

MARIPOSA COUNTY ORDINANCE NO. 714
(not to be codified)

AN ORDINANCE ZONING PROPERTY PLANNED DEVELOPMENT ZONE

WHEREAS, Planned Development Zone Application No. 87-4, John Gerken-
Applicant, has been received by the County; and

WHEREAS, the application was submitted under the provisions of the
Planned Development Zone of the Zoning Code which were subsequently eliminated;
and

WHEREAS, by order of County Resolution No. 87-486, consideration of
this application is vested under the previously existing zoning provisions; and

WHEREAS, pursuant to Mariposa County Code and State Law, public hearings
have been held on the zoning amendment application before the Planning Commission
and Board of Supervisors, with due notice given as required by law.

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

SECTION I

The properties described in Exhibit A are hereby zoned Planned Develop-
ment as provided by Mariposa County Code.

SECTION II

The Official Zoning Maps of the County shall be modified to reflect
that the properties described in Exhibit A are located in the Planned Develop-
ment Zone.

SECTION III

The property described in Exhibit A shall be regulated by the standards
set forth in Exhibit B attached.

SECTION IV

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

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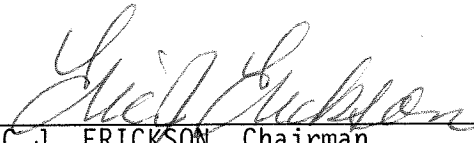
PASSED AND ADOPTED by the Mariposa County Board of Supervisors on the
19th day of July, 1988 by the following vote:

AYES: BAGGETT, DALTON, ERICKSON, RADANOVICH, TABER

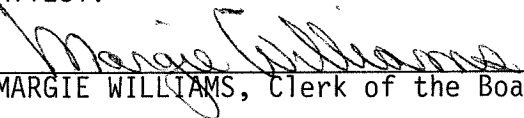
NOES: NONE

ABSTAINED: NONE

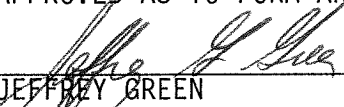
EXCUSED: NONE


ERIC J. ERICKSON, Chairman
Mariposa County Board of Supervisors

ATTEST:


MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


JEFFREY GREEN
Mariposa County Counsel

Bootjack Planned Development Zone 87-4

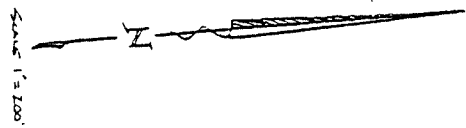
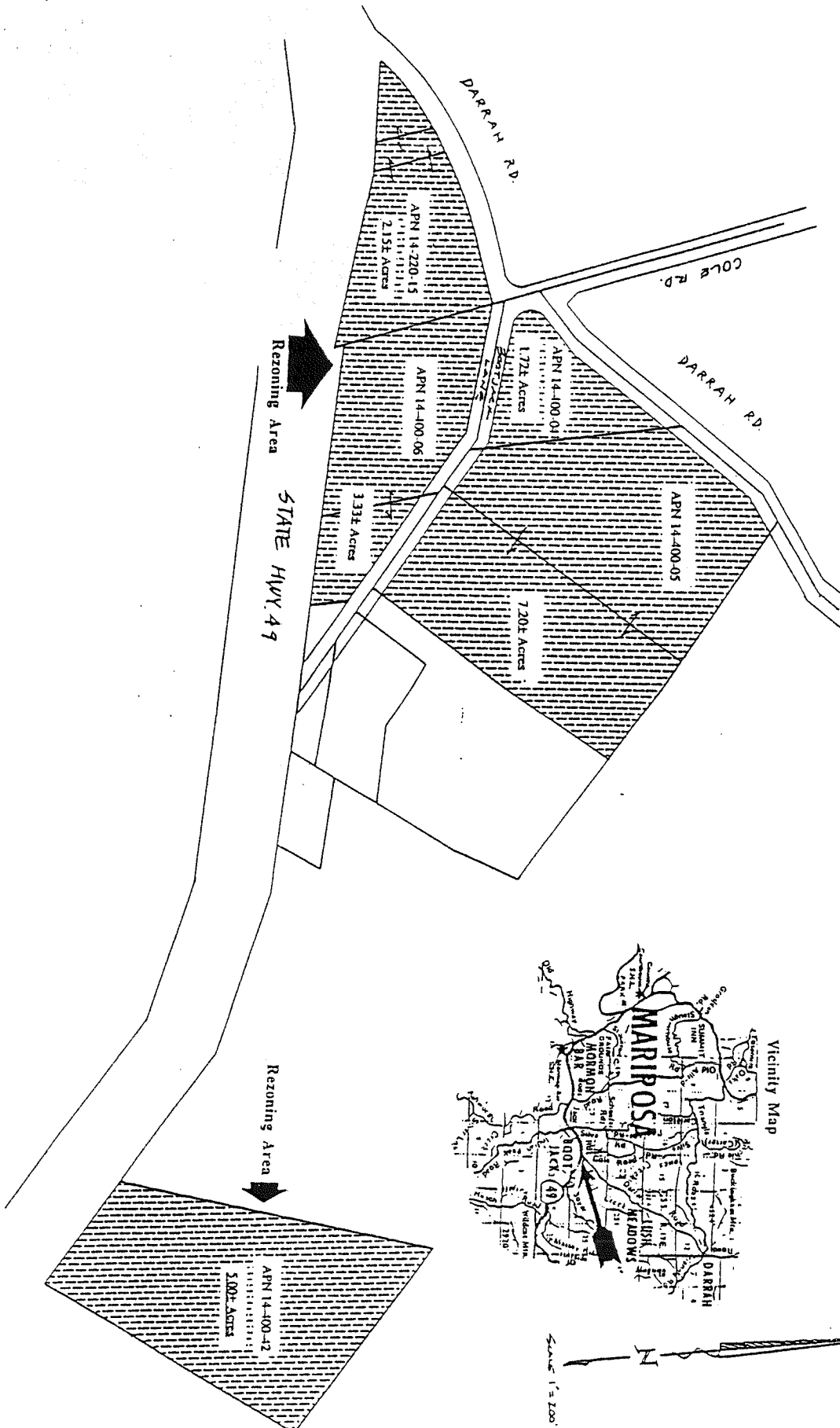


EXHIBIT B

MODIFICATIONS TO PLANNED DEVELOPMENT ZONE TEXT

Section VI, page 4, paragraph 1; add an additional sentence to the end of this paragraph as follows:

Handicapped parking shall be provided for all development within the zone in accordance with Title 24 of the Californial Administrative Code.

Section VI, page 4, paragraph 2; replace existing paragraph with the following:

In addition to normal vehicle parking, bus parking stalls may be developed on the site with minimum dimensions of 10 feet in width and 32 feet in length. Bus parking stalls shall only be allowed for tourist oriented uses. One bus parking space will off-set the required number of vehicle parking spaces by a total of 6 regular spaces and 4 compact spaces for a total of 10 parking spaces. The number of bus parking stalls shall be subject to Planning Commission approval.

Section VI, page 4, paragraph 3, last sentence; replace with the following:

Vehicular parking shall be provided in accordance with the following table of uses.

Section VI, page 6, item 15; replace with the following:

15. Residential Uses:

- a. 1.5 spaces per 1 bedroom residential unit.
- b. 2 spaces per 2 (or more) bedroom unit.

Revised Bootjack Commercial Center
The
Bootjack Commercial Center
Development Plan

I. Project Scope and Administration:

The following development plan details are provided as a supplement to the project plan. The project plan, in conjunction with building plans, specification and elevations, will be prepared and submitted for review and approval by the county at a latter date. In addition to the project plans and specifications, a subdivision proposal may be made for the project site. The primary purpose for developing the Planned Development Zone for this parcel is that it is the only means by which land in Mariposa County can be zoned for commercial use. Without such commercial zoning, development rights for the property cannot be assured.

The **Bootjack Commercial Center** is a planned development which includes a commercial zoning proposal. In accordance with section 17.10.050, subsection "B", of Mariposa County Code, all uses of the site will require a use permit to be issued by the Mariposa County Planning Commission. The use permit will not require a public hearing provided that the use complies with the provisions and standards of this development plan. A deviation from the standards provided in this plan may be permitted by the planning commission following a public hearing being held on the matter.

The following sections set forth the standards by which all structures will be built and all uses will be conducted on the site.

II. Definitions:

With the exception of the following, specific words, terms and phrases contained in this plan shall have the meaning given to them by Mariposa County Code, with specific reference to Title 17 of Mariposa County Code.

- a. Building Line. An imaginary line parallel to the street right-of-way line specifying the closest point from this street right-of-way line that a building structure may be located except for normal overhangs, stairs, and sunscreens.
- b. Net Lot Area. The area of the lot, exclusive of easements (except utility easements) and street right-of-way lines.
- c. Right-of way Line. When reference is made to right-of-way line it shall mean the edge of the dedicated easement of all interior roadways within the **Bootjack Commercial Center** and the right-of-way line of Highway 49, Bootjack Lane, and Darrah Road.
- d. Sign. Any structure, device or contrivance, electric or non-electric, and all parts thereof which are erected or used for advertising purposes upon or within which any poster, bill, bulletin, printing, lettering, painting, device or other advertising of any kind whatsoever is used, placed, posted, tacked, nailed, pasted, or otherwise fastened or affixed.

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III. Improvement and Building Standards:

The following standards will apply to the development and improvement of the **Bootjack Commercial Center**. The standards will become part of the zone which will be applied to the project area. The standards will be utilized by the Mariposa County Planning Commission for approval of a development permit³ on the project site. A development project, which is proposed on the project site and does not comply with these standards, may require a use permit and a public hearing, as determined by the planning commission.

1. **Building Height** shall not exceed three stories, or 48 feet from ground level to peak of the roof, which ever is less, for any structure within the **Bootjack Commercial Center**.
2. **Lot Area Coverage** shall not exceed 55% of total net lot area by buildings on the total project site.⁴
3. **Distance Between Separate Structures** shall be no less than twelve (12) feet.
4. **Minimum Setback** Minimum setback from street right-of-way boundaries is ten (10) feet. There shall be no minimum setback from interior lot lines, provided that a "Zero Lot Line" Subdivision is approved by the county, otherwise the minimum interior lot line setback shall be six feet.
5. **Net Site Acre** shall mean a development site inclusive of setbacks, roadways, parking areas, open space areas, walkways, entrances and other improvements necessary to support the proposed use. For purposes of application, density standards shall be calculated on the basis of the total site area in acres (or portion of an acre) upon which the development is proposed.
5. **Setback Improvements**, within an interior lot line setback area, may include fencing, landscaping and similar uses. An interior lot line setback area shall not be allowed to be improved with a building or similar above ground improvement. No improvements, with the exception of landscaping, directional signs (of not over two feet in height) and site access improvements will be permitted within the street right-of-way setback area. Parking shall not be permitted within an interior setback area.
6. **Landscaping** shall be required on all parcels within the **Bootjack Commercial Center** in accordance with the following provisions. Natural vegetation may be deemed appropriate for landscaping purposes when properly maintained. Other landscaping provisions are as follows:
 - a. The Front Yard Setback Area of each Site should be landscaped with an effective combination of trees, ground cover and shrubbery. All unpaved areas not utilized for parking should be landscaped in a similar manner.
 - b. Side and Rear Yard Setback Areas should be landscaped utilizing ground cover and/or shrub and tree materials.

³ A development permit is the term that is used here for a use permit that does not require a public hearing but otherwise requires planning commission review and approval.

⁴ Within the context of this plan, maximum lot area coverage standards shall not apply to parking or outdoor storage areas.

Revised Bootjack Commercial Center

- c. Areas used for parking should be landscaped and/or fenced in such a manner as to interrupt or screen said areas from view from access streets, State Highway 49, and adjacent properties where possible. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees.
7. Outdoor Storage Areas shall be visually screened from access streets, State Highway 49 and adjacent property to the maximum feasible extent. Screening shall form a complete opaque screen up to a point eight (8) feet in vertical height but need not be opaque above that point. No storage shall be permitted between the center entrance / parking area and the building line.
8. Security Lighting shall be permitted within the **Bootjack Commercial Center** provided that such lighting is not located more than fifteen feet above ground and is to be directed off of the premises toward another site or building. Security lighting shall not be restricted from being used to light the exterior of a building or sign but it shall not be situated in such a manner as to reflect into a street or road and create a hazard to traffic.
9. Fencing and Screening may be erected at a height not to exceed twelve feet.

IV. Signs and Advertising Displays:

There shall be no limitations or restrictions on advertising displays within the **Bootjack Commercial Center** except those standards as may be imposed on all properties in the Bootjack Town Planning area by county regulation. Lighted signs shall not be lit in such a manner as to produce glare that creates a hazard to traffic or creates a nuisance to adjacent residential uses.

V. Architectural / Landscaping Standards:

The planning commission will be required to review and approve construction and development plans, and building elevations for the **Bootjack Commercial Center** in accordance with the requirements of Mariposa County Code. There shall be no architectural standards within the **Bootjack Commercial Center** except those standards as may be imposed on all properties in the Bootjack Town Planning area by county regulation. At such time that architectural standards are applied to the property included within this zoning district, and other adjacent areas of the Bootjack Community, this provision will be void.

VI. On-Site Parking Standards:

All present and future vehicle parking, including trucks, trailers, employee and visitor parking, shall be provided on individual lots within the **Bootjack Commercial Center**. Parking areas will be surfaced. All parking areas will be designated by striping or other means. Designated regular parking spaces shall be a minimum of 10 feet wide by 20 feet in length. Not more than 40% of the on-site parking can be developed for compact cars. Compact car parking spaces shall be a minimum of 8 feet wide and 14 feet long.

In addition to normal vehicle parking, bus parking stalls may be developed on the site with minimum dimensions of ten feet in width and thirty-two feet in length. The two bus parking spaces will off-set the required number of vehicle parking spaces by a total of 12 regular and 8 compact car spaces for a total of 20 required parking spaces. The maximum number of bus parking stalls shall be subject to Planning Commission approval.

Parking areas cannot exceed 2.5% grade within a designated parking area and all parking spaces shall include wheel stops or curbs. No parking area will be permitted within building set back lines. On-site parking will be provided for each established use within the **Bootjack Commercial Center**. There shall be a minimum of two parking spaces per residential unit and other parking shall be provided in accordance with the following table of uses:

Revised Bootjack Commercial Center

1. *Arcades (games) Billiards & Bowling Alley Uses:*
 - a. One space per 100 square feet of active use area within a building; and
 - b. Six spaces per bowling lane.
2. *Skating Rinks:*
 - a. One space per 400 square feet of use area.
3. *Racquetball, Health spas / clubs, and gymnasiums*
 - a. One space per 300 square feet of use area; and
 - b. Two spaces per court.
4. *Health Care Offices:*
 - a. One space per 200 square feet of floor area but not less than 2 spaces per office; and
 - b. One space for each office and examining room for employee parking.
5. *Laundries & Dry Cleaning Plants:*
 - a. One space per 1,000 square feet of use area; and
 - b. Two spaces per office.
6. *Other Professional Offices*
 - a. One space per 200 square feet of floor area; and
 - b. One space per 1,000 square feet of storage area.
7. *Photography Studios, and Commercial Art Studios:*
 - a. One space per 400 square feet of floor area.
8. *Eating and Drinking Places:*
 - a. One space per 150 square feet of floor area; and
 - b. One space per counter stool; and
 - c. One space per 75 square feet of Banquet facility floor area; and
 - d. One space per 100 square feet of kitchen area for employee parking.
9. *Fast Food Restaurant:*
 - a. One space per 25 square feet of kitchen area.

Note: If patrons tables are provided, use must also meet restaurant customer space requirement.
10. *Food & Beverage Retail Sales:*
 - a. One space per 200 square feet of floor area; and
 - b. Two spaces per checkstand.
11. *General Merchandise and Retail Uses:*
 - a. Two spaces per 200 square feet of sales area; and
 - b. One space per 600 square feet of storage area; and
 - c. One space per full time employee.
12. *Personal Services (Beauty and Barber Shops) & Laundromats:*
 - a. One space per 200 square feet of floor area.
13. *Copy Services, & Other Personal Services:*
 - a. One space per 500 square feet of floor area.

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14. *Hotel and Motel Uses:*

- a. 1.1 spaces per motel or hotel unit.

15. *Residential Uses:*

- a. 1.5 spaces per residential unit.

16. *Other Uses:*

- a. Parking requirements will be determined by the Mariposa Planning Commission based upon the similarity of the proposed use and the standards described above.

Shared Parking:

Were it can be reasonably shown that facilities within the **Bootjack Commercial Center**, on the basis of a development plan, will utilize shared parking, the planning commission may reduce the number of required number of parking spaces in the center.

Off-Street Loading Areas:

Off-street loading and unloading facilities will be developed as necessary to accommodate the needs of the uses established on the parcel without interfering with the parking or internal circulation of the project site. Commercial truck access loading and parking areas shall be developed in accordance with the general zoning requirements contained in Title 17, the Mariposa County Zoning Code.

VII. Use Standards:

Each and every use within the **Bootjack Commercial Center** shall be subject to the following provisions with respect to the uses of buildings, structures or lot area .

A. Permitted Uses. The following uses are deemed to be permitted uses and are allowed to be conducted within the **Bootjack Commercial Center** subject to the other provisions of this plan.

1. *Professional Office Uses* to include but not limited to:

- a. Law offices, title company offices, accountants offices, stock brokers.
- b. Doctors, dentists, and other medical offices.
- c. Public offices including Mariposa County professional service offices (Welfare, Health, Planning, Building Services, etc.) Public School Administrative offices, and other quasi-public office uses such as public utility offices, U.S. Government Offices etc.
- d. Banks, savings and loan, and other financial service offices.

2. *Retail Uses* to include but not limited to:

- a. The retail sales of products such as bakery good, paper products, book, stationery, miscellaneous dry-goods, candy, cosmetics, health foods and pharmaceuticals, ice cream, clothing, etc.
- b. Retail businesses such as liquor stores, variety stores, drug stores, specialty or convenience food stores, clothing stores, gift shops, home improvement centers, hardware stores, plant and landscaping nurseries, carpet and wall covering stores, etc.
- c. Specialty retail businesses such as antique shops, general stores, camping supplies, photography stores and photo developing, pet shops, animal feed and supply stores, appliance stores furniture stores, and arts and craft shops.

3. *Service Uses* to include, but not limited to:

- a. Food and beverage service such as restaurants, snack bars, cafeterias, delicatessens, bars, cocktail lounges, banquet facilities, and other similar uses.
- b. General service uses such as shoe repair shops, dry cleaning, coin operated laundries, beauty and barber shops, travel services, etc.

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- c. Art galleries and studios.
- d. Printing and duplication services, electronic repair shops.
- e. Child care or day care centers.
- f. Automotive service centers, gas stations and gas pumps.

4. **Lodging Uses** to include, but not limited to, motels, hotels, inns and other similar guest accommodations for the traveling public.

5. **Recreational Uses** such as bowling alleys, skating rinks, pool or billiards parlors, museums and educational displays, gymnasiums, handball courts, movie theaters, electronic game arcades, etc.

6. **Residential Uses:** in accordance with the density provisions contained in Section VIII.

7. **Churches, Lodge Halls and Similar Uses.**

8. **Other Uses** of a similar nature to those enumerated above, as determined by the planning commission.

B. Accessory Uses. Unless otherwise prohibited, accessory uses are permitted to include:

- 1. Loading and unloading facilities, parking areas solid waste collection areas, etc., necessary to support the permitted or conditionally permitted uses.
- 2. Storage facilities in support of the permitted uses.
- 4. Accessory buildings and uses customarily appurtenant to a permitted or conditional use such as an incidental storage facility, garage, swimming pool, etc.
- 5. Retail mail order, packaging and distribution of goods otherwise sold at retail within the **Bootjack Commercial Center.**
- 6. Parks, public recreation areas, playgrounds, or open space areas.

C. Prohibited Uses. Within the Bootjack Commercial Center the following uses are prohibited:

- 1. All outdoor sales or service areas except within areas specifically designated for outdoor sales and service use in accordance with an approved development site plan or use permit. Designated outdoor sales or service areas may be for limited use or permanent use. Outdoor displays on walkways and interior malls shall not restrict pedestrian traffic to an area of less than five feet in walkway area. No portion of the center parking lot or vehicular access area shall be used for outdoor sales or temporary display purposes that would restrict traffic flows or limit the number of available parking spaces.
- 2. All manufacturing, fabrication, packaging, or compounding uses for products, goods or services not sold or used within the Bootjack Commercial Center exclusively or sold by mail order, in a retail fashion.
- 3. All uses, that by their nature, create a nuisance in the form of an offensive odor or noise.

D. Conditional Uses. Within the Bootjack Commercial Center the following uses may be permitted subject to the issuance of a conditional use permit subject to the regulations of the county and following a public hearing on the matter:

- 1. Outdoor sales or service areas not contained within an enclosed and screened area such as automobile sales and repair businesses, car rental agencies, contractor or construction equipment yards.

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VIII. Density Standards:

Residential uses within the **Bootjack Commercial Center** are subject to the following density standards:

1. Residential development, proposed in conjunction with commercial or service development, as a single mixed use structure shall be limited to a density of seven units per net site acre.
2. Residential development, not proposed in a mixed-use structure, shall not exceed 18 units per net site acre.

IX. Activity Standards:

All uses within the **Bootjack Commercial Center** are subject to the following use activity standards. The intent and purpose of these restrictions is to allow the location of general commercial and tourist service activities, and other similar uses, within the **Bootjack Commercial Center**. Through the enforcement of the following standards it is expected that permitted activities will not contribute excessive noise, dust, smoke or vibration to the surrounding environment nor create a high hazard potential to surrounding uses and property.

A. Noise. Within the **Bootjack Commercial Center** the following regulations, regarding the production or generation of sound, shall apply:

1. Noise levels at any interior property line shall not exceed the 70 dBA level.⁵
2. Noise levels at the boundary of **Bootjack Commercial Center** site shall not exceed the 55 dBA level.
3. Noise levels at the external boundaries of the **Bootjack Commercial Center** parallel to Highway 49 shall not exceed the 70 dBA level.
4. Upon establishment of residential uses within the **Bootjack Commercial Center**, in accordance with the use provisions of this zone, than the maximum noise level permitted adjacent to these residential uses shall be 55 dBA.

B. Fire Hazard. Within the **Bootjack Commercial Center**, construction will be permitted subject to the following fire standards:

1. Sprinklers to be Installed:

Automatic sprinkler systems shall be installed within all buildings and structures erected within the **Bootjack Commercial Center**, except for outbuildings used for storage or utility purposes of not over 500 square feet.

2. Other Construction Standards:

- a) All buildings will be constructed in accordance with the requirements of the latest editions of Uniform Building Code and Uniform Fire Code.
- b) Fire hydrants will be installed on the exterior of the buildings, as required by the Mariposa County Fire Warden.

⁵ A decibel (dB) is the most commonly used unit to express sound relative to a reference pressure of 20 micronewtons per square meter. A zero dB "A" scale is the threshold of hearing and a 140 dB "A" is the threshold of pain. Sound levels in decibels are calculated on a logarithmic basis, hence an increase in 10 dB is perceived as a doubling of noise; i.e. 50 dB is twice as noisy as 40 dB.

The "A" weighted sound level is the sound pressure level in decibels, as measured on a sound level meter using an "A"-weighting filter network. The "A"-weighting filter de-emphasizes the very low and very high frequency components of sound in a manner similar to the response of the human ear. This gives good correlation with subjective reactions to noise by individuals.

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C. Toxic Material. Within the **Bootjack Commercial Center**, the handling, storage and use of Toxic materials or products are subject to the regulations of the State of California and the County of Mariposa.

D. Odor. Within the **Bootjack Commercial Center**, any condition which results in the creation of odors of such intensity and character as to be detrimental to the health and welfare of the public or which interferes unreasonably with the comfort of the public shall be removed, stopped or so modified as to remove the odor.

E. Nuisance. Within the **Bootjack Commercial Center**, no portion of the property shall be used in such a manner as to create a nuisance to adjacent sites, such as but not limited to vibration, sound, electro-mechanical disturbance and radiation, electro-magnetic disturbance, radiation, air or water pollution, dust emission of offensive odorous, toxic or noxious matter.

X. Development Phasing:

By its nature, the project is not appropriate for phasing due to the fact that subdivision development and separate parcel development is not proposed at this time. In the event that a subdivision development is proposed on the property, at a future point in time, the development application will necessarily be required to show any phasing of the project.

XI. Enforcement / Implementation:

The **Bootjack Commercial Center** PD zone shall become an uncodified section to Title 17 of Mariposa County Code. All provisions of the zone shall be enforceable by the county as is any other zoning provision of County Code. Review will occur upon application for a building permit. Any change in use or occupancy status requires building and planning review as a matter of normal review.

Any violation of the provisions of this zone shall be subject to the penalties and enforcement provisions of applicable sections of Mariposa County Code and State Law. For purposes of enforcement of the provisions of this Planned Development Zone, any violation by an individual, or group of individuals, shall not constitute a violation on other individual businesses operated within the **Bootjack Commercial Center**.

XII. Infrastructure:

Within the **Bootjack Commercial Center**, water, wastewater and road systems will be maintained in accordance with the following provisions.

1. Water System:

Water will be provided by the property owner(s) of the **Bootjack Commercial Center** in accordance with the rules and regulations of the State of California. All water mains and lines, for the use and benefit of the **Bootjack Commercial Center**, will be installed in accordance with the Improvement Standards of the County.

2. Wastewater Disposal:

Wastewater disposal will be provided by the **Bootjack Commercial Center** in accordance with the rules and regulations of the County and State of California, as with the water system. Again, collection lines for the use and benefit of the center, will be installed in accordance with the regulations of the County Improvement Standards.

Revised Bootjack Commercial Center

3. Streets and Roads:

Access to the project parcel will be developed in accordance with the plans and specifications of the County of Mariposa (on Darrah Road and Bootjack Lane) and the State of California on State Highway 49.

No streets or roads are proposed to be constructed within the **Bootjack Commercial Center** that would be appropriate for offer of dedication to the County of Mariposa for public street or road purposes. In the event of future subdivision, parking areas, access and entrance ways will be designated as common areas. These areas would not be appropriate for consideration as public streets, roads, or parking areas due to the nature of the project and its proposed uses. Sidewalks and pedestrian areas will be provided for within the project, in accordance with standard planning and architectural practice.

All parking areas, access and entrance ways and common areas will be maintained by the property owner(s) at no cost to the county or the community of Bootjack.

Additionally, Bootjack Lane along the entire frontage of the property within the zone, shall be improved in accordance with a comprehensive improvement plan to be approved by the Mariposa County Public Works Director. This plan shall be approved prior to the issuance of any commercial or multi-family development within the zoned area. Individual site development plans shall be reviewed by the county for conformance with the improvement plan. The comprehensive improvement plan shall include the following:

- A. Provide for the reconstruction of Bootjack Lane from Darrah Road to the easterly boundary of of the Planned Development Zone (Parcel No. 14-400-06) to the standard identified in Attachment A. This improvement shall include a reconstruction of the Darrah Road/Bootjack Lane intersection as necessary.

Phasing of the road improvements may be allowed so long as the road is improved from Darrah Road to the and including the entire frontage of the parcel being developed. The structural section of the road shall be upgraded as required by the County Engineer.

- B. Provide for adequate turn-around areas, either by means of a cul-de-sac or within individual parking lots.
- C. Elimination of existing parking within the Zone which backs directly into the County Roadway on both Darrah and Bootjack Lane.
- D. Protection and/or relocation of the Sierra Telephone Company cables located adjacent to the current alignment of Bootjack Lane.
- E. The dedication of a road right-of-way along Bootjack Lane within the Zoned area. The right-of-way shall be of sufficient width to contain the required road improvements.
- F. The County Public Works Department shall provide engineering and surveying services to establish the design and location of the required road improvements on Bootjack Lane. The design may include relocation of the roadway to accommodate development within the zone, provided that such relocation is acceptable to the county with respect to overall design.

4. Fire Protection:

Fire hydrants and lines will be installed in accordance with the specifications of the Mariposa County Fire Warden and the Mariposa County public improvement standards.

Revised Bootjack Commercial Center

Other improvements and plans for the Bootjack Commercial Center will be developed as follows:

1. **Central Solid Waste Collection Site** shall be provided within the center.
2. **Drainage, and Grading Plans** shall be developed for the project in accordance with the requirements of Mariposa County Code. An engineered drainage plan, which will include the cumulative drainage requirements for the zoned area, shall be prepared in accordance with the requirements of the Mariposa County Engineer, prior to the issuance of any new construction permits. The plan shall delineate necessary drainage ways and facilities and shall address runoff generated from the site until it reaches natural drainage facilities. This requirement shall not apply to remodeling or restoration permits that may be required for existing buildings within the zone or for permits issued prior to the approval of the Planned Development Zone.
3. **Other Infrastructure**, such as sewer and water systems, shall be provided in accordance county regulations and state law, within the center. Maintenance of such infrastructure systems shall be provided for either by means of a special or maintenance service district or by means of property owner covenants.

Attachment "A"

