DEPARTMENT: Planning

BY: Kris Schenk, Director
PHONE: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION:

Adopt a resolution approving the road name, “Whispering Pines”, for the subject easement and contiguous unnamed easement on adjacent off site parcels; see attached maps. The road name is consistent with the road naming requirements of County Resolution No. 92-541.

The applicant is naming the road in conjunction with Land Division Application 2005-162 and requesting approval of the Board of Supervisors because the proposed road name would also be given to an adjoining non-County road which was in existence (in this case, established by parcel maps in 1981 and 1983) prior to the submittal of the subdivision.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board adopted Resolution No. 92-541 in 1992 establishing criteria for naming non-County roads. In accordance with this resolution, road names are to be developed around some historical, botanical, zoological or geological significance as they directly relate to Mariposa County.

The majority of new road names for land divisions are addressed in Section C (2) of Resolution No. 92-541 involving approval by the planning director. Because this land division parcel lies between existing off site parcels (which are now using Darrah Road addresses) and Darrah Road, these off site property owners are notified and polled on the proposed road name.

As required by Section C (3) of Resolution N. 92-541, all four (4) off site property owners (two of the five off site parcels are owned by the same party) served by the extension of this Land Division roadway have been notified of the proposed road name, “Whispering Pines”. The applicant has provided evidence (see copies of Certified Mail and application signatures) that property owners were notified.

One certified notice was returned and a second property owner did not respond within the 21 day notification period; “Non-responding property owners shall not be included in computing the majority of the property owners served by the road under consideration for naming” (Section C (3)).

Therefore, a majority of the total number of property owners (including the applicant and three off site property owners; ¾) approve of the proposed road name, “Whispering Pines”.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
The need for a road name is a condition of approval for a land division. Therefore recording of the parcel/final map would be delayed until the road name is resolved.

<table>
<thead>
<tr>
<th>Financial Impact?</th>
<th>( ) Yes</th>
<th>( ) No</th>
<th>Current FY Cost: $</th>
<th>Annual Recurring Cost: $</th>
</tr>
</thead>
<tbody>
<tr>
<td>Budgeted In Current FY?</td>
<td>( ) Yes</td>
<td>( ) No</td>
<td>( ) Partially Funded</td>
<td>Location Maps (3)</td>
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<tr>
<td>Amount in Budget:</td>
<td>$</td>
<td>Resolution No. 92-541</td>
<td></td>
<td></td>
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<tr>
<td>Additional Funding Needed:</td>
<td>$</td>
<td>Application</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Source:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Transfer</td>
</tr>
<tr>
<td>Unanticipated Revenue</td>
</tr>
<tr>
<td>Transfer Between Funds</td>
</tr>
<tr>
<td>Contingency</td>
</tr>
</tbody>
</table>

( ) General ( ) Other

Revised Dec. 2002
The foregoing instrument is a correct copy of the original on file in this office.

Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California

By: ______________________________
    Deputy

COUNTY ADMINISTRATIVE OFFICER:

✓ Requested Action Recommended

☐ No Opinion

Comments:

________________________________________________________

________________________________________________________

________________________________________________________

________________________________________________________

CAO: __________________________
PROJECT VICINITY MAP

ROAD NAME #2006-283

APPLICANT: Steve Allison
LDA No. 2005-162 APN: 014-330-077 (4 Parcels)

OFF SITE PARCELS APN: 014-500-007, -008, -009
and APN: 014-500-013 and 014 (5 Parcels)

MARIPOSA COUNTY PLANNING
5100 Bullion Street
P. O. Box 2039
Mariposa, CA 95338
209-966-5151
TENTATIVE PARCEL MAP

FOR
RUSSELL, JUSTIN, AND PATRICK ALLISON
P.O. BOX 1157
MARIPOSA, CA 95338
(209)866-4082

BEING A DIVISION OF A PORTION OF THE
NW1/4 OF THE NW1/4 OF SECTION 13,
T. 5S., R. 19 E., M.D.B. & M.
MARIPOSA COUNTY
CALIFORNIA
AUGUST 2005
SCALE: 1" = 100'
TOTAL SUBDIVIDED AREA: 21.98 Ac.
PARCEL A: 5.55 Ac. PARCEL B: 6.20 +/- Ac.
PARCEL C: 5.07 Ac. PARCEL D: 5.16 +/- Ac.

NOTES:
1. Contours are for pictorial purposes only.
2. Contours determined by U.S.G.S. Good maps
   and field reconnaissance.
3. Average elevation of parcels: 3000' above sea
   level.
4. Arrows with bars indicate direction and
   approximate percent of slope.
5. Domestic water supply: Individual wells.
7. No pavement is proposed for building sites on
   this map.
8. "---" indicates approximate location of powerlines.
9. Distances, acreages, and the location of improvements
   shown are approximate and illustrative.
10. Source of Map Data: Assessor's Map, recorded maps,
    deeds, and survey data.

PREPARED BY:
Richard A. Seaman, L.S. 5339
License expires 12/31/05

ROAD NAME #2006-283

APPLICANT: Steve Allison
LDA No. 2005-162 APN: 014-330-077

FREEMAN & SEAMAN LAND SURVEYORS
P.O. Box 1157
5037 Bullion Street
Mariposa, CA 95338
(209)866-4082
(209)861-4797
(209)861-4795