BOARD OF SUPERVISORS RESOLUTION NO. 78-142

WHEREAS: The County of Mariposa has had a moratorium on all major subdivisions in Mariposa County since 1970 under Board Resolutions 70-101 and 75-47, and

WHEREAS, it has been determined that the purpose of the moratorium has been satisfied and the same can be repealed subject to the policies herein provided, and

WHEREAS: Revisions in the Subdivision Map Act, adoption of a County Subdivision Ordinance, and the 1978 Mariposa County General Plan, and the implementation of the California Environmental Quality Act combined to provide the County with adequate means of insuring reasonable development standards and densities to protect the health and welfare of our citizens,

NOW, THEREFORE, BE IT RESOLVED: That the moratorium on major subdivision development is hereby repealed and the following policies shall be established regarding all subdivision development in the County of Mariposa:

1. The Environmental Impact Report procedures will be invoked on all major subdivision developments and the development shall not be approved upon the finding of a significant negative impact that cannot be mitigated through the imposition of onsite improvements.

2. The Environment Impact Report procedures will be invoked on all minor subdivision developments in remote areas of the County where it can be reasonably expected that:

   a) Further significant development can take place through either the minor or major subdivision process, and

   b) the development is in an area that may pose future problems with respect to the provision of adequate services.

3. Subdivision development proposals shall be evaluated by the standards and policies stated in the 1978 Mariposa County General Plan, its individual elements, such specific plans that may be development and amendments that
may be incorporated thereto.

4. Proposed subdivision development determinations shall contain specific findings with respect to the following:

a) Impact of development project on the rural nature of the County and the rural lifestyle of its residents.

b) Manner in which the development project, by virtue of its location and density, promotes or distracts from the orderly development of the County.

c) orderly development shall be evaluated by the following factors:

i) Proximity of proposed project to community trade and service centers.

ii) Relationship of proposed project to land use and development in the immediate vicinity of the proposed project.

iii) Availability of essential services such as fire and police protection and schools.

iv) The potential of the project to be fully developed (IE homes constructed) within a reasonable time frame.

v) Adequacy of water supply and sewerage disposal potential in the area.

vi) Adequacy of the road system serving the project site to withstand increased usage safely.

BE IT FURTHER RESOLVED: That it shall be the policy of the County of Mariposa to deny subdivision or development projects that are found to have a substantial negative impact on the County's ability to provide cost efficient services and do not support the concept of development adjacent or in close proximity to established Town Planning Areas as defined by the 1978 Mariposa County General Plan.
It is determined that this policy and the criteria established in support of this policy are in conformity with Mariposa County Ordinance, California State law, and the Mariposa County General Plan and provides for implementation of the above.

PASSED AND ADOPTED THIS 1st DAY OF AUGUST, 1978, by the following vote:

AYES:    Clark, Long, Owings, Weber
NOES:    Weber
ABSENT:  Dalton
NOT VOTING: None

[Signature]
CARROLL N. CLARK, Chairman
Board of Supervisors

ATTEST:
[Signature]
ELLEN BRONSON, County Clerk &
ex officio Clerk of the Board