



Mariposa County

MINUTES of the Planning Commission

ACTION SUMMARY MINUTES FINAL

MEETING DATE: March 18, 2022
TIME: 9:00 AM
LOCATION: Board Chambers
Mariposa County Government Center
5100 Bullion Street, Second Floor, Mariposa, CA 95338

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Ed Walls	District I Planning Commissioner	Present	9:00
Jack Wilmeth	District II Planning Commissioner	Excused	
Mick Herman	District III Planning Commissioner	Present	9:00
Deni Smith	District IV Planning Commissioner	Present	9:00
John McCamman	District V Planning Commissioner	Present	9:00

2. PLEDGE OF ALLEGIANCE

The pledge was led by Commissioner McCamman.

3. MINUTES APPROVAL

A. Planning Commission – Regular Meeting – February 4, 2022, 9:00 AM

By motion of Commissioner McCamman, seconded by Commissioner Walls, the minutes of February 4, 2022, were approved as presented.

Motion was carried by the following vote:

RESULT: ADOPTED [4-0]

AYES: Walls, Herman, Smith, McCamman

4. PUBLIC ADDRESS

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda. None.

5. PUBLIC HEARINGS

- A. PUBLIC HEARING: Resolution Approving Design Review No. 2021-229 for the Brown Bear Lodge and Yosemite Conference Center with Findings, Conditions, and Mitigation Measures Including a Finding that the Project Does Not Propose Substantial Changes to the Project that Were Not Addressed in the Previously Adopted Mitigated Negative Declaration for General**

Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008, and that No Further Environmental Review is Required. Project is Located at 4987 Brown Bear Lane APNs 013-050-009, 013-050-057, 013-050-059, 013-050-060, 013-050-008 and 013-071-003 in the Mariposa Town Planning Area. Rick Roesch, Applicant. (ID # 12750)

Planner: Steve Engfer

Deputy Director, Steve Engfer, presented the project along with a Power Point presentation and included mention of written comments submitted after packet was prepared.

Public Comment was received from the following:

Frank Binney, Chair of IdleWheels; Jim Evans, resident of IdleWheels; Tara Schiff, County Economic Development Specialist; and Barbara, resident of IdleWheels.

By motion of Commissioner Smith, seconded by Commissioner McCamman, the Planning Commission adopted a resolution approving Design Review No. 2021-229 with Findings, Conditions, and Mitigation Measures Finding that the Project Does Not Propose Substantial Changes to the Project that Were Not Addressed in the Previously Adopted Mitigated Negative Declaration for General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008, and that No Further Environmental Review is Required.

Motion was carried by the following vote:

RESULT: ADOPTED [4-0]

AYES: Walls, Herman, Smith, McCamman

6. PLANNING COMMISSIONER INFORMATION

Information was received from Commissioner Walls.

7. INFORMATION ITEMS

Information was received from Director, Sarah Williams. Williams also introduced new planning staff: Jose Mijares, Donna St. Vincent, Polina Pivak, and Hannah Harrison.

8. ADJOURN

There being no further business, the meeting was adjourned at: 10:50 a.m.

Mick Herman, Chair
Mariposa County Planning Commission

Jil Chiesa, Secretary
Mariposa County Planning Commission

Note: Full audio recordings of the minutes are available from the Planning Department by request or online:

<http://mariposacountyca.iqm2.com/citizens/calendar.aspx?view=list>.



Mariposa County

MINUTES of the Planning Commission

ACTION MINUTES DRAFT

MEETING DATE: February 4, 2022
TIME: 9:00 AM
LOCATION: Board Chambers
 Mariposa County Government Center
 5100 Bullion Street, Second Floor, Mariposa, CA 95338

1. CALL TO ORDER

Commissioner Walls opened the meeting.

Attendee Name	Title	Status	Arrived
Ed Walls	District I Planning Commissioner	Present	8:58 AM
Jack Wilmeth	District II Planning Commissioner	Present	8:58 AM
Mick Herman	District III Planning Commissioner	Present	8:58 AM
Deni Smith	District IV Planning Commissioner	Present	8:58 AM
John McCamman	District V Planning Commissioner	Present	8:58 AM

2. PLEDGE OF ALLEGIANCE

The pledge was led by: Commissioner Smith

3. PUBLIC ADDRESS

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda. None.

4. MINUTES APPROVAL

A. Planning Commission – Regular Meeting – December 17, 2021, 9:00 AM

By motion of Commissioner Herman, seconded by Commissioner Smith, the minutes of December 17, 2021, were approved as presented.

5. ACTION ITEMS

A. Selection of Chair and Vice Chair for 2022 Planning Commission

Planner: Sarah Williams

By motion of Commissioner McCamman, seconded by Commissioner Smith, Commissioner Herman was appointed as the Chair of the Planning Commission for 2022.

2022-PCRES-1

Motion was carried by the following vote:

RESULT: ADOPTED 5-0

AYES: Walls, Wilmeth, Herman, Smith, McCamman

By motion of Commissioner Walls, (gavel was then passed from Commissioner Walls to Commissioner McCamman) and seconded by Commissioner Wilmeth, Commissioner McCamman was appointed at the Vice Chair of the Planning Commission.

2022-PCRES-2

Motion was carried by the following vote:

RESULT: ADOPTED 5-0

AYES: Walls, Wilmeth, Herman, Smith, McCamman

B. Nominate and Appoint a Planning Commissioner to the Agricultural Advisory Committee 2022-PCRES-3

Planner: Sarah Williams

By motion of Commissioner McCamman, seconded by Commissioner Wilmeth, Commissioner Herman was appointed to the Agricultural Advisory Committee.

RESULT: ADOPTED 5-0

AYES: Walls, Wilmeth, Herman, Smith, McCamman

C. Action Item: Resolution Finding that the Notice of Violation Recorded on APN 013-064-0060 is Resolved and Authorizing the Recordation of a Certificate of Compliance and Notice of Rescission of Notice of Violation to APN 013-064-0060. Site is Located at 5196 Dexter View in the Town of Mariposa. Dale E. Melton, Property Owner. 2022-PCRES-4

Planner: Sarah Williams

Director, Sarah Williams presented the item along with a Power Point presentation.

Public comment: None.

By motion of Commissioner Smith, seconded by Commissioner McCamman, the Planning Commission adopted a resolution finding that APN 013-064-0060 is Resolved and Authorizing the Recordation of a Certificate of Compliance and Notice of Violation to APN 013-064-0060. Site is located at 5196 Dexter View in the Town of Mariposa. Dale E. Melton, property owner.

Motion was carried by the following vote:

RESULT: ADOPTED [5 -0]

AYES: Walls, Wilmeth, Herman, Smith, McCamman

6. PLANNING COMMISSIONER INFORMATION, NONE.

7. INFORMATION ITEMS

Information was received by Walls, Herman and Williams.

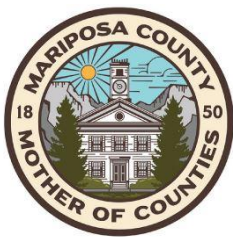
8. ADJOURN

Meeting was adjourned at 9:32

Note: Full audio recordings of the minutes are available from the Planning Department by request or online:

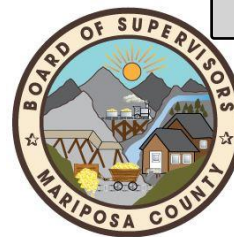
<http://mariposacountyca.igm2.com/citizens/calendar.aspx?view=list>.

Minutes Acceptance: Minutes of Feb 4, 2022 9:00 AM (Minutes Approval)



MARIPOSA COUNTY

Planning • 209-966-5151



MEETING: March 18, 2022

TO: The Mariposa County Planning Commission

FROM: Sarah Williams, Planning Director

RE: DR No. 2021 - 229 Brown Bear Lodge and Yosemite Conference Center

PUBLIC HEARING: Resolution Approving Design Review No. 2021-229 for the Brown Bear Lodge and Yosemite Conference Center with Findings, Conditions, and Mitigation Measures Including a Finding that the Project Does Not Propose Substantial Changes to the Project that Were Not Addressed in the Previously Adopted Mitigated Negative Declaration for General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008 and that No Further Environmental Review is Required. Project is Located at 4987 Brown Bear Lane APNs 013-050-009, 013-050-057, 013-050-059, 013-050-060, 013-050-008 and 013-071-003 in the Mariposa Town Planning Area. Rick Roesch, Applicant.

PROJECT DESCRIPTION SUMMARY

The project proposes a redesign of the original Brown Bear Hotel & Conference Center that was approved by the Mariposa County Board of Supervisors on December 8, 2020 under Design Review No. 2020-008. The previously approved design review was part of a project that involved a rezone and a change in the land use classification of the property to allow for the implementation of Brown Bear Hotel and Conference Center and Multi-Family Residential Project. The previously approved project proposed a General Plan/Specific Plan/Zoning Map Amendment to change the land use classification and zoning district of all of a 7.02 acre parcel (APN 013-050-060) and a portion (0.18+/- acre) of a split zoned 0.39 acre parcel (APN 013-050-059) from Multi Family Residential (MFR) to General Commercial (GC).

The originally approved project was to provide 180 hotel rooms, a 5,300± sq. ft. conference center, an 1,800± sq. ft. restaurant seating 122, a 1,125± sq. ft. lobby/lounge, a 420± sq. ft. fitness center, an outdoor pool, a garden area, outdoor wedding venue and outdoor barbecue area. The conference center was to seat 250 people for banquet style dining. The hotel/conference center facility was to total 130,743± sq. ft.

PROPOSED CHANGES

The applicant has significantly amended the project. The key change to the project for the hotel conference center is that the larger hotel building has been removed in favor of the establishment of 50 stand-alone cabins. The hotel rooms were originally to be part of a large structure that would have also contained the conference center and other amenities. Cabins were not proposed as part of the project. The multi-family residential component of the original project is not proposed to be constructed.

Design Review Application No. 2021-229 proposes the following:

- 10,400 sq. ft. facility containing:
- 3,750 sq. ft. conference/pre-conference center seating 250 people
- 2,350 sq. ft. restaurant and bar area seating 80
- kitchen area
- 1,426 sq. ft. lobby/lounge area seating 40

MARIPOSA COUNTY RESOLUTION NUMBER 2022-5

- gift shop area
- 4,000 sq. ft. outdoor patio area containing a bar, patio and fire pit
- 575 sq. ft. fitness center
- 50 stand-alone one-bedroom cabins, 610 sq. ft. in size, accommodating five to six guests
- laundry/gym facility, bocce court, four hot tubs, a fire pit and an event lawn in the cabin area.

The total square footage of the slab for the main building will be 14,400± sq. ft. The conference center will be designed for multiple uses and will seat 250 people for banquet style dining. The facility will have high quality operable partitions allowing for flexible space and multiple breakup meeting and conference rooms.

The project will be built respecting the natural topography of the property and will take advantage of the east side views, the south side creek views, and west side views toward Mt. Bullion. The applicant's goal is to create *"a conference center that is all about lifestyles, inviting the community to become part of the property."*

The project is known as the Brown Bear Lodge and Yosemite Conference Center. The uses proposed by the revised project are permitted in the General Commercial land use and zone.

REQUESTED ACTION

Staff recommends the Planning Commission adopt a resolution:

Approving Design Review No. 2021-229 with Findings, Conditions, and Mitigation Measures Including a Finding that the Project Does Not Propose Substantial Changes to the Project that Were Not Addressed in the Previously Adopted Mitigated Negative Declaration for General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008 and that No Further Environmental Review is Required.

See attached

ATTACHMENTS:

Staff Report (DOC)

Attachment A - Original Approved Plan (PDF)

Attachment B - Proposed Amended Project Plans and Description (PDF)

Attachment C - Public Comment (PDF)

Resolution (DOC)

Presentation (PDF)

RESULT: ADOPTED [UNANIMOUS]

MOVER: Deni Smith, District IV Planning Commissioner

SECONDER: John McCamman, District V Planning Commissioner

AYES: Ed Walls, Mick Herman, Deni Smith, John McCamman



MARIPOSA PLANNING STAFF REPORT

From: Sarah Williams, Planning Director

Prepared By: Steve Engfer, Deputy Director

Planning Commission Meeting Date: March 18, 2022

PROJECT: Design Review No. 2021-229, Brown Bear Lodge and Yosemite Conference Center

APPLICANT: MRCC Properties, LLC

LOCATION: Supervisorial District IV

NOTICING: Gazette Ad: March 3, 2022
Mailed Notice: February 25, 2022
Posted Notice: February 25, 2022

**COMMISSION
ACTION:**

Staff recommends that the Planning Commission:

Adopt a resolution approving Design Review No. 2021-229 with findings, conditions, and mitigation measures including a finding that the project does not propose substantial changes to the project that were not addressed in the previously adopted mitigated negative declaration for General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008 and that no further environmental review is required.

STAFF SUMMARY ANALYSIS:

The original project, located within the boundaries of the Mariposa Town Planning Area, proposed to rezone and change the land use classification of the property to allow for the implementation of Brown Bear Hotel & Conference Center and Multi-Family Residential Project. The project proposed a General Plan/Specific Plan/Zoning Map Amendment to change the land use classification and zoning district of all of a 7.02-acre parcel (APN 013-050-060) and a portion (0.18+/- acre) of a split zoned 0.39-acre parcel (APN 013-050-059) from Multi Family Residential (MFR) to General Commercial (GC). The entirety of the project was subject to Design Review provisions contained in the zoning standards for the Mariposa Town Planning Area.

The original project, as approved, was to provide 180 hotel rooms, as a mixture of 124 standard rooms, 14 nightly suites, and 42 extended stay suites. The project was to include a 5,300± sq. ft. conference center, an 1,800± sq. ft. restaurant seating 122, a 1,125± sq. ft. lobby/lounge, a 420± sq. ft. fitness center, an outdoor pool, a garden area, outdoor wedding venue and outdoor barbecue area. The conference center was to seat 250 people for banquet style dining and have high quality operable partitions allowing for flexible space and multiple breakout meeting and conference rooms. The hotel/conference center facility was to total 130,743± sq. ft. The residential component of the project was to involve the construction of 96 multi-family units within three three-story structures. The housing units were proposed to target living-wage, single- and small-family households. The units were proposed to provide housing not only for employees, but also for the community of Mariposa and Yosemite employees. There was to be a mix of one and two-bedroom units.

Previous Project Approval

The original project amendment and design review application was heard by the Planning Commission on November 20, 2020. The Commission made a recommendation to the Board of Supervisors to adopt a mitigated negative declaration for the project and approve the project with findings, conditions and mitigation measures.

The Board heard the project on December 8, 2020 and approved the project. The ordinance to amend the zoning as proposed was adopted on December 22, 2020.

The site plan and exterior elevations for the original project are shown as ***Attachment A- Original Approved Project Plans***. Design features for the main conference center included cultured stone columns and pillars, cultured timbers, and raised rib metal roof charcoal gray in color, according to the elevations submitted by the project applicant.

Applicant Changes to Project

The applicant has significantly amended the project. (See proposed site plan shown as ***Attachment B- Proposed Amended Project Plans and Description***.) The key change to the project for the hotel conference center is that the larger hotel building has been removed in favor of the establishment of 50 stand-alone cabins. The hotel rooms were originally to be part of a large structure that would have also contained the conference center and other amenities. Cabins were not proposed as part of the project. The multi-family residential component of the original project is not proposed to be constructed.

Design Review Application No. 2021-229 proposes the following:

- a 10,400 sq. ft. facility containing:
- a 3,750 sq. ft. conference/pre-conference center seating 250 people
- a 2,350 sq. ft. restaurant and bar area seating 80
- kitchen area
- a 1,426 sq. ft. lobby/lounge area that seats 40
- a gift shop area

The following are also proposed:

- a 4,000 sq. ft. outdoor patio area containing a bar, patio and fire pit
- a 575 sq. ft. fitness center
- 50 stand-alone one-bedroom cabins, 610 sq. ft. in size, accommodating five to six guests
- a laundry/gym facility, bocce court, four hot tubs, a fire pit and an event lawn in the cabin area.

The total square footage of the slab for the main building will be 14,400± sq. ft. The project applicant states that the conference center will be designed for multiple uses and will seat 250 people for banquet style dining. The facility will have high quality operable partitions allowing for flexible space and multiple breakup meeting and conference rooms.

The applicant states that the project will be built respecting the natural topography of the property and will take advantage of the east side views, the south side creek views, and west side views toward Mt. Bullion. The applicant's goal is to create *"a conference center that is all about lifestyles, inviting the community to become part of the property."*

The project is known as the Brown Bear Lodge and Yosemite Conference Center. The uses proposed by the revised project are permitted in the General Commercial land use and zone.

Site Plan and Exterior elevations for the proposed project are shown in this staff report as **Attachment B – Proposed Amended Project Plans & Description**

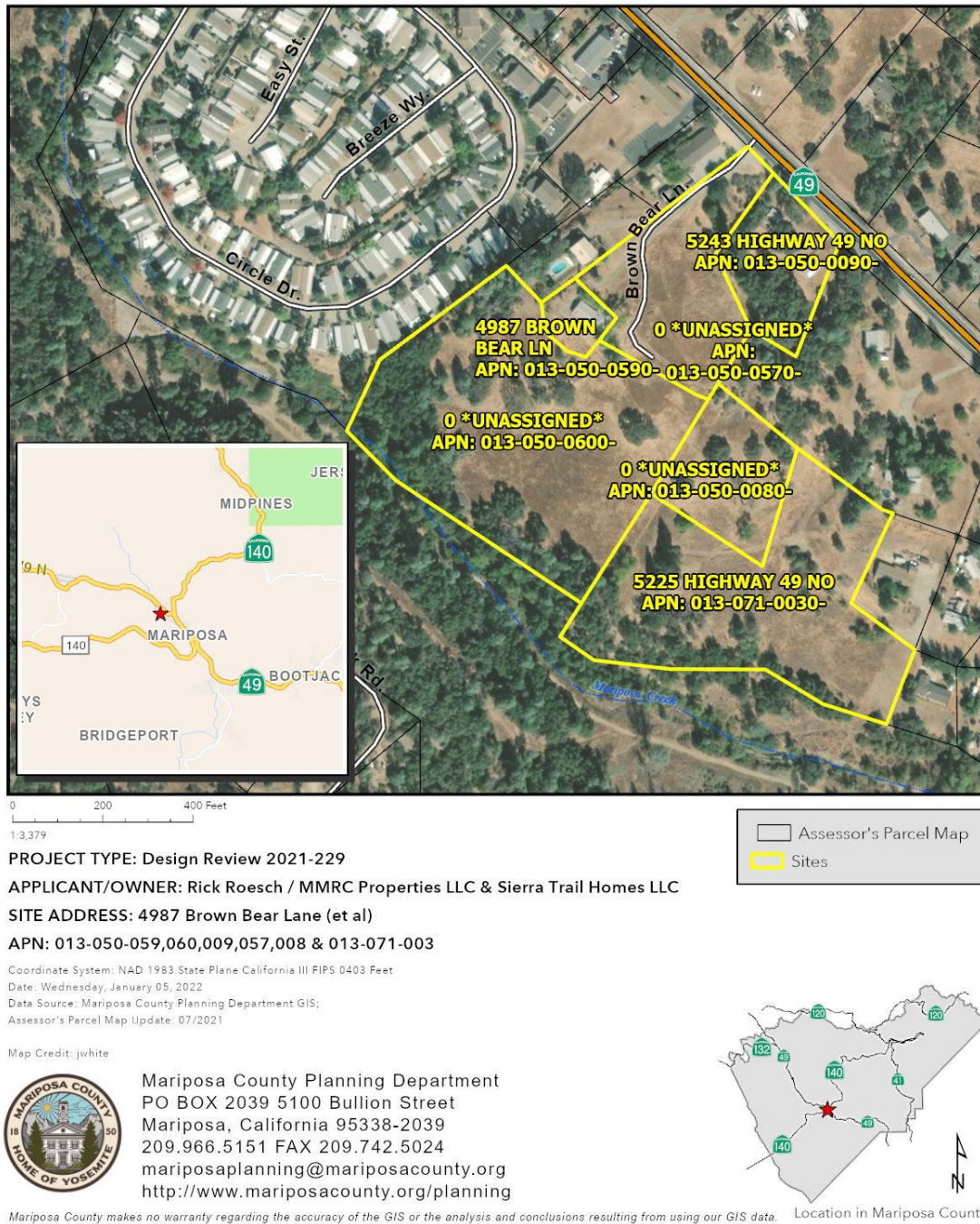
Design Review Application No. 2021-229 Applicant: Rick Roesch
Planning Commission Hearing of March 18, 2022

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Based on the significance of the changes to the project, because this project was originally considered and approved through a public hearing process, and because there was public interest in the original project, staff has scheduled the Design Review Application for review and approval by the Planning Commission at a noticed public hearing.

Figure 1

Mariposa County Planning Department Project Vicinity Map



Project Description for Design Review No. 2021-229

Description of Project

Design Review No. 2021-229

The project is in the Design Review Overlay District and will be subject to the design review standards contained in the Mariposa Town Planning Area Town Plan. Chapter 17.66 of Title 17 describes the purpose of the design review overlay district as the following:

The Design Review Overlay zone is an overlay district which is intended to be combined with any other district in which it is determined desirable to protect the overall appearance of the district by regulating the design of new structures and changes in the appearance of existing structures. The purpose of this district is to ensure that proposed buildings, structures, signs, and landscaping and modifications to buildings, structures, signs, and landscaping within these areas are in harmony with the surrounding areas. The intent of the zone is to enhance tourism and to stabilize and increase property values. This district may be applied to areas containing public or private buildings and lands exhibiting unique architectural themes and/or scenic beauty.

Subject to design review standards will be the conference center facility and cabins as well as any additional outdoor structures.

The project will take access from Brown Bear Lane and an additional access point 280 feet to the southeast of Brown Bear Lane. Both accesses intersect with Highway 49N.

As permitted uses in the General Commercial Zone, the proposed commercial uses are not subject to discretionary approval, except for their design.

In addition to the proposed structures and appurtenant facilities such as landscaping, parking and driveway requirements, the project will include two bio-retention basins that are discussed in further detail in this staff report.

Comprehensive design review standards that will apply to this project are found in Section 17.336.060 – *Architectural theme and development guidelines for the design review overlay zone* of Title 17. They are included under the general headings of:

- **Site Development Standards** (minimization of grading; maximum building area for development; desirable and appropriate transition from street to building; preservation of unique natural features; potential clustering of buildings; active and passive solar; establishing Mariposa Creek as open space; and undergrounding of utilities)
- **Building Design Standards** (diversity of architectural styles commensurate to what is appropriate in Mariposa; incorporation of functional elements of the historic buildings of the region; appropriate scale; design and character of buildings should not conflict with adjoining development; avoidance of monotony in design involving multiple buildings; base colors; placement and screening of mechanical equipment)
- **Landscaping Standards, including for parking areas** (inclusion of existing and planned vegetation, fences, walls, pedestrian ways; screening of unsightly areas; use of landscaping for screening for mechanical and electrical equipment, service areas; landscaping shall not obstruct sightlines for safe vehicle and pedestrian circulation, and not interfere with public utilities; use of indigenous water conserving plants; incorporation of natural topographic and vegetative elements; landscaping for parking areas; perimeter landscaping; use of vegetation to direct pedestrians safely to their destinations;

protecting vegetated areas using curbing, fencing or walls; size of vegetation at time of planting; and landscaping maintenance.)

- **Sign Standards** (integration into building design; constructed of natural materials; sign size; limitation on graphic elements; use of on-site directional signs; no extension above roofline of buildings; prohibition of off-site signs; and window signs.)

To approve a design review application for this project site it must be found that the project proposal conforms to the architectural theme and development guidelines established by the Board of Supervisors pursuant to Mariposa County Code and subsection 17.336.060 (Design Review Overlay).

In addition, the project is subject to all applicable standards contained in Chapter 17.336 – *Supplementary Development Standards*, of Title 17. This chapter includes standards for setbacks from property lines and streets, setbacks from drainage ways, from the Highway 49N right-of-way; building height; parking standards, and improvement standards.

B. **Project Background Data**

Existing Zoning: The current site zoning allows for the construction of the Brown Bear project within the General Commercial Zone and the Mariposa Town Plan Area Design Review Overlay Zone

General Plan: Mariposa Town Planning Area

Current Land Use Vacant (two unoccupied houses and appurtenant structures have recently been removed).

APN's 013-050-009 (5243 Highway 49 N) GC
 013-050-057 (unassigned address) GC
 013-050-059 (4987 Brown Bear Lane) GC
 013-050-060 (unassigned address) GC
 013-050-008 (unassigned address) MFR
 013-071-003 (5225 Highway 49 N) MFR

Adjacent Land Uses:	North/Northeast:	Professional Office & General Commercial
	North/Northwest:	Multi-Family Residential & General Commercial
	South:	Single Family-9,000 sq. ft.
	West:	Multi-Family Residential & General Commercial
	East:	General Commercial & Multi-Family Residential

Surrounding land uses to the west of the project site include a plumbing/electrical supply business, two churches, a mobile home park, apartments and single-family residences. Single family residences are located to the north and east of the site. Land to the immediate south is open and is dominated by Mariposa Creek, which runs within 30 feet of a portion of the project boundary, and a steep hillside. There are a few scattered single-family residences located on the hillside south of the creek.

Site Topography And Vegetation: The site generally slopes up gently from the property boundaries along Highway 49 North to the crest of the property. The grade of the property becomes steeper as the property slopes from the crest of the site, downhill to the property boundaries along Mariposa Creek to the south. The site contains

two unoccupied houses and several outbuildings. The houses will be removed during project implementation. Vegetation is consistent with adjacent properties. The project site is largely open grassland in a blue oak woodland environment. Blue oak, interior live oak, pine, cedar, ornamental and fruit trees and native shrubs are located on the site.

Project Analysis for Design Review No. 2021-229

A. Agency Comments

The request for agency comments was sent to the following agencies: Mariposa County Public Works, Mariposa County Environmental Health Unit, Mariposa County Fire Department, Mariposa County Assessor, Mariposa County Building Department, California Department of Transportation (Caltrans), CAL FIRE, and the Mariposa Public Utility District.

Responses were received from the following agencies: Mariposa County Public Works, Caltrans, , Mariposa County Fire Department/CAL FIRE, Mariposa County Environmental Health Unit and the Mariposa Public Utility District.

Public Works:

Public Works original requirements still apply to the project as amended. Comments emphasized that for the required parcel merger, a parcel map will be required. Further discussion of Public Works comments are addressed in the access section this report.

Caltrans:

Caltrans reviewed the revised project and stated that previous Caltrans review comments dated July 14, 2020 still apply to the project. The agency stated it did not have additional comments since the amended project will have the effect of reducing the number of guests and therefore it is not anticipated it will result in additional traffic volumes (beyond that which was previously analyzed). Conditions of approval addressing work to be done within the state right-of-way apply to this revised project.

MPUD:

The Mariposa Public Utility District (MPUD) was afforded the opportunity to provide comment on the revised project. The District stated that it will provide public water and wastewater services to the project. It has been in contact with the Brown Bear design team regarding water main options; off-site and on-site water mains for fire flow; landscape water meters; on-site MPUD easements; and sewer utilities. These issues and utility requirements will be addressed at the building permit stage of project development.

Mariposa County Fire Department

The Mariposa County Fire Department reviewed the revised project and determined that the project meets County Fire requirements. All previously applied conditions of approval related to fire issues will be applied to the revised project.

Mariposa County Air Pollution Control District & Environmental Health

Applicable requirements of the Air Pollution Control District have been made conditions of approval for the project and Environmental Health Division recommendations have also been incorporated. The project must meet all District requirements prior to issuance of a grading/and or building permit. The County Environmental Health Unit stated that the revised project does not change their previous

comments and that they have no objections to the project and no additional conditions or comments. All Environmental Health Unit conditions of approval apply to the revised project.

B. Practical Concerns

Design Review: The project site is located within the Design Review Overlay Zone, which applies to all properties within the Mariposa Town Planning Area (TPA). This overlay zone regulates the design of new structures and ensures that new structures and overall site design are "...in harmony with the surrounding properties and areas." In order to process the project, the applicant has submitted proposed conceptual elevations and site plans. Design review and approval of final plans will occur at the Planning Director level. Details of the design review are included in the Required Development Standards section below. However, the changes from the original project approval are significant enough to warrant further public review and this is the purpose of this public hearing.

Required Development Standards:

1. **Setbacks:** There are no mandatory side and rear yard setbacks for commercial facilities within the Mariposa Town Planning Area. Appropriate setbacks are determined based upon design review considerations, circulation and loading/unloading areas. The site plan shows that project structures will conform to the street and front yard setback of ten (10) feet from the centerline of the right-of-way boundary of a state highway.
2. **Building Height:** Section 17.336.020 limits the height of buildings and structures to two (2) stories, or thirty-five (35) feet as measured from the natural grade, whichever constitutes the greatest height. The site plan shows that the conference center structure will comply with this standard.
3. **Parking Standards:** Section 17.336.030 of Title 17 establishes parking standards for new developments depending on the type of use.

One parking space for each unit plus two additional spaces are required of hotels/motels by section 17.336.030. Restaurants require one space for each one hundred fifty (150) sq. ft. of gross floor area or one (1) for each three (3) persons occupancy, whichever is greater.

Although conference facilities are a permitted use in the General Commercial Zone, code does not specifically address the required number of parking spaces for such facilities. Therefore, the standards for public assembly areas are used to determine the required number of spaces for a conference center use.

Section 17.336.030(B)(b)(1) contains provisions for shared parking within the Mariposa Town Planning Area. This code section states that where (2) or more commercial uses share parking facilities, the minimum space requirement may be reduced by up to fifty percent (50%) of the parking requirement for the use requiring the least parking, subject to a minimum of ten (10) parking spaces being provided. In order to allow such reduction, the approval authority shall find that such reduction does not compromise the intent of providing adequate parking considering hours of operation or other factors and that there will be no adverse impact on access or circulation. Such a reduction shall be subject to the recordation of enforceable agreements prior to issuance of a building permit, which ensures that appropriate programs are implemented for the life of the use and shall be required as a condition of approval of the parking reduction.

The applicant proposes 204 total parking spaces for the project. A total of 144 spaces would be required for the uses proposed under the shared parking provision in accordance with the calculations prepared by the project applicant. This number of spaces assumes a seating capacity in the restaurant bar area of 97 when actual seating is proposed to be 80. The parking demand for restaurant/bar seating, under the 97-seat scenario, would be 33 spaces (one [1] space for each three persons occupancy). Using seating

capacity in lieu of the alternative of one space for every 150 sq. ft. of gross floor area yields a higher parking demand. The 33-parking space number is allowed to be reduced by 50% under the shared parking provision. Therefore, reducing restaurant parking demand by 50%, meaning 17 spaces would have to be provided for the restaurant use, and combining those required spaces with the 75 spaces required for the 3,750 sq. ft. conference center, results in a demand of 92 spaces. It can be assumed that the patio area will be used by the guests of Brown Bear and patrons of the restaurant/bar use and that the lobby/lounge area and fitness center will be used primarily by Brown Bear guests. Therefore, these uses are not calculated in determining parking demand.

The site plan for the project the provision of 50 parking spaces for the 50 cabins plus two additional spaces, in accordance with parking space requirements for hotels in the community of Mariposa. (Section 17.336.030(A)(1)(k) states that parking demand for hotels/motels is one (1) space for each unit, plus two additional spaces.) However, the project applicant states that each cabin will accommodate five to six guests with the provision of 2 queen beds and a great room with a sofa sleeper and murphy bed sleeping 6 and another plan with a King and single sleeper and a great room with sofa sleeper and murphy bed sleeping 5. This would suggest that there would be a greater parking demand per unit than there would be for a hotel with standard rooms. The project applicant has proposed 204 spaces, when 144 would be required under application of shared parking provisions and hotel demand as per code of one space per unit and two additional spaces. The amount of parking proposed by the project applicant, 204 spaces, provides 60 additional spaces more than would be required for the entirety of the project, according to code, and using the standard hotel demand. Under this scenario, roughly an additional one (1) space per cabin would be provided, meaning there would be roughly two (2) spaces per cabin on the site. The proposed parking meets the code requirements with the parking reduction applied and with the provision of additional parking spaces that may be required by the cabins.

Parking lot design for the project shall consider parking stall sizes, handicapped requirements, driveway access to parking spaces, surfacing, slope, wheel stop standards, and off-street loading and unloading spaces. Design shall also be required to incorporate landscaping standards to achieve shading requirements for parking areas. These standards are included in Section 17.336.060 of Title 17, Architectural theme and development guidelines for the design review overlay zone.

4. **Design Review Overlay Theme and Guidelines:** Section 17.336.060 establishes standards that apply to all commercial development. Based on the conceptual stage of some of the information, conditions of approval are included as part of the Design Review action to ensure compliance with all requirements. These requirements include site development (grading), landscaping standards, parking lot shading requirements, and sign standards. The building design as shown on the example photographs generally meets the guidelines for building design standards. A condition of approval will require that selected colors for the buildings comply with the standard that the base color buildings should be light colors in warm tones. Trim may be brighter or darker. All mechanical equipment will need to be screened.

Road Access and Road Improvements and Maintenance:

A Traffic Impact Analysis (TIA) Report was prepared for the original Brown Bear project by JLB Traffic Engineering, Inc. The report is dated June 19, 2020. The TIA was prepared to the standards required by Caltrans and Mariposa County. That report concluded that under Existing Traffic Conditions; Opening Year 2022 plus Project Traffic Conditions; Cumulative Year 2025 plus Project Traffic Conditions; and Cumulative Year 2025 plus Project Traffic Conditions, all study intersections and segments are project to operate at an acceptable Level of Service.

Based upon the Traffic Impact Analysis, the Initial Study prepared for the original project concluded that the project has the potential to impact onsite and offsite traffic operations and circulation. *The following mitigation*

measure as shown in the Initial Study prepared for the project will reduce potential impacts to a less than significant level. The mitigation measure is included as a condition of approval for the amended project.

Mitigation Measure 17.b.1

The project driveway access onto the project site shall maintain a minimum throat depth of 75 feet before any vehicular openings to the west of the parking lot.

This measure will remain in effect with the revised project.

As noted above, Caltrans stated that its comments on the original project dated July 14, 2020, apply to the revised project. The agency further stated that the amended project will have the effect of reducing the number of guests and therefore it is not anticipated it will result in additional traffic volumes.

Public Works Department comments on access:

Public Works' original comments primarily addressed the necessity to establish adequate mechanisms to create and/or abandon easements. This can be accomplished through the parcel map process that will accompany the parcel merger process. The creation of easements off-site will require an offer of dedication or a grant deed to the utility purveyor. The original project conditions of approval have been expanded and new conditions have been added to address these comments.

Public Works also recommended a condition requiring establishment of a mechanism for the maintenance of the existing access that will be shared by the Brown Bear Lodge and Yosemite Conference Center. Public Works stated that the applicant should consider the maintenance of the existing shared access that serves off-site neighbors; APNs 013-050-011 (electrical supply store) and 013-050-028 (private residence). A condition of approval addressing the maintenance of Brown Bear Lane is recommended.

Public Works also noted that the project may have to meet requirements of SB 1383 relating to food waste disposal.

YARTS:

The original and revised projects include a YARTS bus stop. The project applicant received a letter of support (dated 11/01/2019) from YARTS supporting the project and stating their intention to work with the applicant to facilitate a convenient and safe bus stop at the development site.

Fire Safety:

Encroachments from Highway 49 onto the project site will be required to meet all Caltrans standards. On-site driveways, parking lots, drive aisles, etc. will be improved to Mariposa County Road Improvement and Circulation Policy standards and the County's Improvement Standards, as well as specific Mariposa Town Planning Area standards, thus ensuring that the on-site facilities will be sufficient to adequately serve the development in the event of an emergency. Additionally, the project will need to meet all requirements from CAL FIRE, County Fire Department and MPUD prior to construction and prior to occupancy.

The State of California adopted the state Fire Safe Regulations for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in the State Responsibility Areas (SRA). These regulations, known as SRA Firesafe Regulations, provide for basic emergency access and perimeter wildfire protection measures, including clearance around structures. Future building permits for the project also necessitate review by CAL FIRE and onsite inspection prior to permit completion. Finally, future development is subject to continued inspection by CAL FIRE for maintenance of 100' clearance around structures (LE 100). These inspections may be done yearly.

The revised project must also meet all the applicable sections of the California Fire Code.

On-Site Drainage:

The project applicant has submitted storm drain calculations which were made available to reviewing agencies. No comments have been received on those calculations.

Bio-Retention Basins:

The project proposes a bio-retention basin to be located on the southerly boundary of the project site that also traverses across to the adjacent off-site multifamily zoned parcel. The purpose of the basin is to capture stormwater runoff. The retention basin will be designed to slow and treat on-site stormwater runoff. Stormwater will be directed to the basin and then percolated through the system where it is treated by a number of physical, chemical and biological processes. The bio-retention basin is part of the stormwater drainage plan mandated for all commercial developments which have building and parking areas exceeding five thousand (5,000) sq. ft. in the community of Mariposa, in accordance with Section 17.336.080, Mariposa County Zoning Ordinance. Construction of the basin addresses Policy 11-2b in the Conservation and Open Space Element of the General Plan, which states: "Preserve surface and sub-surface water quality," as well as the policy's Implementation Measure 11-2b(1), which requires review of development designs to ensure compliance with federal and state water quality regulations and to ensure that the project does not discharge contaminated water. It also addresses Policy 16-5c in the Safety Element, which requires construction of water retention facilities to prevent flooding and to ensure that pre-development off- and on-site surface flows are maintained with no net increase. The location of the bio-retention basin is noted on the site design.

There is intervening property between the basin (and the southern boundary of the project site) and Mariposa Creek. The property is owned by Mariposa County. The project applicant will be required to obtain a drainage easement or execute an agreement with the County prior to the issuance of a grading or construction permit for the project to allow this property to be used for conveyance of storm water to the creek.

An additional basin is proposed to be located on the northern portion of the project site adjacent to Highway 49N. The project site plan identifies this feature as a "dual level bio-retention basin." This is an area of an existing drainage swale. The design and functioning of this basin will be required to meet all applicable Caltrans requirements with respect to any impacts on the drainage system within the Highway 49N right-of-way.

The facilities will be required to meet all federal, state and local standards with respect to design, construction and maintenance of the bio-retention basins.

Wedding Venue

The wedding venue proposed on the multi-Family zoned lots of the project site would require a zoning amendment for that use to be conducted in that location. OR a relocation of the wedding area to within the General Commercial Zone area of the project. Prior to building or grading permit issuance, the final site plan shall require approval by the Planning Director that the wedding venue area is no longer on the multi-Family zoned areas or zone change completed.

Development Standards:

Improvement Standards: Section 17.336.050 outlines additional improvement standards including roads, frontage improvements, water and sewer, and other utilities required for projects that generate more than 100 Average Daily Trips (ADT). Road improvements include roadways, parking lanes, curbs, gutters, and sidewalks, pedestrian paths, streetlights, and street landscaping. Requirements for water and sewer, fire flows and hydrants as well as water conservation requirements (including low-flow fixtures) are defined in the water and sewer improvement standard subsection.

Grading and Drainage:

The project will be subject to all applicable grading standards contained in Appendix J of the California Building Code as adopted by the Board of Supervisors as well as standards contained in the Mariposa Town Planning Area Town Plan. The project applicant has submitted preliminary grading plans for the

entirety of the project site. The average slope in the area of the cabins exceeds 20%, therefore that portion of project development will be subject to hillside development standards contained in 17.336.040 of Mariposa County Code. These standards pertain to development in the community of Mariposa. The standards address building design and grading and foundation construction. Conventional monolithic slabs are prohibited on such slopes. This standard may be waived where it can be shown to the satisfaction of the planning director that the proposed building site has a natural grade of less than 10%. There are standards for building footings, the steepness of cut slopes, fill placements, and requirements for slope stabilization and revegetation.

Structure Locations:

The conference center component will be located at the highest point on the 11-acre acres. Slopes on the project site ascend gradually from Highway 49N to the area of the proposed hotel/conference center; from roughly 2,070 feet in elevation to 2,100 feet in the area of the proposed structures. Finish floor elevation at the conference center facility is range 2,098. The slopes on the site drop 60 to 70 feet from the area of the conference center to the southern property line just above Mariposa Creek. Finish floor elevations for the cabins range from 2,050 to 2,098. Slopes in the hotel/conference center parking area range from 2.54 to 5.12% +/-.

Environmental Review

An Initial Study was prepared for the original project in accordance with the provisions of the California Environmental Quality Act (CEQA). The Initial Study/Proposed Mitigated Declaration was sent to the State Clearinghouse and the review period ran from June 30 through July 29, 2020. Mariposa Planning received one comment letter as a result of the State Clearinghouse review process.

Initial Study Findings:

The Initial Study incorporated discussion of the following studies prepared for the project:

- a. Biological Resource Evaluation – Colibri Ecological Consulting, LLC, January 2020.
- b. Cultural Resources Survey – Hudlow Cultural Resource Associates, January 2020; revised April 2020.
- c. Traffic Impact Analysis – JLB Traffic Engineering, Inc., June 19, 2020.
- d. Air Quality and Greenhouse Gas Analysis Report, Brown Bear Hotel and Conference Center and Residential Project, Mariposa, California – Mitchell Air Quality Consulting, May 1, 2020.

The Initial Study found that the original project will have a potentially significant impact on the issues of Air Quality, Biological Resources, Cultural Resources, Public Services, Transportation, and Utilities and Service Systems. Mitigation was proposed to reduce these potentially significant impacts to less than significant levels. All of those measures apply to this revised project. The mitigation measures are shown in the Conditions and Mitigation Measures section of this staff report.

Compliance with CEQA for Revised Project

As noted above, a mitigated negative declaration was adopted for the original project by the Board of Supervisors. The California Environmental Quality Act (CEQA) contains a provision for consideration of environmental review when a project undergoes a revision after the original EIR was certified or negative declaration adopted. Section 15162 of CEQA guidelines states the following:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.
- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.
- (d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Since the revised project will accommodate fewer overnight guests, potential impacts from the original overall project will be significantly reduced with this revised project, including those associated with aesthetics. The site will have a markedly different look with the construction of the cabins. But this development alternative has the effect of significantly reducing the size of the main structure with the removal of the hotel from project plans.

The Initial Study prepared for the original project found that it would have a less than significant impact on the issue of aesthetics due to the application of development standards and the fact that it must comply with all applicable design review standards. The revised project will be subject to all applicable development and design review standards as was the original project. The revised project does not alter this determination. No further analysis is required.

Planning staff proposes the approval of a finding that no subsequent environmental documentation is required to approve this design review application. The recommended finding states:

"It is found that the revised project does not pose substantial changes to the environment that were not addressed in the original project and therefore the project does not require the preparation of a subsequent environmental document and a new environmental determination. The mitigated negative declaration adopted on December 8, 2020 by the Board of Supervisors adequately addressed impacts that are associated with this revised project. This finding is made in accordance with Section 15162, CEQA Guidelines."

Project Public Noticing and Written Comments:

Prior to the Commission's public hearing on March 18, 2022, a notice was published in the *Mariposa Gazette* on March 3, 2022. Public hearing notices were mailed to all property owners within 300 feet of the proposed project site on February 25, 2022. Notices were also posted on February 25, 2022: three in Mariposa, including the Planning Department, and on the Planning Department's website.

Mariposa Planning has received one comment from the chair of the Idlewheels Senior Mobile Home Park. That letter is included as an attachment to this staff report. The letter addresses three issues of concern to Idlewheels: visual and ecological impacts on Mariposa Creek and the future of Mariposa Creek Parkway; possible fire protection impacts; and public access through the development to the future Mariposa Creek Parkway. (Attachment C - Public Comment)

Visual and ecological impacts:

Of concern is the location of structures to one of the steeper, narrow, and most scenic sections of the Mariposa Creek riparian area. The letter states that a biological assessment is needed to determine ecological impacts of building and roadways close to the creek. Story poles would help the public and neighbors better assess the visual impacts of the proposed creek zone-adjacent buildings

Planning staff input:

This application relates specifically to design review considerations. The Commission will be required to make the design review finding as stated in the draft resolution. The structures will be required to be constructed in substantial conformance with those being considered for approval. Consideration of exterior building elevations is part of the design review for this project and will be a component of any approval action. Landscaping for the cabin area, including the parking areas, will be required to meet all applicable standards contained in the Mariposa Town Planning Area Town Plan. The overall site landscaping plan submitted by the project applicant shows the retention of some of the existing oak trees in the area of the cabins and new plantings that will screen the cabin development area from the adjacent creek area. The plan shows extensive planting of deciduous trees in the parking area; conifer trees for accent and shade; large ornamental oak shade trees; small accent trees, such as buckeye, redbud, flowering dogwood; and tall upright trees such as white alder, flowering ash and cottonwood. Proposed shrubs and grasses include large sized shrubs such as coffeeberry and toyon; medium-sized shrubs, such as silver lupine, toyon, giant chain fern; and ornamental grasses and vines.

A biological assessment for the entirety of the project site was prepared for the original project application. This assessment was summarized in the initial study prepared for the project and was considered by the Board of Supervisors in its adoption of the mitigated negative declaration for the project. All mitigation measures adopted for the original project relating to protection of biological impacts apply to this revised project.

The comment regarding story poles is noted for the record.

Fire protection impacts:

Of concern is the redesign's removal of the pumper fire truck wide access road in the southwestern section of the development which may negatively impact fire protection for the development and its neighbors. Cabins and parking areas in or along the steep riparian zone may increase wildfire danger.

Planning staff input:

The Mariposa County Fire Department reviewed the revised project and determined that the project meets County Fire requirements. All applicable conditions of approval related to fire protection issues will remain in effect under the revised project.

Public access/creek parkway:

The concerns with this issue relate to the potential for patrons of the development and attendees of the events there will likely wish to cross the creek to access the Mariposa Creek Parkway. Idlewheels is concerned about increased foot and vehicle traffic through the restricted senior housing roadways. Public access should be made available through the Brown Bear development property.

Planning staff input:

Site plans submitted by the project applicant show a walking trail from the development site to the creek. The project applicant has been in discussion with the County regarding access to the creek parkway from the project site. The potential for an increase in foot and vehicle traffic within the Idlewheels development is speculative in nature. This comment is noted for the record.

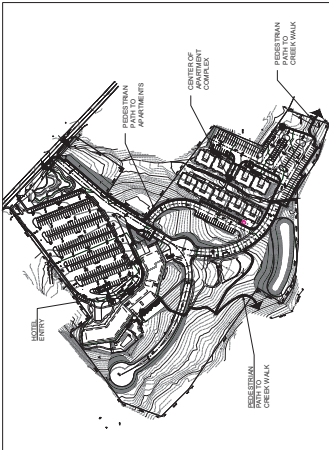
Recommended Project Findings for Design Review No. 2021-229

The original findings adopted for General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008 apply to this project. Recommended Findings addressing this Design Review No. 2021-229 are as shown in the Planning Commission resolution attached to this staff report.

Recommended Project Conditions of approval for Design Review No. 2021-229

Recommended amended conditions of approval are as shown in the Commission resolution attached to this staff report. They conditions have been amended as necessary from those approved under Design Review No. 2020-008. Mitigation measures that were adopted for the original project are not proposed for readoption. They are listed in the project conditions for the sake of consistency between original project approval and this approval and to ensure that all conditions and mitigation measures are in one place for ease in enforcement and implementation at the development stage of the project.

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- Attachment A - Original Approved Project Plans
 - Attachment B - Proposed Amended Project Plans and Description
 - Attachment C - Public Comments
 - Attachment D - Draft Resolution



ACCESSIBLE ROOM REQUIREMENTS	ACCESSIBLE
1. Accessible entrance	
2. Accessible parking	
3. Accessible route	
4. Accessible room	
5. Accessible toilet	
6. Accessible shower	
7. Accessible telephone	
8. Accessible fax	
9. Accessible computer	
10. Accessible internet	
11. Accessible elevator	
12. Accessible ramp	
13. Accessible stairs	
14. Accessible door	
15. Accessible window	
16. Accessible counter	
17. Accessible sink	
18. Accessible storage	
19. Accessible display	
20. Accessible sign	
21. Accessible alarm	
22. Accessible fire extinguisher	
23. Accessible first aid kit	
24. Accessible emergency exit	
25. Accessible emergency phone	
26. Accessible emergency alarm	
27. Accessible emergency lighting	
28. Accessible emergency exit sign	
29. Accessible emergency exit door	
30. Accessible emergency exit window	
31. Accessible emergency exit ramp	
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100. Accessible emergency exit stairs	

ROOM TYPE	TUB	ROLL IN	TOTAL	PROVIDED
STANDARD	124			5
SUITE\$	14			2
EXTENDED STAY	42			3
TOTAL ROOMS	180	6	2	10

COMMON AREAS - PROGRAM ELEMENT		AREA		SEATS	
		AREA	DELTA	LOAD	DELTA
COMMON AREAS - PROGRAM ELEMENT	LOBBY	1570	1050	870	
	LOBBY CHANGE	135			42
	(15 LOBBY FACTOR) TOTAL	1705	1050	910	
	TERMINAL	1502		634	32
	KITCHEN	1059	700	399	
	(15 LOBBY FACTOR) TOTAL	1514	700	41	42
	TERMINAL	891			
	RESTROOMS	180	429	180	
	RESTROOMS TOTAL	540			
	TOTAL ROOMS	328	575	358	70
TOTAL		228	1050		

COMMON AREAS- BASEMENT	PROGRAM ELEMENT	AREA	TARGET	DELTA
	BANQUET ROOM 1	2406	2500	94
	BANQUET ROOM 2	2406	2500	94
	BREAKOUT 1	281	250	-31
	BREAKOUT 2	281	250	-31
	TOILET ROOMS	540		
	PREFUNCTION	1935		
	TOTAL AREA	7946		

BACK OF HOUSE (BASEMENT)		AREA	TARGET	DELTA
PROGRAM ELEMENT	STORAGE	530		
	ENGINEERING	400		
	LABORATORY STORAGE	720		
	STAFF LOCKER/LOUNGE	100		
	ELECTRICAL	440		
	KITCHEN STORAGE	600		
	OFFICE	800		
	RECEIVING	330		
	SECURITY	270		
	TRASH	500		
	LOUNGE	500		
	CIRCULATION	440		
		4850		
		5000		150

OVERALL AREA MATRIX			
	FLOOR	COMMON ROOMS	TOTAL
	BASEMENT	7,656	7,656
	GROUND FLOOR	23,676	32,475
	SECOND FLOOR	29,011	29,011
	THIRD FLOOR	29,011	29,011
	TOTAL	89,754	98,153

UNIT TYPE	SIZE	AVG SF	NM SF	1ST	2ND	3RD	TOTAL PERCENT
1 BED	24.5'x27'	662	600	17	18	18	53%
2 BED	34.5'x27'	932	860	7	18	18	45%

95%

WORK FORCE HOUSING OVERALL AREA MATRIX									
	FLOOR	BLD-A	BLD-B	BLD-C	BLD-D	BLD-E	BLD-F	BLD-G	TOTAL
GROUND FLOOR	1,372	1,439	1,006	1,429	1,372	1,371	1,371	1,371	10,822
SECOND FLOOR	1,372	1,379	1,388	1,299	1,372	1,372	1,372	1,372	28,185
THIRD FLOOR	1,372	1,372	1,388	1,299	1,372	1,372	1,372	1,372	28,185
FOURTH FLOOR	1,372	1,372	1,388	1,299	1,372	1,372	1,372	1,372	28,185
FIFTH FLOOR	1,372	1,372	1,388	1,299	1,372	1,372	1,372	1,372	28,185
SIXTH FLOOR	1,372	1,372	1,388	1,299	1,372	1,372	1,372	1,372	28,185
SEVENTH FLOOR	1,372	1,372	1,388	1,299	1,372	1,372	1,372	1,372	28,185
EIGHTH FLOOR	1,372	1,372	1,388	1,299	1,372	1,372	1,372	1,372	28,185
NINTH FLOOR	1,372	1,372	1,388	1,299	1,372	1,372	1,372	1,372	28,185
TENTH FLOOR	1,372	1,372	1,388	1,299	1,372	1,372	1,372	1,372	28,185
ROOF	1,372	1,372	1,388	1,299	1,372	1,372	1,372	1,372	28,185

BASELINE DESCRIPTIONS: SEE CODE

PARKING REQUIREMENTS - HOTEL			
PROGRAM ELEMENT	ROOM	*2	TOTAL
HOTEL SUITS *2	180	2	182
OFFICE BUILDING	OFFICE	6,400	6,400

(NOT USED) 1 SPACE / 150 FT ²
1 SPACES/OCCUPANTS
CONFERENCE CENTER
REDUCTION PER SHARED PARKING PROVISION
TOTAL PARKING AT HOTEL (80 REDUCTIONS)

PARKING REQUIREMENTS - APARTMENTS	
PROGRAM ELEMENT	
ONE BEDROOM	
TWO BEDROOM	
TOTAL PARKING AT APARTMENTS	
TOTAL PARKING WITH REDUCED	

PARKING PROVIDED	
HOTEL PARKING AREA	260
OVERFLOW / PARALLEL TO FIRE LANE	30
APARTMENT PARKING AREA	160
TOTAL PARKING	450
REQUIRED PARKING	456

Design Review Project Description Summary:

The Conference Center project, Brown Bear Lodge and Yosemite Conference Center (4987 Brown Bear Lane et al), is adjacent to a separate cabin project. Both are within the Mariposa Town Plan Design Review Overlay (DRO) Zoning Boundaries. Within the Design Review Application (DRA), the cabin project is viewed as a part of the Brown Bear Lodge and Yosemite Conference Center project, in terms of the physical arrangement and shared functions such as access, stormwater management system, utilities, etc. therefore, requiring a DR for design elevations and aesthetics.

The proposed cabin and conference center project is a mountain resort set in the Sierra Foothills along the Mariposa Creek (part of the proposed phase III Mariposa Creek Parkway) within the town of Mariposa. Brown Bear Lodge and Yosemite Conference Center will be built respecting the natural topography of the property sites taking advantage of the east side views, the south side creek views, and west side Mount Bullion views creating a Conference Center that is “all about lifestyles-inviting the community to become a part of the property.” The cabin project will provide sleeping accommodations for 5 to 6 individuals in 50 separate cabin buildings (610 SF). The Yosemite Conference Center plans call for a building 10,400 SF in total. The Yosemite Conference Center includes a 3,750 SF Conference Center/Pre-conference center area, a 2,350 SF restaurant seating and bar area that seats 80, kitchen area, a lobby lounge area that seats 40, a gift shop area, and a outdoor patio area. The development will also include a fitness center, a garden area, an outdoor wedding venue, and outdoor barbecue area. The on-site Conference Center meeting venue will be designed for multiple uses. The Yosemite Conference area will seat 250 people for banquet style dining and have high quality operable partitions allowing for flexible space and multiple breakup meeting and conference rooms. The applicant has received a letter of support (dated 11/01/1019) from YARTS supporting the project and their intention to work with the applicant to facilitate a convenient and safe bus stop at the development site.

The Brown Bear Lodge and Yosemite Conference Center will conform to existing topography and preserve prominent and unique natural features such as the Mariposa Creek, vegetation, and rock formations. They will take advantage of the Mariposa Creek’s open space amenity and make use of it as a flood control feature and recreational asset. The proposed cabin and conference center development will preserve the natural landscape by leaving it undeveloped (south half of parcel 13-050-0600). The DRA and currently filed GPZA (2019-216) will minimize environmental impact protecting the Mariposa Creek.

Primary access to the project is from Highway 49 North to Brown Bear Lane to the project site. The proposed project(s) properties already have access to all utilities. Two parcels (APN’s #013-050-0090 & #013-050-0590) have homes and are in the MPUD district, conform to the rules and regulations of MPUD and receive services (water & sewer). The proposed project undeveloped properties have access to water and sewer.

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PROJECT LOCATION

CLIENT INFO

.....
Rick Roesch / MRCC, LLC
.....
PO Box 1886, Mariposa, CA 95338
.....
T: 760.525.2688
.....
r.rosch@mercyemdr.com

MARIPOSA, CALIFORNIA

ISSUE	DATE
10	2021.12.30
DESIGN REVIEW	2022.01.18

HEET TITLE	HEET NUMBER
OVERALL SITE LANDSCAPE PLAN	

L-1.00

HARDSCAPE LEGEND

101	DRIVEWAYS & PARKING LOT, CORE GRAVEL OVER COMPACTED BASE, GRAVEL COLOR T-8 D, CURB PER SIDE
102	STONE PAVERS, 2 1/2" THICK, VARYING SIZES, OVER COMPACTED BASE W/ 1" SAND SETTING BED FOR WALKWAYS
103	BENCHES, THERMAL FLAME FINISH, LOCALLY SOURCED T.B.O.
104	SIDEWALKS AND MECHANICAL PADS, CONCRETE FLATWORK W/ INTEGRAL COLOR, TOP-CAST 150
105	RECLAIMED WOOD DECK

LANDSCAPE LEGEND

- 109** 1" PEA-GRAVEL SET ON CLASS II COMPACTED BASE. RE: DETAIL.
- 109** DECOMPOSED GRANITE FOR WALKWAYS, 4" THICK. COMPACTED 2" EQUAL LIFTS. DG IN PLANTERS TO BE 1" THICK. NON-COMPACTED. RE: DETAIL.
- 110** 3" THICK NATIVE BARK MULCH, LOCALLY SOURCED

GENERAL NOTES

- CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDUCTING ALL NECESSARY FIELD SURVEYS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UTILITY COMPANIES PRIOR TO ANY EXCAVATION.
1. LOCATE AND VERIFY LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION TO AVOID DAMAGE TO EXISTING UTILITIES. REPORT TO CIVIL DRAWING ENGINEER FOR CORRECTION.
2. ANY OTHER CITIES INFORMATION NOT BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR THE LANDSCAPE ARCHITECT SHALL ASSUME THAT THE CONTRACTOR HAS INCORPORATED THE SPECIFIED ITEM.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN OR CONSTRUCTION OF ANY OTHER PART OF THE PROJECT UNTIL SUCH CONDITIONS HAVE BEEN BRONIGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO ANY EXCAVATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SCOPE OF WORK. THE SUBCONTRACTORS ACCOMPANIE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SHALL INSTRUCT.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS BEFORE ANY EXCAVATION. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETED IN PLACE AS SPECIFIED.
6. CONTRACTOR RESPONSIBLE FOR SETTING GRADES ON ALL EXCAVATION. CONCRETE, CONCRETE REINFORCING FOR POSITIVE DRAINAGE.
7. ALL MATERIALS SHALL BE IN STANDARD APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN FINE CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIALLY PROCESSED OR PACKAGED MATERIALS SHALL BE UNPACKED AND INSPECTED FOR DEFECTS. UNPACKED PACKAGING REMAINS THE MANUFACTURERS GUARANTEED ANALYSIS.
8. THE LOCATION MAY ADJUST TO ACCOMMODATE EXISTING UTILITIES. VERIFY ARISE BETWEEN LANDSCAPE ARCHITECT, TYP. 10.0' CONFLICTS NEW ARISE BETWEEN THE ACTUAL SIZE OF THE AREAS ON THE SITE AND THE DRAWINGS THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR ANY NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
9. CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT AND SOIL QUANTITIES AND INSURING DESIGN INTENT OF DRAWINGS.
10. CONTRACTOR RESPONSIBLE FOR STAKING OUT ALL PLANTING AREAS AND TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH ALL MATERIALS OF ALL SPECIFIED PLANT MATERIAL IN ADDITION TO ALL

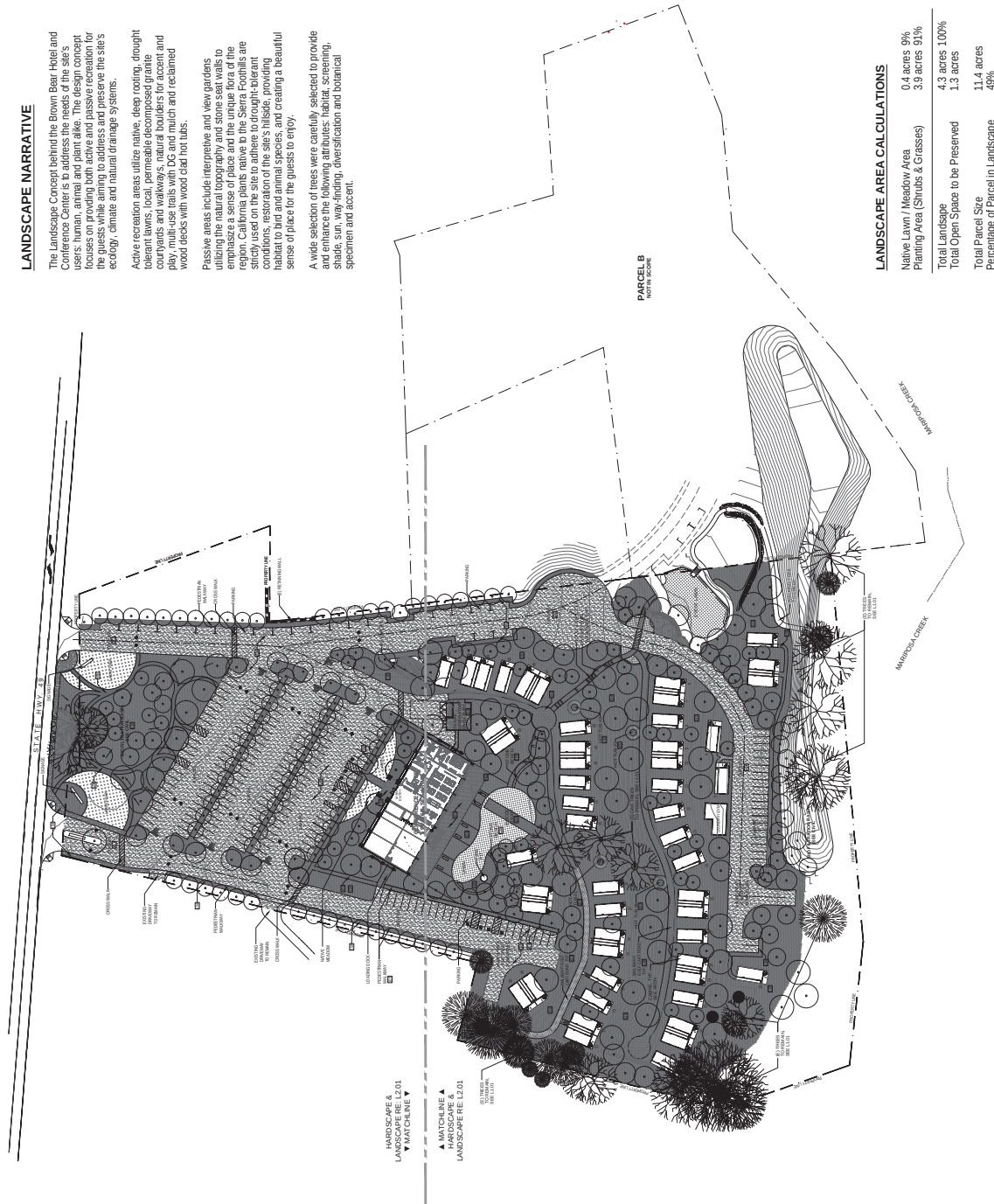
LANDSCAPE NARRATIVE

The Landscape Concept behind the Brown Bear Hotel and Conference Center is to address the needs of the site's users: human, animal and plant alike. The design concept focuses on providing both active and passive recreation for the guests while aiming to address and preserve the site's ecology, climate and natural drainage systems.

Active recreation areas utilize native, deep rooting, drought tolerant lawns, local, permeable decomposed granite courtyards and walkways, natural boulders for accent and play, multi-use trails with DG and mulch and reclaimed wood decks with wood clad hot tubs.

Passive areas include interpretive and view gardens utilizing the natural topography and stone seat walls to emphasize a sense of place and the unique flora of the region. California plants native to the Sierra Foothills are strictly used on the site to adhere to drought-tolerant conditions, restoration of the site's hillside, providing habitat to bird and animal species, and creating a beautiful sense of place for the guests to enjoy.

A wide selection of trees were carefully selected to provide and enhance the following attributes: habitat, screening, shade, sun, way-finding, diversification and botanical specimen and accent.



LANDSCAPE AREA CALCULATIONS

Native Lawn / Meadow Area	0.4 acres	9%
Planting Area (Shrubs & Grasses)	3.9 acres	91%
Total Landscape	4.3 acres	100%
Total Open Space to be Preserved	1.3 acres	
Total Parcel Size	11.4 acres	
Percentage of Parcel in Landscape	49%	



OVERALL SITE LANDSCAPE PLAN

7

LEGEND

π

LANDSCAPE LEGEND
TREES - LOW HYDROZONE (L)

SYM	BOTANICAL NAME	COMMON NAME
A	Quercus douglasiana	Quercus douglasiana (Oak Tree)
B	Pinus ponderosa	Pinus ponderosa (Pine Tree)
C	Arbutus menziesii	Arbutus menziesii (Madrone)
D	Calceolus decurans	Calceolus decurans (Ceanothus)
E	Quercus douglasiana	Quercus douglasiana (Oak Tree)
F	Arbutus menziesii	Arbutus menziesii (Madrone)
G	Alnus rhomboides	Alnus rhomboides (Almond)
H	Fraxinus dipetala	Fraxinus dipetala (Ash)
I	Pinus ponderosa	Pinus ponderosa (Pine Tree)
J	Quercus douglasiana	Quercus douglasiana (Oak Tree)
K	Arbutus menziesii	Arbutus menziesii (Madrone)
L	Calceolus decurans	Calceolus decurans (Ceanothus)
M	Quercus douglasiana	Quercus douglasiana (Oak Tree)
N	Arbutus menziesii	Arbutus menziesii (Madrone)
O	Alnus rhomboides	Alnus rhomboides (Almond)
P	Fraxinus dipetala	Fraxinus dipetala (Ash)
Q	Pinus ponderosa	Pinus ponderosa (Pine Tree)
R	Quercus douglasiana	Quercus douglasiana (Oak Tree)
S	Arbutus menziesii	Arbutus menziesii (Madrone)
T	Calceolus decurans	Calceolus decurans (Ceanothus)
U	Quercus douglasiana	Quercus douglasiana (Oak Tree)
V	Arbutus menziesii	Arbutus menziesii (Madrone)
W	Alnus rhomboides	Alnus rhomboides (Almond)
X	Fraxinus dipetala	Fraxinus dipetala (Ash)
Y	Pinus ponderosa	Pinus ponderosa (Pine Tree)
Z	Quercus douglasiana	Quercus douglasiana (Oak Tree)

ALL PROPOSED TREES ARE DROUGHT TOLERANT
PLANTING AREAS UNLESS OTHERWISE NOTED.

SHRUBS & GRASSES - LOW HYDROZONE (L)
All Ornamental Plant species are native to California and the Sierra Nevada foothills and are drought tolerant to the region's climate.

SYM BOTANICAL NAME COMMON NAME

1. Large-Sized Shrub - Screening & Accent - 5 gal. - 15 gal. min.

2. Medium-Sized Shrub - Screening & Accent - 1 gal. - 5 gal. min.

3. Small-Sized Shrub - Screening & Accent - 1 gal. - 5 gal. min.

4. Vines - 1 gal. - 5 gal. min.

5. Grasses - 1 gal. - 5 gal. min.

6. Perennials - 1 gal. - 5 gal. min.

7. Annuals - 1 gal. - 5 gal. min.

8. Groundcover - 1 gal. - 5 gal. min.

9. Palms - 1 gal. - 5 gal. min.

10. Ferns - 1 gal. - 5 gal. min.

11. Succulents - 1 gal. - 5 gal. min.

12. Other - 1 gal. - 5 gal. min.

13. Other - 1 gal. - 5 gal. min.

14. Other - 1 gal. - 5 gal. min.

15. Other - 1 gal. - 5 gal. min.

16. Other - 1 gal. - 5 gal. min.

17. Other - 1 gal. - 5 gal. min.

18. Other - 1 gal. - 5 gal. min.

19. Other - 1 gal. - 5 gal. min.

20. Other - 1 gal. - 5 gal. min.

21. Other - 1 gal. - 5 gal. min.

22. Other - 1 gal. - 5 gal. min.

23. Other - 1 gal. - 5 gal. min.

24. Other - 1 gal. - 5 gal. min.

25. Other - 1 gal. - 5 gal. min.

26. Other - 1 gal. - 5 gal. min.

27. Other - 1 gal. - 5 gal. min.

28. Other - 1 gal. - 5 gal. min.

29. Other - 1 gal. - 5 gal. min.

30. Other - 1 gal. - 5 gal. min.

31. Other - 1 gal. - 5 gal. min.

32. Other - 1 gal. - 5 gal. min.

33. Other - 1 gal. - 5 gal. min.

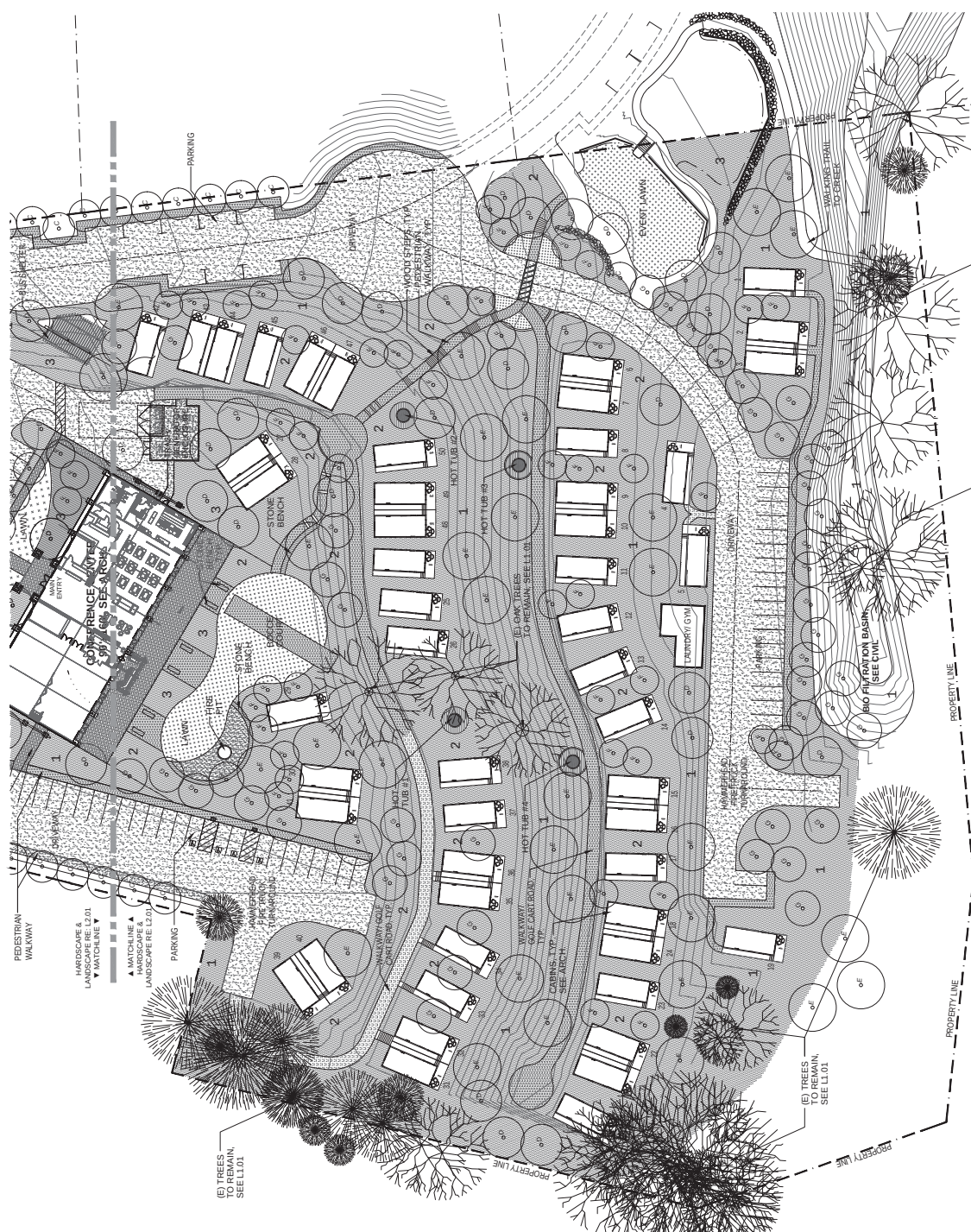
34. Other - 1 gal. - 5 gal. min.

35. Other - 1 gal. - 5 gal. min.

36. Other - 1 gal. - 5 gal. min.

37. Other - 1 gal. - 5 gal. min.

38. Other - 1 gal. - 5 gal. min.



(E) TREES TO REMAIN SEE L1.01

(E) TREES TO REMAIN SEE L1.01

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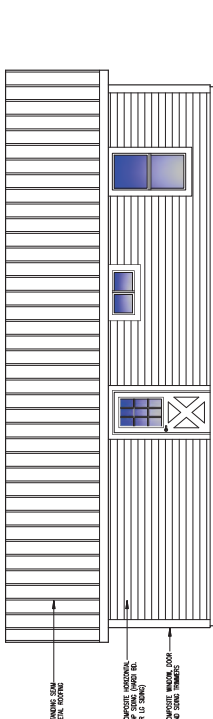
(E) TREES TO REMAIN SEE L1.01

PRELIMINARY PLANTING AND HARDSCAPE PLAN- SOUTH

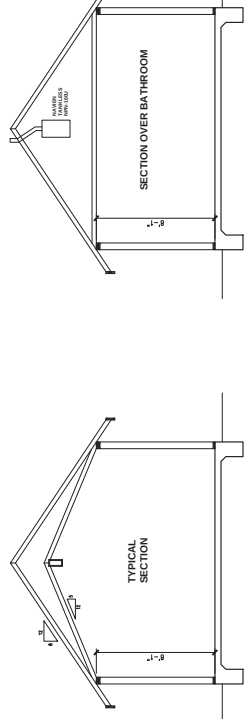
1/2" = 1'-0"

LEGEND

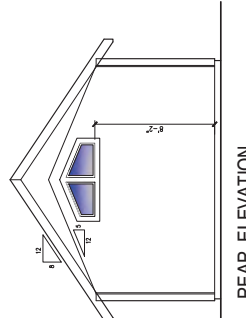
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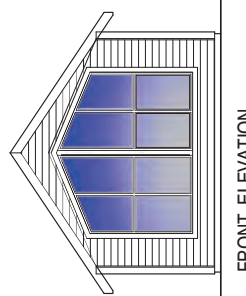
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



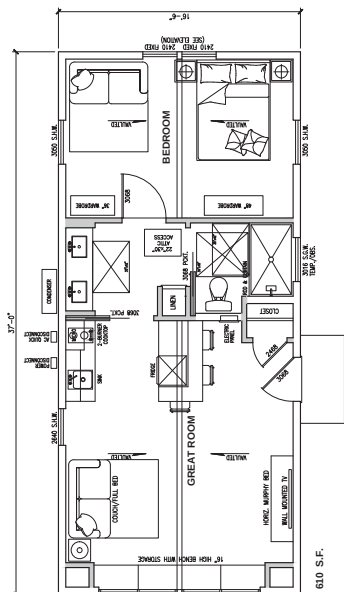
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



TYPICAL SECTION
 SCALE: 1/4" = 1'-0"

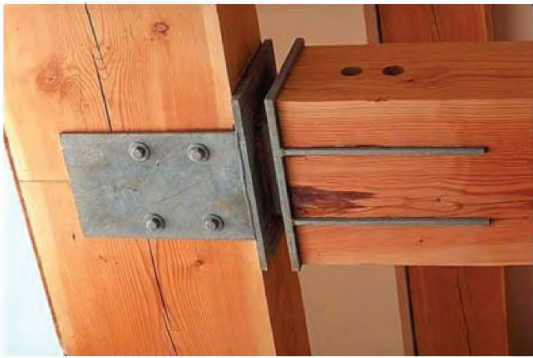
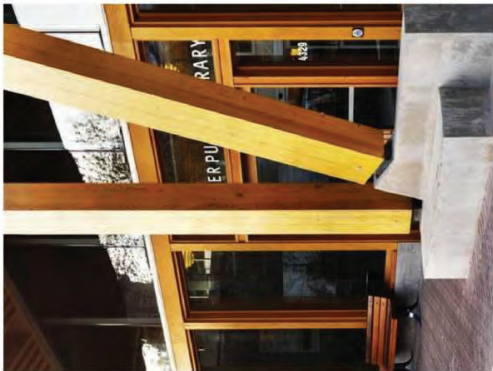


SECTION OVER BATHROOM
 SCALE: 1/4" = 1'-0"



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

WILDLIFE URBAN INTERFACE STANDARD (Chapter 7A - CBC)
 GLAZING NOTE:
 ALL EXTERIOR GLAZING SHALL BE TEMPERED OR BE A 20 MIN. RATED ASSEMBLY (MILGARD, VINYL, SUN-COAT LOW-E)
 DOOR NOTE:
 ALL EXTERIOR DOORS SHALL BE 20 MIN. ASSEMBLIES, SOLID CORE WITH 1.38" THICK STILES AND RAILS AND 1.14" FIELD PANEL THICKNESS OR OF NON-COMBUSTIBLE COMBUSTIBLE CONSTRUCTION
 ROOFING NOTE:
 ALL ROOF PROJECTIONS SHALL BE PROTECTED WITH NON-COMBUSTIBLE MATERIALS, IGNITION RESISTANT MATERIALS OR MEET THE STATE FIRE MARSHALL TESTING STANDARD, MIN. 72# FELT USE VULCAN VENTS (FIRE & EMBER SAFE VENTS)



FLITCH PLATE TIMBER FRAMING

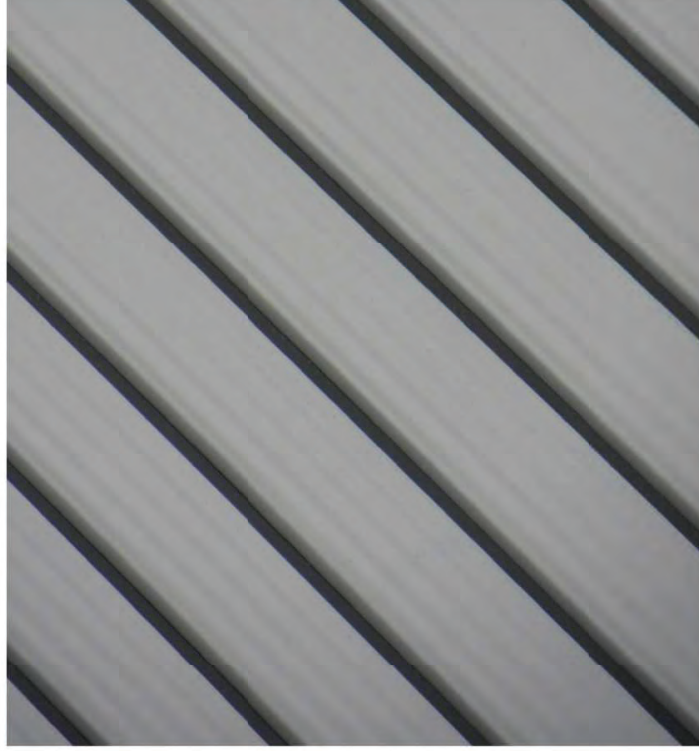
FIELD STONE

MATERIALS

5.A.c



DARK ANODIZED STOREFRONT SYSTEM



STANDING SEAM METAL ROOFING

MATERIALS

YOSEMITE CONFERENCE CENTER



YOSEMITE CONFERENCE CENTER



BROWN BEAR LODGE



IDLEWHEELS SENIOR MOBILE HOME PARK

5277 Hwy 49 N Spc 1
Mariposa, CA 95338
(209) 966-6500

RECEIVED

MAR 08 2022

Mariposa County Planning Department

March 8, 2022

Steve Engfer, Deputy Director
Mariposa County Planning Department
via email

RE: Design Review No. 2021-229 for Brown Bear Lodge & Yosemite Conference Center

Dear Mr. Engfer,

Idlewheels Senior Mobile Home Park has the following concerns with the proposed redesign of the original Brown Bear Hotel and Conference Center that was approved by the Board of Supervisors in 2020:

1. Visual and ecological impacts on Mariposa Creek and the future Mariposa Creek Parkway.
 - a. The proposed redesign moves the building envelop closed to the creek in one of the steeper, narrower, and most scenic sections of the Mariposa creek riparian area.
 - b. A biological assessment may be needed to determine ecological impacts of buildings and roadways closer to the creek.
 - c. Story poles would help the public and neighbors better assess the visual impacts of the proposed creek zone-adjacent buildings
2. Possible fire protection impacts
 - a. The redesign's removal of the pumper fire truck wide access road in the southwestern section of the development may negatively impact fire protection for both the development and its neighbors.
 - b. Cabins and parking areas in or along the steep riparian zone may increase wildfire danger.
3. Public access through the development to the future Mariposa Creek Parkway
 - a. Patrons of the development and attendees of events there will likely wish to cross the creek to access the Mariposa Creek Parkway.
 - b. Idlewheels SMHP is concerned this may cause increased foot and vehicle traffic through our restricted senior housing roadways.
 - c. We would like to see public access to the Mariposa Creek Parkway made available through the Brown Bear development property.

Thank you for this opportunity to comment on the proposed redesign.

Frank Binney, Idlewheels SMHP Chair
Cc: Idlewheels Board of Directors, Idlewheel Manager

Attachment: Attachment C - Public Comment (2022-PCRES-5 : DR No. 2021 - 229 Brown Bear Lodge and Yosemite Conference Center)

**STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION**

Resolution
No. 2021-000

A Resolution Approving Design Review Application No. 2021-229 for the Brown Bear Lodge and Yosemite Conference Center Project; Rick Roesch, applicant. Assessor Parcel Numbers 013-050-009, 013-050-057, 013-050-059, 013-050-060, 013-050-008 and 013-071-003.

WHEREAS, an application for a design review was received on the 30th day of December 2021 from Rick Roesch for the redesign of the Brown Bear Lodge and Yosemite Conference Center located at 4987 Brown Bear Lane and involving Assessor Parcel Numbers 013-050-009, 013-050-057, 013-050-059, 013-050-060, 013-050-008 and 013-071-003 in the Mariposa Town Planning Area; and

WHEREAS, the original hotel/conference center component of this development project, which also included a 96-unit multi-family residential development, was reviewed under General Plan/Area Plan/Zoning Amendment Application No. 2019-216 and Design Review Application No. 2020-008; and

WHEREAS, the Planning Commission reviewed and recommended approval of the original project on the 20th day of November 2020 and the Mariposa County Board of Supervisors reviewed and approved the original project on 8th day of December 2020; and

WHEREAS, the project proponent has proposed a significant change to the design of the hotel and conference center by eliminating the concept of placing the hotel and conference center and related amenities in one roughly 130,000 sq. ft. structure in favor of constructing 50 stand-alone cabins to provide overnight accommodations; and

WHEREAS, the remaining components of the project, i.e. lobby/lounge, restaurant, conference center, and fitness center, would be located in a single structure with parking for the project significantly altered due to the dispersion of overnight accommodations; and

WHEREAS, the original multi-family residential portion of the project is not part of this design review; and

WHEREAS, the conditions of approval adopted by the Board for the original project allowed the Planning Director to approve minor amendments to the approved site plan, exterior design, color, or materials of any structure or landscaping or in the configuration and materials of the proposed development provided that any expansion does not exceed 10% of the size of area of the approved facility (any amount of a reduction in size of area of the facility may be allowed), and provided a finding can be made that the modification does not create impacts which were not addressed in the original project approval; and

WHEREAS, although it can be found that the revised project does not create impacts that were not addressed in the original project approval, the level of redesign proposed warrants review by the Planning Commission under a public process; and

WHEREAS, the revised project necessitates amendments to the conditions of approval adopted for the original project; and

WHEREAS, the mitigation measures adopted for the original project do not change and apply to the revised project; and

Attachment: Resolution (2022-PCRES-5 : DR No. 2021 - 229 Brown Bear Lodge and Yosemite Conference Center)

WHEREAS, it can be found that the Mitigated Negative Declaration adopted by the Board of Supervisors on the 8th day of December 2020 for the original project adequately addressed impacts that are associated with this revised project and that no further environmental review is required; and

WHEREAS, a Staff Report was prepared for the project pursuant to Mariposa County Code and local administrative procedures; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for the 18th day of March 2022; and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report and testimony presented by the public concerning the application.

NOW THEREFORE BE IT RESOLVED THAT the Planning Commission does hereby approve Design Review No. 2021-229.

BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission action is based on the Findings shown in Exhibit 1 and the amended conditions of approval, excluding mitigation measures that remain unchanged and are not proposed for readoption, shown in Exhibit 2:

ON MOTION BY Commissioner , seconded by Commissioner this resolution is duly passed and adopted this 18th day of March 2022 by the following vote:

AYES:

NOES:

EXCUSED:

ABSTAIN:

 Mick Herman, Chair
 Mariposa County Planning Commission

Attest:

 Jil Chiesa, Secretary to the
 Mariposa County Planning Commission

Exhibit 1

Findings for Design Review No. 2021-229

1. It is found that the Brown Bear Lodge and Yosemite Conference Center project complies with the architectural theme and development guidelines established by the Board of Supervisors. This finding is made in accordance with Section 17.66.010(B) of Title 17, Mariposa County Zoning Ordinance.
2. It is found that the revised project does not pose substantial changes to the environment that were not addressed in the original project and therefore the project does not require the preparation of a subsequent environmental document and adoption of a new environmental determination. The mitigated negative declaration adopted on December 8, 2020 by the Board of Supervisors adequately addressed impacts that are associated with this revised project. This finding is made in accordance with Section 15162, CEQA Guidelines.

Exhibit 2

Amended Project Conditions for Design Review No. 2021-229

Project Name: Brown Bear Hotel and Yosemite Conference Center
File Number: Design Review No. 2021-229
Project Approval Date: March 18, 2022

The following conditions are established for this project in order to ensure compliance with county codes and policies.

1. Design Review Application No. 2021-229 proposes the following:

- a 10,400± sq. ft. facility containing:
 - a 3,750 sq. ft. conference/pre-conference center
 - a 2,350 sq. ft. restaurant and bar area seating 80
 - a kitchen area
 - a 1,426 sq. ft. lobby/lounge area seating 40
 - a gift shop area

The following are also proposed

- 50 stand-alone one-bedroom cabins 610 sq. ft. in size accommodating five to six guests each
- a 4,000 sq. ft. outdoor patio area that contains a bar, patio, and fire pit
- a 575 sq. ft. fitness center
- a laundry/gym facility, bocce court, four hot tubs, a fire pit and an event lawn in the cabin area.

(Planning Department Recommendation)

2. Minor amendments to the approved site plan, exterior design, color, or materials of any structure or landscaping or in the configuration and materials of the proposed development may be approved by the Planning Director provided that any expansion does not exceed 10% of the size of area of the approved facility (any amount of a reduction in size of area of the facility may be allowed), and provided a finding can be made that the modification does not create impacts which were not addressed in the original project approval. The Planning Director may impose any conditions and/or requirements it finds necessary to guarantee compliance with the project approval findings. No increase in the number of hotel units may be approved.

(Planning Department Recommendation)

3. This project is approved as of March 18, 2022. This approval shall expire March 18, 2025. If the conditions of approval are not completed by that date and a building or grading permit has not yet been issued for any component of the project, the applicant may request one or more-time extensions

of up to eighteen (18) months each. The applicant must make this request in writing prior to March 18, 2025. Time extension fees may be required.

(Planning Department Recommendation)

4. The Design Review shall be activated (vested) by the issuance of the first building or grading permit within 36 months (or additional months, if time extensions have been granted) from the effective date of approval of the project. Once the whole of the project is activated (vested) by issuance of a permit, there is no deadline for completion of the project, other than timelines associated with building permits.

(Planning Department Recommendation)

5. Prior to the issuance of any site disturbance, building or grading permits, the applicant shall submit final site plans based on construction plans. The final site plans shall be clearly labeled and shall comply with the approved design review site plans. Prior to issuance of any building permits, the applicant shall submit final architectural plans, which comply with the approved design review plans. All physical construction for the project shall be in substantial conformance with the approved plans, including exterior elevations.

(Planning Department Recommendation)

6. A project development/construction schedule shall be submitted to the Planning Director prior to issuance of grading and or building permit for the project. The project schedule shall include:
 - Outside agency permitting timeline
 - Projected overall construction schedule
 - Estimated completion

(Planning Department Recommendation)

7. Prior to issuance of a Certificate of Occupancy or commencement of project operation, the Planning Director shall verify that all conditions and mitigation measures have been satisfied.

(Planning Department Recommendation)

Traffic/Access, and Circulation:

8. A commercial road/driveway encroachment permit for Highway 49N shall be obtained from the California Department of Transportation (Caltrans) prior to issuance of grading and/or building permit and/or prior to any construction within the Highway 49N right-of-way. All required encroachment improvements for the project (including access and any utilities) shall be completed and approved by Caltrans prior to issuance of a Certificate of Occupancy. The project applicant shall provide evidence of Caltrans approval of the encroachments to the Planning Department prior to the issuance of a Certificate of Occupancy for any component of the project.

(Caltrans requirement)

9. Frontage improvements, including a commercial width sidewalk, shall be required along the project parcel's frontage of Highway 49N. These improvements must meet the County Code requirements and applicable County Improvement Standards. Engineered plans shall be required. An encroachment

permit for frontage improvements shall be obtained from Caltrans. Plans for any required frontage improvements shall require County Engineer approval prior to issuance of a grading or building permit, and prior to issuance of the Caltrans encroachment permit. All required encroachment improvements shall be completed and approved by Caltrans prior to issuance of a Certificate of Occupancy.

(Planning Department Recommendation)

10. Prior to the commencement of any grading, building, encroachment improvements, road improvements, frontage improvements, construction or other maintenance activities required as a condition of approval for the project a consultation meeting with the Public Works Department, the Planning Department, the applicant, the agent, the road/construction contractor, Caltrans, MPUD and CALFIRE shall occur. The Agricultural Commissioner, a representative from Pacific Gas & Electric, a representative from Sierra Telephone, a representative from the Environmental Health Unit and a representative from the Mariposa County Resource Conservation District shall also be invited to attend. All costs associated with the consultation shall be the responsibility of the applicant.

(Planning Department Recommendation)

11. All grading and/or road improvement work required of this project shall comply with the Mariposa County Improvement Standards and all requirements contained therein. Engineered improvements plans prepared by a Registered Civil Engineer are required for any improvement required as a condition of approval for this project. The plans shall be approved by the County Engineer prior to commencement of construction of the required improvements.

(Planning Department Recommendation)

12. The applicant shall submit a dimensioned parking plan showing all parking space dimensions and aisle width dimensions. The parking plan shall meet all requirements of Section 17.336.030 Parking Standards of County Code, except for the following:
 - a. A parking reduction for shared parking for the conference center and restaurant uses has been approved. A total of 204 parking spaces are proposed and approved for the commercial uses/

The plan shall show that all required parking improvements are entirely contained on-site. Verification by the Planning Director that the parking plan meets all Planning requirements shall be completed prior to issuance of a grading permit.

(Section 17.336.030, Mariposa County Code)

13. The parking lots shall comply with all handicapped accessibility requirements as established by Title 24 of the California Code of Regulations. The Building Director shall approve the parking lot pursuant to these regulations prior to issuance of a grading permit for the project. Verification by the Building Director that the parking lot meets Title 24 of California Code of Regulations shall be required prior to issuance of Certificate of Occupancy.

(Title 24, California Code of Regulations)

14. The project (all site improvements and all structures) shall meet all standards of PRC 4290, PRC 4291, Mariposa County Fire, and MPUD requirements. Prior to the issuance of any building or grading permits, the Mariposa Public Utility District (MPUD), the County Fire Chief and CAL FIRE shall each provide the Planning Director with a letter certifying that the engineering design of the

internal accessways are of adequate width, grade, surfacing, and construction design to meet the requirements of the fire protection agencies.

(State Fire Safe Regulations; MPUD requirements, County Fire and Planning Department Recommendation)

15. The construction of any of the required access and/or frontage improvements for this project shall not permanently negatively impact any off-site improvements or parcels such as, but not limited to, existing driveways serving existing development. Minor and temporary impacts during construction may occur.

(Planning Department Recommendation)

16. All proposed road improvements shall be completed in accordance with the Mariposa County Improvement Standards. Brown Bear Lane shall be improved to a Town Class IV standard (with parking and sidewalk; a waiver to on-street parking along the main access shall be considered if adequate parking is provided on-site) and shall meet this standard prior to issuance of a Certificate of Occupancy. The proposed road and sidewalk improvements shall be completed in accordance with the Road Improvement and Circulation Policy (RICP) and/or the County Improvement Standards or both and shall be approved by the County Engineer or a licensed civil engineer with a signed, wet-stamped letter indicating that the improvements meet the RICP and the County Improvement Standards. Engineered improvement plans prepared by a Registered Civil Engineer shall be required and approved by the County Engineer prior to commencement on the proposed road improvements. If required, any necessary encroachment permits from the Public Works Department shall be obtained.

(Applicant Proposal; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy)

17. The proposed 50-foot wide access easement to the offsite parcels where the turnaround is located, shall be non-exclusive and encompass all of the proposed access road improvements, turn around, sidewalks, etc. from Highway 49N to the proposed property line between Parcel A and Parcel B. The 50-foot-wide easement is a waiver of the County's requirement that such an easement be 60-foot wide. The waiver shall be approved by the County Engineer/County Surveyor only if it can be shown that all improvements can fit within the proposed easement.

(Public Works Department Recommendation)

18. The secondary ingress/egress road on the project site shall be named in accordance with the criteria of County Resolution No. 92-541 at the discretion of the Planning Director. IF determined necessary, a Road Name Request application shall be submitted to the Planning Department and be approved by the Planning Director prior to issuance of a Certificate of Occupancy for the project site. Road name sign installation shall be required prior to Certificate of Occupancy, which may necessitate an encroachment permit from Caltrans.

(Planning Department Recommendation)

Grading and Drainage:

19. No site disturbance activities shall commence without the issuance of a building or grading permit, unless that activity is minor in nature and doesn't necessitate a permit. All grading work and erosion control work shall meet Building and County Engineer Requirements prior to grading permit final.

Grading and drainage system improvements on the project site shall also comply with applicable requirements contained in Appendix J, California Building Code. Verification by the Building Director and County Engineer that construction meets requirements shall be required prior to issuance of Certificate of Occupancy.

(Planning Department Recommendation/California Building Code Appendix J as Adopted by the Mariposa County Board of Supervisors; Section 17.336.080, Mariposa County Code)

20. Immediately upon completion of the required grading, road and encroachment improvements, the applicant shall re-vegetate all exposed soils and install other erosion control measures as recommended by the Resource Conservation District (RCD). The applicant shall also contact the RCD for an inspection. Inspection fees shall be the responsibility of the applicant. A letter or other evidence shall be submitted to the Planning Department by RCD stating that the re-vegetation and erosion control provisions have been completed prior to building permit final and prior to the issuance of a Certificate of Occupancy.

(Resource Conservation District Recommendation)

21. Grading work for the project is encouraged to occur during the months of April through October. If grading work will occur between November 1 and April 1, a sediment control plan shall be prepared and shall meet the requirements of the Building Department and County Engineer. The sediment control plan shall include temporary erosion control measures to eliminate or minimize runoff during construction; these measures shall be installed prior to storm events and maintained throughout the rainy season.

(Planning Department Recommendation; Mariposa County Improvement Standards)

22. The project shall install and maintain runoff attenuation facilities with sufficient capacity to reduce 100-year project storm water runoff rates to those currently generated by the project site. The project engineered grading plans shall include these facilities and include runoff from adjacent parcels. The project applicant shall provide a drainage study that meets all industry standards, including existing conditions hydrology; proposed conditions hydrology; a 100-year ponding exhibit; information regarding the potential impacts of the project, and mitigation for those impacts; and the labeling and quantifying of any run-on of flow rates to the project. The proposed outflow rate should not exceed the existing flow rate. Detailed engineered plans for the on-site retention basins shall be approved by the County Engineer prior to issuance of a grading permit. The Plan requirements shall be incorporated into the grading permit. Prior to issuance of a building or grading permit, percolation tests shall be required to confirm that the water quality retention basins have proper filtration. The project applicant shall also obtain necessary permitting approval from all affected agencies prior to any construction activities related to the on-site bio-retention basins. The project applicant shall provide the Planning Director copies of all approvals from affected agencies prior to construction activities.

The project applicant shall also prepare a plan for the maintenance of the retention basins in perpetuity and submit the plan to the Public Works Department and any other affected agencies for review and approval. A copy of the approved plan shall be provided to the Planning Director prior to the issuance of a Certificate of Occupancy for the project.

Based upon basin outlet locations, the project applicant may be required to obtain a drainage easement or execute an agreement with Mariposa County, owner of the property (APN 012-140-022) that lies between the lower bio-retention basin and Mariposa Creek, in order to allow stormwater from the basin's outlets to flow across that property into Mariposa Creek. The easement or

agreement, if required, shall be executed prior to the issuance of a grading or construction permit for the project. Evidence of the easement execution and recordation or execution of an agreement shall be provided to the Planning Director prior to the issuance of a grading or construction permit for the project.

Based upon facilities location the project applicant may be required to establish an easement as a part of the required parcel merger map, or execute an agreement for use of the property (APN 013-071-003 and/or 013-050-008) for all run-off attenuation facilities in order to allow for the ongoing use and maintenance for the life of the project. The easement or agreement, if required, shall be executed prior to the issuance of a grading or construction permit for the project. Evidence of the easement or execution and/or recordation or execution of an agreement shall be provided to the Planning Director prior to the issuance of a grading or construction permit for the project.

(Public Works, Planning Department Recommendation)

23. All exposed and/or disturbed soils created by grading or construction activities shall be watered down or suppressed during grading operations to reduce the generation of dust, and other particulate matter. Any other applicable Air Pollution Control District (APCD) requirements, including but not limited to idling diesel engines shall be met prior to building or grading permit issuance, during construction, prior to occupancy, and during operation to the satisfaction of the County Air Pollution Control Officer. During non-grading periods, all stockpiles of debris, soil, sand, or other materials shall be protected from wind erosion. The project must comply with the requirements of the ASBESTOS AIRBORNE TOXIC CONTROL MEASURE FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS (<https://www.arb.ca.gov/toxics/atcm/asb2atcm.htm>) including but not limited to the submittal of a dust mitigation plan. (ASBESTOS AIRBORNE TOXIC CONTROL MEASURE FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS)

(Section 17.336.080, Mariposa County Code, Environmental Health Unit Recommendation)

24. The applicant shall obtain a General Permit for Discharges of Storm Water Associated with Construction Activity from the Regional Water Quality Control Board (RWQCB) prior to initiation of any grading activities on the site. A copy of the approved permit shall be submitted to the Planning Department by the applicant prior to issuance of a grading permit. All provisions and requirements of the permit shall be completed prior to completion of the project. The applicant shall submit to the Planning Department evidence that the permit requirements have been met to the satisfaction of the RWQCB. The applicant shall also be subject to the following RWQCB requirements:
 - a. Prior to issuance of the grading and/or building permit for the project, the applicant shall submit a SWPPP and a valid WID number issued by the State Regional Water Quality Control Board.
 - b. Prior to issuance of a certificate of occupancy for the project, the applicant shall provide a sign off showing that all conditions have been met and accepted as well as a Notice of Termination from the State Regional Water Quality Control Board.

(State Water Quality Control Board Order No. 99-08-DWQ, National Pollutant Discharge Elimination System)

Public Services:

25. Connection to the Mariposa Public Utility District (MPUD) water and wastewater services and compliance with the MPUD Fire Protection Ordinance (or equivalent, if this ordinance has been rescinded) is required. The applicant shall meet MPUD requirements and shall provide evidence of such to the Planning Director prior to issuance of a building or grading permit.

(MPUD, Planning Department Recommendation)

26. Provisions shall be made for the on-site storage of all solid waste and recyclable materials generated during construction and operation of the project. All solid waste shall be placed in trash bins to maintain the site in a safe and attractive condition. Solid waste or recyclable materials which cannot be contained in trash bins on site shall be removed from the site on a weekly basis.

(Planning Department Recommendation)

27. Prior to the issuance of any building or grading permits, the permit holder shall provide the Planning Director with recorded copies of access agreements or easements granted in favor of any and all utility owners or access easement right owners.

(Planning Department Recommendation)

Architectural/Design:

28. Prior to the issuance of a grading and/or building permit, the applicant shall submit a final landscaping plan for the project site. The landscape plan shall include landscaping to create a buffer between the project and adjacent residentially developed properties. The landscaping plans shall indicate existing native trees within the development site to be retained. The landscaping plan shall conform to Section 17.336.060.C of County Code, delineating the size, type, and location of landscape plantings as well as proposed irrigation methods. The landscaping plan shall provide for parking lot shading and the applicant shall submit evidence to ensure compliance with Section 17.336.060.C.6.a and 17.336.060.C.6.b. The landscaping plan shall provide for building enhancement, and an appropriate transition from street to building in conformance with Section 17.336.060.C.6 of County Code. The landscaping plan shall include landscaping within the Caltrans right-of-way in accordance with Section 17.336.030.C.18. If plantings die, they shall be replaced on a one-to-one ratio until established. Irrigation shall meet the 2015 Model Water Efficient Landscape Ordinance (CCR Title 23, Chapter 2.7), as verified by Mariposa County. This plan must be approved by the Planning Director prior to the issuance of a grading or building permit. Landscaping must be installed prior to the issuance of a Certificate of Occupancy.

All landscaping shall be maintained in good condition in order to present a healthy and neat appearance for the life of the development. Dead or diseased plants shall be immediately replaced with plants which meet the size requirements of Section 17.336.060 of County Code.

(Section 17.336.060, Mariposa County Code; Planning Department Recommendation)

29. Any retaining walls must meet design review requirements including a minimum of split face block with landscaping or to match building architectural veneer treatments as approved by the Planning Director. Plans shall include the treatments of all retaining walls on site and must meet Planning Director approval prior to issuance of grading or building permit, and installation must be approved prior to issuance of a Certificate of Occupancy for the project.

(Planning Department Recommendation)

30. Any site fencing, including security fencing, must meet design review requirements. Site fencing and security fencing shall be provided between the project site and adjacent residentially developed properties. Details regarding site fencing shall be provided to the Planning Department with final site plans, for review and approval prior to grading and/or building permit issuance. Final inspection and approval are required prior to occupancy.

(Planning Department Recommendation)

31. All utilities, except for propane storage tanks, shall be underground within the project site.

(Section 17.336.060(A)(8), Mariposa County Zoning Code)

32. All exterior mechanical equipment located on roof, building, and ground shall be enclosed or screened from public view either by utilizing materials compatible with the building or locating them away from public view. Anti-reflective colors or surfaces shall be used on all rooftop equipment. Proposed locations and screening of mechanical equipment shall be reviewed and approved by the Planning Department prior to issuance of a building or grading permit.

(Section 17.336.060(B)(7), Mariposa County Code)

33. Plans for swimming pools, spas or food service shall be submitted to the Environmental Health Unit and must receive Health Unit approval prior to the issuance of a building permit.

(Environmental Health Unit Recommendation)

34. Refuse storage areas, dumpsters, and propane tanks shall be enclosed or screened from public view. Proposed locations and screening of these facilities shall be reviewed and approved by the Planning Department prior to issuance of a building or grading permit.

(Section 17.336.060(B)(7), Mariposa County Code)

35. The applicant shall submit a final Sign Design Review Plan for the proposed signs, delineating the location, size, materials, colors, lettering, and lighting method for all on-site signage. The proposed signage shall be in conformance with Section 17.336.060.D of County Code. The Planning Director and County Engineer shall approve the design and location of the final sign plans prior to issuance of a building or grading permit.

(Planning Department Recommendation)

36. All exterior lighting fixtures shall be of a hooded type and shall be designed and located to confine lighting directly on the premises. Lighting should be of minimum, but adequate, intensity. The light fixtures shall be a “full cutoff” fixture as listed in the International Dark Sky Standards. A lighting plan showing the design and location of all exterior lights, including any lighting at sidewalk level, shall be submitted. The lighting plan shall specifically consider adjacent residentially developed properties. Lighting shall be designed to minimize impacts on adjacent residentially developed properties. Exterior lighting fixtures shall not shine light upon or directly illuminate any surface other than the area required to be lighted. The Planning Director shall approve the design of the lighting fixtures prior to issuance of the grading permit.

(Mariposa County General Plan; Planning Department Recommendation)

General Conditions:

37. Prior to the issuance of a building or grading permit and prior to issuance of a Certificate of Occupancy, all fees associated with the County's processing of this project and filing of associated documents shall be paid.

(Planning Department Recommendation)

38. The Property Owner (Owner) shall indemnify, protect, defend, and hold harmless the County, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the County, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, any approval of the County, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the County, concerning the project and the approvals granted herein. Actions concerning the project and approvals granted shall include, but not be limited to, the environmental determination made pursuant to the California Environmental Quality Act (CEQA). Furthermore, Owner shall indemnify, protect, defend, and hold harmless the County, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the County indemnify and defend such governmental entity. County shall promptly notify the Owner of any claim, action, or proceeding. County will further cooperate in the defense of the action.

An agreement on a form approved by Mariposa County Counsel shall be executed within twenty (20) working days of the date of project action. Non-compliance with this condition may result in revocation of project approval by the County.

(Planning Department Recommendation)

39. Prior to issuance of a building permit (other than grading) all flammable vegetation shall be removed from each building site a minimum distance of one hundred (100) feet from any flammable building material, including finished structure. This condition shall not apply to vegetation proposed to remain as finished site landscaping, or offsite vegetation.

(Planning Department Recommendation)

40. Prior to issuance of a grading or construction permit for the project, the project applicant shall submit and have approved a parcel merger application to merge APN Nos. 013-050-009, 060, 570 and 590 into one parcel (the General Commercial portion of the site. All aspects of the merger process, including the filing of a parcel map, shall be completed prior to occupancy of any structure. The parcel merger process can be used to eliminate existing easements and create new easements. The creation of off-site easements that are necessary to implement the project, including for, but not limited to, the sewer line within APN 013-070-003 that cannot be created through the parcel map process, will require the execution of additional documents by the project applicants, such as offers of dedication or grant deed to the utility purveyor. This documentation shall be executed prior to the issuance of a building and/or grading permit for the project,

(Planning/Public Works Department Recommendation)

41. The placement of improvements, including, but not limited to, walking trails, wedding venue, vehicle turnarounds and the stormwater retention basin on APNs 013-050-008 and 013-071-003 shall be

allowed only through the execution of an easement agreement between the project applicants and the owners of those parcels prior to the issuance of building and/or grading permits for the project. If the execution of such an agreement is not possible, the project shall be redesigned to place all improvements on the project site.

(Planning/Public Works Department Recommendation)

42. The project applicant shall have the choice of unilaterally maintaining Brown Bear Lane or executing a road maintenance agreement with the owners of current APNs 013-050-011 and 013-050-028. If the project applicant forms a road maintenance agreement or executes a similar instrument with the owners of these parcels, the agreement or instrument shall specifically state that maintenance shall include, but not be limited to, drainage and erosion control devices, fuel modification, and upkeep of road surfaces. If a road maintenance agreement is established, the agreement shall:
- a. Be in effect for the life of the project unless said maintenance is taken over by the County, a special district, or other government entity,
 - b. Provide for annual maintenance and the immediate correction of emergency and hazard situations,
 - c. Include 100% of the lots served by Brown Bear Lane,
 - e. d. Provide a mechanism for the road maintenance association to collect delinquent payments or assessments for the maintenance described above by filing a lien on the delinquent properties and provide a mechanism for new parcels to be added to the association.

The provisions of the agreement or instrument shall be reviewed and approved by the County Engineer and a copy provided to Mariposa Planning prior to issuance of a building or grading permit for the project.

43. Construction activities occurring outdoors shall not commence prior to the hours of 7:00 a.m. Monday through Friday, and 8:00 a.m. on Saturdays. All construction activities occurring outdoors shall cease by sunset Monday through Saturday. No outdoor construction shall be permitted on Sundays. The Planning Department shall monitor noise through complaints by the neighbors. Any deviations from the construction hours shall require Planning Department consideration and approval prior to any changes to the hours other than allowed by this condition.

(Planning Department Recommendation)

44. Painting contractors employed during project construction shall use low-volatile organic compound (low-VOC) architectural coatings that comply with San Joaquin Valley Air Pollution Control District Rule 4601 – Architectural Coatings for application on project buildings. The current standard for flat paints is 50 grams per liter (g/l) and gloss paints is 100 g/l. Specialty coatings range from 100 g/l to 500 g/l.

(Mitigation Measure 3.c.1)

45. Prior to commencement of construction activities on the project site, the project developer shall obtain soil tests to determine if naturally occurring asbestos-containing rock exists on the site. If asbestos-containing materials are present in any of the soil tests, the developer shall notify Mariposa County. Once discovered, the applicant shall identify control measures to reduce potential exposure

to asbestos for approval by Mariposa County. The applicant shall implement the approved control measures during earth-disturbing construction activities.

(Mitigation Measure 3.c.2)

46. A pre-construction clearance survey shall be conducted by a qualified biologist to ensure that the northwestern pond turtle will not be impacted during Project construction. The pre-construction survey shall be conducted no more than 14 days prior to the start of construction activities, including demolition and site clearing. During this survey, the qualified biologist shall search all potential nesting habitat on the Project site for active turtle nests. If an active turtle nest is found, the qualified biologist shall determine the extent of a construction-free buffer to be established and maintained around the nest for the duration of the nesting cycle. The biologist shall then work with construction personnel to install wildlife exclusion fencing along the buffer. This fencing should be a minimum of 36 inches tall and toed-in 6 inches below ground prior to construction activities. If fencing cannot be toed-in, the bottom of the fence will be weighted down with a continuous line of long, narrow sandbags or similar material, to ensure there are no gaps under the fencing where wildlife could enter. One-way exit funnels directed away from construction activities will be installed to allow turtles and other small wildlife to exit the fenced enclosure. Reports and evidence of mitigation installation shall be provided to the Planning Department prior to commencing construction activities.

(Mitigation Measure 4.a.1)

47. A pre-construction clearance survey shall be conducted by a qualified biologist to ensure that no roosting special-status bats will be disturbed during the implementation of the project. A pre-construction clearance survey shall be conducted no more than 14 days prior to initiation of construction activities, including demolition and site clearing. During this survey, the qualified biologist shall inspect all potential roosting habitat in and immediately adjacent to the impact areas, including tree snags and outbuildings. If an active roost is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the roost. If work cannot proceed without disturbing roosting bats, work may need to be halted or redirected to other areas until the roost is no longer in use. Reports and evidence of mitigation installation shall be provided to the Planning Department prior to commencing construction activities.

(Mitigation Measure 4.a.2)

48. To the extent practicable, construction, including demolition and site clearing, shall be scheduled to avoid the nesting season, which extends from February through August.

If it is not possible to schedule construction between September and January, a pre-construction clearance survey for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction clearance survey shall be conducted no more than 14 days prior to the start of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas, including within 250 feet in the case of raptor nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has failed for non-construction related reasons.

(Mitigation Measure 4.d.1)

49. In the event human remains, artifacts, or potentially significant cultural resources are discovered during ground disturbance on the project site, a Native American monitor shall be on-site for the duration of ground disturbance. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement project conditions of approval, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and the Native American Heritage Commission shall be notified should human remains be discovered. If the remains are determined by the Native American Heritage Commission to be Native American, the NAHC guidelines shall be adhered to in treatment and disposition of the remains. Representatives of the Most Likely Descendant shall be requested to be on-site during disturbance and/or removal of human remains.

(Mitigation Measure 5.c.1)

50. The project applicant shall implement the following measures to reduce the effect of noise levels generated by on-site stationary noise sources:

Generators/Mechanical Equipment

Routine testing and preventive maintenance of any emergency backup generator shall be conducted during the less sensitive daytime-business hours (i.e., 7:00 a.m. to 5:00 p.m.). The generator shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications.

Any External mechanical equipment, including any emergency generator that may be included, shall incorporate features designed to reduce noise emissions below the County stationary noise requirements (i.e., 55 dB Leq during daytime hours and 45 dB Leq during nighttime hours). These features may include, but are not limited to, locating equipment within equipment rooms or enclosures that incorporate noise reduction features, such as acoustical louvers, and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. Prior to building permit issuance, project plans and submittal documents shall include documentation demonstrating the external mechanical equipment, including any emergency generator/s, meets requirements for testing schedule and noise reduction.

(Mitigation Measure 13.a.1)

51. Prior to issuance of building permits for the Brown Bear project, the project applicant shall provide for a minimum of two trained and certified emergency staff on premises or in the Mariposa community and available to respond to emergencies at all times. The supplementary staff shall be trained to meet Mariposa County Fire Department Volunteer Fire Service standards. Staffing may be provided by project employees who have completed the required training. The project owner shall provide personal protection equipment (PPE) and positive communication equipment for all firefighting and emergency service personnel provided by the project. PPE and communication equipment shall be stored in a central, secure location. Communication systems shall permit uninterrupted contact between all firefighters at all times and at all locations on or within the

property. In addition, there shall be positive communication at all times between a fire officer and recognized Emergency Command Center (ECC). All equipment required shall be approved by and become property of Mariposa County and maintained per manufacturer and National Fire Protection Association (NFPA) standards by the project owner. The project applicant and Mariposa County shall negotiate a mutually agreeable project contribution to support the Mariposa County Fire Department apparatus inventory. This shall be included as a condition of permitting for the project. The above requirements, or equivalent as approved by the Mariposa County Fire Department, shall be included in a fully executed agreement between the Fire Department and the project applicant prior to the issuance of grading or building permit for the project.

(Mitigation Measure 15.a.1)

52. The project driveway access onto the project site shall maintain a minimum throat depth of 75 feet before any vehicular openings to the west of the parking lot.

(Mitigation Measure 17.b.1)

53. There are existing easements and utility infrastructure that traverse the project site that have the potential to be impacted by the project due to relocation of existing utility infrastructure and need for relocation and/or creation of new easements due to project construction and physical layout.

Therefore, due to the potentially significant impact to existing utility infrastructure and easements, a utility infrastructure, easement and abandonment relocation plan shall be required. The Plan shall at a minimum include:

1. Prior to grading or building permit issuance, project construction plans shall include existing and proposed easement and utility infrastructure relocation exhibits.
2. Prior to grading or building permit issuance for the project, applicable utility and easement holders shall approve the construction plans.
3. Any abandonment and/or relocation of easements or offers for dedication that may be required of the project, shall be required to meet County requirements for abandonments. Verification of the project meeting requirements for abandonments and/or relocations shall be required by the County Surveyor prior to grading or building permit issuance and prior to construction completion and/or occupancy of the project or equivalent as determined by the County Surveyor.
4. All costs associated with any utility relocation, easement changes or relocations and abandonments shall be the responsibility of the project applicant.

The utility infrastructure, easement and abandonment relocation plan (including any offers for dedication) shall be approved by the appropriate utility providers such as MPUD, Sierra Telephone, and PG&E, and the Mariposa County Planning Department prior to issuance of grading and/or building permits for the project.

(Mitigation Measure 19.a.1)



Design Review Application No. 2021-229

Brown Bear Lodge and Yosemite Conference Center

Planning Commission Public Hearing

March 18, 2022

Project Consideration and Action

Applicant: Rick Roesch

Project Background

- General Plan Land Use
 - Mariposa Town Planning Area
- Zoning
 - General Commercial and Multi Family Residential
 - Design Review District Overlay
- Current on-site uses
 - Vacant- except for two unoccupied houses under demolition and remnants of residential uses
 - Adjacent Land Uses
 - Professional Office & General Commercial
 - Multi Family Residential
 - Single Family Residential 9000 sf.

Project Background

■ Involved six APNs totaling 17.97+/- acres

- 013-050-009 (5243 Highway 49 N) GC
- 013-050-057 (unassigned address) GC
- 013-050-059 (4987 Brown Bear Lane) GC
- 013-050-060 (unassigned address) GC
- 013-050-008 (unassigned address) MFR
- 013-071-003 (5225 Highway 49 N) MFR

Amended proposed project now primarily involves:

- 013-050-009 (5243 Highway 49 N) GC
- 013-050-057 (unassigned address) GC
- 013-050-059 (4987 Brown Bear Lane) GC
- 013-050-060 (unassigned address) GC

* **Total Acreage 11.2 Acres** (Additional area for turnaround and drainage basin on adjacent parcels 013-050-008 and 013-071-003)

Project Vicinity Map

5.A.f



0 200 400 Feet
1:3,379

PROJECT TYPE: Design Review 2021-229

APPLICANT/OWNER: Rick Roesch / MMRC Properties LLC & Sierra Trail Homes LLC

SITE ADDRESS: 4987 Brown Bear Lane (et al)

APN: 013-050-059,060,009,057,008 & 013-071-003

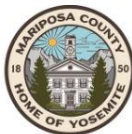
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Date: Wednesday, January 05, 2022

Data Source: Mariposa County Planning Department GIS;

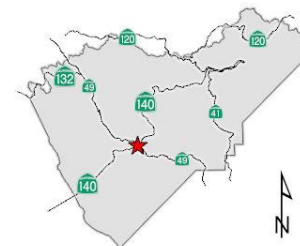
Assessor's Parcel Map Update: 07/2021

Map Credit: jwhite



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Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.



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Attachment: Presentation [Revision 1] (2022-PCRES-5 : DR No. 2021 - 229 Brown Bear







Project Background

- Adjacent Land Use/Zoning
 - Professional Office & General Commercial
 - Multi Family Residential
 - Single Family Residential 9000 sf.
- Surrounding land uses are
 - Plumbing/electrical supply, churches, a mobile home park, apartments and single-family residences.

Original Project Summary Description - Two Phases

- Hotel and Conference Center (11.2 Acre site)
- 180 Hotel Rooms, a mix of 124 standard rooms, 14 nightly suites, 42 extended stay suites Total Square footage of 130,743 sf +/-
 - Conference center 5300 sf +/-
 - 250 person+/- banquet dining capacity and flexible breakout room partitions for meetings
 - Restaurant 1800 sf +/- (122 +/- seats)
 - Lobby/lounge 1125 sf +/-
 - Fitness center 420 sf +/-
 - Outdoor Pool, garden area, outdoor wedding and barbecue area

Oringal Project Summary Description

- Multi Family Housing (6.77-acre site)
- Proposed 96 multifamily units
 - 53 one-bedroom units
 - 43 two-bedroom units
- In-unit laundry
- Three-story structures
- Common space, Kids Play Area



PEDESTRIAN ACCESS



Amended Project Summary Description

Design Review Application No. 2021-229 proposes the following:

- 10,400 sq. ft. facility containing:
- 3,750 sq. ft. conference/pre-conference center seating 250 people
- 2,350 sq. ft. restaurant and bar area seating 80
- kitchen area
- 1,426 sq. ft. lobby/lounge area that seats 40
- a gift shop area

Amended Project Summary Description

- 4,000 sq. ft. outdoor patio area that the site plan shows will contain a bar, patio and fire pit
- 575 sq. ft. fitness center
- 50 stand-alone one-bedroom cabins, 610 sq. ft. in size, accommodating five to six guests
- a laundry/gym facility, bocce court, four hot tubs, a fire pit and an event lawn in the cabin area.
- 204 Parking Spaces

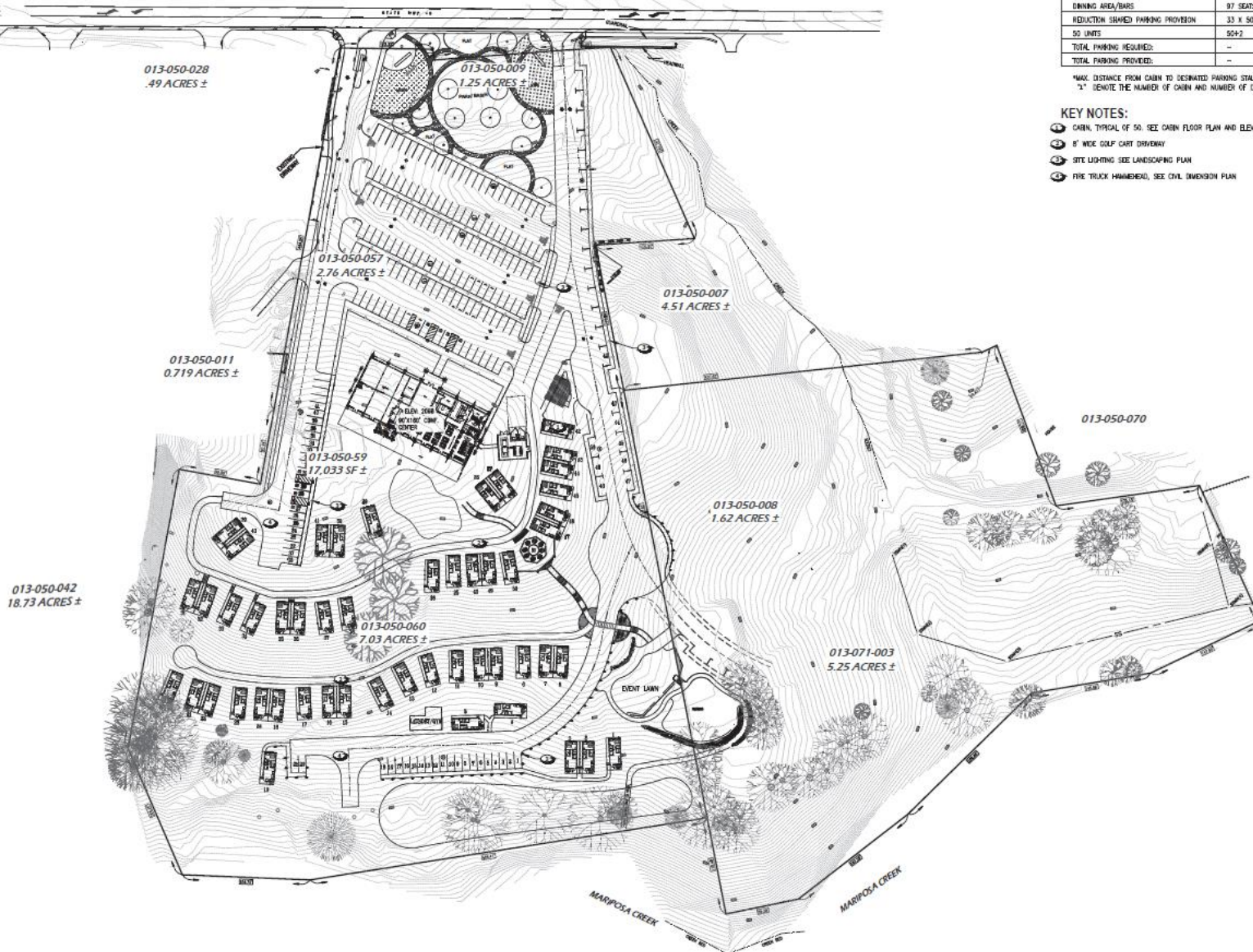
PARKING ANALYSIS:

PROGRAM ELEMENT	SQ. FT. / FACTOR	PARKING STALL
CONFERENCE ROOM & PRE-CONF. ROOM	3,750 SQ.FT. / 50	75
DINING AREA/BARS	2,350 SQ.FT. (NOT USE FOR PARKING CALC.)	-
DINING AREA/BARS	97 SEATS/3	33
REDUCTION SHARED PARKING PROVISION	33 X 50X	17
50 UNITS	524.2	524
TOTAL PARKING REQUIRED:	-	144
TOTAL PARKING PROVIDED:	-	204

*MAX. DISTANCE FROM CABIN TO DESIGNATED PARKING STALL IS 200'. (GOLF CART SERVICE AVAILABLE FOR CABIN CUSTOMERS).
 "X" DENOTE THE NUMBER OF CABIN AND NUMBER OF DESIGNATED PARKING

KEY NOTES:

- ① CABIN, TYPICAL OF 50. SEE CABIN FLOOR PLAN AND ELEVATIONS
- ② 8' WIDE GOLF CART DRIVEWAY
- ③ SITE LIGHTING SEE LANDSCAPING PLAN
- ④ FIRE TRUCK HAMMOCK, SEE CIVIL DIVISION PLAN



SITE PLAN

 0 10 20 30 40 50 60 70 80 90 100
 SCALE: 1" = 60'

Project Summary Description

Project includes:

- Water and Sewer - Mariposa Public Utility District
 - Water sufficient for both domestic and firefighting purposes
 - Sewage disposal sufficient for project
 - All MPUD requirements must be met for utility infrastructure improvements
- Utility Undergrounding (except propane if needed)
 - (Relocation and improvements at developer's expense)
- Architectural Design Features and treatments to adhere to Design Review Requirements
- Access to future Mariposa Creek Parkway
- YARTS Bus Stops

Project Summary – Agency Review

- Agency Review and Comment requests on the project were conducted:
 - Mariposa County Public Works, Mariposa County Environmental Health Unit, Mariposa County Fire Department, Mariposa County Assessor, Mariposa County Building Department, California Department of Transportation (Caltrans), CAL FIRE, and the Mariposa Public Utility District.

Project Summary – Agency Review

- Comments Received from Mariposa County Public Works, Caltrans, , Mariposa County Fire Department/CAL FIRE, Mariposa County Environmental Health Unit and the Mariposa Public Utility District.
- Agency Review and comments details are included in the Planning Commission agenda packet.

Public Noticing and Comment

Prior to the Planning Commission public hearing
Public noticing was conducted as follows:

- Mariposa Gazette on March 3, 2022.
- Notices mailed to property owners within 300 feet of the proposed project site on, February 25, 2022
- Notices were also posted February 25 and 28, 2022, three in Mariposa, including the Planning Department, and on the Planning Department's website.

- Project was previously evaluated, and the mitigation still applies.
- The Adopted Mitigated Negative Declaration:
 - Evaluated project's environmental effects
 - Reduced significant impacts where feasible
 - Provided Public disclosure
 - Informed decision making

There were/are ten mitigation measures included applicable to the project:

- **Air-** low VOC paint
- **Geologic/Grading** – Naturally occurring asbestos
- **Biological-** Turtle, Roosting and Raptor surveys required
- **Cultural-** Archaeological Resources – Protection and protocol if found during excavations
- **Noise** – mitigation of construction noise
- **Fire/Emergency-** Support staff and equipment
- **Traffic-** Throat depth 75 feet- encroachments to HWY 49
- **Utility Infrastructure-** relocation and provision of easement and protection of existing easement and service rights

CEQA- Finding

Pursuant to Section 15162 of CEQA guidelines, no further review is required.

A finding that no subsequent environmental documentation is required to approve this design review application is included in the project resolution. The recommended finding states:

“It is found that the revised project does not pose substantial changes to the environment that were not addressed in the original project and therefore the project does not require the preparation of a subsequent environmental document and a new environmental determination. The mitigated negative declaration adopted on December 8, 2020 by the Board of Supervisors adequately addressed impacts that are associated with this revised project. This finding is made in accordance with Section 15162, CEQA Guidelines.”

Project Summary –Public Noticing and Comment

Two Letters was received from Frank Binney, Idlewheels Senior Mobile Home Park, Chair.

Summary of comment letter 1:

- ❑ Visual and ecological impacts
- ❑ Fire protection impacts
- ❑ Public access/creek parkway
 - Comment 1 is addressed in detail in the staff report

Summary of comment letter 2:

- ❑ Easement for water line and water connections at Idlewheels
 - Comment 2 was received after Staff report Publication
 - No Water easement or conenciton at Idlwheels is a part nor allowed by MPUD

Project Summary –Public Noticing and Comment

- ❑ A third comment letter was received after publication of the Agenda Packet
- ❑ From John Tomsick and Elizabeth Tomsick, property owners at 5244 Highway 49 North near the project site.
- ❑ In summary, the comment letter expresses their disappointment in the loss of the Multi-family housing component of the previously approved project with the proposed redesign. And that lands that were zoned Multi-Family have become General Commercial.
- ❑ Current Project- Design Review No. 2021-229, proposes design changes to the hotel and conference center on the General Commercial zoned lands of the project site. The revised project does not propose any amendments to the existing Multi-family zoned lands of roughly 6.8 acres, and therefore, no loss of Multi-Family zoned land is a part of the revised project being considered.

Project Summary –Public Noticing and Comment

- ❑ Tomsick Letter- Cont
- ❑ The previous project approvals, GP/SP/ZA No. 2019-216 and Design Review 2020-008, Brown Bear Hotel and Conference Center and Multi-Family Housing project, was approved by the Board of Supervisors on December 8, 2020 (BOS Resolution No. 2020-718). The actions included a zone change from Multi-Family Residential to General Commercial zoning of approximately 7.2 acres for the Hotel and Conference Center.
- ❑ Current Project- Design Review No. 2021-229, proposes design changes to the hotel and conference center on the General Commercial zoned lands of the project site. The revised project does not propose any amendments to the existing Multi-family zoned lands of roughly 6.8 acres, and therefore, no loss of Multi-Family zoned land is a part of the revised project being considered.
- ❑ (Additional details on Memo to PC and available today)

Project Summary –Design Review

- The whole of the project is subject to Design Review and must meet the Section 17.336.060 – *Architectural theme and development guidelines for the design review overlay zone of Title 17.*
 - Site Development Standards
 - Building Design Standards
 - Landscaping Standards, including for parking areas
 - Sign Standards

Project Summary –Design Review

- The project must also meet Chapter 17.336 – *Supplementary Development Standards*, of Title 17 that include:
 - *Setbacks*
 - *Setback from drainages*
 - *Building height*
 - *Parking*
 - *Highway 49 North right-of-way*
 - *Improvement Standards*

Project Summary – Practical Concerns

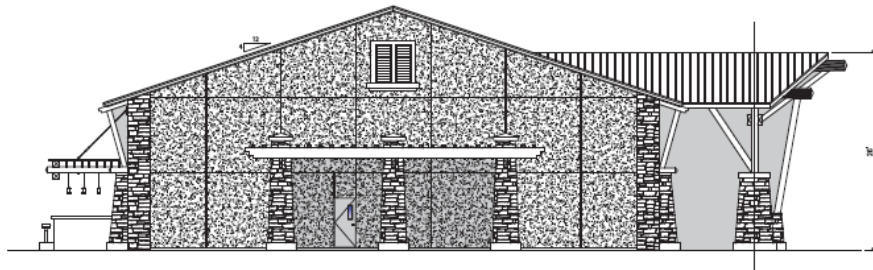
- **Aesthetics/Design Review - Buildings**
 - Buildings meet both height and property line setback requirements as proposed on the plans
 - Conceptual elevations for lodge conference facilities and cabins meet the Design review Overlay Theme Guidelines with features that include:
 - ❑ Standing seam metal roofing
 - ❑ Color Schemes with base colors lighter warm colors and trim that is brighter or darker
 - ❑ Mechanical equipment screening
 - ❑ Exposed beam design features
 - ❑ Stucco, rock, vertical and horizontal siding types
 - ❑ Retailing walls - stone or split face treatment or equivalent



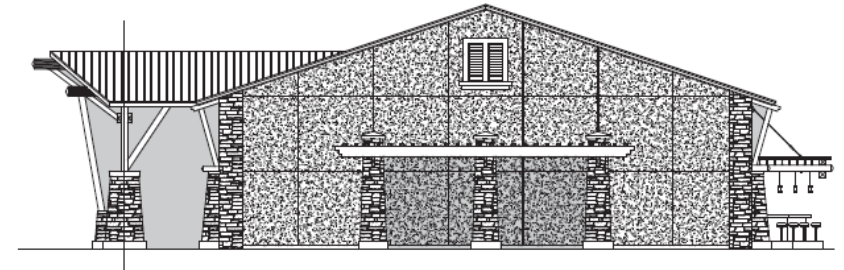
1 FRONT ELEVATION



2 REAR ELEVATION

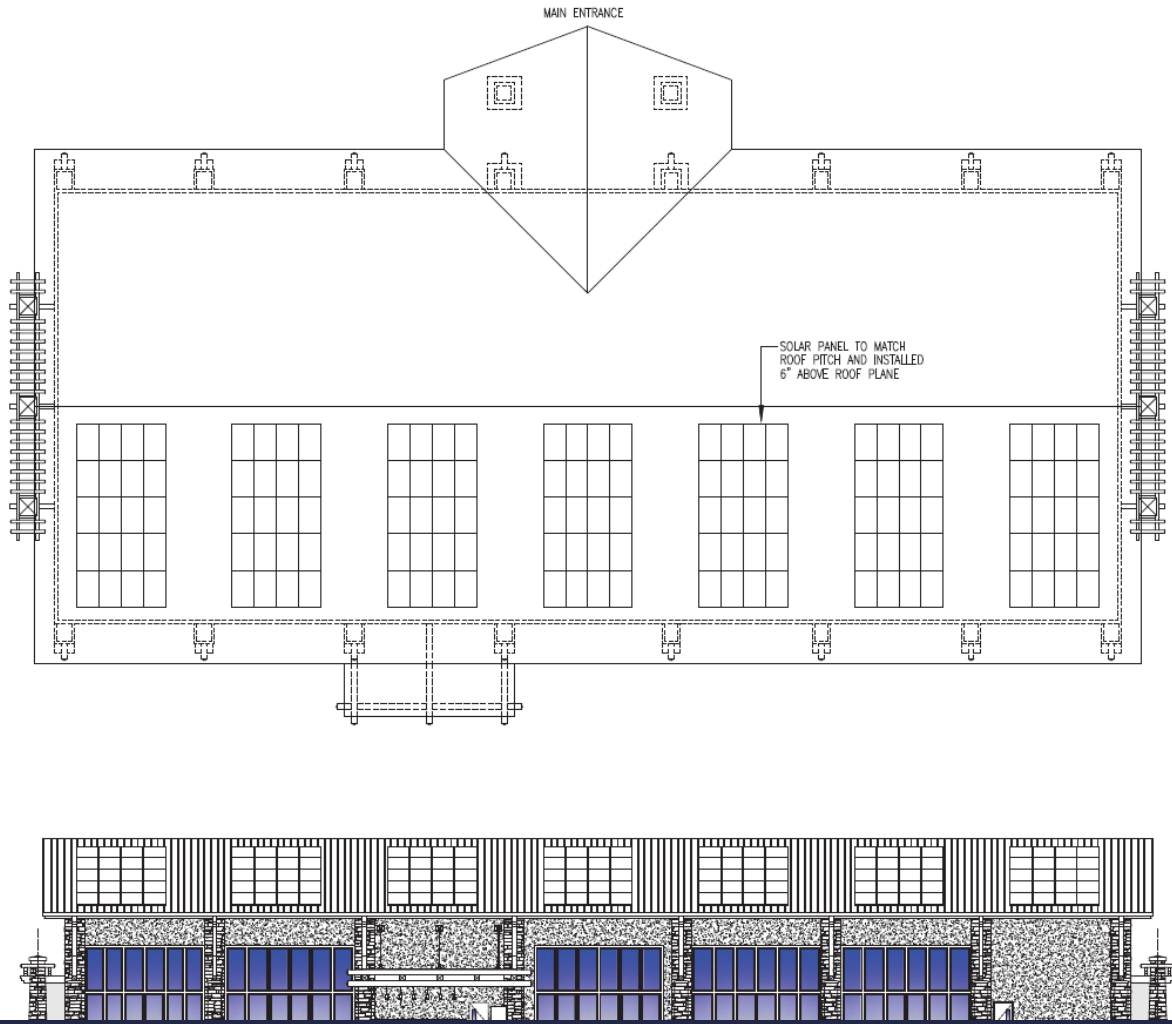


3 LEFT ELEVATION



4 RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

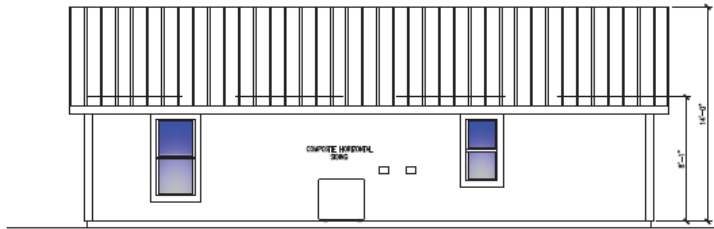


These drawings are prepared
on the basis of the information
furnished to the engineer and
are not to be construed as a
guarantee of the accuracy of
the information furnished.
Copyright © 2021 Golden Valley &
GOLDEN ENGINEERING & SURVEYING, INC.

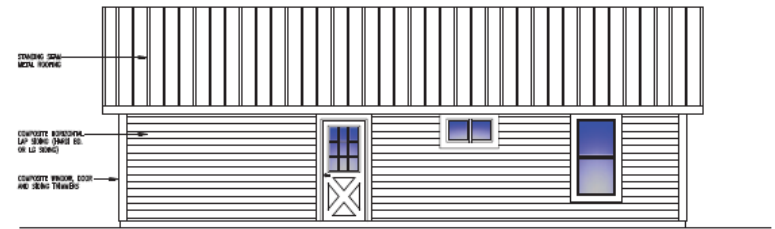
CONSTRUCTION PLANS FOR
**BROWN BEAR CONFERENCE
CENTER & CABIN**

ENGINEER
SHEET OWNERS
Solar Panel Lay
PREPARED FOR
RICK ROESCH
P.O. Box 5004

Attachment: Presentation [Revision 1] (2022-PCRES-5 : DR No. 2021 - 229 Brown Bear



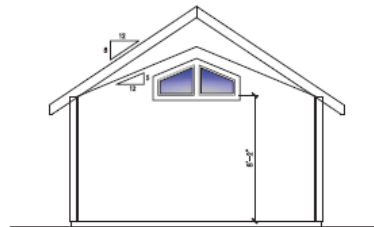
LEFT ELEVATION
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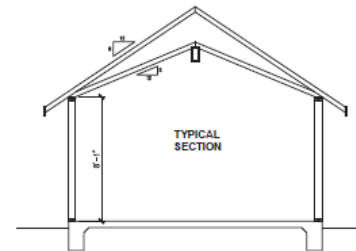
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



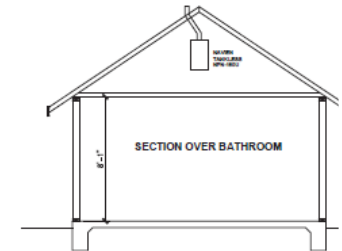
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



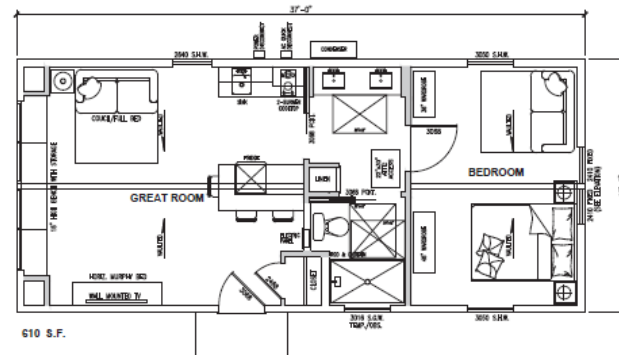
REAR ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL SECTION



SECTION OVER BATHROOM



FLOOR PLAN

WILDLIFE URBAN INTERFACE STANDARD (Chapter 7A - CBC)

GLAZING NOTE:

ALL EXTERIOR GLAZING SHALL BE TEMPERED OR BE A 20 MIN. RATED ASSEMBLY (MILGARD, VINYL, SUN-COAT LOW-E)

DOOR NOTE:

ALL EXTERIOR DOORS SHALL BE 20 MIN. ASSEMBLIES, SOLID CORE WITH 1 3/8" THICK STILES AND RAILS AND 1 1/4" FIELD PANEL THICKNESS OR OF NON-COMBUSTIBLE COMBUSTIBLE CONSTRUCTION

ROOFING NOTE:

ALL ROOF PROJECTIONS SHALL BE PROTECTED WITH NON-COMBUSTIBLE MATERIALS, IGNITION RESISTANT MATERIALS OR MEET THE STATE FIRE MARSHALL TESTING STANDARD, MIN. 72# FELT USE VULCAN VENTS (FIRE & EMBER SAFE VENTS)



FLITCH PLATE TIMBER FRAMING



FIELD STONE

MATERIALS



DARK ANODIZED STOREFRONT SYSTEM



STANDING SEAM METAL ROOFING

MATERIALS

04/04/2020

YOSEMITE CONFERENCE CENTER



YOSEMITE CONFERENCE CENTER



BROWN BEAR LODGE



Project Summary –Practical Concerns

- Aesthetics/Design Review- Landscaping Proposed landscaping plans incorporate water efficient landscaping as required by State Model Water Effect Landscape Ordinance
- Includes an appropriate range and type of plants and trees, including native and drought tolerant species
- Retains some existing trees and vegetation as feasible
- Required to meet the minimum (50%) of parking lot shading

Project Summary – Practical Concerns

- **Parking**
- Proposed- 204 parking spaces
- 144 would be required under application of shared parking provisions and hotel demand as per code of one space per unit and two additional spaces.
- Zoning Code 17.336.030(B)(b)(1) allows for a parking reduction of shared commercial uses of 2 or more uses, may be reduced by 50%.

Project Summary – Practical Concerns

- Parking –
- The amount of parking proposed by the project applicant, 204 spaces
 - Provides 60 additional spaces (more than would be required for the entirety of the project, according to code, and using the standard hotel demand).
 - Roughly an additional one (1) space per cabin would be provided, meaning there would be about two (2) spaces per cabin on the site.
 - The proposed parking meets the code requirements with the parking reduction applied and with the provision of additional parking spaces that may be required by the cabins.

CONFERENCE ROOM & PRE-CONF. ROOM	
DINING AREA/BARS	
DINING AREA/BARS	
REDUCED SHAPED PARKING PROVIDED	33 X SIDE
50 UNITS	50+2
TOTAL PARKING REQUIRED:	-
TOTAL PARKING PROVIDED:	-

5.A.f

MAX. DISTANCE FROM CABIN TO DESIGNATED PARKING STALL IS 200'.
 1. DENOTE THE NUMBER OF CABIN AND NUMBER OF DESIGNATED

KEY NOTES:

- ① CABIN, TYPICAL OF 50. SEE CABIN FLOOR PLAN AND ELEVATIONS
- ② 8' WIDE GOLF CART DRIVEWAY
- ③ SITE LIGHTING SEE LANDSCAPING PLAN
- ④ FIRE TRUCK HEADROOM, SEE CIVIL DIMENSION PLAN

Parking Exhibit



Project Summary –Practical Concerns

- Design Review- Access Summary
- Traffic Impact Analysis Prepared for the Project
- Hwy 140 Encroachment permit required for Brown Bear and New Access road encroachments
- Mitigation includes that the minimum throat depth of 75 feet before any vehicular openings was required.
- A Town Class road standard with parking and sidewalk is required
- All access easements shall be of sufficient width and County Engineer approval of final design and adequacy is required.

Project Summary – Practical Concerns

- Design Review- **Access Summary**
- Access must also meet all emergency access minimums.
- Access is required to meet and County Improvement Standards and Road Improvement and Circulation Policy Requirements.
- Project plans propose a Town Class IV and access to meet the emergency access requirements. (24 feet wide travel way, sidewalks and parking.)

CONFERENCE ROOM & PRE-CONF. ROOM	
DINING AREA/BARS	
DINING AREA/BARS	
REDUCTION SHAPED PARKING PROVISION	33 X SIDE
50 UNITS	50+2
TOTAL PARKING REQUIRED:	-
TOTAL PARKING PROVIDED:	-

MAX. DISTANCE FROM CABIN TO DESIGNATED PARKING STALL IS 200'.
 1. DENOTE THE NUMBER OF CABIN AND NUMBER OF DESIGNATED

KEY NOTES:

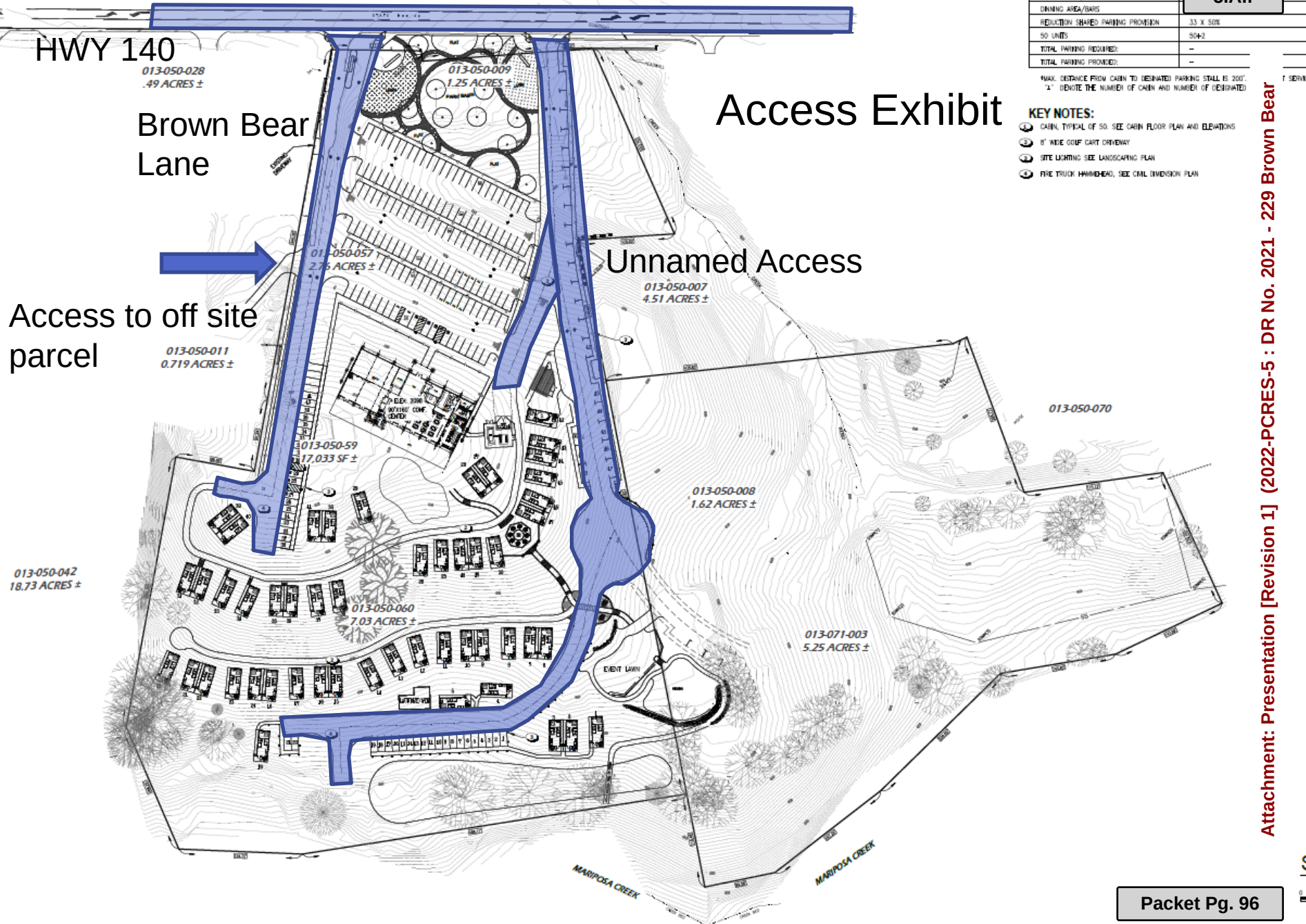
- 1. CABIN TYPICAL OF 50. SEE CABIN FLOOR PLAN AND ELEVATIONS
- 2. 8' WIDE GOLF CART DRIVEWAY
- 3. SITE LIGHTING SEE LANDSCAPING PLAN
- 4. FIRE TRUCK HEADROOM, SEE CIVIL DIMENSION PLAN

Access Exhibit

Brown Bear Lane

Unnamed Access

Access to off site parcel













PM12:03 FEB/10/2020

Project Summary – Practical Concerns

- Design Review- Grading and Drainage
- State Water Resource's Control Board, California Department of Fish and Wildlife consultation for any work near the ephemeral drainage is required of the project.
- Stormwater Pollution protection plan, erosion control and all requirements of Appendix J of the California building code are standards to which the project must meet regarding grading and drainage controls of the project.
- The proposed bio-retention basin is required to meet all County, state and Federal requirements.

Project Summary – Practical Concerns

- Aesthetics/Design Review- Lighting and Signage
- Preliminary Lighting plan proposes all lighting to be compliant with International Dark Sky Association Standards
- Signage
 - Monument sign at the site main entrance
 - Internal directional & wayfinding signage is proposed and required
 - Final signage plan details requires Planning Director approval prior to installation in accordance with Design review code requirements
- Wedding Venue
 - The proposed wedding area on the Multifamily Zoned parcels
 - Zone amendment to GC required, OR site plan change to include all on GC parcels.

Project Summary –Design Review

- The proposed project, with the application of the recommended conditions and measures, will meet Design Review Section 17.336.060 – *Architectural theme and development guidelines for the design review overlay zone* and Chapter 17.336 – *Supplementary Development Standards*, of Title 17.

Conclusion and Recommendation

Staff recommends the Planning Commission adopt a resolution:

Approving Design Review No. 2021-229 with Findings, Conditions, and Mitigation Measures, including a Finding that the Project Does Not Propose Substantial Changes to the Project that Were Not Addressed in the Previously Adopted Mitigated Negative Declaration for General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008 and that No Further Environmental Review is Required.