays in the processing of your application.

The site plan must be drawn in **black ink, dark pencil or computer generated** on a single sheet with a minimum size of 11x17" and a maximum size of 24x36". We encourage you to use the attached site plan form. In addition, the site plan must be drawn to scale as follows:

<u>Parcel Size</u>	<u>Scale</u>
Less than one (1) acre	1" = 20 feet
1.0 to 2.5 acres	1" = 40 feet
2.51 to 5.0 acres	1" = 60 feet
5.01 to 10.0 acres	1" = 100 feet
Over 10.01 acres	To be determined by staff.

The site plan must contain ALL the information listed on the following page. If the permit application is for ONLY drilling or deepening a well, you may omit the information required by Numbers 6, 7, 8, 9, 14 and 15. If the permit application is ONLY for a sewage disposal system, you may omit the information required by Numbers 9, 14 and 15. The site plan for other types of permits (i.e., structure addition) may not require all of the listed information. Please confer with staff regarding which information may be omitted from the site plan. Also, confer with staff regarding required information if your project only affects a small portion of a parcel larger than twenty (20) acres. To insure that all required information is shown on the site plan, check off each item on the next page as you draw it on the site plan.

### Site plan requirements:

- 1. The name of the applicant.
- 2. The street address and assessor's parcel number (APN) of the project site.
- 3. A north arrow and scale.
- 4. The property lines and dimensions of the parcel.
- 5. The approximate area of the property in acres (square feet for parcels less than one acre).
- 6. The location of all creeks, springs, intermittent streams, other drainages, and lakes or reservoirs on the property and on adjacent properties within 200 feet of any proposed sewage disposal system. If there are no water bodies or drainages on adjacent properties within 200 feet of a proposed sewage disposal system, this must be stated on the site plan.
- 7. The approximate percent of grade and arrows indicating direction of slope for those areas proposed for a septic tank or leach field area.
- 8. The location, size and dimensions of all existing and proposed structures on the property including houses, decks, additions, garages, sheds, mobile homes and travel trailers. Each structure must be identified and labeled as existing or proposed.
- 9. The setback distance of proposed structures from all property lines; the centerline of all state highways, county roads, and road easements; and all existing structures.
- 10. The location of all existing and proposed sewage disposal systems on the property and on adjacent properties within 200 feet of any proposed wells. If there are no wells on adjacent properties within 200 feet, this must be stated on the site plan. The site plan must show and label the area for the septic tank and leach lines. Each sewage disposal system must be identified and labeled as existing or proposed.
- 11. The setback distance of proposed septic tanks, leach field areas, and replacement areas from all property lines; from all existing and proposed structures; from the centerline of all state highways, county roads, and road easements; from all existing and proposed wells on the property and on adjacent properties within 200 feet of the system; and from all creeks, springs, intermittent streams, other drainages, and lakes or reservoirs within the property and on adjacent properties within 200 feet of the system.
- 12. The location of all existing and proposed well sites on the property or on adjacent properties within 200 feet of proposed sewage disposal systems. If there are no septic disposal systems on adjacent properties within 200 feet, this must be stated on the site plan. Each well must be identified and labeled as existing or proposed.
- 13. The setback distance of proposed wells from all property lines and from all existing and proposed sewage disposal systems on the property and on adjacent properties within 200 feet of the well.
- 14. The location, width, and type of all easements of record on the property.
- 15. The location, width, surface, grade and length of existing and proposed access roads and driveways including turnouts, turnarounds, and bridges or crossings. They must be identified and labeled as existing or proposed. Access must be shown from the residence or proposed building site to the nearest state highway, county road, or easement road offered for dedication to the County of Mariposa.
- 16. The location, length, width and surface of all existing and proposed parking spaces.

A sample site plan that shows all of the required information is attached. If you have any questions in preparing a site plan, please call the Mariposa County Planning Department at (209) 966-5151, or visit the office during business hours, located at 5100 Bullion Street, 1<sup>st</sup> Floor, Mariposa.

MARIPOSA COUNTY BUILDING DEPARTMENT  
SITE PLAN

Applicant Name John Johnson  
 Project Site Address 4444 Highway 49 South  
 Project Site APN 15-260-07  
 Site Plan Scale: 1" = 200 feet  
 Date June 29, 1992

I certify that this site plan contains all required information and is true and complete to the best of my knowledge. I understand that the processing of my building permit application will be delayed if any required information is incorrect or omitted.

John Johnson  
Applicant's Signature

SAMPLE PLOT PLAN

