

1 MARIPOSA COUNTY RESOLUTION NO. 91- 51

2 A RESOLUTION APPROVING COMMERCIAL-INDUSTRIAL-MANUFACTURING
3 PLAN NO. 90-3; YOSEMITE MOTELS, APPLICANT

4 WHEREAS, an application for a Commercial-Industrial-
5 Manufacturing (CIM) Plan to remodel and expand the Cedar Lodge
6 motel complex has been submitted to the County; and

7 WHEREAS, the subject property is in the Resort Commercial
8 Zone and approval of the CIM Plan by the Board of Supervisors is
9 mandated by Chapter 17.84 of County Code; and

10 WHEREAS, environmental review has been conducted on the
11 project in accordance with the California Environmental Quality
12 Act and the Mariposa County Environmental Review Policies and
13 Procedures adopted pursuant thereto; and

14 WHEREAS, the Mariposa County Planning Commission and Board
15 of Supervisors have held duly noticed public hearings on the
16 project in accordance with State Law and County Code;

17 WHEREAS, the Mariposa County Planning Commission has
18 reviewed the project and recommended adoption of a Negative
19 Declaration and approval of the project with conditions of
20 development.

21 NOW THEREFORE BE IT RESOLVED that the Mariposa County Board
22 of Supervisors hereby adopts a Negative Declaration with
23 mitigation measures for Commercial-Industrial-Manufacturing Plan
24 No. 90-3 with the Mitigation Measures Monitoring and Reporting
25 Program attached to the Initial Study.

26 BE IT FURTHER RESOLVED that Commercial-Industrial-
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1 Manufacturing Plan No. 90-3 as described and shown in Exhibits A
2 and B of Planning Commission Resolution No. 91-2 is hereby
3 approved by the Mariposa County Board of Supervisors subject to
4 the conditions of development as stated in Exhibit C of Planning
5 Commission Resolution No. 91-2 which are hereby incorporated by
6 reference.

7 BE IT FURTHER RESOLVED that this action of the Board is
8 based upon the findings contained in Exhibit D of Planning
9 Commission Resolution No. 91-2 which are hereby incorporated by
10 reference.

11 PASSED AND ADOPTED by the Mariposa County Board of
12 Supervisors on this 5th day of February, 1991 by the following
13 vote:

14 AYES: Radanovich, Punte, Baggett, Erickson
15 NOES: Taber
16 ABSTAINED: None
17 EXCUSED: None

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19 _____
20 GEORGE P. RADANOVICH, Chairman
Mariposa County Board of Supervisors

21 ATTEST:

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23 _____
MARGIE WILLIAMS
Clerk of the Board

24 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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26 _____
JEFFREY G. GREEN
County Counsel

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1 MARIPOSA COUNTY PLANNING COMMISSION

2 RESOLUTION NO. 91-2

3 A RESOLUTION RECOMMENDING APPROVAL OF COMMERCIAL-INDUSTRIAL-
4 MANUFACTURING PLAN NO. 90-3; YOSEMITE MOTELS, APPLICANT

5 WHEREAS, an application for a Commercial-Industrial-
6 Manufacturing (CIM) Plan to remodel and expand the Cedar Lodge
7 motel complex has been submitted to the County; and

8 WHEREAS, the subject property is in the Resort Commercial
9 Zone and approval of the CIM Plan by the Planning Commission
10 and Board of Supervisors is mandated by Chapter 17.84 of County
11 Code.

12 WHEREAS, the Planning Commission is responsible for
13 reviewing the CIM Plan for compliance with the Mariposa County
14 Zoning Ordinance and other applicable County regulations and
15 standards and formulating a recommendation to the Board of
16 Supervisors relative to the approval, conditional approval, or
17 denial of the requested CIM Plan; and

18 WHEREAS, the Board of Supervisors has approved the
19 preliminary adoption of a Negative Declaration for the project
20 and established a public review period; and

21 WHEREAS, the Planning Commission has held a duly noticed
22 public hearing on the matter in accordance with State Law and
23 County Code.

24 NOW THEREFORE BE IT RESOLVED the Planning Commission
25 recommends that the Board of Supervisors adopt a Negative
26 Declaration with mitigation measures for the project and approve
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Commercial-Industrial-Manufacturing Plan No. 90-3 as shown and described in Exhibits A and B with conditions of development as stated in Exhibit C of this resolution.

BE IT FURTHER RESOLVED this recommendation is based upon the findings stated in Exhibit D.

PASSED AND ADOPTED by the Mariposa County Planning Commission on this 18th day of January, 1991 by the following vote:

AYES: Cromell, Eskra, Fall, Hotchkin

NOES: None

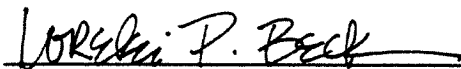
ABSTAINED: None

EXCUSED: None



CHARLES R. FALL, Chairman
Mariposa County Planning Commission

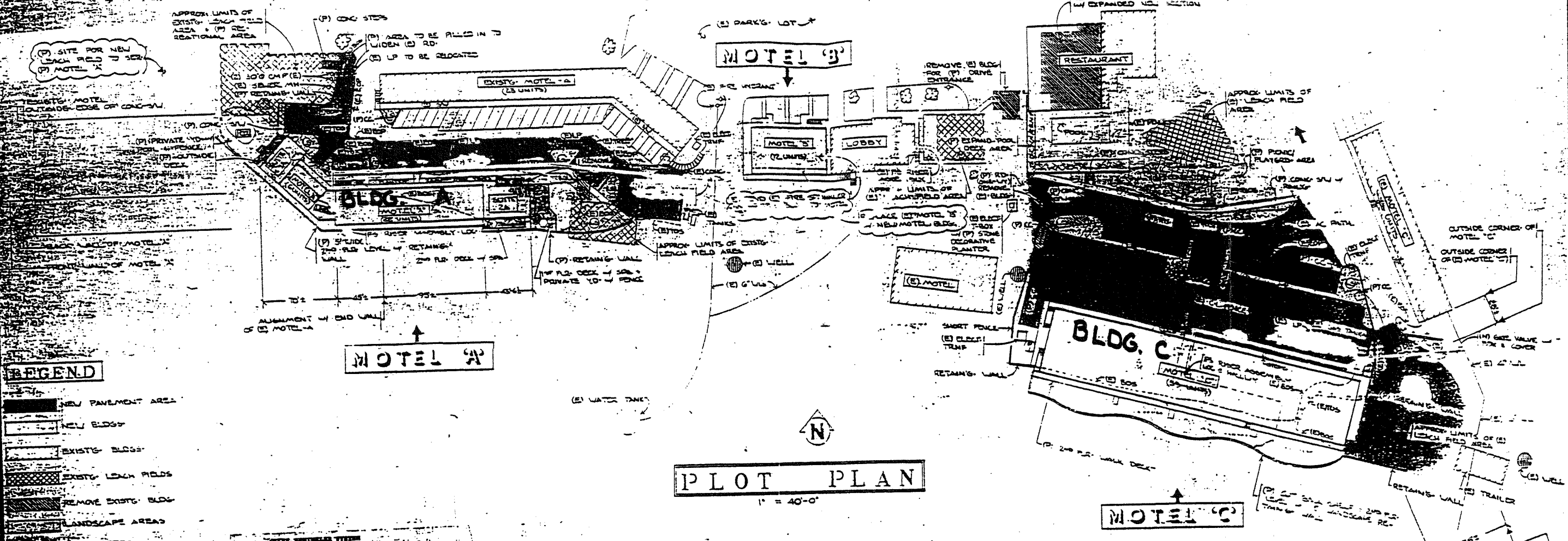
ATTEST:



LORELEI P. BECK, Secretary
Mariposa County Planning Commission

EXHIBIT A

1/4" = 40'-0"



LEGEND

- NEW PAVEMENT AREA
- NEW BLDG.
- EXISTING BLDG.
- EXISTING LEACH FIELDS
- REMOVE EXIST. BLDG.
- LANDSCAPE AREAS
- LANDSCAPE CORES
- RETAINING WALLS
- PROPOSED
- EXISTING
- EDGE OF PAVEMENT
- BOTTOM OF SLOPE
- TOP OF SLOPE
- NEW
- WIRE SPRINKLER LINE
- FIRE SPRINKLER

PLOT PLAN

1" = 40'-0"

- FIRE SPRINKLER SYSTEM**
1. Main fire sprinkler lines (FRL) shall be large enough to service each building.
 2. The building sprinkler systems shall be designed and installed in accordance with the latest standards of the National Fire Protection Association (NFPA No. 13) and shall meet the approval of the California State Fire Marshal Office.
 3. Prior to any fabrication of the sprinkler systems, the fire sprinkler design company shall submit Item (4) complete sprinkler system plans to the owner's engineer for distribution to the California State Fire Marshal Office for their review and approval. Submit sprinkler plans to the following address:
 FIRE SPRINKLER DESIGN COMPANY
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, California 90210-2990
 (310) 921-9930
 4. The fire sprinkler design company shall be responsible for the design, fabrication, and installation of the sprinkler systems. The design company shall also be responsible for the design, fabrication, and installation of the piping, valves, and fittings. The design company shall also be responsible for the design, fabrication, and installation of the water storage tanks.
 5. The fire sprinkler design company shall be responsible for the design, fabrication, and installation of the water storage tanks. The design company shall also be responsible for the design, fabrication, and installation of the piping, valves, and fittings.
 6. The fire sprinkler design company shall be responsible for the design, fabrication, and installation of the water storage tanks. The design company shall also be responsible for the design, fabrication, and installation of the piping, valves, and fittings.
 7. The fire sprinkler design company shall be responsible for the design, fabrication, and installation of the water storage tanks. The design company shall also be responsible for the design, fabrication, and installation of the piping, valves, and fittings.
 8. The fire sprinkler design company shall be responsible for the design, fabrication, and installation of the water storage tanks. The design company shall also be responsible for the design, fabrication, and installation of the piping, valves, and fittings.
 9. The fire sprinkler design company shall be responsible for the design, fabrication, and installation of the water storage tanks. The design company shall also be responsible for the design, fabrication, and installation of the piping, valves, and fittings.
 10. The fire sprinkler design company shall be responsible for the design, fabrication, and installation of the water storage tanks. The design company shall also be responsible for the design, fabrication, and installation of the piping, valves, and fittings.
 11. The fire sprinkler design company shall be responsible for the design, fabrication, and installation of the water storage tanks. The design company shall also be responsible for the design, fabrication, and installation of the piping, valves, and fittings.
 12. Local water pressure varies from a low of 45 psi to a high of 70 psi.
 13. Fire sprinkler lines will be serviced from water storage tanks located on the property.
 14. Each of the three (3) water storage tanks has a capacity of 45,000 gallons.

NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	10/15/78	PRELIMINARY DESIGN	J. W. [unclear]	[unclear]	[unclear]
2	10/20/78	FINAL DESIGN	J. W. [unclear]	[unclear]	[unclear]
3	11/05/78	CONSTRUCTION	J. W. [unclear]	[unclear]	[unclear]

APPROVED FOR THE PROJECT:

OWNER: [unclear]
 ARCHITECT: [unclear]
 ENGINEER: [unclear]

RECEIVED
 SEP 1978
 SPARKS ENGINEERING & ARCHITECTURE
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 671

EXHIBIT B

PROJECT DESCRIPTION

The project is an expansion and reconstruction of the existing Cedar Lodge motel complex which is located on a 26.4 acre parcel. The existing complex consists of several motel buildings with 119 units, a restaurant, an office with gift store, trailer park with nine (9) trailers, and a mobile home. The project proposes:

1. The removal of nine (9) travel trailers utilized for employee housing, six (6) lodging buildings containing 20 units, and one mobile.
2. The remodeling and reconstruction of the restaurant building to add 200 square feet of restaurant seating area and nine (9) apartment units for employee housing.
3. The construction of parking areas and five (5) motel buildings containing 102 units and 3,000 square feet of conference facilities.
4. The construction of a single family residence.
5. The expansion of the septic system to treat effluent from the additional development.

The travel trailers, 20 motel units, and mobile home will be replaced upon their removal. Additional development beyond what is existing now will be 82 motel units, 3,000 square feet of conference facilities, and 200 square feet of restaurant seating area.

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EXHIBIT C

CONDITIONS OF DEVELOPMENT

- 1) The Commercial-Industrial-Manufacturing Plan is approved for the construction and operation of a motel complex consisting of motel units, restaurant, conference facilities, and employee housing as shown and described in the approved site plan (Exhibit A) and project description (Exhibit B) on file in the Planning Department on the 26.4 acre project site (APN 06-060-02). Minor modifications to the site plan and project description that do not increase the number of motel and residential units or increase the overall building size of an individual building by 10% or more may be approved by the Planning Director based upon a finding that the modification substantially conforms with the approved site plan and project description.
- 2) The travel trailers shall be removed from the project site prior to issuance of certificates of occupancy (temporary or permanent) to the apartment units.
- 3) All grading shall be done in accordance with the County Grading Ordinance (Chapter 15.28 County Code). An engineered grading plan shall be prepared and approved by the Public Works Director in accordance with Section 15.28.060.C.2 prior to the issuance of building permits to Buildings A and C. The engineered grading plan shall contain a storm drainage plan as contained in Section 15.28.110.D and an erosion control plan as contained in Section 15.28.120.

Provisions shall be developed and approved by the Public Works Director to control airborne particulate matter generated by grading. These provisions shall be incorporated into the grading permit. Provisions shall also be developed and approved by the Public Works Director and the Planning Director for one or both of the following:

- i. The excess fill shall be removed and transported off the project site. The disposal of the fill on the receiving property shall comply with all applicable Federal, State, and County laws and regulations.
- ii. The excess fill shall be stored on the project site in accordance with the Grading Ordinance. Erosion control measures shall be implemented to protect the fill from water and wind erosion.

These provisions shall be incorporated into the grading permit.

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All grading and construction delineated in the approved grading permit shall be completed and approved by the Public Works Director prior to issuance of certificates of occupancy (temporary or permanent) to Buildings A and C.

4) The septic systems and leach fields shall comply with all applicable standards of the County and State and shall be approved and permitted by the County Sanitarian prior to the issuance of certificates of occupancy (temporary or permanent) for any structures of the project, including replacement structures and additions. The County Sanitarian may grant separate septic approval for each individual structure.

5) The private water system shall comply with all applicable standards of the County and State and shall be approved and permitted by the Department of Health Services prior to the issuance of certificates of occupancy (temporary or permanent) for any structures of the project, including replacement structures and additions. Evidence of such approval by the Department of Health Services shall be submitted to the Planning Director.

6) Fire protection devices as required by the State Fire Marshal's Office shall be installed in all new structures including the addition to the restaurant building. These improvements shall be installed prior to the issuance of a certificate of occupancy (temporary or permanent) for the individual building. The existing and proposed swimming pools shall be fitted with a bottom drain pipe suction accessible to fire protection vehicles or shall be constructed in such a manner to allow a fire protection vehicle to access the swimming pool by a gate opening and access drive to permit drafting of the pool. The drain pipe or access shall be approved by the County Fire Warden. This requirement shall be met prior to issuance of certificates of occupancy (temporary or permanent) to Buildings A and C.

One full fire hydrant shall be installed at the east end of Building C. The hydrant shall meet the standards set forth in the Mariposa County Improvement Standards (Drawing W-2) and shall be approved by the County Fire Warden. The fire hydrant shall be installed prior to issuance of a certificate of occupancy (temporary or permanent) to Buildings A and C.

7) Prior to grading and construction and the issuance of building permits, a final parking plan delineating the final parking layout shall be submitted to and approved by the Planning Director. The parking plan shall comply with the

1 parking standards and design criteria of Section 17.88.040.C
2 of the Zoning Ordinance. In addition, the parking area
3 shall provide a minimum of 105 parking spaces, and the
4 parking area and driveway aisles shall be constructed in
5 accordance with the County Improvement Standards and
6 surfaced with a minimum of 2" of Asphalt/Concrete material.
7 The parking area and driveway aisles shall be approved by
8 the Public Works Director for compliance with the approved
9 site plan and parking plan and County Improvement Standards
10 prior to issuance of certificates of occupancy (temporary or
11 permanent) to Buildings A and C.

- 12 8) Prior to grading and construction and the issuance of
13 building permits, a landscaping plan shall be submitted to
14 and approved by the Planning Director. The landscaping plan
15 shall delineate the following: (a) a landscape screen/buffer
16 between the buildings, driveway aisles, and parking areas of
17 the project and the adjacent residential uses; (b)
18 intervening landscaping between parking spaces. The
19 landscaping shall ensure compliance of the parking area with
20 Section 17.88.040.C of the Zoning Ordinance and shall
21 provide an effective visual screen between the project and
22 the adjacent residential uses. All landscaping as shown on
23 the approved landscaping plan shall be installed and in
24 place prior to the issuance of certificates of occupancy
25 (temporary and permanent) to Buildings A and C.
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EXHIBIT D

FINDINGS OF APPROVAL

- 1) The proposed project is located in the Commercial-Resort Land Use established by the Mariposa County General Plan and has been reviewed relative to the goals, policies, and standards established by the General Plan. The project, upon compliance with the required conditions of development, is found to support, accomplish, or have no effect on the goals, policies, and standards of the General Plan as a whole, and will not obstruct the achievement of the General Plan's purpose. This finding is made in accordance with Section 2.600 et. seq. of the General Plan.
- 2) The project, upon compliance with the required conditions of development, complies with all standards of the Mariposa County Zoning Ordinance. The Board of Supervisors has determined that this project will not have a significant effect on the environment and has adopted a Negative Declaration based upon the mitigation measures identified in the Initial Study and incorporated into the project design.