

MARIPOSA COUNTY RESOLUTION NO. 93-592

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A RESOLUTION APPROVING A COMMERCIAL-INDUSTRIAL-
MANUFACTURING PLAN IN CONJUNCTION WITH ZONING AMENDMENT
NO. 93-4, JOHN R. TAVIS FAMILY LIMITED PARTNERSHIP, APPLICANT.

WHEREAS, the County has received a request for a zoning amendment and an appurtenant Commercial-Industrial-Manufacturing Plan for the property occupied by the Tavis Corporation, and

WHEREAS, the Mariposa County Zoning Code (Section 17.84) establishes the rules and procedures for the processing of a CIM Plan which requires review and public hearings by the Planning Commission and the Board of Supervisors, and

WHEREAS, Section 17.84.030 allows a plan to be approved by resolution of the Board of Supervisors, and

WHEREAS, the Planning Commission and Board of Supervisors have held duly noticed public hearings on the CIM Plan in accordance with State law and County Code, and

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

NOW THEREFORE, the Mariposa County Board of Supervisors resolves as follows:

1. A negative declaration for the CIM Plan is appropriate based upon the initial study as originally prepared by the Planning Department. The modifications recommended by the Planning Commission are not necessary based upon new

1 information presented to the Board of Supervisors that was not
2 available for the Planning Commission deliberation.

3 2. The Commercial-Industrial-Manufacturing Plan is
4 approved subject to the following conditions:

5 A. The project shall comply with all applicable
6 Federal, State, and County regulations and the
7 conditions of development. Non-compliance with any
8 applicable regulations or conditions of development
9 shall be considered a violation of the approved
10 Commercial-Industrial-Manufacturing Plan and the
11 County Zoning Ordinance.

12 B. The Commercial-Industrial-Manufacturing Plan
13 is approved for the construction of 15,000 square feet
14 of light industrial building space in addition to the
15 existing industrial and residential development as
16 shown on the approved plan. The 69 acre project site
17 consists of 4 parcels (APN's 14-380-25, 26, 27 and
18 48). Development of these parcels shall only occur as
19 identified on the approved CIM Plan (Exhibit 1 and 2).
20 Minor modifications to the plan may be approved by the
21 Planning Director provided the overall building size
22 is not increased by greater than 10% and a finding is
23 made that the modification substantially conforms with
24 the CIM Plan.

25 C. The septic system and leach field shall
26 comply with all applicable standards of the County and
27 State and shall be approved and permitted by the
28 County Sanitarian prior to the issuance of

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certificates of occupancy for the new industrial buildings. The septic system shall only be used for the disposal of domestic waste.

D. All grading shall be conducted in accordance with the County Grading Ordinance.

E. The private water system shall comply with all applicable standards and be approved by the Department of Health Services prior to the issuance of certificates of occupancy for the new industrial buildings. Evidence of such approval by the Department of Health Services shall be submitted to the Planning Director.

F. Prior to expansion by constructing additional building area, the applicant shall be required to contact Caltrans and obtain a determination of whether or not improvements to the Highway 49 South encroachment are necessary. A written determination from Caltrans shall be required prior to a building permit application being considered complete for new industrial building construction on the site. If improvements are required, the improvements shall be completed prior to the issuance of a Certificate of Occupancy. (Section 17.08.150 of County Code)

G. Prior to issuance of a grading or construction permit for industrial expansion, a parking plan shall be provided and approved by the Planning Director. The purpose of this review is to

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ensure that the applicable standards and mitigation measures are complied with. All primary access roads serving the parking areas shall be paved and have a minimum width of 20 feet. A minimum of 1 parking space per 800 sq. ft. of industrial building area shall be provided for the expansion areas.

Landscaping within the parking areas shall be provided where required in accordance with Section 17.88.040 of County Code.

H. The following mitigation measures are conditions of the CIM Plan. In the instance of conflict between the CIM Plan Text (Exhibit 2) and the mitigation measures, the mitigation measures shall govern.

1. Dust Mitigation - Watering of exposed soils shall occur if dust generation is a problem during earthmoving and construction on the site. The access roads serving the new parking lot areas shall be paved to reduce fugitive dust to an insignificant level. The surfacing of the access roads shall be reviewed and approved by the Planning and Building Department as construction occurs.

2. Noise Mitigation -
i. All manufacturing and assembly activities shall occur within a building.

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ii. Noise generated by industrial uses occurring within the property shall not exceed 60 dB (CNEL) at any exterior boundary of the zone.

3. Light and Glare Mitigation - All exterior lighting within the project site shall be designed and constructed to direct light downward so that off-site properties are not illuminated. This mitigation measure shall be incorporated into the development plan standards and enforced by the Planning Department.


BE IT FINALLY RESOLVED that the Board of Supervisors incorporates herein the findings contained in the staff report for this CIM Plan dated 10/12/93 on file in the Planning and Building Department. This action becomes effective January 6, 1994.

PASSED AND ADOPTED this 23rd day of November, 1993 by the following vote:

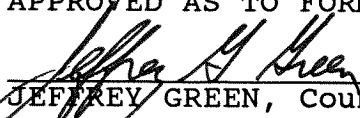
- AYES: Baggett, Balmain, Erickson, Parker, Taber
- NOES: None
- ABSTAINED: None
- EXCUSED: None



 ERIC J. ERICKSON, Chairman
 Mariposa County Board of Supervisors

ATTEST:


 MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY


 JEFFREY GREEN, County Counsel

EXHIBIT 1

**TAVIS INDUSTRIAL PARK
Proposed Development Plan**

The project site is located approximately 1.5 miles east of the community of Bootjack and approximately .3 miles north of the passing lane on Highway 49 south. The driveway intersects Highway 49 south almost directly across from Streeter Mountain Road.

The site contains 69.3 acres and is reached via a paved, twenty-foot wide, two lane drive from Highway 49. The site is the location of the Tavis Corp., manufacturers of transducers used in military and civilian applications. The Corp. employs fifty five people at this time.

Neighboring parcels range from 5 acres up to 240 acres in size. The zoning is Mountain Home, 5 acre minimum parcel size.

Due to the hilly terrain the project site is well concealed from neighbors. All work is done inside which eliminates noise from being a nuisance to the neighborhood. Any other business locating on the site in the future would have to be conducted in a similar manner to prevent negative impacts on the area.

The applicant seeks approval of the zoning change on the 69.3 acres with Phase 1 to be developed first and additional phases in the future.

The applicant requests a three-year completion date with possible extensions from the date of approval for Phase 1. Additional phase plans will be submitted to the proper governmental agencies for approval upon future needs.

PHASE 1

Phase 1 will consist of construction of one 10,000 to 15,000 sq. ft. building and parking as required by the Planning Department.

Water System

There are two drilled wells which provide water for potable use and fire suppression. Neither well has a well log. However, one was rated at 125 gallons per minute by the driller and its pump is set at 10 gpm. The other well has its pump set at 14 gpm. No problems have been encountered with either well.

Water requirements are 35 to 40 gallons per person, per day. At the present time total needs are 1750 to 2000 gallons per day. The wells can pump in excess of 34,000 gallons per day, more than enough to serve the additional needs created by Phase 1.

For fire suppression water is pumped into three 15,000 gallon storage tanks (total of 45,000 gallons) for the Tavis Corp. buildings. There is a fire hydrant almost equa-distant from all the buildings of the corp. In addition there are fire hoses connected to the fire suppression water line in strategic places on the buildings. A

second fire hydrant is located along the drive nearer the Tavis home but still available to fire fighters for a fire at the corp. buildings.

The gravity flow of the water in the fire suppression water line was measured at the fire hydrant at 750 gpm and at the fire hoses on the buildings at 15 to 20 gpm.

Roads

Traffic enters and leaves the project site by means of a paved two-lane road, twenty feet wide and .3 miles long. There are two cattle guards on the road which are nineteen feet wide. There is one speed bump located near the Tavis home and another at the corp. buildings.

A Mariposa County Road Department traffic count done in June, 1991, shows an average of 202 vehicle trips per day, Monday through Friday. One hundred ten (110) of those trips are made by the employees going to and going home from work. The remaining ninety two (92) trips per day are made by the Tavis's, company personnel, deliveries and pickups, and visitors. Ninety two trips during an eight hour day is an average of twelve trips per hour, or one trip every five minutes.

Current usage of the site shows approximately one employee per 600 square feet of building space. The applicant estimates Phase 1 will create an increase of about thirty two employees.

Sewage Systems

The existing sewage treatment method is a series of septic tanks and leach fields which are all connected by pipes and valves. The engineered system was designed to serve an additional one hundred employees compared to the number working on site at the time it was designed.

As the system is not being fully utilized its excess capacity may be used as reserve in the future. The applicant proposes a new sewage treatment system for Phase 1 and future Phases, subject to the prior approval of the Health Department and current state and county standards at the time of filing for the building permits for each phase. Future Phases will ultimately share a similar system.

Building Sites and Parking Areas

All building sites and parking areas have been selected to retain the existing trees in so far as possible. Few trees will be removed so that the general appearance of the area will still be scenic and natural.

Development and Improvement Standards

The following standards will apply to the development and improvements of the Tavis Industrial Park:

1. Buildings will be designed to blend into the background as much as possible. Only earth tones will be used for external finish.
2. Building height shall be in conformance with Title 17 within the Industrial Park. (This does not apply to radio or communication towers, power transmission towers or similar utility structures.)
3. Minimum set-backs from exterior property lines for all buildings in Phase 1 and future Phases will be 100 feet.
4. Minimum open space shall be 60% of the gross project area. No area that is to be developed or improved with parking area, streets, driveways, carports or any covered structure shall be considered an open space area. Open space areas shall include unimproved land, landscaped areas, improved recreation areas and water surfaces, in any, all within the development. Sewer systems may use the open space areas.
5. Minimum distance between structures within the Park shall be 12 feet.
6. Lighting within the Park will be done as needed for security and safety. No interior lighting will be allowed to shine onto another parcel or another building not in the Park.
7. All development within the Park will access Highway 49 by way of the existing paved, two-lane road, and will not have separate roads to Highway 49.
8. Signs, if any, will be constructed and placed in compliance with Planning Department and Zoning Ordinance regulations. This includes both on and off-site signs.
9. Parking areas will be constructed to Planning Department standards, and will be approved by the Planning Director. All parking areas will be graded for proper drainage and rocked and rolled. Some may be paved with either concrete or with asphalt. Walking surfaces will be the same. This is in line with the current practice at Tavis Corp. The Phase 1 site is currently being used for parking. This not only provides parking but helps to prepare the site for building through constant rolling and compacting of the surface.
10. Of the primary uses allowed in Title 17, Section 17.100.020, development standards for Tavis Industrial Park shall allow the following primary uses and any other activities allowed by the zoning:
 - c. Ceramic products;
 - d. Sign Manufacturing;
 - e. Electrical parts and components, manufacture and assembly;
 - f. Engine rebuilding and assembly;

- i. Machine shops and sheet metal shops excluding drop hammers and foundries;
- l. Assembly of articles or merchandise from these previously prepared materials: canvas, cellophane, glass, plaster, plastics or synthetics;
- m. Radio, television and other communication storage, assembly, repair and wholesale;
- n. Rubber and metal stamps;
- p. Other similar manufacturing, processing, treatment or assembly activities as determined by the Planning Commission;
- s. Laboratories;
- v. Fabrication of products from finished rubber;
- w. Assembly of electric and electronic equipment;
- x. Wholesaling and warehousing;
- y. Printing and publishing;
- bb. Public utility facilities and maintenance yards and other public facilities.

Accessory Uses: Research and development facilities and all accessory uses listed in CG-1, Section 17.88.020(B) (2).

Conditional Uses: None

- 11. Water recharge will be achieved by constructing two-story buildings and leaving adequate open space. Roofs, roads, paths and parking lots for Phase 1 and future Phases will cover only a small fraction of the total area, far less than the 60% allowed by Title 17.
- 12. Parking areas, buildings, and common areas will be connected by 3' wide foot paths which will be surfaced with either rock, concrete or asphalt.

Activities Standards

All activities within the boundaries of the Park shall meet the following standards:

- 1. Noise levels at any property line shall not exceed 70 dba.
- 2. The handling, storage and use of flammable and explosive materials or products shall conform to the regulations contained in the Fire Suppression Rating Schedule Edition 6-80 for Occupancy Combustibility Classifications.
- 3. No building or structure over 400 sq. ft. in floor area, or any building used for the handling or storage of free-burning to intense-burning materials can be constructed within the Park which would be classified as belonging to construction Class 1 of the Commercial Fire Rating Schedule.
- 4. The handling, storage and use of toxic materials or products shall be subject to the regulations of the State of California and the County of Mariposa.

5. Any condition which results in the creation of odors of such intensity and character as to be detrimental to the health and welfare of the public, or which interferes unreasonably with the comfort of the public, shall be removed, stopped or so modified as to remove the odor.
6. No portion of the property shall be used in such a manner as to create a nuisance to adjacent sites.

Project Phases

The project will be developed in phases: Phase 1 to be completed within three years, with possible extensions, from the date of approval. Additional phase plans will be submitted to the proper governmental agencies for approval upon future needs.

For each phase of the project fire suppression, water, sewage treatment and road requirements will meet the then-current county and/or state standards.

System Maintenance

All water, wastewater and road systems in the Park will be maintained in accordance with Mariposa County Building Department, Mariposa County Health Department and Mariposa County Fire Warden.

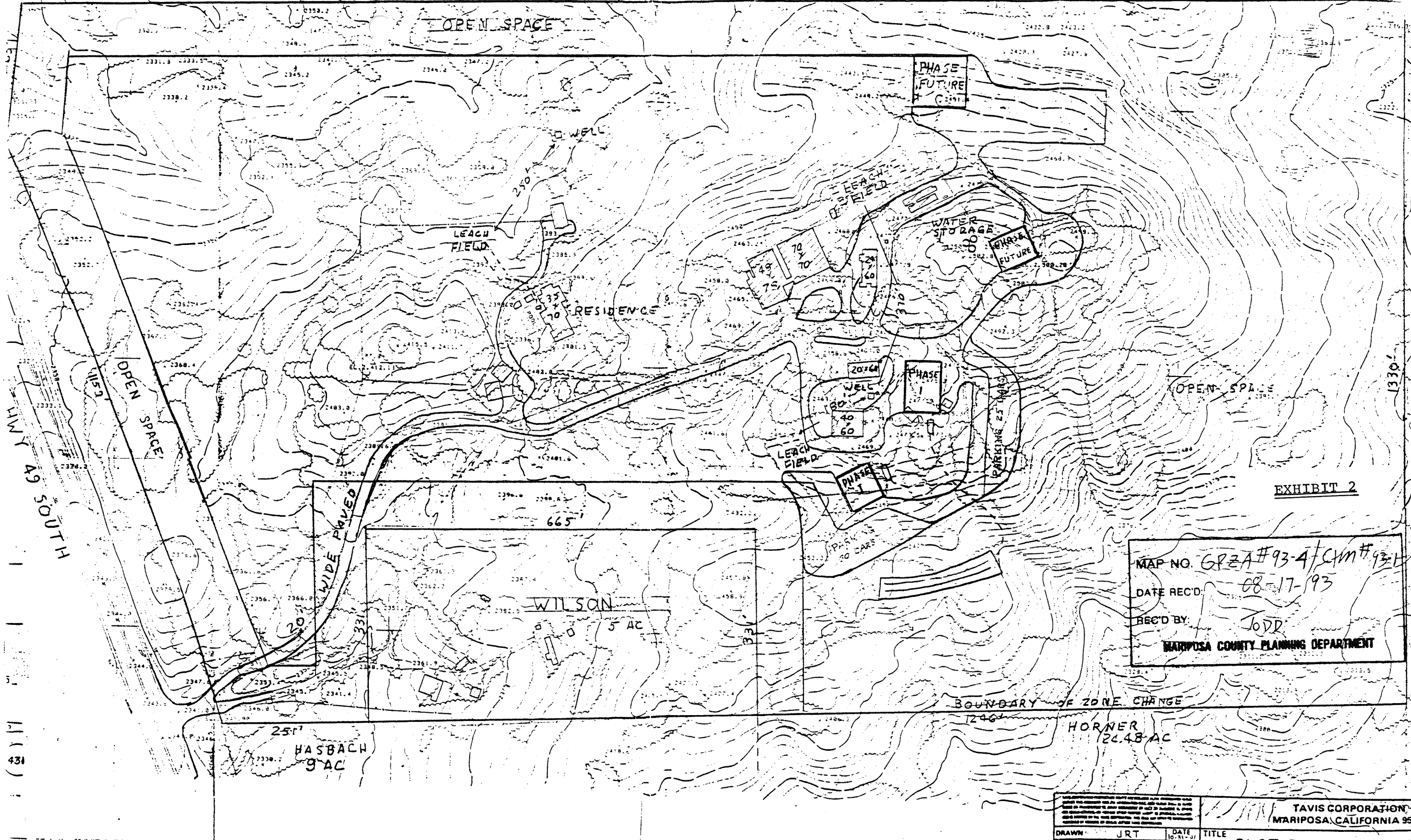


EXHIBIT 2

MAP NO. GRZA#93-4/CM#93-1
 DATE RECD. 08-17-93
 RECD BY. JODD
 MARIPOSA COUNTY PLANNING DEPARTMENT

BOUNDARY OF ZONE CHANGE
 1246'
 HORNER
 24.48 AC

REF DWG: JRT 449



DRAWN: JRT		DATE: 10-21-91	TITLE: PLOT PLAN LAYOUT NEW & EXISTING STRUCTURES	
CHECKED:			DESIGN:	
STRESS:			QUALITY ASSURANCE:	
MANUFACTURING:			SIZE: B	CODE IDENT: 54174
CUSTOMER:			WT GR:	DRAWING NUMBER: JRT 45
		SCALE: 1" = 100'	Government Contract No.	