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MARIPOSA COUNTY RESOLUTION NO. 88-192

A RESOLUTION APPROVING SPECIFIC PLAN NO. 87-1, CARROL AND PATSY
PROVENCE, APPLICANTS.

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. 88-6, 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. 87-1, Carrol and
Patsy Provence, property owners, and incorporates the findings
and modifications and additions to the Specific Plan set forth
in Planning Commission Resolution 88-6. Planning Commission
Resolution No. 88-6 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 May, 1988 by the following vote:

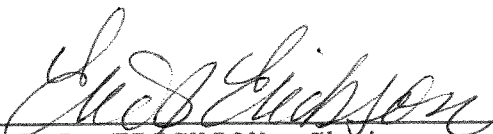
AYES: Baggett, Dalton, Erickson, Radanovich, Taber

NOES: None

ABSTAINED: None


EXCUSED: None

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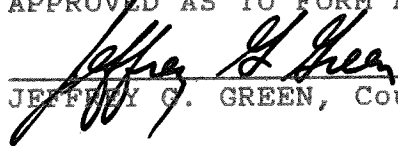
 ERIC J. ERICKSON, Chairman
 Mariposa County Board of Supervisors

ATTEST:



 MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY



 JEFFREY G. GREEN, County Counsel

MARIPOSA COUNTY PLANNING COMMISSION

STATE OF CALIFORNIA

RESOLUTION NO. 88-6

A RESOLUTION RECOMMENDING APPROVAL OF SPECIFIC PLAN NO. 87-1,
CARROL AND PATSY PROVENCE, APPLICANTS.

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 following changes, additions, and findings:

ADDITION NO. 1. Page 5 (Utilities) The following

1 sentence shall be added to the end of paragraph:

2 "Adequate water and sewage disposal systems meeting
3 the requirements of the County Health Dept. shall be required at
4 the time building permits are issued to the undeveloped parcel."

5 FINDINGS:

6 1. The Specific Plan is consistent with the guiding
7 policies, goals, policies and standards of the Mariposa Specific
8 Plan.

9 2. The Specific Plan provides for appropriate
10 access, efficient provision of services, and will not have a
11 significant adverse effect on the general public health, safety,
12 peace or welfare.

13 3. The Specific Plan is appropriate for the site and
14 establishes site standards that provide for clean, safe,
15 sanitary and economical building sites.

16 4. The Specific Plan will not be detrimental to the
17 preservation and protection of the natural resources of the
18 County.

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

23 PASSED AND ADOPTED by the Mariposa County Planning
24 Commission on the 22nd day of April, 1988 by the following vote:

25 AYES: Bagwell, Fall, Chernoff, Eskra, Kroon

26 NOES: None

27 EXCUSED: Hotchkin

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ABSTAINED: None

Charles R. Fall
 CHARLES R. FALL, Chairman
 Mariposa County Planning Commission

ATTEST:

Nancy Hubert
 NANCY HUBERT, Secretary
 Mariposa County Planning Commission

Specific Plan, C.J. & P.S. Provence 11/6/87

*Revised
12-11-87*

Summary

The proposed Specific Plan Amendment covers an area of approximately 12.11 acres, and is located on the south-east side of Greeley Hill Road (J-20), approximately $\frac{1}{2}$ mile south-west of the town center of Greeley Hill. The Specific Plan, if approved, would permit the development of three lots with an approximate average size of . . . acres. A tentative Tract Map (Minor Subdivision) has been submitted for concurrent consideration and support of the Specific Plan. Two parcels would front Greeley Hill Road, and be subject to road encroachment approval by the County. A Soils Report has been prepared for the property and the results submitted along with the Tentative Map.

Introduction

This Specific Plan Amendment has been prepared in compliance with the provisions of the Government Code Sections 65450 to 65453 inclusive, which govern the content of such Specific Plans. The Mariposa County Code does not contain any specific reference to the development and content of a Specific Plan, and therefore the State Law will dictate content requirements. The Mariposa Specific Plan contains reference to the Government Code sections referenced above and this particular Specific Plan is a direct requirement of the Mariposa County General Plan. To a certain extent, some of the discussion in this Specific Plan assumes that the County has adequate zoning to enforce the General Plan.

Project Location

The property covered by this Specific Plan is located on the south-east side of Greeley Hill Road, approximately $\frac{1}{2}$ mile south-west of the town center of Greeley Hill. The property

has approximately 660 feet of frontage on Greeley Hill Road. The property is located in Sections 19 and 30, Township 2 South, Range 17 East, M.D.B. & M.

Specific Plan Description

This Specific Plan covers 12.11 acres of land. The parcels proposed under the Proposed Tentative Map will serve as the basis for consideration of this Specific Plan. The existing parcel of land involved in this application is approximately 12.11 acres in size. The Specific Plan applies to property which is in the Mountain Transition (MT) Land Use and proposed for 2.8+ acre parcels. If approved as submitted, this Specific Plan would allow the creation of *three* parcels of land which range in size from 2.8 to 4.8 acres.

Environmental Setting

Elevation at the site ranges from approximately 3,190 to 3,240 feet. Slopes on the property range from one to ten percent, with the vast majority of the property in the one to three percent range. Soils on the site have been found to be suitable for subsurface sewage disposal systems and residential construction, by a civil engineer who performed percolation tests and soils reports for the Tentative Map submitted on the property. The site has been used in the past for timber production and grazing. Presently, and for the past fifty years or so, it has been the site of three residence each having it's own source of domestic water supplied by individual wells and sewage disposal by individual septic tanks. Seasonal drainages run primarily through the property in a south-west to north-east manner. A perennial stream is located at the extreme north-east corner of the property.

During the preliminary planning for the tentative map and specific plan, field inspections and evaluations have taken place by professionals, a private civil engineer and a licensed surveyor. At no time during these consultations, or in any ensuing reports, was any condition identified which would lead to the conclusion that a project of this nature would cause any adverse impacts to the general environment of the site or area; or result in the degradation of any resource whether natural or cultural.

General Plan

The subject Specific Plan is mandated upon the applicant to receive approval of the proposed Tentative Map. The Mariposa Specific Plan designates the subject property as being in the Mountain Transition Land Use. The Mountain Transition Land Use has a minimum parcel size of twenty (20) acres, except where there is an approved Specific Plan allowing for smaller parcels. This Specific Plan has been prepared in accordance with the provisions of the General Plan for the approval of the proposed Tentative Map, which would create parcels smaller than twenty acres in size.

Development Regulations

Uses and development standards on the property will be those permitted by specific land use regulations as provided by the County General Plan. *Two* of the parcels (A,B,) are being used for residence. The one undeveloped parcel (C), will also be used for residential purposes, in accordance with the provisions of the Rural Residential (RR) Land Use (see Exhibit A).

All *three* of the parcels will be subject to the development restrictions of the Rural Residential Land Use; and the permitted, conditional and prohibited uses, minimum parcel sizes, and densities (Exhibit A).

Setbacks for development on the property will be in compliance with those of the Mariposa County General Plan. The General Plan does not set bulk or building density standards, largely due to the large lot nature of development in the County. There is no such bulk and density regulations proposed by this Specific Plan, because of the parcel sizes involved. No development is proposed within any possible areas of inundation by the seasonal drains on the property. Setback areas, in accordance with the Rural Residential Land Use Standards of the Mariposa County General Plan shall be delineated on the final Subdivision Map.

Traffic and Circulation

The applicant is not proposing the development of any new roads to the area. Access to parcel A and C (Tentative Map) will be off Greeley Hill Road. Access to parcels B (Tentative Map) is by way of a proposed forty-foot easement road that reaches Greeley Hill Road. Street numbers are 6250, 6252, 6254 Greeley Hill Road.

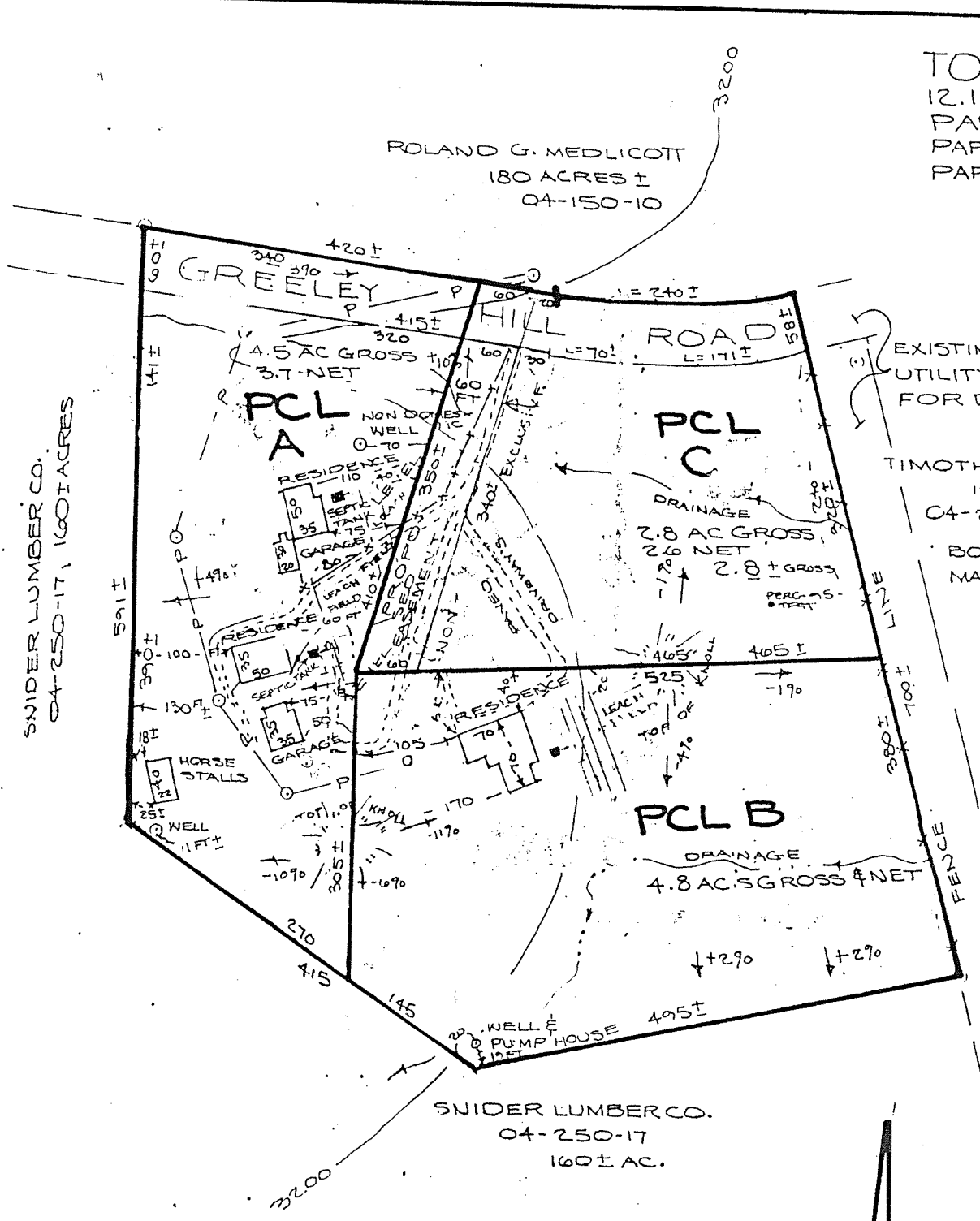
Utilities

Domestic water is provided by private wells on three of the parcels. Sewage disposal is provided by individual septic tanks. Electricity is provided by Pacific Gas and Electric Company.

Specific Plan, U.J. & P.S. Provence 11/6/87

Soils and percolation test were performed on Parcel D on October 29, 1987, by Mr. Floyd Davis, Jr., Civil Engineer. The results of these tests have been submitted along with the Tentative Map, and for detailed information the reader is referred to the Minor Subdivision application now on file in the Planning Office.

On parcels A, B, the domestic water wells and the septic systems have been operating continually and efficiently since 1980.

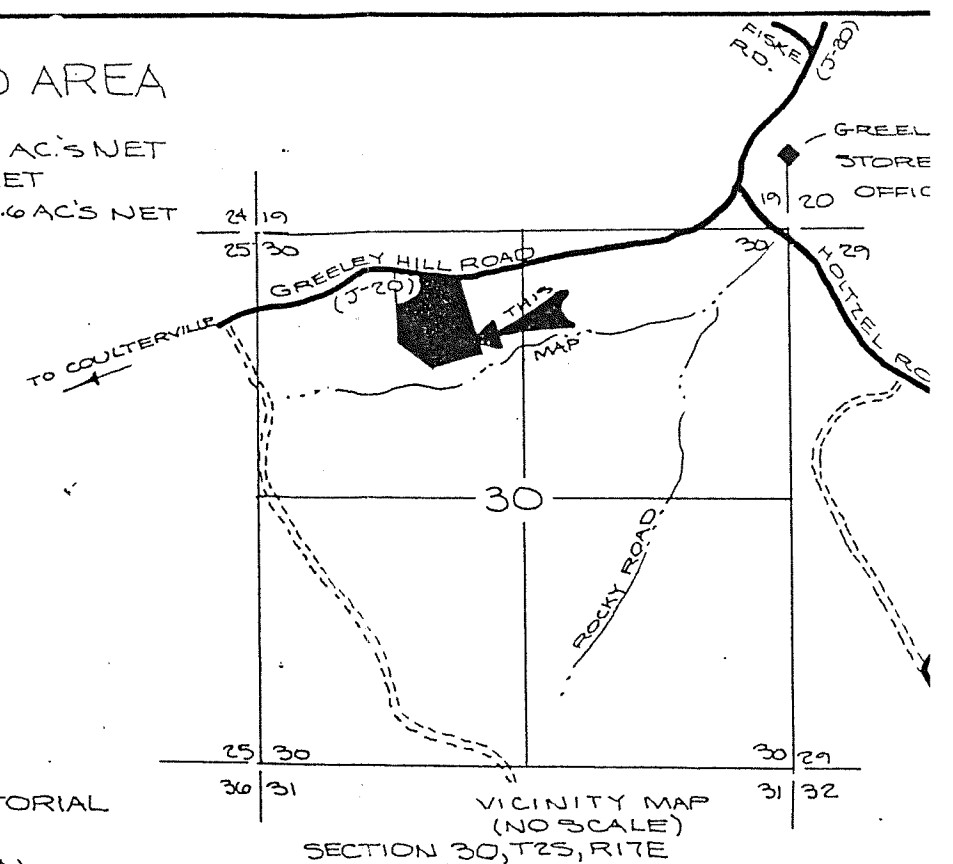


TOTAL SUBDIVIDED AREA
 12.117 ACRES
 PARCEL A = 4.5 AC. GROSS, 3.7 AC.'S NET
 PARCEL B = 4.8 AC.'S GROSS & NET
 PARCEL C = 2.8 AC.'S GROSS 2.6 AC.'S NET

EXISTING 40' WIDE PUBLIC ROAD &
 UTILITY EASEMENT OFFERED
 FOR DEDICATION PER 18 PM1

TIMOTHY R. MANLY
 156 ± AC.
 04-250-15
 BOOK 18 PARCEL
 MAPS, PAGE 1

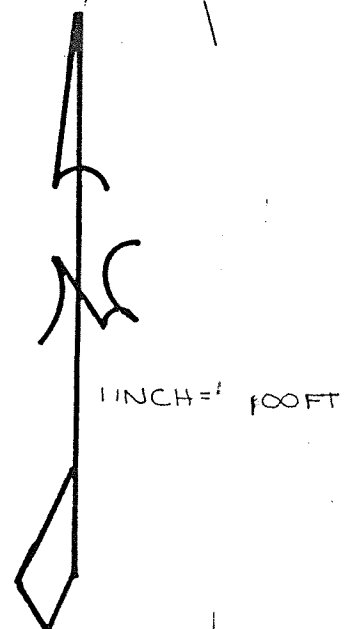
- NOTES:
1. CONTOURS ARE FOR PICTORIAL PURPOSES ONLY.
 2. CONTOURS BASED UPON U.S.G.S. QUAD MAP/CONTOUR INTERVAL 100 FT. COULTEVILLE 7 1/2 MIN
 3. ARROWED LINES INDICATE DIRECTION AND APPROXIMATE % OF SLOPE
 4. DOMESTIC WATER SUPPLY: INDIVIDUAL DRILLED WELLS
 5. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANK SYSTEMS.



OWNERS
 CARROL J. & PAT B. PROVENCE
 6254 GREELEY HILL ROAD
 COULTEVILLE, CALIF. 95311
 PHONE (209) 878-3816

SURVEYOR
 DEMOTT SURVEYING INC.
 BRUCE DEMOTT, PRESIDENT, LS 3622
 PO BOX 129
 TWAIN HARTE, CA., 95383
 PHONE (209) 586-4590

MAP NO. LDA-1265 Revised #2
 DATE REC'D: 12-11-87
 REC'D BY: AC
 MARIPOSA COUNTY PLANNING DEPARTMENT



TENTATIVE PARCEL MAP
 A REDIVIDING OF PARCEL B-3 (BOOK 18 OF PARCEL MAPS, PAGE 1, A PORTION OF THE NW 1/4 OF SECT 30, T25, R1E, M.D.B. & M., COUNTY OF MARIPOSA, STATE OF CALIFORNIA)
 SCALE: 1 INCH = 100 FT