RESOLUTION NO. 79-129

A resolution approving Bridgeport Oaks Subdivision.

The Board of Supervisors Mariposa County, hereby resolves:

WHEREAS, the Planning Commission has been authorized with the responsibility to review, approve and condition major subdivisions; and

WHEREAS, the Bridgeport Oaks Major Subdivision has received environmental review in conformance with state law and County ordinances; and

WHEREAS, the Bridgeport Oaks Major Subdivision has been processed in accordance with state law and county ordinances.

BE IT THEREFORE RESOLVED, that the Bridgeport Oaks Major Subdivision is hereby approved with the following findings of fact/condition of approval:

1. The land division is located in the Mountain Home Land use designation and would be in conformance with the General Plan.

2. The easement road will be improved to a Class IV Standard and a penetrating oil or material will be applied to eliminate the dust hazard. The dust cap material and method of application is to be approved by the County Road Department/County Engineer.

3. A grading plan for the construction of the easement road has been prepared. Supervision of the construction of the easement road is to be performed by the County Road Department. Erosion control measures are to be applied as necessary.

4. The "Articles of Bridgeport Oaks Road Maintenance Association" and the "Bridgeport Oaks Properties Road Maintenance Agreement" are accepted, subject to approval as to form and content.
by County Counsel, and are to be recorded as part of the final map.

5. Offers of dedication are required for all easements.

6. If appropriate Covenants, Conditions and Restrictions (CC & R's) are not filed by the applicant to prohibit the placement of mobile homes on the properties, the following are to be filed as CC & R's with the final map:

   a) All structures, excluding those buildings not designed for human habitation (steel garden sheds, well houses, etc.) in the Subdivision are to be on permanent foundations.

   b) All mobile homes located on lots in the subject subdivision shall meet all federal and state requirements as to construction standards for mobile homes that are in full force and effect at the date of application.

   c) All owners or future owners of lots in the subject subdivision who site mobile homes on said lots shall take such measures, at the time of a building permit, to ensure that said mobile homes are placed on the assessment roles of Mariposa County.

7. The following is to be added to the CC & R's filed on the property.

   a) The installation of septic disposal systems for the parcels are to be installed in accordance with the plans and specifications as detailed in the report from BSK & Associates report dated 6/13/79. The County Sanitarian can, however, require systems, of a different design should other information
come to his attention in the future. The recommendations of BSK & Associates are to be viewed as minimum requirements.

8. The proof of water requirements as required by Section 16.20.230 (c) of the Mariposa County Code is hereby waived subject to the following actions:

a) The Public Report prepared for the subdivision shall state that domestic water will be provided by the project applicant, or any assignees who later acquire interest in the subdivision, on any undeveloped lot. The Public Report shall further state that the applicant, or any assignees, shall make a valid attempt to provide at least five (5) gallons per minute. When the gpm falls below five, appropriate storage facilities shall be provided. In no case shall any parcel have a well which produces less than one and one half (1½) gallons per minute.

b) The public Report prepared for the subdivision shall state that as a part of escrow instructions, domestic water is to be supplied to any undeveloped lot. The Report shall further state that unless domestic water can be supplied to each parcel, escrow cannot be closed, and the project proponent shall retain ownership.

c) The applicant shall provide evidence that the Department of Real Estate will include the statements required in a & b above in the Public Report for the subdivision.
PASSED AND ADOPTED this 7th day of August, 1979, by the following vote:

AYES: Dalton, Clark, Owings, Weber, Erickson

NOES: NONE

NOT VOTING: NONE

ABSENT: NONE

EUGENE P. DALTON JR., Chairman
Board of Supervisors

ATTEST:

Joan J. Lynk
Clerk of the Board