

1 MARIPOSA COUNTY ORDINANCE NO. 771

2 (Not to be Codified)

3 AN ORDINANCE AMENDING PLANNED DEVELOPMENT ZONE NO. 84-2

4 FOR A MOBILE HOME PARK IN THE GRANITE SPRINGS AREA

5 WHEREAS, the Mariposa County Planning Commission and Board
6 of Supervisors have held duly noticed public hearings on the
7 amendments in accordance with State Law and County Code.

8 NOW THEREFORE the Mariposa County Board of Supervisors does
9 hereby ordain as follows:

10 SECTION I

11 The conditions of approval for Planned Development Zone No.
12 84-2 as contained in Exhibit C of Ordinance No. 625 are hereby
13 amended by the conditions of development set forth in Exhibit 1
14 attached hereto.

15 SECTION II

16 The Board of Supervisors hereby finds that the amended
17 conditions of development set forth in Exhibit 1 are consistent
18 with Planned Development Zone No. 84-2 and the objectives,
19 policies, and standards of the General Plan.

20 SECTION III

21 This ordinance shall become effective thirty (30) days
22 after final passage pursuant to Government Code Section 25123.

23 PASSED AND ADOPTED by the Mariposa County Board of
24 Supervisors on this 17th day of April , 1990 by the
25 following vote:
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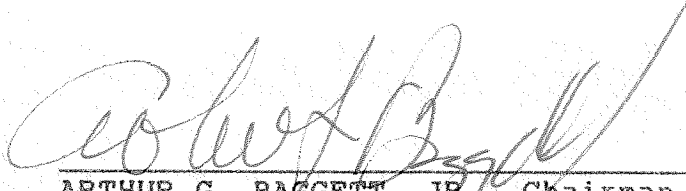
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AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH, TABER

NOES: NONE

ABSTAINED: NONE

EXCUSED: NONE



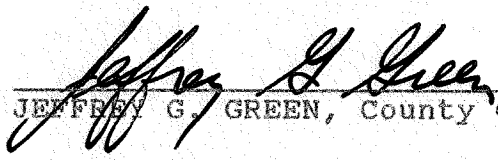
ARTHUR G. BAGGETT, JR., Chairman
Mariposa County Board of Supervisors

ATTEST:



MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JEFFREY G. GREEN, County Counsel

EXHIBIT 1

CONDITIONS OF DEVELOPMENT

- 1) The project shall be developed in accordance with the approved site plan. Minor modifications to the location and dimensions of the spaces may be approved by the Planning Director. Phase I consisting of spaces #23 to #30 shall be completed within one year from the effective date of the revised Planned Development Zone (PDZ). Phase II consisting of spaces #17 to #22 and spaces #31 to #33 shall be completed within two years from the effective date of the revised PDZ. The completion dates for Phases I and II may be extended for six months by the Planning Director upon showing of good cause. Additional time extensions to the development schedule must be approved by the Board of Supervisors.
- 2) The water system for Phases I and II must comply with all requirements of the County Health Department and the State regarding quantity, quality, storage, and distribution prior to the completion of Phase I and occupancy of any mobile home space.
- 3) The fire protection water storage tank shall be connected to one or more of the wells and shall be available for fire protection at all times during occupancy of the spaces. A 6" fire main shall be installed from the storage tank to fire hydrants located at the corners of Spaces #23 and #33. The storage tank, fire main, and fire hydrants shall be approved by the County Fire Warden prior to occupancy of any of the spaces.
- 4) A current and valid waste discharge permit shall be obtained from the State Regional Water Quality Control Board prior to construction of any mobile home spaces beyond the existing 16 spaces on the site. Construction of the sewage disposal system to serve Phases I and II shall meet all requirements of the State and County Health Department prior to occupancy of any mobile home space beyond the existing 16 spaces. A testing and maintenance plan shall be provided by the applicant and approved by the State and County Health Department prior to occupancy of any of the spaces. The system shall be operated in accordance with the Waste Discharge requirements at all times.
- 5) An engineered grading, drainage, and erosion control plan shall be provided by the applicant and approved by the County Engineer prior to any earthwork on the site. Construction and earthwork shall comply with the approved plan and any

State Department of Housing and Community Development requirements which may apply.

- 6) Frontage improvements along Piney Creek Road from the northern property line to 100' south of the southernmost driveway shall be constructed in accordance with the County Road Improvement and Circulation Policy and County Improvement Standards as determined by the County Engineer. All work shall be approved by the County Engineer prior to construction. The frontage improvements shall be completed prior to occupancy of any of the spaces.
- 7) The interior roads as shown on the approved site plan shall be a minimum of 25 feet in width and shall be improved with 4 inches of aggregate base and surfaced with penetrating oil. Road encroachment permits shall be obtained from the Public Works Department prior to construction of any road improvements on the site.
- 8) Adequate area for the parking of two passenger vehicles shall be provided on each mobile home space. Ten parking spaces shall be constructed adjacent to Phases I and II to provide overflow parking and shall be surfaced and oiled in the same manner as the roads within the project.
- 9) Landscaping shall be provided along Piney Creek Road from the end of the paved/oiled surface section of the road to a point 250' westward. The landscaping shall adequately screen the mobile home spaces from dust created by traffic on Piney Creek Road. A landscaping plan shall be approved by the Planning Director prior to construction of any spaces, and landscaping shall be in place prior to occupancy of any of the spaces.

