BOARD OF SUPERVISORS - COUNTY OF MARIPOSA
RESOLUTION NO. 70-101

WHEREAS: Open space land contributes to the environment and the economy of the State of California, and
WHEREAS: Open space land is a solid tax base for Mariposa County and demands a minimum of governmental and other services; and
WHEREAS: The Mariposa County Board of Supervisors hereby states; the only purpose for which open space rural lands should be subdivided into lots is for home, recreational home, business and industrial sites, which are needed for development within a reasonable period of time; this Board further states: that it is desirable that such subdivisions adjoin already developed communities which provide minimum basic governmental, professional and commercial services, and
WHEREAS: There are approximately 5,000 undeveloped speculative recreation and retirement subdivision lots throughout Mariposa County, all of which are some distance from the population and service centers of our county, and
WHEREAS: These lots are being developed with homes at a rate of less than 10% annually but constant demands for governmental services are made by the owners of such lots, and
WHEREAS: It is the duty of officials of Mariposa County to protect the environment and the tax base of our county and to provide services to the land and citizens at reasonable cost and to protect the health and welfare of our citizens,

NOW, THEREFORE, BE IT RESOLVED: that until such time that ordinances can be developed and enacted that will protect the environment, property values and tax base of our county, and the citizens from undue taxation, the policy of Mariposa County concerning subdivisions is as follows:

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A MORATORIUM IS PLACED ON ALL SUBDIVIDING IN MARIPOSA
COUNTY except as follows:

1. Proposals which before the date of adoption of
this resolution have been presented before a
meeting of the Planning Commission or the Board
of Supervisors and have been approved, at least
in concept, by one of these bodies.

2. New proposals will be considered
(a) Where they adjoin developed communities
which, in the opinion of the Planning Commission
and the Board of Supervisors, have need for ad-
ditional lots and have for at least the past ten
years minimum commercial services (such as a
grocery store) or
(b) When, after a complete professional evaluation
by persons or firms chosen by the Commission and
the Board, with the cost excepted of such evalu-
ation paid by the subdivider, both the Planning
Commission and the Board of Supervisors separately
make a finding that the proposed subdivision will
be 40% developed with homes (mobile homes will not
qualify excepting in the case of declared mobile
home subdivision or park) within five years from
the time of acceptance of final map by the County;

BE IT FURTHER RESOLVED: That Mariposa County does reaffirm
its stated policy as established by Board Minute Order as follows:

May 19, 1970 - Final maps on subdivisions will only
be accepted after all required improvements are de-
veloped and all departmental requirements are met with.

May 26, 1970 - It is the Policy of the Board of Super-
visors of Mariposa County that there will be no condi-
tional approval of Tentative Subdivision Maps by the
Planning Commission.

BE IT FURTHER RESOLVED: Because of recent attempts to subdivide by parcel maps this Board does affirm its support to the County Surveyor in enforcing to the letter and intent the following new State law:

No record of survey of land shown on the latest adopted county assessment roll as a unit or as contiguous units, which shows a division of such land into additional parcels, shall be filed with the county surveyor or with the county recorder, unless there is attached thereto a certificate by the county surveyor if the land lies within an unincorporated area, or a certificate by the city engineer if the land lies within a city, of compliance with the provisions of the Subdivision Map Act (Sections 11500 etc. Business and Professions Code) and any applicable local ordinance enacted pursuant thereto.

BE IT FURTHER RESOLVED: When land is legally divided by parcel map, the County Surveyor shall ascertain that parcels have legal access to public roads, and advise the County Sanitarian of such parcel split, who should render an opinion of the possibility/obtaining domestic water, and developing a sewer system. If any of the above findings are contrary to good development of the parcel or parcels such should be reported to the Planning Commission at their next regular meeting and the findings noted in the minutes;

BE IT FURTHER RESOLVED: If special interest developments (golf course, recreation lakes, etc.) are proposed by the developer as an integral part of the subdivision, the County Engineer must approve all plans and ascertain that the proposal meets all standards and laws set forth by the regula-
tting agencies or associations. The developer must pay the
standard County Inspection fees for such developments;

BE IT FURTHER RESOLVED: All common ownership must be pro-
vided for and dedicated in a manner deemed most feasible by the
District Attorney and Board of Supervisors.

PASSED AND ADOPTED this 15th day of December, 1970 by the
following vote:

AYES: Davis, Hurlbert, Long, Moffitt, Richardson
NOES: None
ABSENT: None
NOT VOTING: None

Frank L. Long, Jr., Chairman of
the Board of Supervisors

ATTEST:

Gabrielle Wilson, County Clerk
and ex-officio Clerk of the
Board of Supervisors