

1 MARIPOSA COUNTY ORDINANCE NO. 799

2 (Not to be Codified)

3 AN ORDINANCE AMENDING THE MARIPOSA COUNTY ZONING MAP AND
4 ADOPTING PLANNED RESIDENTIAL DEVELOPMENT NO. 90-1 FOR OAK
5 MEADOWS ESTATE MOBILE HOME PARK IN THE CATHEYS VALLEY AREA

6 WHEREAS, Mariposa County has received a request for an
7 amendment to the Mariposa County Zoning Map and a planned
8 residential development for a mobile home park; and

9 WHEREAS, environmental review has been conducted on the
10 amendment and planned residential development in accordance with
11 the California Environmental Quality Act and the Mariposa County
12 Environmental Review Policies and Procedures adopted pursuant
13 thereto, and a Negative Declaration has been adopted for the
14 project; and

15 WHEREAS, the Mariposa County Planning Commission and Board
16 of Supervisors have held duly noticed public hearings on the
17 amendment and planned residential development in accordance with
18 State Law and County Code; and

19 WHEREAS, the Mariposa County Planning Commission has
20 recommended approval of the amendment and planned residential
21 development; and

22 NOW THEREFORE the Mariposa County Board of Supervisors does
23 hereby ordain as follows:

24 SECTION I

25 The properties described in Exhibit A attached hereto are
26 hereby zoned Rural Residential (RR) as provided by Chapter 17.16
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1 of Mariposa County Code.

2 SECTION II

3 There is hereby created within Mariposa County a planned
4 residential development pursuant to Section 17.108.100 of the
5 Mariposa County Code to be known as Planned Residential
6 Development (PRD) No. 90-1 with boundaries as described in
7 Exhibit A attached hereto. PRD No. 90-1 shall be governed and
8 regulated by the conditions of development and site plan set
9 forth in Exhibit B attached hereto and all applicable standards
10 and regulations of Title 17 of the Mariposa County Code.

11 SECTION III

12 The Board of Supervisors hereby finds that the zoning
13 amendment and planned residential development are consistent
14 with the Mariposa County General Plan and hereby adopts the
15 Findings of Fact of the Mariposa County Planning Commission set
16 forth in Planning Commission Resolution No. 90-19.

17 SECTION IV

18 The Official Zoning Map of Mariposa County shall be
19 modified to reflect that the properties described in Exhibit A
20 are located in the zone district specified in Section I and
21 the planned residential development specified in Section II.

22 SECTION V

23 This ordinance shall become effective thirty (30) days
24 after final passage pursuant to Government Code Section 25123.

25 PASSED AND ADOPTED by the Mariposa County Board of
26 Supervisors on this 2nd day of April , 1991 by the
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following vote:

AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH

NOES: TABER

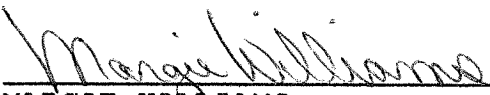
ABSTAINED: NONE

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

EXHIBIT A

Zoning Amendment No. 88-2

The real property located within the County of Mariposa described as follows:

All that portion of that Parcel as shown on that Record of Survey Map No. 1397 for Randy Randolph, Mariposa County Records; situated in the North 1/2 of the Southeast 1/4 of Section 35, T.5.S, R.17.E, M.D.B.&M., Mariposa County, California described as follows:

Beginning on the west line of aforesaid Randy Randolph Parcel that is S.01 16'59"E. 370.72 feet from the northwest corner of said Randy Randolph Parcel; thence N.89 46'54"E. 622.87 feet; thence N.14 20'40"E. 158.02 feet; thence N.89 48'04"E. 70.00 feet to a point on the west line of California State Highway 140; thence southerly along a non-tangent curve having a radiul bearing of N.85 09'29"E. through a delta of 00 22'32" an arc distance of 9.50 feet; thence S.5 13'03"E. 172.85 feet; thence along a curve to the right concave to the northwest having a radius of 1450 feet through a delta of 23 15'29" an arc distance of 588.59 feet; thence leaving said west line of Highway 140 S.89 32'58"W. 669.24 feet to a point on said west line of Randy Randolph Parcel; thence N.1 16'59"W. 612.22 feet to the point of beginning.

Containing 10.56 acres

1 EXHIBIT B

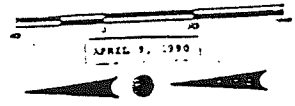
2 CONDITIONS OF DEVELOPMENT

- 3
- 4 1. The project shall be developed in accordance with the
- 5 approved site plan and conditions of development. Minor
- 6 modifications to the location and dimensions of the mobile
- 7 home spaces may be approved by the Planning Director, and
- 8 additional accessory buildings may be permitted subject to
- 9 the approval of the Planning Director. All conditions of
- 10 development shall be complied with prior to occupancy of any
- 11 additional spaces and shall be applicable for the life of
- 12 the project. Non-compliance with the approved site plan or
- 13 any of the approved conditions of development shall be
- 14 considered a violation of the conditions of approval of the
- 15 planned residential development and the County Zoning
- 16 Ordinance.
- 17 2. The water system shall comply with all requirements of the
- 18 County Health Department and the State regarding quantity,
- 19 quality, storage, and distribution.
- 20 3. The fire protection water system including water storage,
- 21 distribution lines, and fire hydrant shall be maintained to
- 22 provide adequate fire protection as determined by the County
- 23 Fire Warden.
- 24 4. The project shall be approved by the County Health Officer
- 25 for disposal of septic waste in accordance with the County
- 26 Health Code. It shall be demonstrated to the approval of
- 27 the County Health Officer that the existing septic system
- 28 for the mobile home park can adequately accommodate three
- additional mobile home spaces or a new septic system will be
- required.
5. The encroachment onto State Highway 140 shall be improved to
- comply with CalTrans standards and shall be approved by
- CalTrans. A CalTrans encroachment permit shall be required.
6. The driveways from State Highway 140 to each mobile home
- space (existing and proposed) shall be improved to a Rural
- Class IIC standard with an oil surface type. The required
- road improvements shall be completed in accordance with the
- Road Improvement and Circulation Policy and the County
- Improvement Standards and be approved by the Public Works
- Director. The driveways shall be maintained so that the
- driveways meet the Rural Class IIC standard at all times in
- a manner and method approved by the Public Works Director.

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7. The area designated as open space on the approved site plan shall not be developed with structural uses other than agriculture or recreational accessory buildings. Uses permitted in the open space are contained in Section 17.108.100.L of the County Zoning Ordinance. The open space area shall be maintained as open space for the life of the project.
8. A fence not exceeding six (6) feet in height shall be erected along the western property line to prevent trespassing on adjacent properties. The height, material, and type of fence shall be approved by the Planning Director.
9. All solid waste on the project site shall be stored in screened trash receptacles. The number, location, and method of screening of trash receptacles shall be approved by the Planning Director. The solid waste shall be removed on a weekly basis. No more than 200 square feet of junk materials shall be stored on the project site.
10. Two (2) parking spaces with dimensions of 10'x 20' shall be provided for each mobile home space. The location of the parking spaces shall be approved by the Planning Director.
11. The six recreational vehicle spaces designated on the approved site plan shall be allowed to remain and continue to operate subject to compliance with Use Permit No. 102 and all applicable County and State regulations. The swimming pool shall be repaired and restored to accommodate its use as a pool or be removed from the project site. The repair or removal of the pool shall be completed prior to occupancy of any additional mobile home spaces and shall be approved by the Planning Director.

THE SEC. 174 OF SECTION 22
T.22N. R.10E. S.11E. MARIPOSA COUNTY, CA.
TOTAL AREA 21.51 ACRES
APN 011-31-3-021-0



APRIL 9, 1990
FRANK JESTINEAR, 011-313-1590
OAK PARK ESTATES
3131 HWY. 110
CATREYS VALLEY, CA

REVISED

