

1 MARIPOSA COUNTY ORDINANCE NO. 625

2 AN ORDINANCE ADOPTING A PLANNED DEVELOPMENT ZONE  
3 NO. 84-2 FOR A MOBILE HOME PARK IN THE GRANITE  
4 SPRINGS AREA.

5 WHEREAS, pursuant to Mariposa County Code Sections 17.10  
6 010 et seq., Public Hearings have been held before the Mariposa  
7 County Planning Commission and the Mariposa County Board of Super-  
8 visors, with due notice given as required by law;

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

12 SECTION I: There is hereby created within Mariposa  
13 County a planned development zone pursuant to Chapter 17.10 of the  
14 Mariposa County Code to be known as Planned Development Zone No.  
15 84-2 with boundaries as described in Exhibit A attached hereto,  
16 and as shown on the map set forth in Exhibit B attached hereto,  
17 which zone shall be added to the official zoning maps of Mariposa  
18 County.

19 SECTION II: Planned Development Zone 84-2 shall be  
20 governed by the conditions of approval set forth in Exhibit C  
21 attached hereto.

22 SECTION III: The Board of Supervisors of Mariposa County  
23 hereby finds that the Planned Development Zone 84-2 is consistent  
24 with the Mariposa County General Plan, and hereby adopts the  
25 Findings of Fact of the Mariposa County Planning Commission set  
26 forth in Resolution No. 84-34, Exhibit D attached, as required by  
27 Section 17.10.030 of the Mariposa County Code.

28 SECTION IV: This ordinance shall become effective THIRTY  
(30) days after final passage pursuant to Government Code Section  
25123.

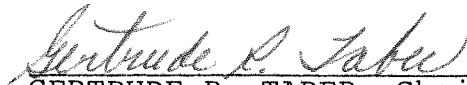
1 PASSED AND ADOPTED the 14th day of August, 1984 by  
2 the Mariposa County Board of Supervisors by the following vote:

3 AYES: BARRICK, DALTON, ERICKSON, MOFFITT, TABER

4 NOES: NONE

5 ABSENT: NONE

6 ABSTAINED: NONE

7  
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9 GERTRUDE R. TABER, Chairman  
Mariposa County Board of Supervisors

10 ATTEST:

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12 GERALD MC CARTHY, County Clerk and  
13 Ex-officio Clerk of the Board

14 APPROVED AS TO FORM AND LEGAL  
15 SUFFICIENCY:

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17 JEFFREY G. GREEN, County Counsel

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"EXHIBIT A"  
LEGAL DESCRIPTION

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

ALL THAT PORTION of Lot 2 of "Lakeview Ranches Subdivision" as shown on the Map thereof filed as Map No. 1413, Mariposa County Records, more particularly described as follows:

Parcel 1 and 2 as shown on the Parcel Map for Richard Doscher, filed May 9, 1967 in Book 2 of Parcel Maps, Page 1, Mariposa County Records.

# Exhibit B

### SURVEYOR'S CERTIFICATE:

This map was prepared by me or under my direction and was compiled from records and other data furnished to me by the Subdivider. I hereby certify that all provisions of state law and local ordinances have been complied with.



*Richard J. Doscher*  
Professional Engineer in 1968

### COUNTY SURVEYOR'S CERTIFICATE:

This map has been approved this 31st day of May, 1967, for registration with the Department of Section 11575 of the Subdivision Map Act, Civil Engineer No. 6858.



*Richard J. Doscher*  
Civil Engineer No. 6858

### RECORDER'S CERTIFICATE:

Filed for record this 31st day of May, 1967, at the office of the Recorder of Mariposa County, California, in Book 2 of Parcel Maps of Page 1 of the report of Richard Doscher.

No. 8500

*Martha J. Rossmore*  
County Recorder  
*Martha J. Rossmore*

PARCEL MAP  
FOR

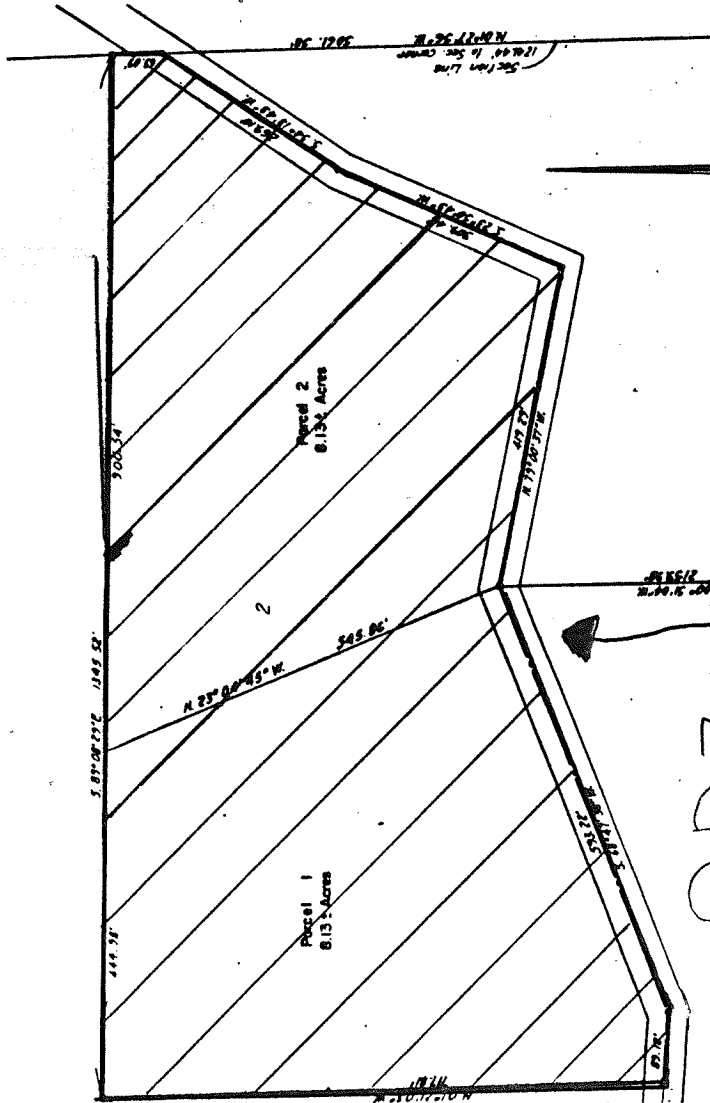
**RICHARD DOSCHER**

BEING A DIVISION OF LOT 2 ACCORDING TO  
MAP OF "LAKEVIEW RANCHES", MAP NO.  
1413 MARIPOSA COUNTY RECORDS.

SECTION 3, T.3S., R.15E., M.D. 6 M.  
MARIPOSA COUNTY, CALIFORNIA

MAY, 1967

SCALE: 1" = 100 FT



### LEGEND:

- Monument or station on Map No. 1413
- Boundary of Parcel Map

P.D.Z.  
84-2

EXHIBIT "C"

CONDITIONS OF APPROVAL, PLANNED DEVELOPMENT ZONE 84-2, MARIPOSA MOBILE MANOR

1. The Mobile Home Park is approved in three phases as follows:

- A. Phase One - 33 mobile home spaces (spaces 1 through 33 as indicated on the site plan).
- B. Phase Two - 11 mobile home spaces (spaces 34 through 44 as indicated on the site plan), laundry facility and 18 recreational vehicle spaces.
- C. Phase Three - 22 mobile home spaces (spaces 45 through 66 as indicated on the site plan), and a recreation area including a swimming pool, barbeque and picnic area.

2. Domestic water to serve the site shall be developed as follows:

Phase One - On-site wells may be used to provide domestic water. The water system must comply with all requirements of the County Health Department and the State regarding quantity, quality, storage and distribution prior to occupancy of any mobile home space within Phase One.

Phase Two and Three - Construction of Phase Two and Three shall not begin until Lake Don Pedro Community Service District water is available on the site. At that time, all mobile home and recreation vehicle spaces (including Phase One) shall be connected to the Lake Don Pedro Community Service District Water System. The domestic water distribution system shall be designed by an engineer to ensure adequate flows throughout the development and shall also comply with any requirements of the Lake Don Pedro Community Services District, which may apply.

3. The existing on-site water storage for fire protection purposes is adequate to serve Phase I of the project only. Prior to the development of the project beyond Phase I, water for fire protection purposes shall be provided by the Lake Don Pedro Community Services District.

A fire hydrant system shall be developed within the project prior to the development of Phases Two and Three. The fire hydrant system shall meet all requirements of the County Fire Warden as to hydrant design and placement prior to construction of Phases Two and Three.

4. A current and valid waste discharge permit shall be obtained from the State Regional Water Quality Control Board prior to construction of any mobile home or recreational vehicle spaces beyond the current 16 spaces on the site. Construction of the sewage disposal system shall meet all requirements of the State and the County Health Department prior to occupancy of any mobile home or recreational vehicle spaces beyond the current 16 spaces and also prior to construction of the laundry facility. A testing and maintenance plan shall be provided by the applicant and approved by the State and County Health Department prior to occupancy of any spaces beyond the current 16 spaces.

5. An engineered grading, drainage and erosion control plan shall be provided by the applicant and approved by the County Engineer prior to any earthwork on the site. Construction and earthwork shall comply with the approved plan and any State Department of Housing and Community Development requirements which may apply.
6. Road improvements shall be constructed as shown on the project site plan prior to occupancy of any spaces beyond those presently approved. All roads shall be a minimum of 25 ft. wide with a minimum of 4 inches of aggregate base and surfaced with penetrating oil. Road encroachment permits shall be obtained from the County Road Department prior to construction of any road improvements on the site.
7. A screen, six ft. in height or more, of materials approved by the Planning Commission shall be installed around the R.V. storage and sewer plant as shown on the project site plan. The R.V. parking and storage area shall not be used until the screening is completed.
8. Adequate area for the parking of two passenger vehicles shall be provided on each mobile home space. Overflow parking areas shall be constructed in each phase as shown on the site plan and shall be surfaced and oiled in the same manner as the roads within the project.
9. Landscaping shall be performed within each phase as shown on the project site plan. The swimming pool and picnic area shall be constructed prior to the occupancy of any units within Phase 3.
10. Recreational vehicle camping spaces shall not be connected to the sewage disposal system. One sanitary dump station shall be provided for recreational vehicle use.
11. The mobile home spaces shall be located as shown on the project site plan. No mobile home shall be located closer than 50 feet from the centerline of Piney Creek Road under any circumstances.
12. The project shall be constructed in accordance with the following time frames:
  - A. Phase I completion: one year from effective date of Planned Development Zone.
  - B. Phase II completion: two years from effective date of Planned Development Zone.
  - C. Phase III completion: three years from effective date of Planned Development Zone.

The Board of Supervisors may approve modifications to the development schedule. In no case shall completion of any phase be approved greater than five years from the effective date of the Planned Development Zone.

1 MARIPOSA COUNTY PLANNING COMMISSION

2 STATE OF CALIFORNIA

3 RESOLUTION No. 84-34

4 A Resolution recommending approval of Planned Development  
5 Zone No. 84-2, Mariposa Mobile Manor.

6 WHEREAS, an application has been submitted for the creation of a Planned  
7 Development Zone on a parcel of land to allow for the creation of sixty six (66)  
8 mobile home spaces and eighteen (18) recreational vehicle spaces; and

9 WHEREAS, the Planning Commission has considered the project and held a  
10 Public Hearing in accordance with the requirements of Division I, Chapter 4 of  
11 the California Government and Chapter 17.10 of the Mariposa County Code; and

12 WHEREAS, the Planning Commission has reviewed the project in accordance  
13 with all goals, policies and standards of the Mariposa County General Plan; and

14 WHEREAS, it has been determined that the project will not have a signifi-  
15 cant environmental effect on the environment and a Negative Declaration has been  
16 adopted.

17 NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby recom-  
18 mends approval of Planned Development Zone 84-2, to the Board of Supervisors  
19 with the following Findings of Fact:

20 A. The Planned Development zone, as proposed, will be served by an estab-  
21 lished community water system and a private sewage treatment plant.

22 Based upon the existence of these public services, it is determined  
23 that the proposed densities are appropriate for the area. This find-  
24 ing is made in accordance with Section 3.605 C of the County General  
25 Plan.

26 B. The proposed project will result in an improvement of the residential  
27 environment of the area by ensuring that adequate surfaced road access,  
28 septic disposal and domestic and fire protection water are available

1 to each residential unit. This finding is made in accordance with  
2 Section 3.605 D3 of the Mariposa County General Plan.

3 C. That each individual unit of the development, if built in phases, as  
4 well as the total development, can exist as an independent unit cap-  
5 able of creating a good environment in the locality and being in any  
6 stage as desirable and stable as the total development.

7 D. That the proposed use will not be a detriment to the present and pro-  
8 posed surrounding land uses, but will enhance the desirability of the  
9 area and have a beneficial effect.

10 BE IT FURTHER RESOLVED, that the Planning Commission recommending the  
11 adoption of the attached draft Ordinance containing the conditions of approval  
12 of this project.

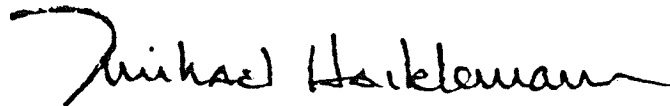
13 PASSED AND ADOPTED ON THE 13th day of July, 1984 by the Mariposa County  
14 Planning Commission by the following vote:

15 AYES: Martini, Hotchkin, Radanovich, Hackleman

16 NOES: None

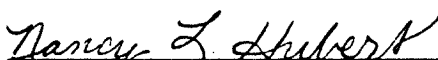
17 ABSENT: None

18 ABSTAIN: None

19 

20 MICHAEL HACKLEMAN, Chairman  
Mariposa County Planning Commission

21 ATTEST:

22   
23 NANCY L. HUBERT, Secretary  
Mariposa County Planning Commission