2.2.14 DON PEDRO

The Lake Don Pedro subdivision is situated in the picturesque rolling foothills, nestled between beautiful Lake Don Pedro and Lake McClure/Lake McSwain. Portions of the subdivision are located in Tuolumne County, as well as Mariposa County. The subdivision design has no relationship to the county boundaries. Residents are generally retired or commute to Modesto. The properties range in size from one acre up to twenty acres. Most lots are three acres. There is an 800 square foot minimum building size. Mobile homes on permanent foundations are allowed. The County maintains the paved roads. Piped water and electricity are available to most properties. Of the some 3,300 lots, approximately 2,200 lots are undeveloped. The existing water supply will support the development of 1,500 lots.
Property owner association membership includes the use of a clubhouse that is owned and operated by the property owners. Owners have the use of the swimming pool, exercise room, ballroom, all horseback and hiking trails, as well as private fishing ponds. The Lake Don Pedro Golf and Country Club offers an eighteen hole golf course, tennis, swimming, restaurant, bar, and pro shop. The golf course closed in 2001 and is not being maintained or irrigated during the summer.

At Lake Don Pedro, facilities include three recreation areas: Fleming Meadows and Blue Oaks on the West Shore, and Moccasin Point on the East Shore of the lake. Among the three areas, there are a total of 550 campsites, some with full utility hookups for RVs and the rest with access to water, hot showers, table, food locker, and barbecue grill. There are two full service marinas on the water: one at Fleming Meadows on the West Shore, and one at Moccasin Point on the East Shore. All three recreation areas have launch ramps and picnic facilities. Fleming Meadows has a swimming lagoon, along with its picnic facility. The recreation facilities are maintained and operated by the Don Pedro Recreation Agency, an entity of the reservoir owners.

Lake McClure and Lake McSwain feature five comfortable recreation areas to enjoy and miles and miles of shoreline to explore. Each recreation area features facilities designed for outdoor fun, from a state-of-the-art floating marina to accommodating campgrounds. Lake McClure and Lake McSwain are managed by the Modesto Irrigation District.

COMMUNITY DESIGN CHARACTER

- Oak trees and natural landscaping
- Natural features such as rock outcroppings and terrain
- Rolling grasslands
- Large lot rural subdivision
- Recreational facilities

COMMUNITY DESIGN CONSIDERATIONS

- Ridgeline preservation
- Repair and prevention of land scarring and erosion
- Development of design guidelines for commercial and residential uses
- Update of the Don Pedro Town Plan
- Screening of propane tanks and outdoor storage
- Utility undergrounding
- Development of additional commercial uses to support resident population
- Fire prevention design and landscape standards (building materials and brush and tree maintenance)
2.2.15 Mariposa

Mariposa (with a population of approximately 2,500) is the Mariposa County seat and the largest community in the County. Mariposa sits approximately midway between Merced and Yosemite National Park on Highway 140 in a relatively steep canyon. The community can be characterized by historically valuable areas, varied terrain, environmentally sensitive areas, and scenic views. Highway 49/140 is the main street and is a blend of old and new building types. Many of the newer commercial and civic buildings have been designed to be compatible with the historic structures - others have not. There are a variety of architectural styles scattered throughout the community including Classic Gold Rush Commercial, Highway or Strip Commercial, Eastlake Stick, Queen Anne, Ranch, Craftsman, and Mediterranean/Spanish Eclectic. Traffic along Highway 140/49 can be extremely heavy, especially during the peak tourism season.

Many of the private signs are not sympathetic to the historic character of the community. Current County code requires all nonconforming signs to be replaced with conforming signs by 2006. Public signage could be improved to be more aesthetically appealing and help visitors find parking and points of interest. The County has approved a historic street light for use throughout the community. Other public facilities, such as newspaper racks, trash receptacles and street furniture, lack a coherent design theme, and most County parking facilities are not landscaped and some are not improved.

Because sidewalks and street lighting are incomplete, the community is lacking an adequate pedestrian circulation system. Due to extremes in terrain, compliance with the Americans with Disabilities Act (ADA) is difficult. Recent streetscape improvements have been completed near the high school and the civic center.

There are several large developable properties in the northeast part of the community and two subdivisions with parcels available for development in the northwest. About half of the residential properties are located in close proximity to the commercial core. Proposed circulation and access improvement on the west side of Mariposa Creek will make development of the west side of the Creek much easier. With the implementation of the Yosemite Valley Plan, increased demand for additional residential and office development will occur.
Phase One and Two of the creek-side park has been completed from Highway 140 to 8th Street. The trail is proposed to travel from the Fairgrounds on the south to the California Department of Forestry on Highway 49 on the north.

The community is home to the Mariposa County Fair, California State Mining and Mineral Museum, Mariposa County Museum and History Center, and a visitor's center. In addition to these cultural facilities, the Mariposa County Arts Council is very active in the community.

COMMUNITY DESIGN CHARACTER

- Relatively steep canyon
- Historic structures
- Varied terrain
- Environmentally sensitive areas
- Scenic views
- Blend of old and new building types of a variety of styles
- Lack of a coherent design theme
- Community facilities, parks and services
- Stream

ENHANCEMENT OF COMMUNITY CHARACTER

- A streetscape improvement program that includes sidewalks, street lights, enhance crosswalks, plazas, benches, YARTS bus stops, public parking areas, etc.
- Improved ADA accessibility
- Updated community design standards to make them clearer and less subjective
- Review of the Town Plan and public infrastructure in preparation for development stimulated by the implementation of the Yosemite Valley Plan
- Infill of existing parcels before allowing new subdivisions
- Preparation of historic inventory, historic design standards and initiate a proactive historic preservation program
- Ridgeline preservation
- Art in public places
- Access to the trail as often as possible
- Encouraging new development to provide exterior use areas which front onto and are integrated into the creek park
- Screening of sewer treatment plant, other industrial uses and large parking areas wherever appropriate and feasible – use vegetation wherever appropriate and feasible
- Fencing along the creek that does not obscure views of the creek (but not chain-link)
- Connections between the trail and commercial development, and the trail and residential development (require new development to build connections into their project)
Large community gathering space along the creek park in the vicinity of the commercial core

The Historical Character of Mariposa is Worthy of Preservation

Newer Commercial Buildings That Respect the Historical Character

Newer Commercial Buildings That Do Not Respect the Historical Character

All photographs by Mogavero Notestine Associates
County of Mariposa General Plan – Volume III
Technical Background Report

Signs That Respect the Historical Character

Signs That Do Not Respect the Historical Character

Parking Lots That Need Improvement and/or Landscape Enhancements
All photographs by Megavero Notestine Associates
Mariposa Has a Variety of Housing Types and Styles

The Light Fixture Chosen for the Library
Sets the Example

Changes in Terrain Makes ADA Compliance Difficult

All photographs by Mogavero Notestine Associates
2.2.16 GENERAL COMMUNITY ENHANCEMENTS

- Modification to the Home Enterprises and Rural Home Industries land uses - concerns include outside storage and structure which are not residential in character and scale
- Strengthen the Mariposa County Historic Sites and Records Preservation Commission for a proactive county wide program, including physical stabilization and preservation of identified historically significant structures and landscapes
- County-wide cut and fill controls
- County-wide hilltop and hillside development controls
- Modification to the Junk Yard Ordinance – include setback, yard size in relation to parcel size, screening and other health and safety issues
- Proactive nuisance abatement and sign control programs
- Design guidelines for areas outside of Community or Town Planning Areas
- Require all major grading projects (public and private) to replace native landscaping in undeveloped areas
- Develop stream and river access/encroachment policies
- Develop night lighting requirements that apply to all commercial development and residential security lighting

2.2.17 CHARACTERISTICS OF THE RURAL CHARACTER AND QUALITY OF LIFE IN MARIPOSA COUNTY

- Compact communities with discrete boundaries
- Each community having its own unique character
- Small narrow rural roads
- No stop lights in the entire county
- Very walkable communities (although there are few sidewalks)
- Majestic vistas and beauty on a small scale - parcel by parcel
- Large intact tracts of agricultural and forest lands separating communities
- Working agricultural lands and forests
- Small retail centers that support larger rural developments
- Small scale and accessible retail uses that support existing communities
- Tranquility (lack of noise)
- Historic barns, outbuildings, fences and walls
- Historic structures, ruins and monuments
- Natural streams and rivers
- Plentiful wildlife
- National Forest lands (portions of Sierra and Stanislaus National Forests)
• BLM lands
• Yosemite National Park
• Close proximity to active, as well as passive outdoor recreation
• Knowing your neighbors
• Active community members
• Active arts community
• Museums and libraries
• Good quality schools
• Low crime rates
• Affordability
• Community pride
• Privacy