

1 MARIPOSA COUNTY ORDINANCE NO. 660

2 Not to be Codified

3 AN ORDINANCE ADOPTING A PLANNED DEVELOPMENT ZONE NO.
4 86-1, FOR A HOTEL IN THE MARIPOSA TOWN PLANNING AREA

5 WHEREAS, pursuant to Mariposa County Code Sections, 17.10.010, et
6 seq., public hearings have been held before the Mariposa County Planning Commis-
7 sion and the Mariposa County Board of Supervisors, with due notice given as
8 required by law;

9 NOW THEREFORE, the Board of Supervisors of Mariposa County, a
10 political subdivision of the State of California does hereby ordain as follows:

11 SECTION I

12 There is hereby created within Mariposa County a Planned Develop-
13 ment Zone pursuant to Chapter 17.10 of the Mariposa County Code to be known as
14 Planned Development Zone No. 86-1 with boundaries as described in Exhibit 1
15 attached hereto, as as shown on the map set forth in Exhibit 2 attached hereto,
16 which zone shall be added to the official zoning maps of Mariposa County.

17 SECTION II

18 Planned Development Zone No. 86-1 shall be governed by the condi-
19 tions of approval set forth in Exhibit 3 attached hereto.

20 SECTION III

21 The Board of Supervisors of Mariposa County hereby finds that the
22 Planned Development Zone 86-1 is consistent with the Mariposa County General
23 Plan and the Mariposa Town Planning Area Specific Plan, and hereby adopts the
24 Findings of Fact of the Mariposa County Planning Commission set forth in
25 Resolution 86-19, as required by Section 17.10.030 of the Mariposa County Code.

26 SECTION IV

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

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PASSED AND ADOPTED by the Mariposa County Board of Supervisors this
15th day of July, 1986 by the following vote:

AYES: BALTON, ERICKSON, RADANOVICH TABER
NOES: NONE
ABSTAINED: NONE
EXCUSED: BARRICK

Beverly Barrick
BEVERLY BARRICK, Chairman
Mariposa County Board of Supervisors

ATTEST:
Gerald McCarthy
GERALD MC CARTHY, County Clerk and
Ex Officio Clerk of the Board

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:
Jeffrey Green
JEFFREY GREEN, County Counsel

Exhibit "I"

Parcel 1:

A tract of land situated in a portion of projected Section 14, Township 5 South, range 18 East, M.D.B. & M., Rancho Las Mariposas, Mariposa County, State of California, said tract of land also being situated in a portion of that certain real property conveyed to STOREY HILL CORPORATION, a California corporation, by GRANT DEED recorded July 21, 1981 in Volume 228 of Official Records at Page 371, Mariposa County Records, said tract of land being more particularly described as follows:

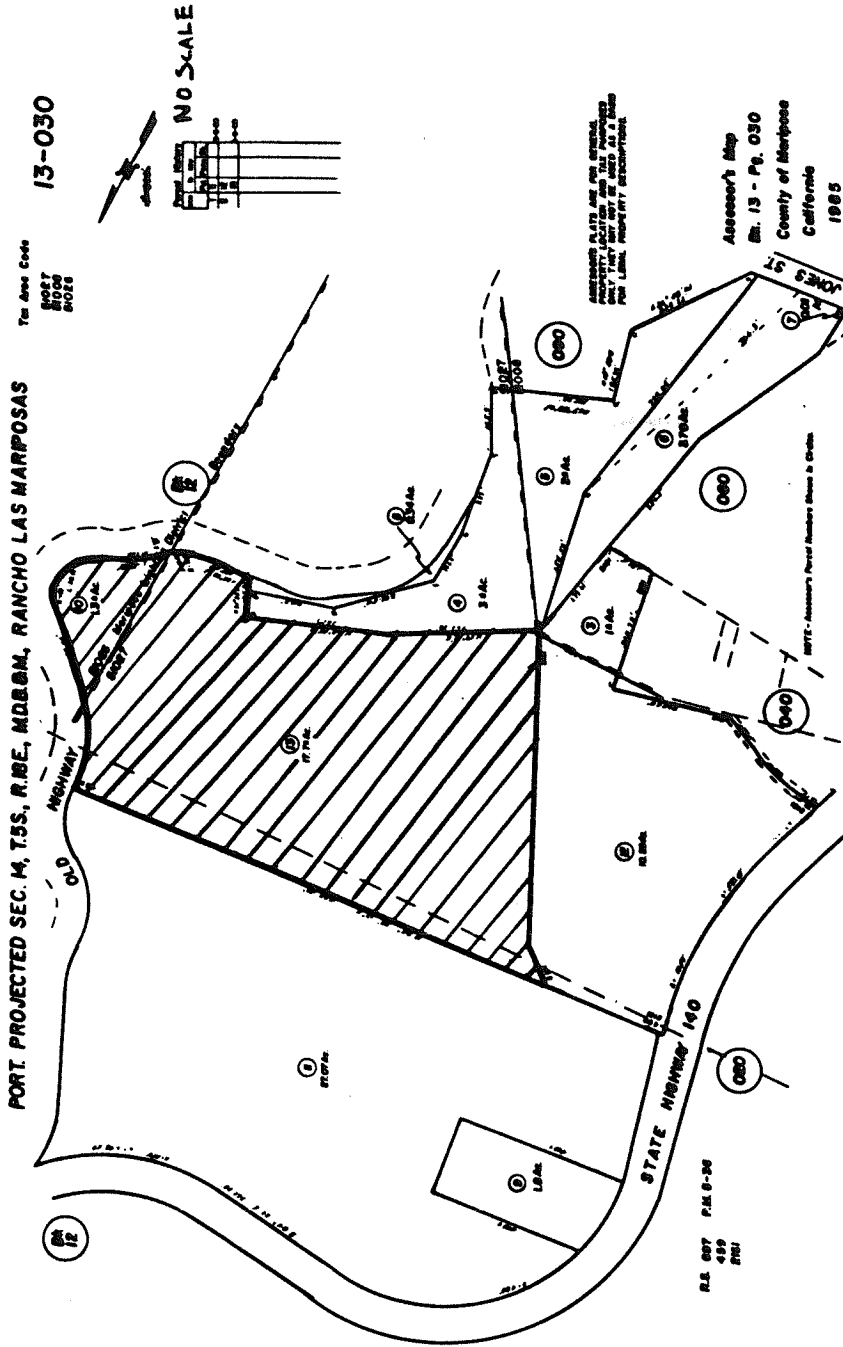
All that portion of said certain real property conveyed to STOREY HILL CORPORATION lying northeasterly of the following described line:

COMMENCING at corner No. 3 of Parcel No. 2 as described in said GRANT DEED, said corner also being a point on the easterly right-of-way line of California State Highway 140 identical with Engineer's Station 60+68.00; E.C.; thence leaving said right-of-way line, N. 84° 46' 25" E., along the Northerly line of said Parcel No. 2, for 328.00 feet to the POINT OF BEGINNING of the herein described line; thence, leaving said northerly line S. 52° 00' 00" E., for 92.66 feet; thence S. 26° 32' 53" E., for 819.23 feet, more or less, to Corner No. 15 of said Parcel 2, said corner also being identical with Corner No. 3 of that certain parcel of land conveyed to Walter R. Scott and Virginia C. Scott, as Trustees of the Walter Scott Family Trust, recorded May 27, 1975 in Volume 154 of Official Records at page 664, Mariposa County Records, said corner also being the terminus of the herein described line.

For a more particular description of said line, reference is hereby made to that certain map entitled "Record of Survey for Storey Hill Corporation" recorded December 7, 1983 in the Book of Maps at Page 2161, Mariposa County Records. The above described tract of land contains 19.04 acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.

EXCEPTING AND RESERVING unto Alta Bernice Turner, her heirs and assigns, one-half of all minerals below a depth of one-hundred feet (100'), without however, the right of entry upon the surface of said property, as reserved in deed recorded July 21, 1981 in Volume 228 of Official Records of Mariposa County at page 358.

EXHIBIT "2"



PLANNED DEVELOPMENT ZONE
86-1

Exhibit 3

CONDITIONS OF APPROVAL PDZ 86-1

1. Development permitted on the property shall consist of the following:

- a. One single family residence.
- b. Fifty hotel units located within the "bungalow wings" and the Queen Anne Building.
- c. Queen Anne building consisting of a basement and 2 1/2 floors containing the restaurant, lobby, retail sales appurtenant to the hotel, kitchen mechanical equipment, and hotel units.
- d. Wedding chapel.
- e. Swimming pool.
- f. Banquet facility over pool.
- g. Recreational facilities for the use of the hotel guests.

All improvements shall be located and sized in accordance with the approved concept development plan. Modifications to this development plan shall be considered in accordance with County Code.

2. Prior to the issuance of any building permits and/or grading permits, except as provided in no.s 7,8,9 below, a final development plan shall be submitted to and approved by the Planning Commission. The final development plan shall be based upon and contain the following information.

a. A grading, drainage and erosion control plan addressing all earth movement on the site prepared by a licensed engineer and approved by the County Engineer. This plan shall be designed to eliminate any increases in storm water runoff associated with the development entering the drainage known as Missouri Gulch and/or any other drainage course with improvements which are not adequate to contain increased flows. Erosion control techniques recommended by the United States Department of Agriculture, Soil Conservation Service shall be incorporated into this plan.

b. A soils and ground stability report, prepared by a licensed engineer or engineering geologist, which addresses any potential building hazards associated with past mining in the area. Any and all recommendations shall be incorporated into the building plans for the project.

c. A detailed lighting, landscaping (including necessary irrigation), and pedestrian circulation plan prepared by a Landscape Architect or other qualified individual. The lighting plan should be prepared with the intent of minimizing off-site lighting impacts. This plan shall be approved by the County Fire Warden relative to the adequacy of fuel modification for fire purposes.

- d. Final vehicular circulation and parking plan prepared by a licensed engineer. This plan shall be based upon the approved concept plan and provide for a minimum of 100 vehicular parking spaces on-site. All roads within the project shall be surfaced to eliminate dust. Parking areas may be surfaced or may be constructed in such a fashion to allow for rainwater infiltration. This plan shall be approved by the County Engineer and the County Fire Warden.
 - e. An engineered design of the proposed on-site water system including water source(s), distribution facilities, and storage. This design shall address water quantity, quality domestic water storage, fire fighting water storage, and fire hydrant location. The system shall be designed to ensure fire fighting water flows in accordance with the recommendations of the County Fire Warden for fire hydrants and the fire sprinklers within the hotel building. This design shall be approved by the County Health Department and the County Fire Warden.
 - f. A signage plan indicating the location and style of all advertising displays associated with the project.
 - g. Final building elevations for all structures including building materials and color scheme.
 - h. A record of survey shall be prepared and recorded with the County delineating the boundaries of the property.
3. An encroachment permit shall be obtained from the County Road Department for access to the County Road.
 4. The construction plans for the project shall be submitted to and approved by the State Fire Marshal prior to the issuance of building permits. Internal fire sprinklers shall be provided as required by the State Fire Marshal. The approved plans shall be used for construction.
 5. Prior to occupancy of any buildings, the structures shall be required to connect with the MPUD sewage system for sewer service.
 6. Maximum building height for any structure on the property shall be 45 feet.
 7. Construction of the single family residence on the property may take place prior to the approval of the final development plan required in no. 2 above. This structure may be connected to a temporary on-site septic system if approved by M.P.U.D. and the County Sanitarian. Elevations for this structure must be reviewed and approved by the Planning Commission prior to the issuance of a building permit.

8. Minor grading necessary to conduct the engineering analysis on the site will be allowed prior to the approval of the final development plan required in no. 2 above, if the necessary permits are obtained and the grading is approved by the County Planning Director.

9. Preconstruction advertising displays will be allowed on the site. All proposed displays shall be reviewed and approved by the Planning Commission prior to their installation.

10. Time frames for compliance with the conditions of the Planned Development Zone are designated as follows:

a. The final development plan required by section 2 above shall be submitted to the County and approved within 2 years from the effective date of this zone.

b. The building permits for the complete project shall be applied for by the proponents and issued by the County within 3 years from the effective date of this zone.

c. The entire development shall be completed within 5 years from the effective date of this zone.

MARIPOSA COUNTY BOARD OF SUPERVISORS

MEMORANDUM

TO: MARGE/GAZETTE
FROM: SANDRA DAILY/DEPUTY CLERK *SD*
RE: ORDINANCE 660

The following is referred to you for your information:

Enclosed please find Ordinance 660 - an ordinance adopting a planned development zone No. 86-1, for a hotel in the Mariposa Town Planning Area.

Please publish one time 7/24/86

CC: