

MARIPOSA COUNTY ORDINANCE No. 573

AN ORDINANCE ADOPTING A PLANNED DEVELOPMENT  
ZONE FOR THE LAKE DON PEDRO GOLF COURSE AREA

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

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

SECTION I: There is hereby created within Mariposa County a planned development zone pursuant to Chapter 17.10 of the Mariposa County Code to be known as the Lake Don Pedro Golf Course Planned Development Zone with boundaries as described in Exhibit A attached hereto, and as shown on the map set forth in Exhibit B attached hereto, which zone shall be added to the official zoning maps of Mariposa County.

SECTION II: The Lake Don Pedro Golf Course Planned Development Zone shall be governed by the conditions of approval set forth in Mariposa County Planning Commission Resolution No. 81-20B, a copy of which is attached hereto as Exhibit C.

SECTION III: The Board of Supervisors of Mariposa County hereby finds that the Lake Don Pedro Golf Course Planned Development Zone is consistent with the General Plan and all drafts and revisions thereto, and hereby adopts the Findings of Fact of the Mariposa County Planning Commission set forth in Resolution No. 81-20B, Exhibit C attached, as required by Section 17.10.030 of the Mariposa County Code.

1 SECTION IV: This Ordinance shall become effective THIRTY (30)  
2 DAYS after final passage pursuant to Government Code Section 25123.

3 PASSED AND ADOPTED this 1st day of December, 1981,  
4 by the Board of Supervisors of Mariposa County, by the following  
5 vote:

6 AYES: Taber, Barrick, Erickson, Moffitt


7 NOES: None

8 EXCUSED: Dalton

9 ABSTAINED: None

10   
11 WILLIAM H. MOFFITT, Chairman  
Board of Supervisors

12 ATTEST:

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14 ELLEN BRONSON, County Clerk and  
15 Ex Officio Clerk of the Board

16 APPROVED AS TO FORM AND  
17 LEGAL SUFFICIENCY:

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19 RICHARD K. DENHALTER, County Counsel

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PLANNED DEVELOPMENT ZONE (JR)  
THE LAKE DON PEDRO GOLF COURSE AREA

DESCRIPTION

All that certain real property situate in the County of Tuolumne, State of California, described as follows:

All that portion of Sections 30, 31 and 32 all in Township 3 South, Range 15 East, Mount Diablo Meridian, more particularly described as follows:

Parcel 1:

Beginning at the most Northerly corner of Lot 1797 as said lot is shown and so designated on the official map of "Lake Don Pedro Subdivision Unit No. 3-M", filed for record in the office of the Recorder of Mapiposa County, California, in Book 1 of Maps at Page 1693, thence from said point of beginning, along the exterior boundary lines of said "Lake Don Pedro Subdivision Unit No. 3-M", the following twenty-five (25) bearings and distances: (1) South 75° 49' 33" East 809.67 feet, (2) North 85° 37' 03" East 195.22 feet, (3) North 60° 40' 28" East 306.97 feet, (4) South 62° 09' 58" East 76.32 feet, (5) North 27° 50' 02" East 926.95 feet, (6) along the arc of a tangent curve concave Westerly whose center bears North 62° 09' 58" West having a central angle of 22° 12' 43" and a radius of 950.00 feet, a distance of 368.29 feet, (7) along the arc of a tangent curve, concave Southwesterly whose center bears North 84° 22' 41" West having a central angle of 106° 57' 22" a radius of 25.00 feet, a distance of 46.67 feet, (8) South 78° 39' 57" West 40.70 feet, (9) South 68° 33' 06" West 103.28 feet, (10) North 48° 03' 47" West 167.19 feet, (11) along the arc of a tangent curve concave Southerly whose center bears South 41° 56' 13" West having a central angle of 75° 54' 00" a radius of 25.00 feet, a distance of 33.12 feet, (12) South 56° 02' 13" West 134.39 feet, (13) along the arc of a tangent curve concave Northerly whose center bears North 33° 57' 47" West having a central angle of 24° 48' 2" a radius of 555.00 feet, a distance of 240.29 feet, (14) South 09° 09' 22" East 56.28 feet, (15) South 45° 58' 24" West 150.88 feet, (16) North 78° 17' 03" West 410.42 feet, (17) North 33° 42' 01" West 384.49 feet, (18) North 41° 05' 06" East 86.66 feet, (19) North 48° 54' 54" West 167.60 feet, (20) along the arc of a tangent curve concave North-easterly whose center bears North 41° 05' 06" East having a central angle of 25° 03' 58" a radius of 405.00 feet, a distance of 177.18 feet, (21) South 74° 58' 06" West 32.98 feet, (22) North 19° 04' 16" West 545.02 feet, (23) North 61° 52' 49" West 875.74 feet, (24) North 01° 31' 25" West 300.11 feet, and (25) North 87° 14' 31" West 368.85 feet to a point in the West line of the East one-half of said Section 30; thence, along said West line South 00° 11' 08" West 726.63 feet to the North one-quarter corner of said Section 31; thence along the exterior boundary line of the Northwest one-quarter of the Northeast one-quarter of said Section 31, the following two (2) bearings and distances: (1) South 00° 03' 36" West 1321.62 feet and (2) North 89° 05' 30" East 1331.98 feet to the Southeast corner thereof; thence along the West line of the Southeast one-quarter of the Northeast one-quarter of said Section 31, South 00° 03' 36" West 728.71 feet to the point of beginning.

Parcel 2:

Beginning at the Southwest corner of Lot 1547, as said lot is shown and so designated on the aforementioned map of "Lake Don Pedro Subdivision Unit No. 3-M"; thence from said point of beginning along the exterior boundary line of said "Lake Don Pedro Subdivision Unit 3-M", the following sixteen (16) bearings and distances: (1) North 28° 09' 00" East 151.80 feet, (2) North 33° 32' 19" West 420.45 feet, (3) North 40° 40' 00" West 290.00 feet, (4) North 03° 33' 05" West 222.55 feet, (5) North 48° 00' 23" West 198.39 feet, (6) North 67° 15' 36" West 353.42 feet, (7) North 40° 27' 47" West 520.27 feet, (8) North 60° 47' 15" West 400.08 feet, (9) North 82° 04' 24" West 339.21 feet, (10) South 01° 39' 57" West 90.89 feet, (11) along the arc of a tangent curve concave Westerly whose center bears North 88° 20' 03" West having a central angle of 26° 10' 04" and a radius of 1050.00 feet, a distance of 479.55 feet, (12) South 27° 50' 02" West 432.02 feet, (13) South 62° 09' 58" East 77.72 feet, (14) South 27° 08' 36" East 423.09 feet, (15) South 58° 54' 13" East 685.72 feet, and (16) South 02° 42' 03" East 134.56 feet to a point in the South line of the North one-half of said Section 32; thence along said South line, North 89° 59' 05" East 132.77 feet to the point of beginning.

EXCEPTING THEREFROM all that portion thereof more particularly described as follows:

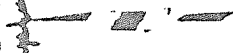
That certain parcel of land being shown as Parcel A on that certain Parcel Map filed in the office of the Recorder of Mariposa County in Book 5 of Parcel Maps at Page 17, and being further described as follows:

Beginning at the most Northerly corner of Lot 1747 of Lake Don Pedro Unit No. 3-M, as shown on the official plat thereof filed in the office of the recorder of Mariposa County in Book 1 of Maps, at page 1693, said point being also a point in the Easterly line of Ranchito Drive; thence, from said Point of Beginning along said Easterly line of Ranchito Drive, North 27° 50' 02" East 166.00 feet; thence, leaving said Easterly line, South 27° 49' 12" East 170.00 feet; thence South 69° 37' 19" West 94.00 feet to an angle point in the Northeasterly line of the aforementioned Lot 1747; thence along said Northeasterly line, North 62° 09' 58" West 77.72 feet to the point of beginning.

PORTION SECTIONS 30, 31 & 32, T.3 S., R.15 E., M.D.B. & M.

For Area Code  
51017  
51020  
51021

21-350



150

51020  
51017

310

230

51017  
51020

FACHACA WAY

240

BERNANDEZ DRIVE

170

250

260

51017  
51020

270

BANJEWILLA LAKE

280

51020  
51017

300

RANCHITO DRIVE

CANYON DRIVE

17100

51017  
51020

51020  
51017

290

51020  
51017

RS 1693  
1675

PROPERTY ON  
WHICH THE PD ZONE  
IS TO BE ESTABLISHED



Bk. 1

Assessor's Map Bk 21 - Pg 350

County of Mariposa, Calif

1978

EXHIBIT B

## MARIPOSA COUNTY PLANNING COMMISSION

STATE OF CALIFORNIA

RESOLUTION NO. 81-20B

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3  
4 WHEREAS, the proposed Planned Development Overlay Zone was considered  
5 by the Planning Commission in conformance with State law and County ordinance;  
6 and

7 WHEREAS, public hearings were held on the project and favorable public  
8 input was received;

9 THEREFORE, BE IT RESOLVED that the Planning Commission recommends  
10 that the requested Planned Development Zone be established by the Board of  
11 Supervisors on the property generally known as the Lake Don Pedro Golf Course,  
12 and as shown on the attached map, with the following findings of facts and  
13 conditions of approval:

14 FINDINGS OF FACT

- 15 A. The zone change is found to be consistent with General Plan in  
16 compliance with Section 65680 of the Government Code and the General  
17 Plan Extension provisions granted under Section 65302.6 of the Govern-  
18 ment Code.
- 19 B. The project has been reviewed, and a Conditional Negative Declaration  
20 was accepted in conformance with County Environmental Review procedures  
21 and the California Environmental Quality Act.
- 22 C. That each individual unit of the development if built in stages, as  
23 well as the total development, can exist as an independent unit  
24 capable of creating a good environment in the locality and being in  
25 any stage as desirable and stable as the total development;
- 26 D. That the uses proposed will not be a detriment to the present and  
27 proposed surrounding land uses, but will enhance the desirability of  
28 the area and have a beneficial effect;

- 1 E. That any deviation from the subdivision ordinance requirements is  
2 warranted by the design and additional amenities incorporated in the  
3 development plan which offer certain unusual redeeming features to  
4 compensate for any deviations that may be permitted; and  
5 F. That the principles incorporated in the proposed development plan  
6 indicate certain unique or unusual features which could not other-  
7 wise be achieved under standard subdivision provisions.

8 CONDITIONS OF APPROVAL

9 Open Space Areas: The area identified on the Lake Don Pedro Town  
10 House Major Subdivision tentative map as the Lake Don Pedro Golf  
11 Course shall be considered open space reserved for recreational use.  
12 Any expansion of commercial facilities on the open space area shall  
13 be subject to Planning Commission approval.

14 Density: Shall not exceed 105 residential units on the 149.5+ acre  
15 parcel. Such density shall be distributed in accordance with the  
16 provisions of the Lake Don Pedro Town House Major Subdivision set  
17 forth in Exhibit A which is maintained and on file in the Mariposa  
18 County Planning Office.

19 Design: Town house units shall be subject to architectural design  
20 standards as set forth in Exhibit B which is maintained and on file  
21 in the Mariposa County Planning Office.

22 Standards: Setbacks, building heights, distances between buildings,  
23 lot coverage, parking, common ownership areas, access ways, and open  
24 space areas shall be as set forth on the Lake Don Pedro Town House  
25 Major Subdivision map and town house architectural designs described  
26 above.

27 Revision of Map or Plans: Revisions to architectural plans and ten-  
28 sive subdivision map may be approved by the Planning Commission

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provided such revisions do not result in the increase in overall density or reduction of open space.

PASSED AND ADOPTED THIS 21st day of May, 1981 by

the following vote:

AYES: Bittner, Martini, Stovall, Grammer, Sharp, Simpson, Kendrick.

NOES: None.

NOT VOTING: None.

ABSENT: None.

*Roger Grammer*  
\_\_\_\_\_  
ROGER GRAMMER, Chairman  
Mariposa County Planning Commission

ATTEST:

*Kathy Worley*  
\_\_\_\_\_  
KATHY WORLEY, Secretary  
Mariposa County Planning Commission