

Mariposa County

SARAH WILLIAMS
Planning Director



5100 Bullion Street
PO Box 2039
Mariposa, CA 95338
209-966-5151 FAX 209-742-5024
swilliams@mariposacounty.org

NOTICE OF PLANNING DIRECTOR ACTIONS

WEEK OF May 16, 2022

On May 16, 2022, the Mariposa County Planning Director approved the following applications:

- 1. Lot Line Adjustment Application No. 2022-066;** Douglas Dougherty, applicant. This project adjusts the boundary between two parcels: Parcel 1 – APN 008-260-004, 5584 W. Whitlock Rd., Mariposa, CA.; and Parcel 2 – APN 008-260-009, 5582 W. Whitlock Rd., Mariposa CA. The adjusted parcels are as follows: Parcel 1 – existing 12.28± acres, resultant 7.51± acres; Parcel 2 – existing 0.39± acres, resultant 5.16± acres. The parcels are zoned Mountain Home and are within the Residential land use classification of the Mariposa County General Plan. The purpose of the lot line adjustment is to adjust the property line between the two parcels in order to increase the size of Parcel 2.
- 2. Lot Line Adjustment Application No. 2022-056;** Chris D. Pearson, applicant. This project adjusts the boundary between two parcels: Parcel A (APN 014-470-009), 5311 Italian Ck. Rd., Mariposa, CA; and Parcel B (APN 014-470-008), 5303 Italian Ck. Rd., Mariposa, CA. The adjusted parcels are as follows: Parcel A – existing 6.994 acres, resultant 8.971 +/- acres; Parcel B – existing 6.994 acres, resultant 5.017 +/- acres. Both parcels are located within the Mountain Home Zone and are within the Residential land use classification of the Mariposa County General Plan. The purpose of the lot line adjustment is to create a buffer for privacy and adjust the property lines so that the majority of a water easement would be located on Parcel A, rather than Parcel B.

These actions may be appealed within 20 days of the date of approval in accordance with County Appeals Procedures. The last day to appeal is Monday, June 6, 2022. Information on the projects and appeals procedures is available at the Mariposa County Planning Department, 5100 Bullion Street, P.O. Box 2039, Mariposa, CA 95338. If you have any questions regarding these projects or notice, please contact the Planning Department at (209) 966-5151.

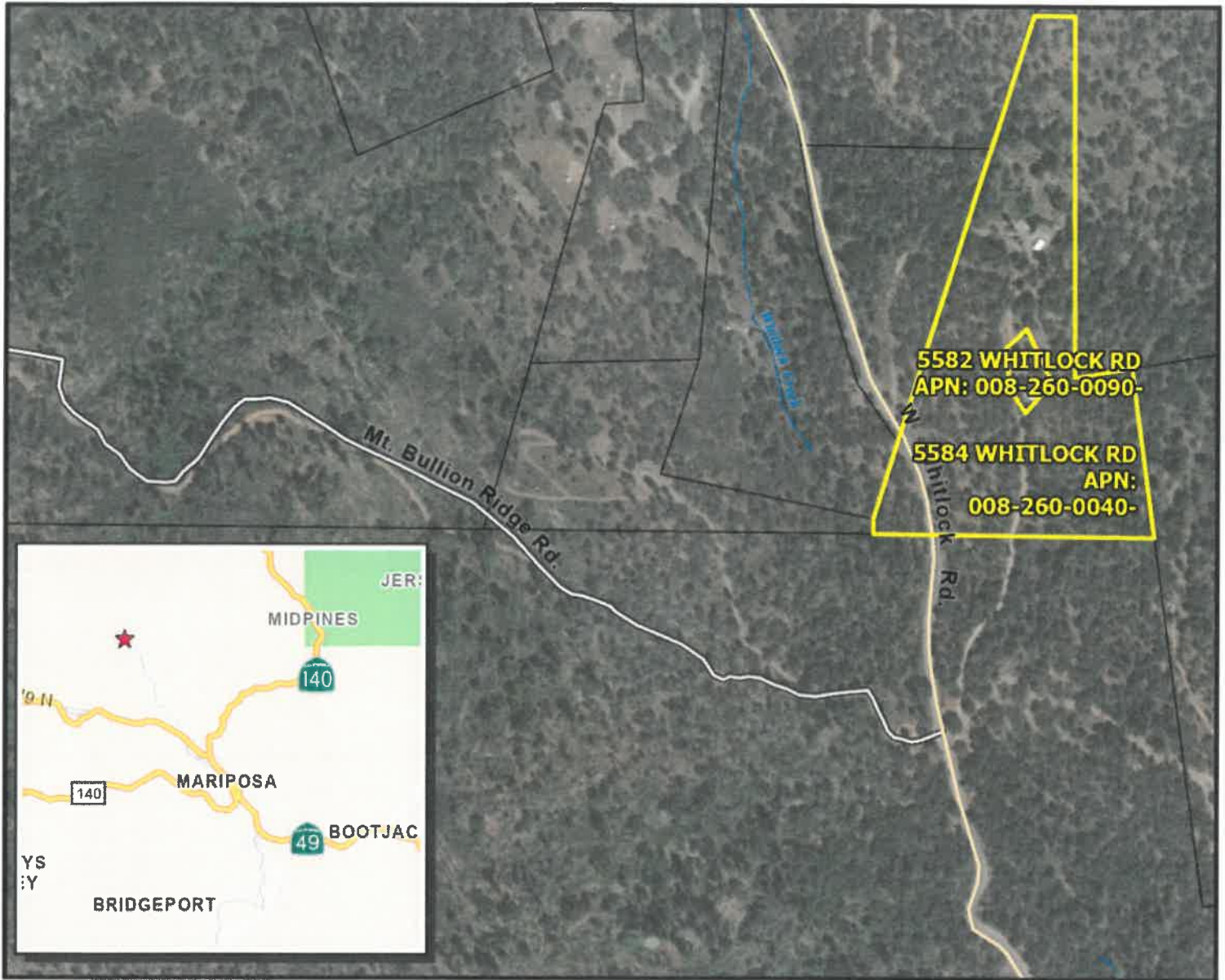
This notice is being provided pursuant to Section 17.08.120(D) of Mariposa County Code.

Posting Locations: Mariposa County Planning Department
Mariposa County Clerk's Office
Mariposa County Courthouse
Woodland Store
www.mariposacounty.org/planning

Posting Date: May 16, 2022

Leave Posted Until: 5:00 p.m. on June 6, 2022

Mariposa County Planning Department Project Vicinity Map



5582 WHITLOCK RD
APN: 008-260-0090-

5584 WHITLOCK RD
APN: 008-260-0040-



1:5,221

PROJECT TYPE: Lot Line Adjustment 2022-066

APPLICANT/OWNER: Douglas Dougherty

SITE ADDRESS: Parcel A: 5584 W Whitlock Rd / Parcel B: 5582 W Whitlock Rd

APN: 008-260-0040 / 008-260-0090

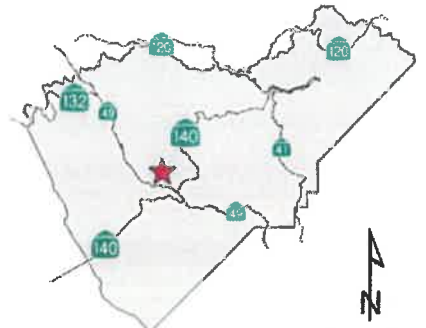
Assessor's Parcel Map
 Sites

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet
 Date: Tuesday, April 05 2022
 Data Source: Mariposa County Planning Department: GIS;
 Assessor's Parcel Map Update: 08/2021

Map Credit: jwhite



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mariposaplanning@mariposacounty.org
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SCALE 1"=120'

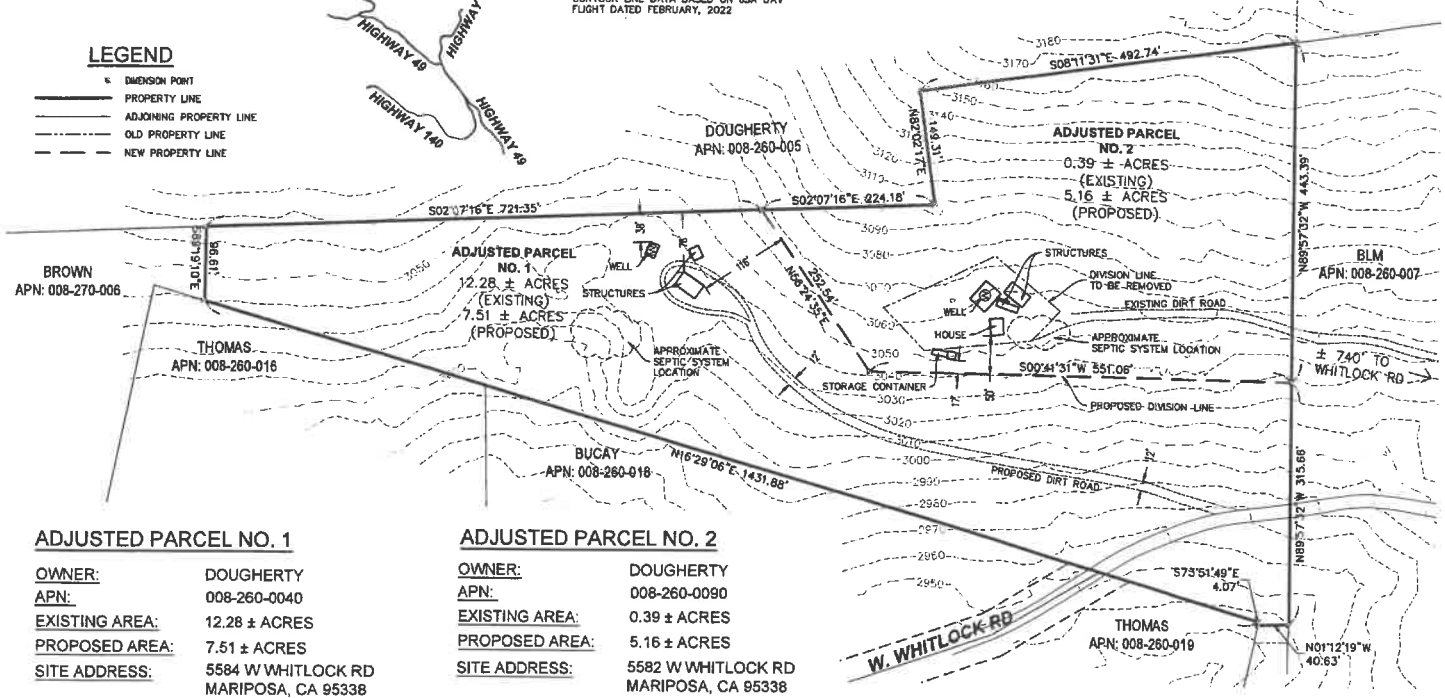


NOTE: CONTOUR LINE DATA BASED ON JSA UAV FLIGHT DATED FEBRUARY, 2022

LOT LINE ADJUSTMENT

OF
TWO PARCELS OF LAND LOCATED IN SECTION 32, T48R18E

- LEGEND**
- DIMENSION POINT
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - OLD PROPERTY LINE
 - - - NEW PROPERTY LINE



ADJUSTED PARCEL NO. 1

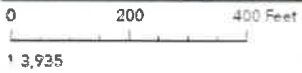
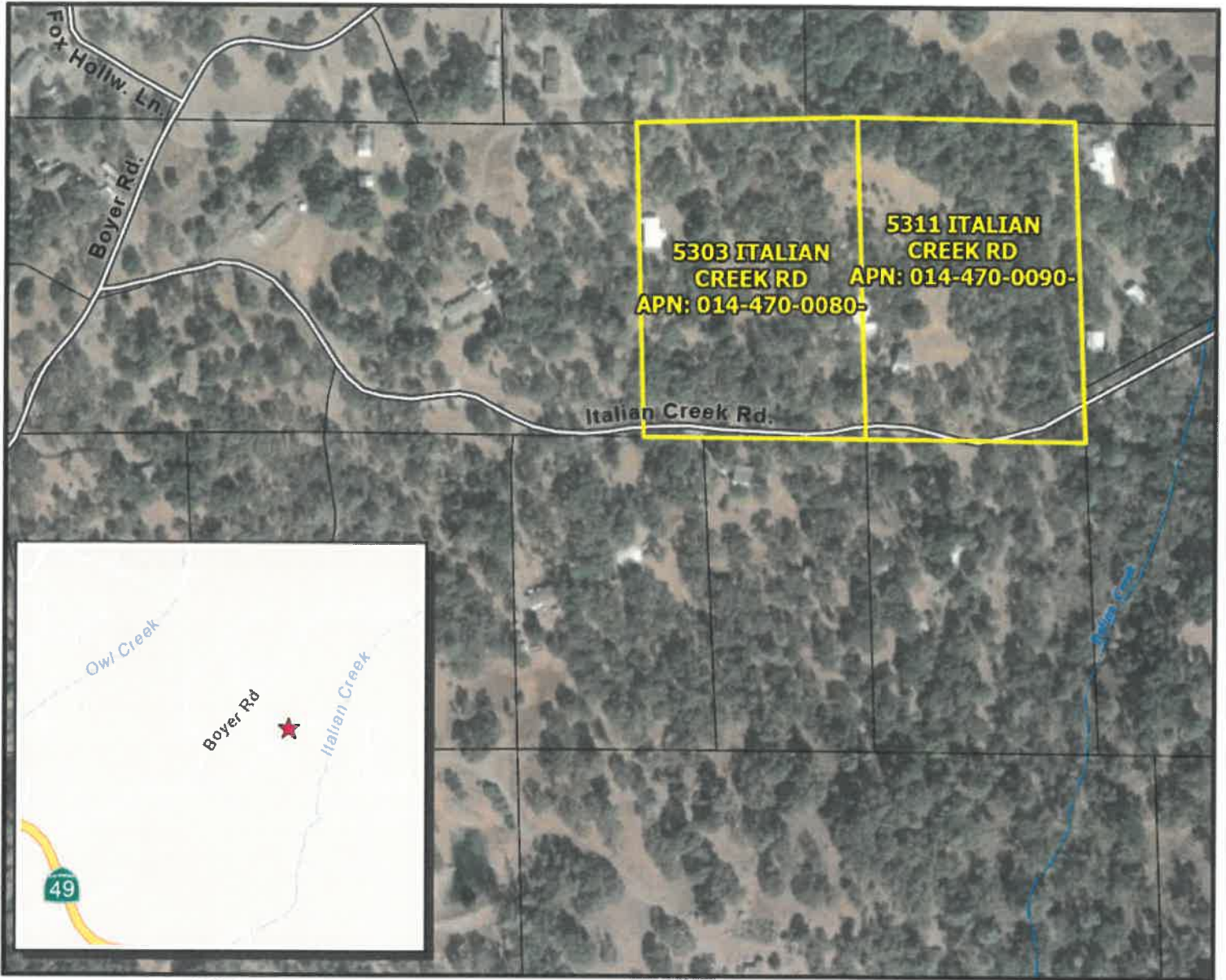
OWNER: DOUGHERTY
APN: 008-260-0040
EXISTING AREA: 12.28 ± ACRES
PROPOSED AREA: 7.51 ± ACRES
SITE ADDRESS: 5584 W WHITLOCK RD
 MARIPOSA, CA 95338
MAILING ADDRESS: 13644 TWIN CREEK LANE
 LAKE OSWEGO, OR 97035

ADJUSTED PARCEL NO. 2

OWNER: DOUGHERTY
APN: 008-260-0090
EXISTING AREA: 0.39 ± ACRES
PROPOSED AREA: 5.16 ± ACRES
SITE ADDRESS: 5582 W WHITLOCK RD
 MARIPOSA, CA 95338
MAILING ADDRESS: 13644 TWIN CREEK LANE
 LAKE OSWEGO, OR 97035

JONES SNYDER & ASSOCIATES
 P.O. BOX 1292, OAK HURST, CA 93644
 (559) 683-7661 WWW.JSSURVEYING.COM
 DATE: 03/28/22 BY: BM
 FILE # USA Dmg/bm/USA - Adm/6366/202101-047 W/WHITLOCK

Mariposa County Planning Department Project Vicinity Map



Assessor's Parcel Map
 Sites

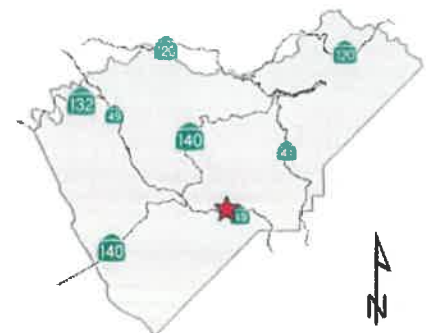
PROJECT TYPE: Lot Line Adjustment 2022-056
APPLICANT/OWNER: Chris D. Pearson - Trust
SITE ADDRESS: 5311 Italian Creek Road / 5303 Italian Creek Road
APN: 014-470-0090 / 014-470-0080

Coordinate System: NAD 1983 State Plane California III FIPS 403 Feet
 Date: Monday, April 04 2022
 Data Source: Mariposa County Planning Department GIS;
 Assessor's Parcel Map Update: 06/2021

Map Credit: white



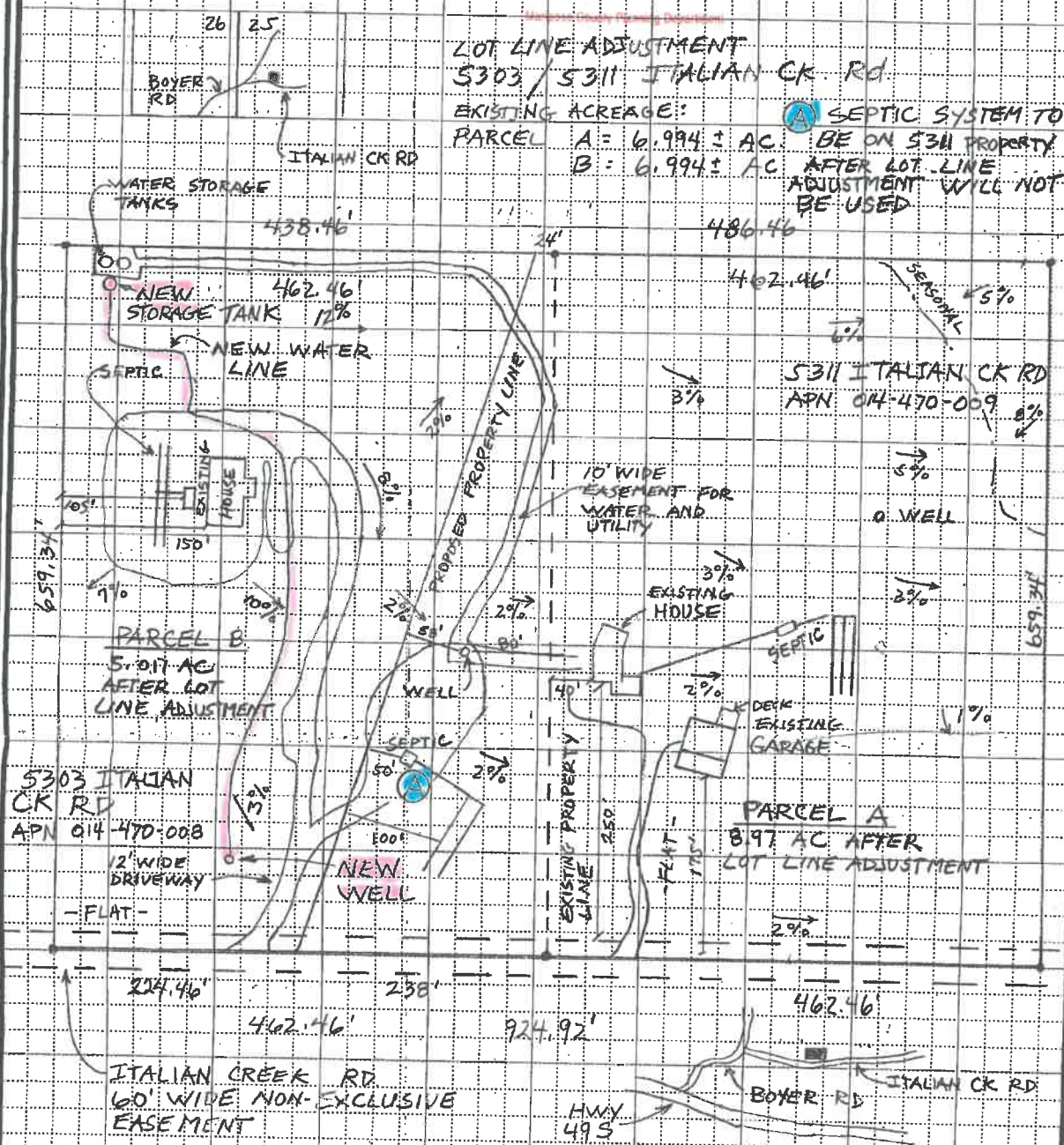
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VICINITY MAP SCALE: 1" = 5000'
 SW 1/4 S25, T55, R19 E, MDM

RECEIVED
 MAY 09 2022

2400' ELEVATION



LEGAL OWNERS: PARCEL B = DAVID D. PEARSON 2005 REVOCABLE FAMILY TRUST
 5311 ITALIAN CK RD MARIPOSA CA 95338
 PARCEL A = CHRISTOPHER & CHRISTINE C PEARSON
 5311 ITALIAN CK RD MARIPOSA CA 95338

SITE PLAN

To help us serve you better, an accurate site plan based upon the attached checklist is required. Incomplete site plans will result in processing delays. If you have any questions, please give us a call and we'll be happy to assist you.



PROPERTY OWNER NAME Chris Pearson
 DAYTIME PHONE NUMBER 209-966-5078
 PROJECT SITE ADDRESS 5303-5311 Italian CK RD
 ASSESSOR PARCEL NUMBER 014-470-008 - 009
 CONTACT NAME Chris Pearson
 CONTACT DAYTIME PHONE 209-966-5078

SCALE: Each square = 100 feet
 I certify that this site plan is true and complete to the best of my knowledge. I understand that the processing of my application may be delayed if required information is inaccurate or omitted from this site plan. The property owner is the responsible party if information is false or inaccurate.

Chris Pearson
 Authorized party signature

Date 3-14-22

