

1 BOARD OF SUPERVISORS - COUNTY OF MARIPOSA

2 RESOLUTION NO. 75-46

3
4 BE IT HEREBY RESOLVED that the County of Mariposa's
5 Board of Supervisors adopts the following information for poten-
6 tial parcel map applicants pursuant to Mariposa County Emergency
7 Interim Ordinance No. 395.

8 BE IT FURTHER RESOLVED that the following statements
9 will represent the policy of the County of Mariposa with respect
10 to all divisions of land, except subdivision, proposed within
11 the County after this date:

12
13 Planning Commission Requirements

- 14 1. Lot design: a maximum of 4 to 1 ratio on parcel
15 size. A variance may be granted.
16 2. Drainage and flood control on the property may
17 require the approval by the County Engineer, if
18 so requested by others.
19 3. The property must be indentifiable by signs, stakes
20 or other recognizable means.
21 4. The Board of Supervisors will serve as an appeal
22 board on application denials.
23 5. Topographical maps are required on all tentative
24 parcel maps.

25 Health Department Requirements

- 26 1. In addition to the policy outlined below it is the
27 policy of the County Board of Supervisors, dated
28 March, 1974, that, in order to maintain water quality
control on Stockton Creek watershed and Mariposa Creek
watershed, above the town of Mariposa, no sewage dis-
posal facilities be installed without percolation tests
and approval of the Health Department. Percolation
tests must be performed as outlined below.

- 1 2. Percolation tests and soil analysis will be required
2 on all proposed parcels of 2.5 acres or less and on
3 all parcels where the Health Department determines
4 that soil tests are necessary to form a valid opinion
5 and prepare a recommendation. The applicant may
6 appeal the decision of the Health Department to the
7 Planning Commission or the Board of Supervisors if
8 the applicant feels the requirement is excessive or
9 unnecessary.
- 10 3. There will be required at least four (4) percolation
11 tests performed at depths of not less than 36" in
12 holes located approximately fifty (50) feet apart.
13 In addition there shall be one test hole to a depth
14 of approximately eight (8) feet or until an impervious
15 material is contacted, whichever depth is less. Per-
16 colation tests shall be performed by a licensed
17 engineer or a registered sanitarian and the results
18 submitted over his signature and license or registra-
19 tion number. The tests shall be per - as outlined
20 below.
- 21 4. If the percolation test stabilized rate is 30 minutes
22 or less and the slope of the land is 15% or less, 2
23 acre parcels may be approved. In special circumstances
24 such as isolated parcels, hardship cases, etc., smaller
25 parcels may be permitted but only after a finding by
26 the Planning Commission arrived at in a public session.
- 27 5. If the percolation rate is in excess of 30 minutes
28 per inch or the slope exceeds 15% parcel sizes must
be in excess of 2.5 acres. The parcel size will be
determined by the percolation rate arrived at and may
be in excess of five (5) acres.
6. If the slope is 30% or greater or the percolation
rate exceeds 60 minutes per inch the parcels in
question will be considered not suitable for division.

Method of Making Percolation Tests

1. Dig or bore a minimum of four (4) holes with horizontal
dimension of approximately six (6) inches and with
straight sides to the estimated depth of the absorption
trench thirty-six (36) inches.
2. Thoroughly wet sides and bottom of the holes by
soaking for twenty-four (24) hours.
3. While the bottom is moist, place six (6) inches of
water in the holes.
4. Record the time, in minutes, required for this water
to completely seep away. Divide this time by six (6)
to get time for one (1) inch to seep away.

- 1 5. Repeat the test until the average time for two (2)
2 successive tests does not vary more than twenty (20)
3 percent, the last of which will be assumed to be
4 the stabilized rate of percolation.
5
6 6. Test results must be submitted to the Health Depart-
7 ment within 72 hours of testing to be valid. Results
8 received after that time will not be considered.

9 Test Data should include the following:

- 10 1. Date of Test - - - Performed by whom
11 2. Weather conditions at time of tests
12 3. Location of holes (to be shown on parcel map)
13 4. Depth of test holes
14 5. Soil profile in each hole
15 6. Stabilized percolation rates each hole

16 Road Department and County Engineer Requirements

- 17 1. There shall be an offer of road dedication for a
18 road 30' of either side of the centerline when the
19 property fronts on a county road. If the property
20 owner owns on both sides of the road, both sides
21 of the road shall be offered for dedication. In
22 the event that a county road passes through a parcel
23 of land, but does not form the boundary of said
24 parcel or divisions thereof, a 30' dedication shall
25 be offered on each side of the centerline of said
26 road. The centerline of said shall be shown on the
27 map and monumented in accordance with the require-
28 ments of the Road Department.
2. There shall be a non-exclusive 40, wide access and
utility easement for each parcel to a public road
or a road of adverse use. Said easement in all
cases shall give access to a county road or adverse
use road. The easement and access may require addi-
tional record data as required by the County Surveyor.
3. Easements to be granted with the map: (as determined
by the County Surveyor and Engineer):
- a. Delineated easement, 40' from parcel to existing
adverse use road or county road.
- b. All other easements as shown on the map.

1 BE IT FURTHER RESOLVED that the applicant is reminded
2 that the following requirements may govern and/or supersede the
3 information contained in this resolution:

- 4 1. Land Surveyor's Act.
- 5 2. Subdivision Map Act.
- 6 3. Board of Supervisor's Policy.
- 7 4. Planning Commission Policy.
- 8 5. Applicable State Laws.
- 9 6. Local Ordinances and Resolutions.

10 A. At present the recording fees for maps is as follows:

- 11 1. \$5.00 for one sheet plus \$2.00 for each
12 additional sheet. Checks shall be made
13 payable to the Mariposa County Recorder.
(Add \$1.00 per sheet if you wish a sepia
copy of the map from the Recorder's Office.)

14 B. Under no conditions shall the original map and filing
15 fee be sent to any office until they are so requested. Any map
16 or fee so sent will not be the responsibility of the office
17 receiving them. It shall be the sender's duty to insure their
18 safe keeping.

19 C. Listed below are the names and addresses of various
20 departments which may be of use to the applicant:

| | | |
|----|------------------------------|-----------------------------|
| 21 | | |
| 22 | Mariposa County Surveyor | Mariposa County Recorder |
| | 4639 Ben Hur Road | County Hall of Records |
| 23 | Mariposa, California 95338 | Mariposa, California 95338 |
| | Phone: (209) 966-2252 | Phone: (209) 966-5719 |
| 24 | Mariposa County Health Dept. | Mariposa Co. Planning Comm. |
| 25 | Phone: (209) 966-3689 | Phone: (209) 966-3934 |

26 ///
27 ///
28 ///

1 Procedure for Submitting Parcel Maps

- 2 1. Each application for a land division permit shall be
3 submitted to the Planning Commission Office.
4 2. Each application shall be accompanied by the following:
5 a. Application fee of \$30.00
6 b. Four (4) copies of the tentative map.
7 3. Action on all maps will be taken by the Planning
8 Commission, under normal circumstances, within 35
9 days of submission.
10 4. When approval of the tentative map has been given, the
11 applicant shall have one (1) year in which to submit
12 the parcel map.
13 5. The parcel map shall be submitted directly to the
14 office of County Surveyor and shall be accompanied
15 by the following:
16 a. Two (2) prints of the map. (include tentative map #)
17 b. Certification of Calculations.
18 c. One (1) copy of calculations used.
19 d. Name and address of person preparing the map.
20 6. The County Surveyor's office will take action on the
21 map as per Government Code Section 66450.
22 7. When the map is ready for recording, the County
23 Surveyor will request the original map and filing fee
24 from the applicant or person preparing the map. The
25 County Surveyor will also inform the Planning Commission
26 and Health Department that the map has been recorded.

27 NOTE: Under no conditions shall the original map and/or
28 filing fee be submitted until they are requested.

29 TENTATIVE MAP REQUIREMENTS

30 A tentative map shall be drawn to scale on paper not
31 larger than 18' X 26" nor smaller than 8 1/2" X 11" and shall
32 include the following:

- 33 1. The boundary line of the land proposed for division
34 with approximate dimensions based on the latest deed(s)
35 or other record data.

- 1 2. The location designated by township, range, section,
2 quarter section, townsite or subdivision.
- 3 3. Name and address of the applicant.
- 4 4. Name and address of legal owner of record.
- 5 5. If the map is prepared by a licensed land surveyor
6 or registered civil engineer, his name, address,
7 and number.
- 8 6. Date prepared.
- 9 7. North arrow and scale.
- 10 8. Locations, widths and purposes of existing and
11 proposed easements for utilities, drainage and access.
- 12 9. Approximate percent of grade with arrows indicating the
13 direction of slope and the location of natural drainage
14 courses.
- 15 10. Names of all adjoining property owners.
- 16 11. Parcel layout with approximate dimensions along all
17 property lines and an identifying number or letter
18 for each new parcel. Parcel lines should follow exist-
19 ing easements wherever possible.
- 20 12. The area in acres of each parcel.
- 21 13. The area in acres of the entire parcel before division.
- 22 14. Locations, names, widths and approximate grades of
23 existing and proposed roads whether public or private.
- 24 15. All present easements and proposed easements to be
25 dedicated.
- 26 16. Access route to the proposed division of land from a
27 public maintained road.
- 28 17. Vicinity sketch showing information such as roads,
adjoining sections, creeks and other data sufficient
to locate the proposed division of land and to show
its relation to the surrounding area.
18. Source of water supply either existing or proposed.
19. Type of sewerage disposal system either existing or
proposed.
20. Location of existing water and sewerage systems if
known.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Parcel Map Requirements

Drafting:

1. Material shall be tracing cloth or polyester base film.
2. Size shall be 18" X 26".
3. Border shall be one inch on each side.
4. Letters and numbers shall be legible after reproduction.
5. Map shall be lettered so as to read only from bottom or right side of map with 18" binding edge to the left.
6. Sheet numbering shall read sheet _____ of _____ if more than one sheet is required.
7. Cross referencing shall read see sheet _____ if more than one sheet is required.
8. All property boundaries within the survey shall be shaded or shown by a heavy line to make them distinct.
9. All linework, lettering and signatures shall be done with black ink of a permanent type, preferably india ink, and shall be waterproof.

Title Block:

1. Location shall be at the right side of the sheet(s).
2. The title block shall contain the following information:
 - a. RECORD OF SURVEY or PARCEL MAP (large lettering)
 - b. Name of party(s) for whom the survey was done.

example: PARCEL MAP
for
John and Mary Jones
 - c. Description of location shall include base and meridian, range, township, section and any further breakdown of the section as may apply.
 - d. Acreage involved.
 - e. Unincorporated area of county (if applicable).

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- f. Mariposa County, California.
- g. Legal subdivision in which located (if applicable).
- h. Date and scale.

North Arrow:

- 1. Shall point away from reader as described under "Drafting" part 5.
- 2. If the north arrow is for Grid North, True North shall be shown also with the required rotation between the two indicated thereon.

Basis of Bearing:

- 1. Shall be taken from a line between two (2) existing monuments set by one of the following methods:
 - a. Astronomical observation by direct observation in accordance with latest acceptable methods.
 - 1) calculations shall be submitted with the map.
 - b. California State Plane Coordinate System, Zone III.
 - 1) show stations used and how they were determined.
 - c. County Surveyor's Office records.
 - d. Recorded map(s) which have been determined by "a" thru "c" above.
 - 1) magnetic bearings are not acceptable.
 - 2) when referring to a map of record, a statement of determination of bearing shall be made.
 - 3) if the basis of bearing on a record may cannot be determined, then methods "a" thru "c" shall be employed to arrive at a true basis of bearing.
 - 4) if a recorded map is used, identify the line used as the basis of bearing.
- 2. The basis of bearing shall be identified by a statement on the map under a heading, "Basis of Bearing".

Monuments: (set or found)

- 1. Shall be identified on the map by showing the following:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- a. Material composition.
- b. Outside dimensions (if applicable).
- c. Relative ground elevation (if applicable).
- d. Surveyor's or Civil Engineer's tag number (if none, so note).

2. If found monuments are accepted as recorded corners or line monuments, they shall be so noted on the map. A full description of such, together with record information, shall be given.

3. All monuments, set or found, shall be shown in a legend table along with their graphic symbol. The table shall have the heading "Legend" and shall also contain any other graphic symbols used on the map.

References:

- 1. All reference data shall be data on file in Office of the County Recorder or Office of the County Surveyor.
- 2. No reference shall be made to unrecorded information or maps not available in either of the two above offices.
- 3. A number code may be used to identify each separate reference item.
- 4. All references shall be listed in a table under the heading "Reference Data" along with its number code if so used.
- 5. Reference data may be submitted to the County Surveyor's Office to be kept on file for future reference.
- 6. Information regarding corner ties and filing same as per AB 1614 may be obtained at the Office of County Surveyor.

Certificates:

- 1. Certificates shall appear on the right side on the sheet whenever possible.
- 2. Certificates shall consist of the following:
 - a. Surveyor's certificate and seal.
 - b. County Surveyor's certificate.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- c. County Recorder's certificate.
- d. County Health certificate.
- e. Owner's certificate.
- f. Acknowledgment.


PASSED AND ADOPTED by the Board of Supervisors of
the County of Mariposa this 25 day of February, 1975; by
the following vote:

AYES: Clark, Hurlbert, Long, Moffitt


NOES: None

ABSENT: Richardson

NOT VOTING: None


HARRY F. HURLBERT, Chairman
Board of Supervisors

ATTEST:


ELLEN BRONSON, County Clerk
and Ex-Officio Clerk of the
Board