

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

MARIPOSA COUNTY ORDINANCE NO. 758
(Not to be Codified)

AN ORDINANCE AMENDING THE MARIPOSA COUNTY ZONING MAP

WHEREAS, Mariposa County has received requests for amendments to the Mariposa County Zoning Map; and

WHEREAS, environmental review has been conducted on the amendments in accordance with the California Environmental Quality Act and the Mariposa County Environmental Review Policies and Procedures adopted pursuant thereto, and a Negative Declaration has been adopted for each project; and

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

WHEREAS, the Mariposa County Planning Commission has recommended approval of the amendments; and

WHEREAS, the amendments to the Zoning Map are consistent with the Mariposa County General Plan.

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

SECTION I

The properties described in Exhibit A are hereby zoned Neighborhood Commercial-2 (CN-2) as provided by Section 17.04.030 of Mariposa County Code.

SECTION II

The properties described in Exhibit B are hereby zoned Resort Commercial (CR) as provided by Section 17.04.030 of Mariposa County Code.

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

SECTION III

The properties described in Exhibit C are hereby zoned General Commercial-1 as provided by Section 17.04.030 of Mariposa County Code.

SECTION IV

The Official Zoning Map of Mariposa County shall be modified to reflect that the properties described in Exhibits A, B and C are located in the zone districts as specified in Sections I, II and III.

SECTION V

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

PASSED AND ADOPTED by the Mariposa County Board of Supervisors on this 14th day of November , 1989 by the following vote:

- AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH, TABER
- NOES: NONE
- ABSTAINED: NONE
- EXCUSED: NONE

Gertrude R. Taber

 GERTRUDE R. TABER, Chairman
 Mariposa County Board of Supervisors

ATTEST:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Margie Williams

 MARGIE WILLIAMS
 Clerk of the Board

Jeffrey G. Green

 JEFFREY G. GREEN
 COUNTY COUNSEL

EXHIBIT A

Zoning Amendment No. 89-3 (Larry Stewart, applicant)

The real property located within the County of Mariposa as described as Parcel Two in the grant deed from Lorenzo Iral Alcott and Louise Paule Alcott to Larry L. Stewart and Marilyn L. Stewart recorded as Document No. 88-0250, Mariposa County Official Records, described as follows:

That certain parcel delineated on Record of Survey Map No. 1374, Mariposa County Records and being more particularly described as follows:

Beginning at the southeasterly corner of Lot 6 and running thence Southwesterly along the Northwesterly line of Meadow Lane the following courses and distances: Southwesterly along a 220.00 foot radius curve to the right, the long chord of which bears South 54 44' 53" West, an arc distance of 59.76 feet; thence South 62 31' 45" West 160.66 feet; thence Southerly along a 280.00 foot radius curve to the left, the long chord of which bears South 55 05' 23" West, an arc distance of 72.71 feet; thence South 47 39' 00" West 12.32 feet; thence leveling said Northwesterly line and running North 57 22' 26" West 283.81 feet; thence North 05 13' 54" East 283.78 feet to the Northerly line of the above described property; thence North 89 43' 30" East 268.54 feet along said Northerly line to the Northwest corner of Lot 4; thence South 33 07' 15" West 210.00 feet to the Southwest corner of Lot 4; thence South 72 09' 22" East along the Southerly line of Lots 4, 5, and 6, 335.28 feet to the Point of Beginning.

Zoning Amendment No. 89-7 (Judith Eagle, applicant)

The real property located within the County of Mariposa as described in the Certificate of Compliance to Marvin R. Bailey and Mary Lou Bailey recorded in Volume 264 at Page 34, Mariposa County Official Records, described as follows:

Parcel A as shown on the map for G. W. Felps recorded in Book 13 of Parcel Maps, Page 24, Mariposa County Records.

IN ADDITION to the following property which is added by virtue of a Lot Line Adjustment and does not create a separate parcel from the above:

Commencing at the most southeasterly corner of Parcel A as shown on Parcel Map Book 13 Page 24, Mariposa County Records, said point being the point of beginning; thence N 31 48' 17" E 201.95 feet; thence S 24 45' 31" W 203.79 feet; thence N 57

1 31' 10" W 25.00 feet to the point of beginning, said point being
2 the terminus point of this description containing 0.058 acre
more or less.

3 EXCEPTING THEREFROM the following property:

4 Commencing at the most northwesterly corner of Parcel B as shown
5 on Parcel Map Book 13 Page 24, Mariposa County Records, said
6 point being the point of beginning; thence S 31 48' 17" E
199.04 feet, thence N 24 45' 31" E 202.91 feet, thence S 52
7 49' 48" E 25.00 feet to the point of beginning, said point being
the terminus point of this description containing 0.056 acres
more or less.

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

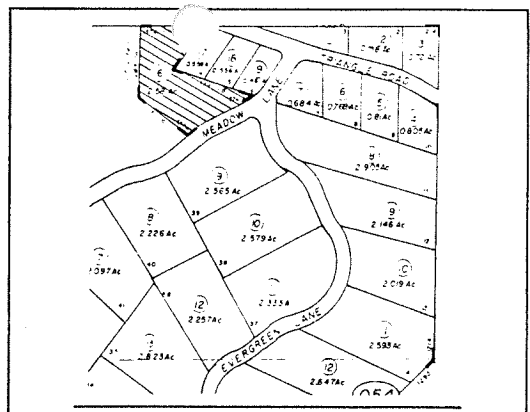
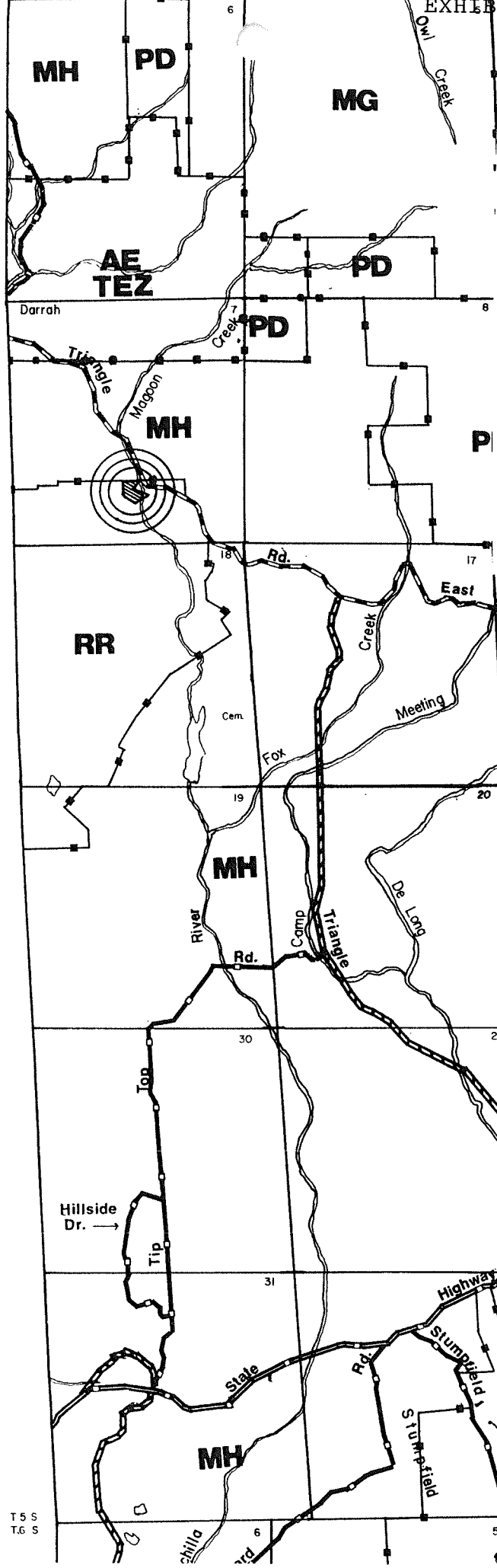
25

26

27

28

EXHIBIT A

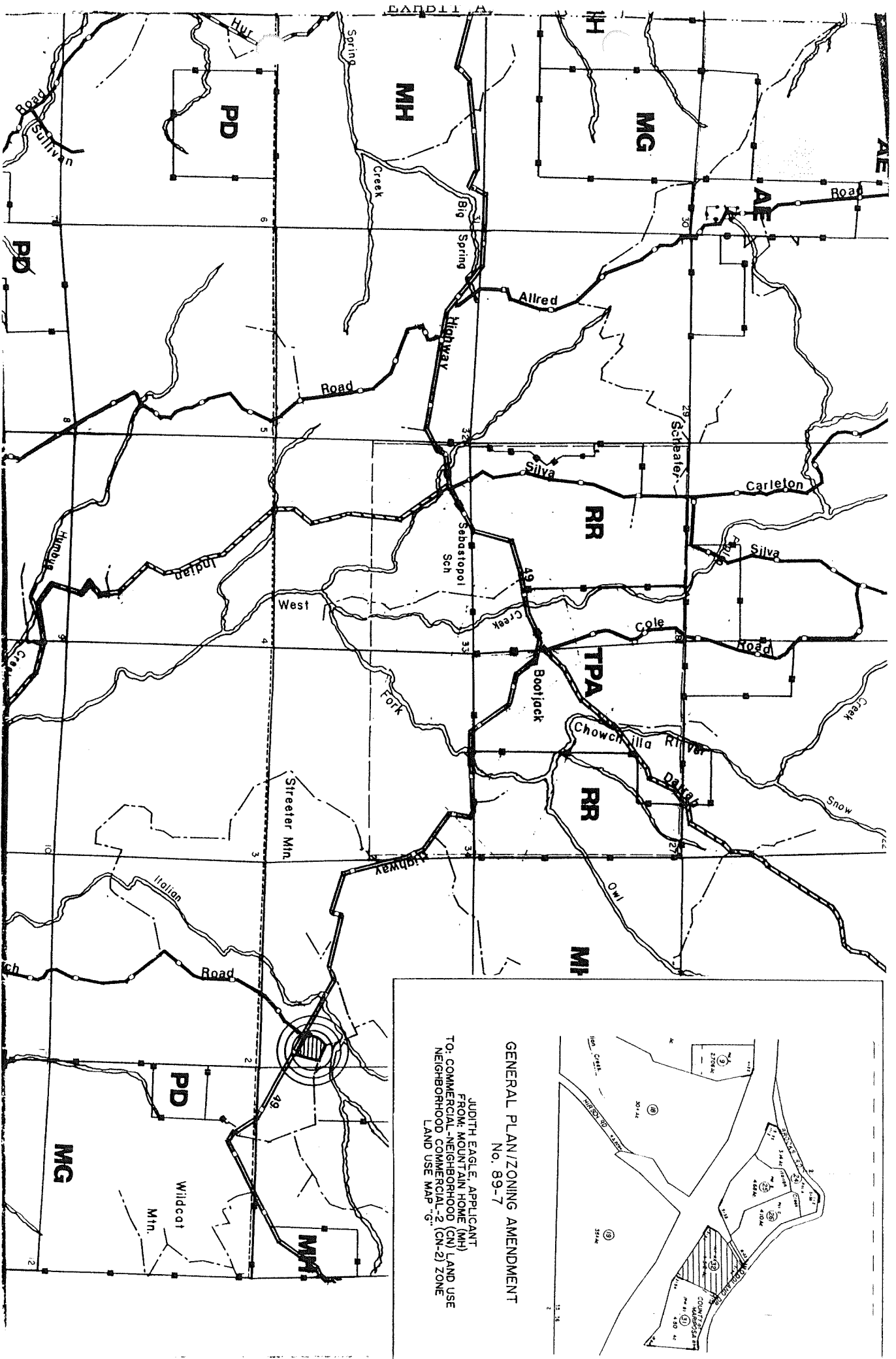


GENERAL PLAN/ZONING AMENDMENT
No. 89-3

LARRY STEWART, APPLICANT

FROM: RURAL RESIDENTIAL (RR)
TO: COMMERCIAL-NEIGHBORHOOD (CN) LAND USE
NEIGHBORHOOD COMMERCIAL-2 (CN-2) ZONE
LAND USE BASE MAP "J"

T 5 S
T 6 S



GENERAL PLAN/ZONING AMENDMENT
No. 89-7

JUDITH EAGLE, APPLICANT
FROM: MOUNTAIN HOME (MH)
TO: COMMERCIAL-NEIGHBORHOOD (CN) LAND USE
NEIGHBORHOOD COMMERCIAL-2 (CN-2) ZONE
LAND USE MAP "G"

EXHIBIT B

Zoning Amendment No. 89-10 (Robert and Carol Shockley, appls.)

The real property located within the County of Mariposa as described in the Certificate of Compliance to Michael V. Hubert and Nancy L. Hubert recorded in Volume 273 at Page 75, Mariposa County Official Records, described as follows:

Parcel A as shown on the Parcel Map for Michael and Nancy Hubert recorded in Book 21 of Parcel Maps at Page 27, Mariposa County Records.

IN ADDITION THERETO the following described property:

All of that portion of Parcel B as shown on that Parcel Map for Michael and Nancy Hubert recorded September 12, 1984 in Book 21 of Parcel Maps at Page 27, Mariposa County Records, and situated in the Southwest Quarter of Section 28, T.5.S., R.20.E., M.D.B.&M., Mariposa County, California as described as follows:

Beginning at the Northwest corner of Parcel A as shown on above said Parcel Map for Michael and Nancy Hubert; thence North 03 04' 07" West, 246.17 feet to the north line of above said Parcel B; thence along said North line, North 89 26' 22" East, 291.19 feet to the Northeast corner of said Parcel B, being on the centerline of Triangle Road; thence along the easterly line of said Parcel B, also being the centerline of Triangle Road, through a curve, concave to the Southwest, with a radial bearing of South 65 36' 05" West, a radius of 1,000 feet, through a central angle of 14 44' 04", an arc distance 257.16 feet to the Northeast corner of said Parcel A; thence along the North line of said Parcel A, South 89 26' 22" West, 383.52 feet to the Point of Beginning, containing 1.85 acres more or less.

Zoning Amendment No. 89-13 (Yosemite Motels, applicant)

The real property located within the County of Mariposa as described in the grant deed from Fernando R. Hernandez and Jo Ann Hernandez to Lloyd Fischer, et. al. recorded in Volume 293 at Page 5, Mariposa County Official Records, described as follows:

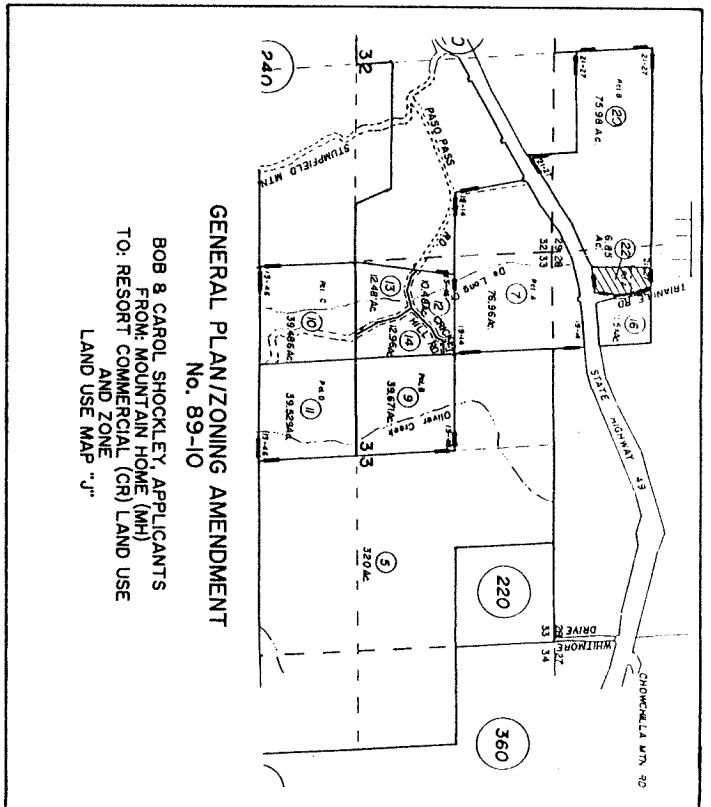
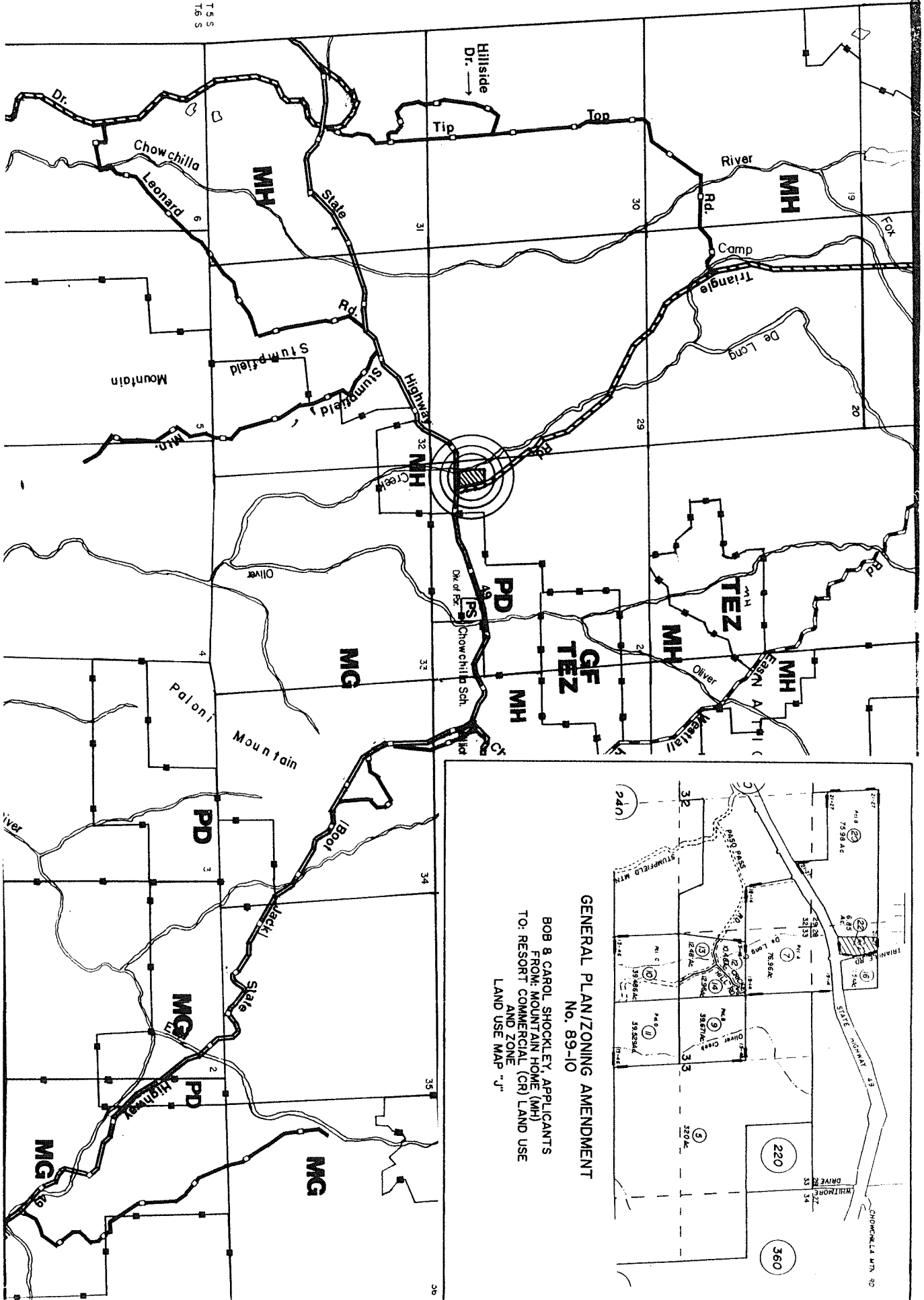
Beginning at a point on the East and West centerline of Section 22, Township 3 South, Range 19 East, M.D.B.&M., which bears South 89 55' East 1809.06 feet from the West quarter corner of said Section 22, and which point is common to Corner No. 1 of Homestead Entry Survey No. 247, and running thence South 60 16' West, a distance of 218.03 feet to a point; thence South 49 25' West a distance of 168.96 feet to a point; thence South on a

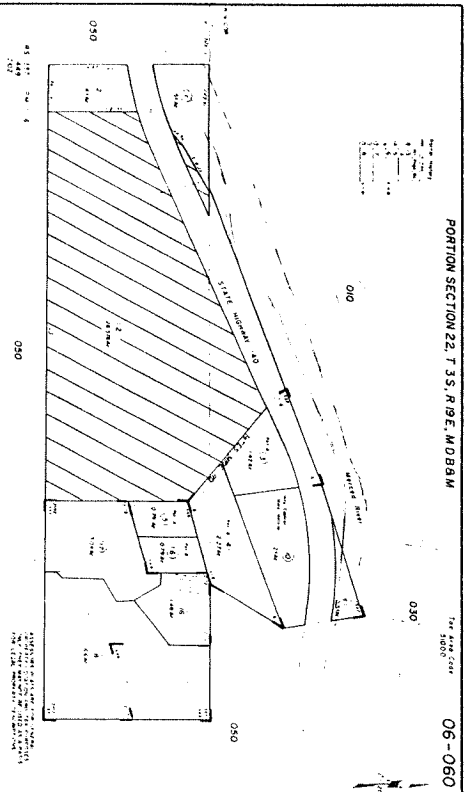
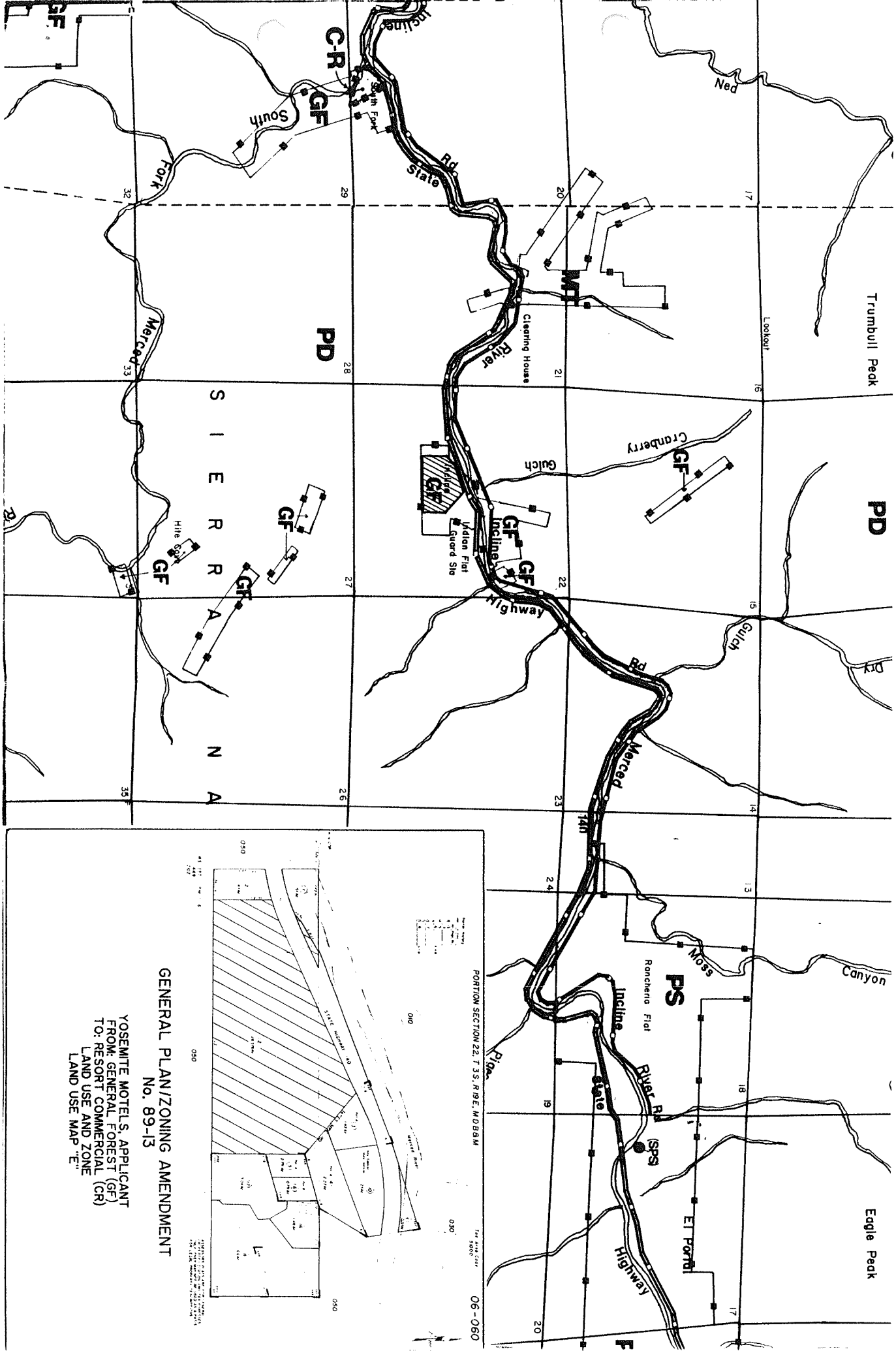
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

line parallel with the West line of the North half of the Northeast quarter of the Southwest quarter of said Section 22 to intersect with the South line of the North half of the North half of the South half of Section 22; thence East following said South line, a distance of 1563 feet to a point; thence North on a line parallel with the North and South centerline of said Section 22, a distance of 572 feet to a point; thence North 50 33' West a distance of 556.11 feet to a point; thence North 44 33' West a distance of 34.52 feet to intersect with the Northerly line of said Homestead Entry Survey No. 247, and thence South 69 35' West a distance of 845.81 feet, more or less, to the point of beginning.

EXHIBIT B

T 5 S
T 6 S





GENERAL PLANNING AMENDMENT
 No. 89-13

YOSEMITE MOTELS, APPLICANT
 FROM: GENERAL FOREST (GF)
 TO: RESORT COMMERCIAL (CR)
 LAND USE AND ZONE
 LAND USE MAP "E"

PORTION SECTION 22, T. 35, R. 92E. M. 06B4M

06-060

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

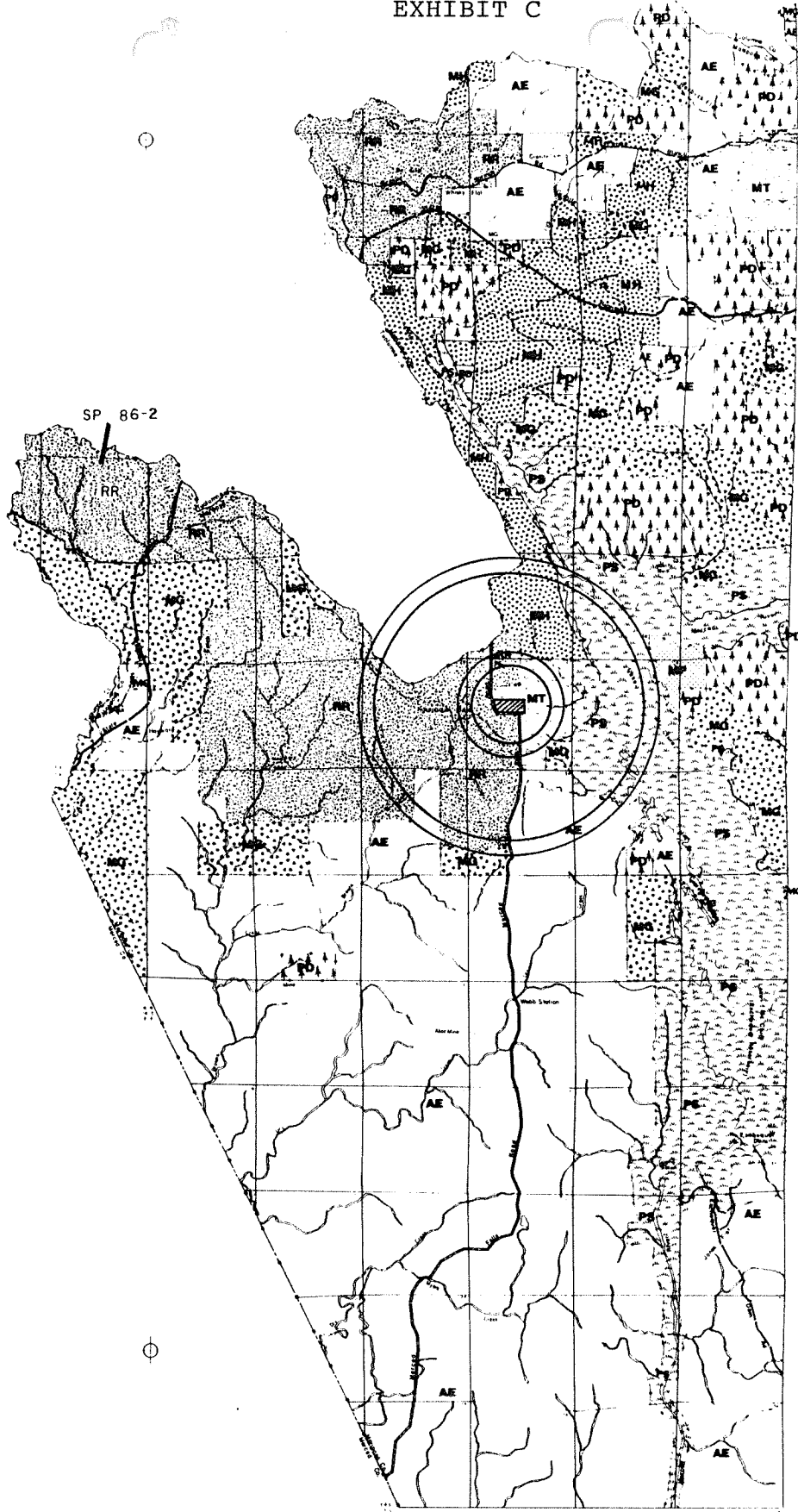
EXHIBIT C

Zoning Amendment No. 89-6 (Richard Doscher, applicant)

The real property located within the County of Mariposa described as follows:

In the County of Mariposa, all that portion of the north half of Section 27 T3S R15E Mt. Diablo Base and Meridian described as follows:

Beginning at the point of the intersection of the southeast corner of the northwest quarter of said Section 27 with the southwest corner of the northeast quarter of said Section 27; thence westerly along the south line of the northwest quarter of said Section 27 on a bearing of N 89 34' 03" W a distance of 1344.100 feet more or less to the point of intersection east right of way line of Merced Fall Road and the north right of way line of Ranchito Drive, formerly Piney Creek Road; thence northerly on a bearing of N 00 08' 06" W a distance of 660.000 feet along the east right of way line of Merced Falls Road; thence easterly bearing S 89 34' 03" E a distance of 1551.074 feet; then southerly on a bearing of S 00 08' 06" E a distance of 660.000 feet; thence westerly on a bearing of N 89 34' 03" W a distance of 206.974 feet more or less to the point of beginning; containing 23.500 acres more or less.



Pedro Region



MARIPOSA COUNTY

LAND USE DISTRICT BASE MAP

GENERAL PLAN /
 ZONING AMENDMENT #89-6
 APPLICANT: RICHARD DOSCHER
 FROM: MOUNTAIN TRANSITION
 TO: GENERAL COMMERCIAL-1 (CG)

