

MARIPOSA COUNTY ORDINANCE NO. 699

Not to be Codified

AN ORDINANCE ADOPTING A PLANNED DEVELOPMENT ZONE NO. 86-2 FOR THE SOUTH SHORE CLUB AT LAKE DON PEDRO

WHEREAS, pursuant to Mariposa County Code Sections, 17.10.010, et seq., public hearings have been held before the Mariposa County Planning Commission and the Mariposa County Board of Supervisors, with due notice given as required by law;

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

SECTION I

There is hereby created within Mariposa County a Planned Development Zone pursuant to Chapter 17.10.010 of the Mariposa County Code to be known as Planned Development Zone No. 86-2 with boundaries as described in Attachment A, which zone shall be added to the official zoning maps of Mariposa County.

SECTION II

Planned Development Zone 86-2 shall be governed by the standards set forth in Attachment B.

SECTION III

The Board of Supervisors of Mariposa County hereby finds that the Planned Development Zone 86-2 is consistent with the Mariposa County General Plan and hereby adopts the Findings of Fact of the Mariposa County Planning Commission set forth in Resolution No. 87-13, as required by Section 17.10.131 of the Mariposa County Code.

SECTION IV

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

PASSED AND ADOPTED this 8th day of December, 1987 by the Board of
Supervisors of Mariposa County by the following vote:

AYES: BAGGETT, DALTON, RADANOVICH

NOES: ERICKSON

EXCUSED: NONE

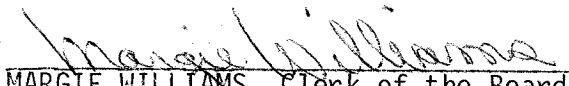
ABSTAINED: NONE

NOT VOTING: TABER



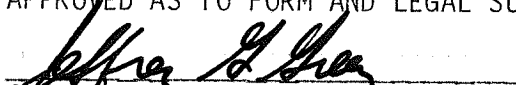
LEROY RADANOVICH, Chairman
Mariposa County Board of Supervisors

ATTEST:



MARGIE WILLIAMS, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



JEFFREY G. GREEN, County Counsel

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ATTACHMENT A

BOUNDARIES OF PLANNED DEVELOPMENT ZONE 86-2

ALL OF THE BELOW DESCRIBED PROPERTY LOCATED WITHIN THE BOUNDARIES OF MARIPOSA COUNTY:

PORTIONS OF SECTIONS 11, 12, 13 AND 14 OF TOWNSHIP 3 SOUTH, RANGE 14 EAST, AND A PORTION OF SECTION 7, TOGETHER WITH PARCEL A AS SHOWN AND DESIGNATED ON THE PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, TUOLUMNE COUNTY, ON OCTOBER 9, 1980 IN VOLUME 15 PAGE 90 OF PARCEL MAPS, BEING A PORTION OF SECTIONS 7 AND 18, BOTH OF TOWNSHIP 3 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTIES OF TUOLUMNE AND MARIPOSA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 12 SOUTH $00^{\circ} 03' 02''$ WEST, 1126.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF BOND'S FLAT ROAD AS SHOWN ON RECORD OF SURVEY 18-94, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF SAID PARCEL A OF PARCEL MAP 15-90; THENCE ALONG SAID SOUTHERLY LINE OF BOND'S FLAT ROAD, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID PARCEL A, THROUGH THE FOLLOWING COURSES: SOUTH $48^{\circ} 16' 22''$ EAST, 342.27 FEET, SOUTH $45^{\circ} 16' 36''$ EAST, 100.23 FEET, SOUTH $47^{\circ} 29' 28''$ EAST, 450.14 FEET, SOUTH $49^{\circ} 21' 34''$ EAST, 500.17 FEET, SOUTH $46^{\circ} 44' 46''$ EAST, 200.03 FEET, SOUTH $49^{\circ} 36' 18''$ EAST, 200.14 FEET, AND SOUTH $48^{\circ} 53' 23''$ EAST, 315.84 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL A; THENCE LEAVING SAID SOUTHERLY LINE OF BOND'S FLAT ROAD ALONG THE BOUNDARY OF SAID PARCEL A SOUTH $41^{\circ} 03' 08''$ WEST, 204.74 FEET TO A POINT ON THE COUNTY BOUNDARY COMMON TO THE COUNTIES OF TUOLUMNE AND MARIPOSA, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL A; THENCE ALONG SAID COUNTY BOUNDARY AND SAID SOUTHERLY LINE THROUGH THE FOLLOWING COURSES: SOUTH $79^{\circ} 09' 24''$ WEST, 133.21 FEET, SOUTH $59^{\circ} 37' 46''$ WEST, 274.68 FEET, SOUTH $83^{\circ} 48' 30''$ WEST, 170.49 FEET, SOUTH $78^{\circ} 41' 50''$ WEST, 327.96 FEET, SOUTH $56^{\circ} 22' 41''$ WEST, 197.67 FEET, SOUTH $78^{\circ} 06' 44''$ WEST, 225.54 FEET, AND NORTH $64^{\circ} 55' 12''$ WEST, 216.34 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 13 WHICH BEARS SOUTH $00^{\circ} 08' 15''$ EAST, 348.91 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE ALONG SAID EASTERLY LINE OF SAID SECTION 13 SOUTH

00°08'15" EAST, 2298.84 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°00'53" WEST, 2608.02 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 13 NORTH 89° 40' 00" WEST, 2631.50 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE NORTH 59° 02' 57" WEST, 996.47 FEET, NORTH 90°00'00" WEST, 600.30 FEET, NORTH 00°00'00" EAST, 360.00 FEET, NORTH 59°02'57" WEST, 4580.71 FEET, NORTH 90°00'00" WEST, 742.04 FEET, NORTH 00°00'00" EAST, 445.00 FEET, NORTH 59°02'59" WEST, 2080.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 14 WHICH BEARS SOUTH, 500.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14; THENCE NORTH, 500.00 FEET TO SAID NORTHWEST CORNER OF SECTION 14; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 11 NORTH 00° 37' 12" WEST, 2637.08 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 11; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID SECTION 11 NORTH 00°21'41" EAST, 2633.09 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 11 NORTH 89°56'52" EAST, 2636.41 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 11 SOUTH 89°55'52" EAST, 1318.90 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 11 SOUTH 89°55'52" EAST, 87.97 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF BOND'S FLAT ROAD; THENCE ALONG SAID SOUTHERLY LINE OF BOND'S FLAT ROAD SOUTH 41°07'08" EAST, 26.62 FEET; THENCE SOUTH 46°50'00" EAST, 100.00 FEET; THENCE SOUTH 52°32'39" EAST, 100.50 FEET; THENCE SOUTH 49°41'57" EAST 100.12 FEET; THENCE SOUTH 46°50'00" EAST 200.00 FEET; THENCE SOUTH 47°35'40" EAST 101.53 FEET; THENCE SOUTH 50°37'33" EAST 102.21 FEET; THENCE SOUTH 53°48'38" EAST 102.21 FEET; THENCE SOUTH 56°51'05" EAST 101.57 FEET; THENCE SOUTH 57°40'00" EAST 200.00 FEET; THENCE SOUTH 51°57'32" EAST 100.50 FEET; THENCE SOUTH 54°49'30" EAST 300.97 FEET; THENCE SOUTH 70°45'51" EAST 29.73 FEET TO A POINT IN THE EAST LINE OF SAID SECTION 11; THENCE CONTINUING SOUTH

70°45'51" EAST 75.23 FEET; THENCE SOUTH 65°45'40" EAST 102.47 FEET; THENCE SOUTH 55°10'57" EAST 56.24 FEET; THENCE SOUTH 72°25'10" EAST 149.94 FEET; THENCE SOUTH 72°31'14" EAST 102.21 FEET; THENCE SOUTH 64°41'18" EAST 104.69 FEET; THENCE SOUTH 77°47'02" EAST 100.57 FEET; THENCE SOUTH 78°58'46" EAST 250.05 FEET; THENCE SOUTH 77°50'00" EAST 294.34 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTH HALF NORTH 89°59'11" EAST, 447.19 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 1 IN DEED TO TURLOCK IRRIGATION DISTRICT, ET AL., BY DEED RECORDED DECEMBER 14, 1970 IN BOOK 317, PAGE 428 OF THE OFFICIAL RECORDS OF TUOLUMNE COUNTY, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF BOND'S FLAT ROAD; THENCE ALONG SAID NORTHERLY LINE OF BOND'S FLAT ROAD SOUTH 77° 49' 00" EAST, 19.29 FEET; THENCE SOUTH 87° 11' 16" EAST, 332.44 FEET; THENCE SOUTH 57° 51' 19" EAST, 188.58 FEET; THENCE SOUTH 65° 51' 09" EAST, 204.59 FEET; THENCE SOUTH 60° 52' 02" EAST, 204.42 FEET; THENCE SOUTH 59° 01' 29" EAST, 102.05 FEET; THENCE SOUTH 54° 57' 27" EAST, 200.10 FEET; THENCE SOUTH 63° 30' 47" EAST, 101.12 FEET; THENCE LEAVING THE NORTHERLY LINE OF BOND'S FLAT ROAD ALONG THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED TO TURLOCK IRRIGATION DISTRICT, ET AL., BY DEED RECORDED SEPTEMBER 5, 1975 IN BOOK 443, PAGE 610, OFFICIAL RECORDS OF TUOLUMNE COUNTY, SOUTH 89° 52' 53" EAST, 589.34 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID TURLOCK IRRIGATION DISTRICT LAND BEING DESCRIBED AS PARCEL 2 OF SAID DEED RECORDED AS BOOK 317, PAGE 428 OF THE OFFICIAL RECORDS OF TUOLUMNE COUNTY; SOUTH 78° 58' 00" EAST, 208.87 FEET; THENCE NORTH 07° 17' 00" WEST, 268.16 FEET; THENCE NORTH 40° 12' 00" WEST, 312.93 FEET; THENCE NORTH 02° 10' 00" WEST, 291.21 FEET; THENCE NORTH 55° 32' 00" WEST, 266.84 FEET; THENCE NORTH 34° 05' 00" WEST, 246.29 FEET; THENCE NORTH 04° 37' 00" EAST, 285.93 FEET; THENCE NORTH 26° 38' 00" EAST, 408.31 FEET; THENCE SOUTH 77° 37' 00" EAST, 447.42 FEET; THENCE SOUTH 32° 29' 15"

EAST, 297.68 FEET; THENCE NORTH $74^{\circ} 54' 00''$ EAST, 123.32 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG SAID EASTERLY LINE SOUTH $00^{\circ} 00' 26''$ EAST, 927.89 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER OF SECTION 12, NORTH $89^{\circ} 59' 12''$ EAST, 1318.07 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE ALONG THE NORTHERLY LINE OF LOT 5 OF SAID SECTION 7 NORTH $85^{\circ} 15' 05''$ EAST, 401.40 FEET TO A POINT ON A LINE WHICH IS 400 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 5; THENCE ALONG SAID PARALLEL LINE SOUTH $00^{\circ} 02' 43''$ WEST, 1331.15 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 5; THENCE ALONG SAID SOUTHERLY LINE SOUTH $85^{\circ} 57' 36''$ WEST, 401.02 FEET TO THE TRUE POINT OF BEGINNING.

ATTACHMENT B

SECTION 1

LAND USE

1.1 OVERVIEW

The project site comprises 2005+ acres. The overall development program by county is illustrated on Page 9 and is broken down into 4 phases. Only Phases 1-3 are subject of this application. Phase 4 is either covered by a Williamson Act contract in Tuolumne County or, for sewer service, drains to the land covered by the contract and therefore, has been included in Phase 4.

The master plan utilizes a cluster approach with the 313 UDI Club units developed as a series of attached groups of units along the ridgeline in Tuolumne County overlooking the lake and golf course. The single-family homes along the golf course and lake views extend into each county and average one-half acre each. The estate lots average approximately 1-3 acres. The majority of the site remains as open space either as golf course, natural woodland and grassland preserve or pasture.

The portion of the project which lies within Mariposa County includes: golf holes numbers 3-8 and 17; 233 residential units on lots ranging, from 20,000 sq. ft. to 7 acres, the wastewater treatment; plant and associated detention ponds and open space. The balance of the development program lies in Tuolumne County.

The master plan defines generally the location and density of uses and infrastructure within the project. The plan does not specifically establish individual parcel dimensions, right-of-way widths or improvement requirements. These specific standards shall be established by the subdivision review(s) for the development.

1.2 MARIPOSA COUNTY LAND USES

The Mariposa County portion of the project comprises four land use areas or lot categories. Uses on these lots are regulated as follows:

A. Residential Lots

1. Permitted Uses

- a. One single family dwelling per lot
- b. One guest house per lot
- c. General recreation uses incidental to the primary use of the lot
- d. Public utility distribution facilities
- e. Accessory uses and structures appurtenant to permitted uses
- f. Temporary real estate sales offices

2. Conditional Uses

- a. One secondary residence per lot.

B. Golf Course Lots

1. Permitted Uses

- a. Golf course and associated accessory uses and structures
- b. Cart paths
- c. Hiking, equestrian and bicycle trails
- d. Private roads
- e. Public utility collection and distribution facilities

2. Conditional Uses

None

C. Open Space Lots

1. Permitted Uses:

The following uses shall be permitted if they are sited as shown on the approved master plan, and shall be subject to Mariposa County Development Standards (relative to parking, setbacks, access requirements, etc.) in effect at the time the use is proposed.

- a. Hiking, equestrian and jogging trails
- b. Camping (temporary structures)
- c. Youth camp (permanent structure)
- d. Equestrian center (including small saddle shop)
- e. Ball field, polo field, and other activity fields
- f. General recreation activities
- g. Grazing of animals (dry and irrigated pasture)
- h. Public utility collection and distribution facilities
- i. Caretaker or Youth Camp Director Residence
- j. Private roads
- k. Boat storage (including mini storage for members)

- l. Picnic areas with shade structures
 - m. Trap and skeet range
 - n. Helipad
 - o. Maintenance facilities
 - p. Kennel
 - q. Waste water treatment plants including detention ponds and spray fields if specifically approved by the Mariposa County Health department and the Regional Water Quality Control Board.
2. Conditional Uses

All uses listed in Section 1.2 C(1) above if not located as approved on the master plan and other uses determined by the Planning Director to be similar to and compatible with the uses listed in Section 1.2 C (1).

D. Street and Road Lots

1. Permitted Uses.
 - a. Streets and roads
 - b. Emergency helipad

2. Conditional Uses

None

All uses not specifically listed in sections A through D above shall be prohibited.

1.3 TUOLUMNE COUNTY LAND USES

The Tuolumne County portion of the project is subject to the uses permitted in the underlying RE2-MX and CK zones and the development agreement.

1.4 MINIMUM LOT SIZE

The minimum lot size in Tuolumne and Mariposa Counties by category of lot is proposed as follows:

Residential Lots

No lot for residential use will be divided or split in two or more lots by transfer or conveyance unless the division is consistent with the approved Specific Plan and the division does not create a parcel of less than 20,000 square feet. Limited exceptions to the 20,000 sq. ft. minimum lot size standard may be approved by the Planning Director and County Surveyor/Engineer based upon a finding that the subject lot(s) comply with the intent of the Specific Plan.

Golf Course Lot

No minimum size.

Open-Space Lot

No minimum size.

Road Lot

No minimum size.

1.5 MINIMUM SETBACKS AND BUILDING HEIGHT

The minimum setbacks in Tuolumne and Mariposa Counties for residential lots are proposed as follows:

- | | |
|-----------------------------------|--|
| 1. 1/2 acre lots to 1.0 acre lots | Front 15'- 0"and minimum of
40' from center line of road.
Sides 6' - 0"
Rear 15' - 0" |
| 2. 1.0 acre to 3.0 acre lots | Front 15'- 0"and minimum of
40' from center line of road.
Sides 6' - 0"
Rear 15' - 0" |
| 3. 3.0 acre and above | Front 15'- 0"and minimum of
40' from center line of road.
Sides 6' - 0"
Rear 15' - 0" |

Covenants, conditions and restrictions of the South Shore Club may limit the setbacks to figures greater than those noted above. However, some of the South Shore Club lots may be undesirable to develop according to more restrictive CC&R standards that may be put in place due to natural terrain; lot configuration or proximity of adjacent structures. In that event, the South Shore Club Architectural review Committee may approve

specific deviations to the CC&R setbacks which it believes to be beneficial to a specific homesite or adjacent homesites. However, in no case will the Architectural review Committee approve setbacks less than those noted above. The CC&R's are being developed and will be submitted for review prior to recordation of the final map for Phase 1.

1.6 BUILDING HEIGHTS

The maximum height of a single-family residential structure will be 35 feet measured from the finished floor of the lowest occupied level of the house to the highest point of the roof.

1.7 ON-SITE PARKING REQUIREMENT

Each residential lot will provide a minimum of three on-site parking spaces. Two of these parking spaces may be in a tandem configuration. Parking for non-residential uses shall be based upon the applicable Mariposa County Development Standards.

1.8 SIGN STANDARDS

Signs on individual lots or South Shore Club lots will be in conformance with the South Shore Club CC&R's and Mariposa County Code.

1.9 FENCING STANDARDS

Fencing on individual lots or South Shore Club lots will be in conformance with the South Shore Club CC&R's and Mariposa County Code.

1.10 MOBILE HOME STANDARDS

Mobile homes are not permitted within the south Shore Club unless they are certified under the National Mobile Home Construction and Safety Standards Act of 1974 and are located on a permanent foundation (as defined by Section 18551 of the California Health and Safety Code. Mobile homes installed within the South Shore Club shall be subject to all development standards contained within the plan and may also be subject to the South Shore Club's CC&R's. Subject to a use permit, a mobile home may be used as a temporary office for real estate sales, for a period not to exceed two years. Subject to a use permit, a mobile home may be used as an office for project administration and construction supervision for a period not to exceed 120 days following substantial completion of construction activities.

SECTION 2 CIRCULATION

Access to the South Shore Club is from Bonds Flat Road in Tuolumne County. The main access point is on the eastern edge of the project site. The second entrance, to be developed in Phase 3, is on the west

portion of the property near Fleming Meadows. Both entrances have been selected to allow the maximum sight distance east and west along Bonds Flat Road. The phasing described below is the anticipated sequence development and may be changed. If changed, it will be subject to the requirements of the Commissioner of the Department of Real Estate and any County requirements related to completion of logical road and utility extensions.

If the Marina phase is built, an underpass is proposed to connect the main Club area south of Bonds Flat Road and the proposed marina site. This will permit traffic to circulate within the community without crossing the highway.

All roads within the South Shore Club are to be private and maintained by the club members/owners. Access road requirements and easement widths will be established based upon County Standards during review of the Subdivision Map(s).

No general street lighting will be provided in the residential area of the South Shore Club.

The pedestrian, bicycle, hiking and golf cart circulation system is illustrated on the Trails System exhibit accompanying the Tentative Map and Development Plan. The golf cart, hiking and bicycle trails will be a minimum of 6 feet wide improved cross section. The equestrian and hiking trail will be a minimum of 5 feet wide unimproved cross section. Specific trail and pathway locations and cross sections will be established during subdivision review.

**SECTION 3
PUBLIC FACILITIES**

The public utilities and services for the South Shore Club will be provided by the following agencies or contractors:

Domestic Water:	Lake Don Pedro Community Service District
Irrigation Water:	Lake Don Pedro Community Services District
Refuse Disposal:	Private Contractor
Schools:	Sonora Union High School District and Mariposa County School District
Fire:	Lake Don Pedro Volunteer Fire Company and California Department of Forestry
Police:	Tuolumne County Sheriff's Department and Mariposa County Sheriff's Department
Sewage Disposal:	Lake Don Pedro Community Services District
On-Site Parks and Open Spaces:	South Shore Club

The power, telephone and cable TV services (if any) will be located underground.

**SECTION 4
IMPLEMENTATION/PHASING**

4.1 MARIPOSA COUNTY

In Mariposa County the South Shore Club is divided into two development phases which correspond to Phase 1 and 2 of the overall project development phasing plan. The other two phases are in Tuolumne County and correspond to Phase 3 and 4 of the overall project development phasing plan. The phasing described below is the anticipated sequence development and may be changed. If changed, it will be subject to the requirements of the Commissioner of the Department of Real Estate and any County requirements related to completion of logical road and utility extensions.

In Mariposa County, Phase 1 consists of Unit 4 with 28 residential lots and 3 road lots, Unit 5 with 23 residential lots and 2 roads, Unit 6 with 14 residential lots and 2 road lots. This totals 65 residential lots and 7 road lots. In addition, Phase 1 consists of 13 UDI Club lots of which 4 are golf course lots, 2 lots for the wastewater treatment plant; 3 road lots and 4 open space lots. The total lots created in Phase 1 in Mariposa County are 85 lots.

Phase 2 consists of Unit 8 with 68 residential lots and 8 road lots, Unit 9 with 11 residential lots and 1 road lot, Unit 10 with 40 residential lots and 4 road lots, Unit 11 with 49 residential lots and 5 road lots. The total Phase 2 comprises 168 residential lots and 18 road lots. No additional Club lots are created in Phase 2.

The anticipated construction sequence is for the following roadways to be built in Phase 1 serving the lots noted above. ⁽¹⁾

- o Hayward Creek Drive
- o Court D
- o Court E
- o Lucky Point Drive (between South Shore Club Drive and Court F)
- o Court F

(1) It should be noted that the South Shore Club Drive and South Shore Drive from South Shore Club Drive to Lucky Point Drive, located in Tuolumne County, will be completed as part of Phase 1 in Tuolumne County.

In addition, McNulty Drive will be graded and improved with road base material between South Shore Drive and the proposed Tuolumne/Mariposa County Line and WTP Service Road, similarly improved.

Utilities to serve Phase 1 will be those necessary to serve the lots noted, and the sewer outfall extension to the site of the wastewater treatment plant. It is anticipated that an interim approach to treating or removing wastewater will be implemented until the time the flows are sufficient to effectively operate the permanent wastewater treatment plant.

Phase 2 construction sequence will include the following roadways serving the lots noted above.

- o McNulty Drive (paved in the area improved with grading and base in Phase 1)
- o Court H through S
- o Dunn Ridge Drive
- o Court T
- o Court U (portion in Mariposa County, temporary cul-de-sac to be provided in Mariposa County)

4.2 TUOLUMNE COUNTY

In Tuolumne County, the project is divided into three development phases which correspond to Phase 1, 3 and 4 of the overall project development phasing plan. (Phase 2 is located in Mariposa County).

In Tuolumne County, Phase 1 consists of 4 UDI Club lots which are for the major club buildings and other facilities, 4 golf course lots, 15 open space lots, 9 road lots and 2 maintenance and utility lots. This totals 34 UDI Club lots.

In addition, Phase 1 consists of Unit 2 with 8 residential lots and 2 road lots, Unit 3 with 25 residential lots and 3 road lots, and Unit 7 with 5 residential lots and 3 road lots. This is a total of 38 residential lots and 8 road lots.

In Tuolumne County, Phase 2 continues development on the UDI Club lots created in Phase 1. Additional residential lots in this phase are located in Mariposa County.

Phase 3 in Tuolumne County consists of Unit 12 with 4 residential lots, Unit 13A with 5 residential lots and 1 road lot, Unit 14 with 25 residential lots and 4 road lots, Unit 15 with 28 residential lots and road lot, Unit 16 with 24 residential lots and 3 road lots, Unit 17 with 21 residential lots and 3 road lots, and Unit 18 with 25 residential lots and 2 road lots. The total Phase 3 comprises 132 residential lots and 14 road lots.

Phase 4 in Tuolumne County is currently either in Williamson Act or drains for wastewater collection to the Williamson Act area. Phase 4, for purposes of this application, is designated as lot number 514. It is the intention of the applicant to further subdivide Lot 514 as indicated when it is no longer covered by a Williamson Act contract. This resubdivision will be the subject of a separate Tentative Map to be submitted at a later date.

4.3 PROJECT LOT PROGRAM BY CATEGORY

The following is the lot program by county and by category of lot:

	<u>Tuolumne County</u>	<u>Mariposa County</u>	<u>Total</u>
Phase 1 - 3			
o UDI Club Lots	47	13	60
o Residential Unit Lots	170	233	403
o Road Lots	22	25	47
o Future Development Lot	<u>1</u>	<u>—</u>	<u>1</u>
<u>TOTAL PHASE 1 - 3</u>	240	271	511

Phase 4 (Future subdivision of Lot 514 in Tuolumne County)

o UDI Club Lots	12	—	12
o Residential Unit Lots	158	—	158
o Road Lots	<u>7</u>	<u>—</u>	<u>7</u>
<u>TOTAL PHASE 4</u>	177	—	177

SECTION 5
SPECIAL DEVELOPMENT STANDARDS

This section contains specific standards necessary to implement the mitigation measures set forth in the Environmental Impact Report for the project.

1. As a condition of construction of Phase One of the project, the exterior project boundaries abutting adjacent private property shall be fenced and signed for no trespassing. Signage shall occur a minimum of every 300 feet along the boundary. Fencing shall be designed to allow free deer movement. All fencing shall be constructed of four-strand barbed wire, with the following specifications: the bottom wire shall be no less than 18 inches above the ground and the top wire no higher than 48 inches above the ground.

2. Prior to approval of any tentative subdivision maps, the applicant shall prepare a management plan for the undeveloped open space areas within the project site for approval by the Planning Director. This plan shall address the following:
 - a. Maximize utilization of open space land within the project for livestock production while maintaining adequate setbacks to protect residential uses and improvements.

- b. Improve existing range quality on the designated grazing areas by use of practices such as rest/rotation grazing, timing of use, seeding and fertilization, irrigation, and prescribed fire.
 - c. Reduce biomass production for the purpose of reducing wildland fire hazard.
 - d. Minimize habitat/food competition with wildlife.
 - e. The approved Management Plan and practices shall be revised on a bi-annual basis consistent with project build-out.
3. A centrally located residential park containing a children's playground, shaded sitting and picnic area and a recreational ballfield shall be provided as part of Phase One of the project. This facility may be located in either Mariposa or Tuolumne County but must be available to all residents within the subdivision. The park facilities shall be owned and maintained by the property owners within the development.
4. A full time private security force shall be established following completion of Phase One of the project, and shall remain in effect for the life of the use. This force shall be financed by the property owners within the project site. Elimination of the private security force shall require negotiation and implementation of mitigation measures with the Mariposa County Sheriff and Board of Supervisors to address the fiscal impact of providing increased law enforcement services to the site.

5. All development on the site shall comply with Mariposa and Tuolumne County Fire Safety Development Standards.
6. The project shall be subject to any mitigation fees imposed by the Mariposa County Unified School District.
7. The project developers and subsequent residential lot owners shall be required to contract with a solid waste contractor for project wide waste collection. Final disposal of solid waste shall take place within the County of origin unless approved by the accepting county.
8. Engineered grading, drainage and erosion control plans shall be required for all construction (except construction of residences on individual lots) on the project site. These plans shall specifically provide for the following:
 - a. All construction shall be based upon designs providing for minimal cuts and fills.
 - b. Specific engineering relative to slope stability shall be performed on all proposed cut slopes over five feet in height.
 - c. Erosion control measures which provide for short term and long term measures to stabilize soils and minimize siltation including specific measures addressing wet season construction, if proposed.

- d. The adequacy of off-site drainage facilities, particularly culverts under the County roads and State highways, to handle the increased runoff associated with the project. Recommendations for improvements to any inadequate facilities shall be provided.
 - e. Retention and/or detention of runoff water where necessary.
9. A phased Tree Management Plan shall be developed and approved by the Planning Director prior to the commencement of site construction. Plan goals shall include:
- a. Minimize the removal, and optimize the vigor and reproduction of healthy blue oaks.
 - b. Establish and maintain water-tolerant, wildlife-value trees and shrubs around the golf course and near ponds.
10. Drainage protection easements shall be established within the residential lots along the significant drainages within the project site. These easements shall be delineated on the subdivision map(s) for the project. These easements are intended to maintain the natural drainage ways for surface water runoff and for wildlife habitat.
11. Construction plans for the project shall be designed to minimize disturbance of perennial and intermittent streams on the site.
12. The CC&R's for the development shall require that all residents, visitors and employees within the project area confine and control their dogs to reduce harrassment of wildlife and livestock. The

developers and property owners shall ensure that the security force enforce this requirement by picking up stray animals and releasing them to the appropriate authority.

13. Exterior construction on the project site shall be limited to the hours of 7:00 a.m. to 5:00 p.m. and shall be prohibited on Sundays and holidays.

ATTACHMENT A

1. **Appurtenant.** "Appurtenant" means incidental or secondary but related to the principal use or structure.
2. **Building.** "Building" means any structure having a roof supported by columns or walls, used or intended to be used for the shelter of or enclosure of persons, animals or property.
3. **Building, accessory.** "Accessory building" means a subordinate building, the use of which is incidental and accessory to a principal use on the same parcel.
4. **Dwelling.** "Dwelling" means any building or portion thereof designed or used as the residence or sleeping place of one or more persons.
5. **Dwelling, single family.** "Single-family dwelling" means one dwelling unit, not attached to any other dwelling unit.
6. **Guesthouse.** "Guesthouse" means a detached building occupied by guests without compensation of any kind as a condition of occupancy and used as sleeping quarters only, without cooking or housekeeping facilities.

7. **Kenel.** "Kenel" means any parcel, structure, enclosure or premises whereupon or wherein are kept five or more dogs, or cats in any combination for more than five weeks in any calendar year, whether such keeping is for pleasure, profit, breeding, or exhibiting.
8. **Mobile home.** "Mobile home" means a manufactured dwelling unit, transportable on its own wheels, designed and equipped to be used with or without a foundation system. Mobile home does not include a recreational vehicle, commercial coach, or factory-built housing, as defined in Section 19971 in the Government Code.
9. **Public utility distribution facility.** "Public utility distribution facility" means that a portion of a utility system owned and operated by a legally authorized agency, organization or associated needed to deliver the particular utility's product to individual customers.
10. **Recreation.** "Recreation means activities intended for amusement or diversion.
11. **Residence, Secondary.** "Secondary Residence" means one additional residential unit attached or detached to the primary dwelling located on a residential lot.
12. **Setback.**"Setback" means the distance from a parcel boundary or property line to the nearest exterior wall of a building.

13. **Setback line.** "Setback line" means the line parallel to a property line at a distance from the property line equal to the yard requirement for buildings at that location.

14. **Sign.** "Sign" means any card, cloth, glass, metal, painted, paper, plastic, wooden or other configuration of any character placed in or on the ground or any tree, wall, bush, rock, fence, pavement, structure, or thing for the purpose of advertising, announcing, declaring, demonstrating, displaying or attracting the attention of the public, and excluding official notices issued by a court or public officer.

15. **Use, Conditional.** "Conditional Use" means uses allowed subject to the approval of a conditional use permit by Mariposa County subject to review and processing requirements contained in Mariposa County Code. Conditional Use Permits may be subject to environmental review requirements and may have conditions applied to them.

16. **Use, Permitted.** "Permitted Use" means the use of a lot which conforms with the regulations established by this title. Such uses are allowed by right subject to the applicable site plan review process established by Mariposa County Code.