

MARIPOSA COUNTY ORDINANCE NO. 644

Not To Be Codified

AN ORDINANCE ADOPTING A PLANNED DEVELOPMENT ZONE
NO. 85-1 FOR A MOBILE HOME PARK IN THE GREELEY
HILL AREA.

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 of the Mariposa County Code to be known as Planned Development Zone No. 85-1 with boundaries as described in Exhibit B attached hereto, and as shown on the map set forth in Exhibit C attached hereto, which zone shall be added to the official zoning maps of Mariposa County.

SECTION II

Planned Development Zone 85-1 shall be governed by the conditions of approval set forth in Exhibit A attached hereto.

SECTION III

The Board of Supervisors of Mariposa County hereby finds that the Planned Development Zone 85-1 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. 85-19, Exhibit D, attached, as required by Section 17.10.030 of the Mariposa County Code.

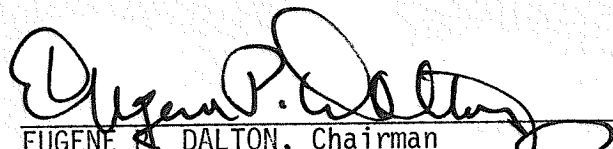
SECTION IV

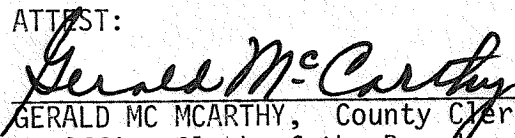
This ordinance shall become effective Thirty (30) days after final passage pursuant to Government Code Section 25123.

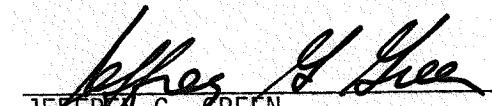
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1 PASSED AND ADOPTED on the 24th Day of September, 1985 by the Mariposa County
2 Board of Supervisors by the following vote:

- 3 AYES: BARRICK, DALTON, ERICKSON, RADANOVICH, TABER
4 NOES: NONE
5 ABSENT: NONE
6 ABSTAINED: NONE

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8 EUGENE R. DALTON, Chairman
Mariposa County Board of Supervisors

9 ATTEST:
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11 GERALD MC MCARTHY, County Clerk and
Ex Officio Clerk of the Board

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13 APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:
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16 JEFFREY G. GREEN
County Counsel

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EXHIBIT A

CONDITIONS OF APPROVAL, PLANNED DEVELOPMENT ZONE NO. 85-1, NORTHGLENN MOBILE HOME PARK

The project is approved in three phases as follows:

PHASE ONE 9 Mobile Home Spaces (7 - 15 on plot plan)

- A. 1. Domestic water system, including source, supply, storage and distribution must be approved by the County Health Department and State Department of Housing and Community Development (H.C.D.) prior to occupancy of any Mobile Home or Recreational Vehicle space within the park. Engineering analysis of the system shall be provided if required by these agencies.
- A. 2. Fire fighting water storage system, as set forth in the site plan (32,000 gallon storage, 3 hydrants), shall be installed and operating in accordance with the specifications of the County Fire Warden prior to occupancy of any mobile home or recreational vehicle space within the park.
- A. 3. A sewage system designed by an engineer and approved by the County Sanitarian and appropriate State agencies shall be installed in accordance with the engineer's specifications prior to occupancy of any mobile home space in the park. The design of the sewage system shall include leach field replacement areas as required by the above agencies. Phasing of the leach field installation may be allowed if approved by the above agencies. Failure of the septic system shall result in a violation of the Planned Development Zone.
- A. 4. Completion of all earthwork on the site shall be based upon an engineered grading drainage and erosion control plan to be provided to the State Department of Housing and Community Development.
- A. 5. A two-lane oiled road (20 ft. minimum width) constructed to the engineered specifications described in A.4. above, shall be available to each mobile home space. An encroachment permit shall be obtained from the County for access to the County Road. The County Engineer shall review and approve the encroachment permit to ensure that the access to the adjacent property to the east is not impaired as well as to ensure safe access to the site. The loop road through the campground area and to the main road shall be improved to the same standard. The overflow parking areas at the westerly end of the southernmost road shall be constructed for Phase One. These areas may have a gravel surface. All roads shall be located as shown on the approved development plan.
- A. 6. Two vehicular parking spaces shall be provided for each mobile home space.
- A. 7. Phase One shall be completed within eighteen (18) months from the effective date of the Zone.

EXHIBIT B

Legal Description

Planned Development Zone 85-1

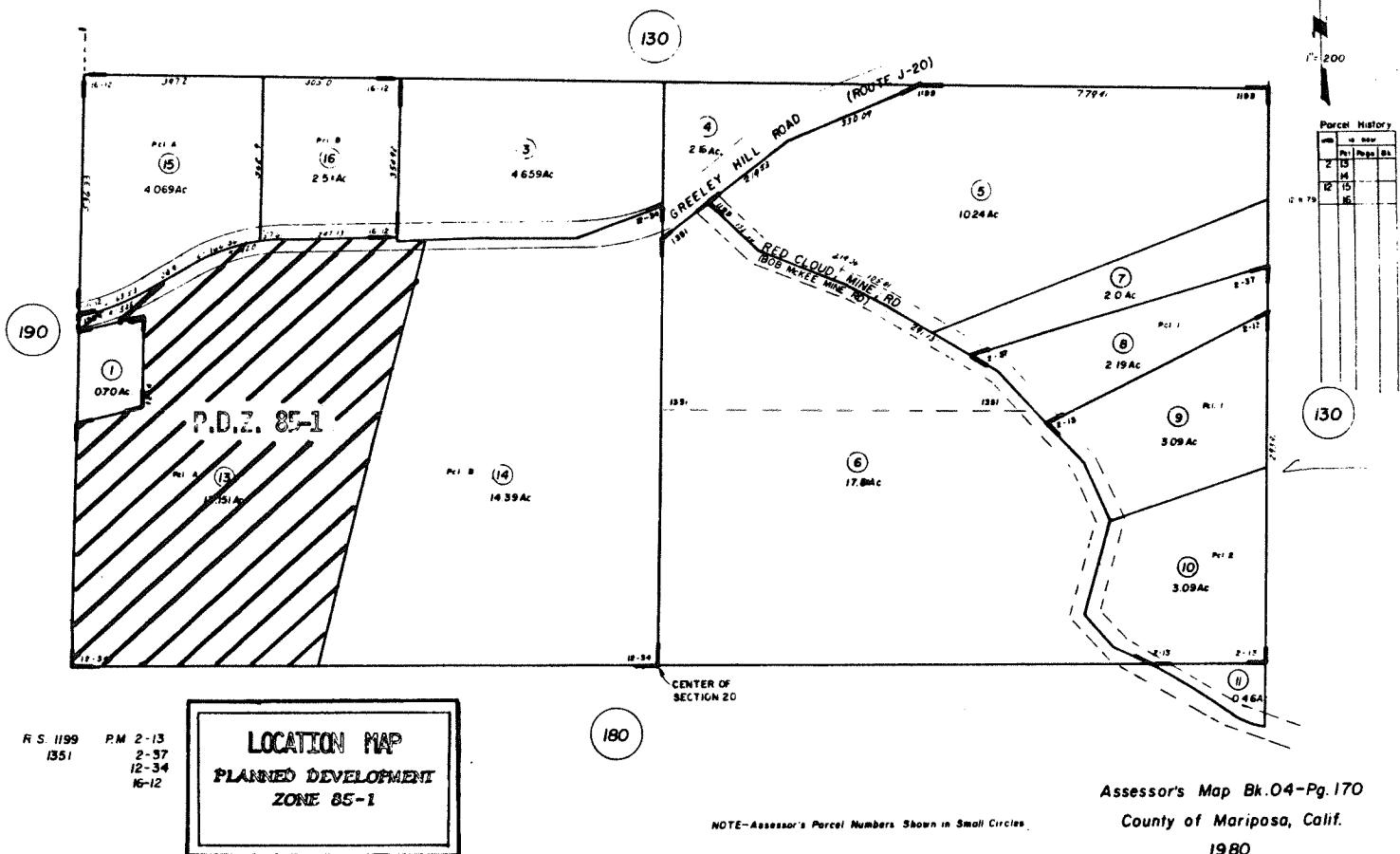
Parcel A as shown on the Parcel Map for Opal Wert, filed July 7, 1977 in Book 12 of Parcel Maps, at page 34, Mariposa County Records.

Exhibit C

PORTION N 1/2 SECTION 20, T.2S., R.17E., M.D.B.&M.

Tax Area Code 51000

04-170



R.S. 1199 P.M. 2-13
1351 2-37
12-34
16-12

LOCATION MAP
PLANNED DEVELOPMENT
ZONE 85-1

NOTE-Assessor's Parcel Numbers Shown in Small Circles.

MARIPOSA COUNTY PLANNING COMMISSION

STATE OF CALIFORNIA

RESOLUTION NO. 85-19

A RESOLUTION RECOMMENDING APPROVAL OF PLANNED DEVELOPMENT
ZONE NO. 85-1, NORTHGLEN MOBILE HOME PARK

WHEREAS, an application has been submitted for the creation of a Planned Development Zone on a parcel of land to allow for the creation of fifteen (15) mobile home spaces and twenty two (22) recreational vehicle spaces; and

WHEREAS, the application proposes to re-establish a Mobile Home Park and campground on a site previously utilized for that purpose; and

WHEREAS, the Planning Commission has considered the project and held a public hearing in accordance with the requirements of Division I, Chapter 4 of the California Government Code and Chapter 17.10 of the Mariposa County Code; and

WHEREAS, the Mariposa County Board of Supervisors has reviewed the project and determined that it will not result in significant impacts on the environment and has adopted a Negative Declaration.

NOW THEREFORE be it resolved that the Planning Commission hereby recommends approval of Planned Development Zone 85-1, Northglen Mobile Home Park, to the Board of Supervisors with the following findings of fact:

1. The subject property is located in the Greeley Hill Town Planning Area as designated by the Mariposa County General Plan. Section 3.401 B (1) of the General Plan designates such areas as centers of service, commerce industry and population. The Planned Development Zone proposes to concentrate population and recreational services on the site which is compatible with the intent of the Town Planning Area designation of the General Plan.
2. The application proposes to modify the Mobile Home Park density standards

- 1 2. contained in Section 3.604 of the General Plan by specific Planned
2 Development Zoning pursuant to Section 3.403 (G) of the General Plan.
3 The application further proposes the establishment of a Recreational
4 Vehicle Park on the property, which is prohibited in the land use class-
5 ification currently affecting the site, through specific planned devel-
6 opment zoning in accordance with Section 3.403 (G) of the General Plan.
7 The Planning Commission has reviewed the project in accordance with
8 the standards of Section 3.403 (C) of the General Plan and finds the
9 project site appropriate for the uses and densities proposed based upon
10 the following:
- 11 A. The residential densities proposed and the design of the project,
12 separating non-residential uses on the site from adjacent residential
13 uses, are not in conflict with or detrimental to adjoining uses in
14 the area. No evidence has been provided that would indicate that
15 the project will have any detrimental affect on the property values
16 in the area.
- 17 B. It is logical and desirable to locate the increased residential
18 densities and recreational uses in Town Planning Areas, which are
19 designated by the General Plan as centers of population and services
20 Location of the project in this area promotes the goals, policies
21 standards of the General Plan regarding development of Town Planning
22 Areas.
- 23 C. The applicants have adequately justified the feasibility of locating
24 the proposed project on the site based upon terrain, access and
25 utilities.
- 26 D. Appropriate conditions have been developed for the project to ensure
27 that the proposed use will not create a nuisance or be detrimental
28 to health, safety, peace and comfort of present or future residents

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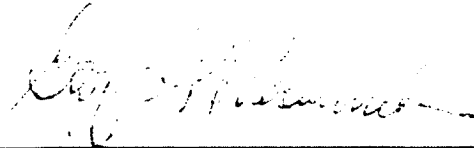
2. D. of the area.

3. Based upon conditions applied to the development, each of the three project phases is capable of creating a good environment and being as stable and desirable as the total development in accordance with Section 17.10.030 of County Code.

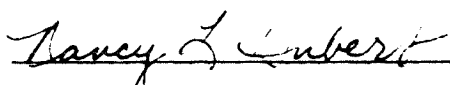
BE IT FURTHER RESOLVED, that to ensure compliance with all of the above findings, the Planning Commission recommends that the conditions set forth in Exhibit A of this Resolution be applied to this project.

PASSED AND ADOPTED on the 9th Day of August, 1985 by the Mariposa County Planning Commission by the following vote:

- AYES: Martini, Hotchkin, Fall, Chernoff, Radanovich
- NOES: None
- EXCUSED: None
- ABSENT: None



 GEORGE P. RADANOVICH, Chairman
 Mariposa County Planning Commission

ATTEST:


 NANCY L. HUBERT, Secretary
 Mariposa County Planning Commission