MARIPOSA COUNTY RESOLUTION NO. 91-51

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

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

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

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

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

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

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

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

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

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

AYES: Radanovich, Punte, Baggett, Erickson

NOES: Taber

ABSTAINED: None

EXCUSED: None

GEORGE P. RADANOVICH, Chairman
Mariposa County Board of Supervisors

ATTEST:

MARGIE WILLIAMS
Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY G. GREEN
County Counsel
MARIPOSA COUNTY PLANNING COMMISSION

RESOLUTION NO. 91-2

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

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED the Planning Commission
recommends that the Board of Supervisors adopt a Negative
Declaration with mitigation measures for the project and approve
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

[Signature]

CHARLES R. FALL, Chairman
Mariposa County Planning Commission

ATTEST:

[Signature]

LORELEI P. BECK, Secretary
Mariposa County Planning Commission
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.
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.
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
parking standards and design criteria of Section 17.88.040.C of the Zoning Ordinance. In addition, the parking area shall provide a minimum of 105 parking spaces, and the parking area and driveway aisles shall be constructed in accordance with the County Improvement Standards and surfaced with a minimum of 2" of Asphalt/Concrete material. The parking area and driveway aisles shall be approved by the Public Works Director for compliance with the approved site plan and parking plan and County Improvement Standards prior to issuance of certificates of occupancy (temporary or permanent) to Buildings A and C.

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