MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: TONY LASHBROOK, PLANNING DIRECTOR

FROM: MARGIE WILLIAMS, CLERK OF THE BOARD

RE: LOT LINE ADJUSTMENT APPLICATION NO. 417

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on August 24, 1993

ACTION AND VOTE:
Tony advised of an off-agenda issue for Lot Line Adjustment Application No. 417, involving a septic system failure. Board waived its rules requiring 72 hours agenda noticing to consider Lot Line Adjustment Application No. 417, finding that the Planning Commission's meeting scheduled for August 20, 1993, was cancelled due to unforeseen circumstances, and there is a potential public health issue involved/Ayes: (M)Parker, (S)Balmain, Baggett, Taber; Excused: Erickson.
Tony advised that the application is a routine item for the Commission. Res. 93-463 adopted approving Lot Line Adjustment Application No. 417; Hewitt/Tavis, applicants/Ayes: (M)Parker, (S)Taber, Baggett, Balmain; Excused: Erickson.

cc: File

Res. file 93-463
Staff Report
Mariposa County Planning Department

APPLICATION: Lot Line Adjustment Application No. 417

APPLICANT: Kay Hewitt
John Tavis, Jr.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Adjustment.

LOCATION: The subject properties are located on the north and south side of Brooks Road adjacent to the intersection of Highway 49 South and Brooks Road (APN 014-430-024 & 014-380-028).

PROJECT DESCRIPTION: Proposed lot line adjustment to amend the common parcel line between two (2) existing parcels in order to increase the size of Parcel A (Hewitt) by approximately one (1) acre in order to provide area for a replacement septic disposal system for Parcel A on the north side of Brooks Road.

BACKGROUND:

Parcel B (Tavis): Pre-Subdivision Map Act deed, Vol. 77, Pg. 367

RELATIONSHIP TO GENERAL PLAN: The subject parcels are located entirely within the Mountain Home Land Use Classification and Zoning District (MH - 5 acre minimum parcel size).

ENVIRONMENTAL REVIEW: Categorical Exemption, Class 5 (Section 15305(a), CEQA Guidelines).

DISCUSSION: The applicants proposes to complete a lot line adjustment two (2) existing parcels in order to increase the size of Parcel A (Hewitt) by approximately one (1) acre in order to provide area for a replacement septic disposal system for Parcel A on the north side of Brooks Road.

Parcel A has an existing septic system which is failing. The topography on Parcel A, existence of a minor drainage course bisecting the property, and the presence of Italian Creek along the southeasterly property line, severely restricts possible areas available for a replacement leach field on Parcel A. The owner of Parcel A worked with a consultant who was unable to find any area on Parcel A suitable for a replacement septic leach field.

The owner of Parcel A (Hewitt) approached the Public Works Department about placing a two inch (2") diameter sewer line under Brooks Road to an area across Brooks Road for a septic leach field to serve the existing improvements.
The Public Works Department stated that since the Brooks Road easement apparently is prescriptive, that the owner of Parcel A (Hewitt) and the owners of Parcel B (Tavis) could complete a lot line adjustment to add the additional property to Parcel A.

In addition, the Public Works Department stated that an encroachment permit would be required for the installation of the proposed sewer line under Brooks Road. The Public Works Department scheduled the request for the encroachment permit for approval by the Board of Supervisors. On April 20, 1993, the Board of Supervisors approved the issuance of an encroachment permit with conditions to develop the sewer line by the owner of Parcel A (Hewitt) under Brooks Road by County Resolution No. 93-231.

The proposed lot line adjustment will adjust the common property line between Parcel A (Hewitt) and Parcel B (Tavis) so that approximately 1 acre will be added to Parcel A. The 1 acre added to Parcel a will be the location of the proposed septic leach field and the pressurized two inch (2") line will lead from the leach field then under Brooks Road to the septic tank adjacent to the existing improvements on Parcel A.

Access to Parcel A and Parcel B will not be adversely affected by the lot line adjustment.

The table below reflects the change in acreage to the two parcels involved:

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel A (Hewitt)</td>
<td>3.14 acres</td>
<td>4.1 acres</td>
</tr>
<tr>
<td>Parcel B (Tavis)</td>
<td>71.4 acres</td>
<td>70.4 acres</td>
</tr>
</tbody>
</table>
TENTATIVE MAP FOR
LOT LINE ADJUSTMENT
FOR
KAY M. HEWITT
AND
JOHN A. TAVIS, ET AL
BETWEEN
APN 14-430-14 AND 14-280-30, SITUATED IN A PORTION
OF THE EAST 1/2 OF SECTION 36, T. 36 S., R. 4 W., M.B. C.W.
MARIPosa COUNTY, CALIFORNIA
MAY, 1993
SCALE: 1" = 100'
NOTES:
1. CONTOURS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
2. CONTOURS DETERMINED BY U.S.G.S. QUAD. MAPS
   AND FIELD RECONNAISSANCE.
3. AVERAGE ELEVATION OF PARCELS IS 224' ABOVE SEA LEVEL.
4. ARROWED LINES INDICATE DIRECTION AND APPROXIMATE PERCENT OF SLOPE.
5. * INDICATES PROPERTY LINE TO BE ESTABLISHED.
6. ** INDICATES PROPERTY LINE TO BE ELIMINATED.
7. P. PROPERTY LINE
8. C. CENTERLINE
9. A. APPROXIMATE LOC. AT JD OF CENTERLINE
PURPOSE:
THE PURPOSE OF THIS LOT LINE ADJUSTMENT
IS TO ADD APPROXIMATELY ONE ACRE FROM
APN 14-280-30 TO APN NO. 14-430-14 FOR USE AS A SEPARATE FIELD AREA.
VICINITY MAP:

TOTAL ACREAGE
EXISTING PROPOSED
Parcel A 3.14 ac. 4.1 = ac. 
Parcel B 7.14 ac. 7.04 ac.
Total 74.54 ac. 74.5 ac.

PREPARED BY: J. BRENN S. CREASMAN  L.S. NO.709
FREEMAN & SEAMAN
LAND SURVEYORS
P.O. BOX 297-8097 BULLION ST. MARIPosa, CA 95338/95337-3926