

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING AGENDA --- October 13, 2021--- DIRECTIONS

The following public comment options continue to be offered during the pandemic pursuant to the Governor's Executive Order N-29-20, which relaxed certain provisions of the Brown Act to allow public meetings accessible telephonically to all public members seeking to observe and address that committee/council/commission and or working group.

Members of the public who wish to participate in the meeting are invited to do so by submitting written comments (instructions follow) or by joining the teleconference by:

TELECONFERENCE MEETING:

(This meeting is call in only due to public access requirements)

To join meeting by dialing in on phone, call this number:

United States: +1 (786) 535-3211 Access Code: 135-062-653

****Please note that all callers will be limited on their speaking time, and will be muted before and after public comment periods****

Planning Advisory Committee written commenting processes are as follows

WRITTEN COMMENTS: Written comments may be submitted via U.S. Postal Service, email or may be dropped off at the Planning Department. In your written communication please note in the subject line: Which Planning Advisory Committee you are commenting to and indicate which "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" that you are commenting on.

1) Mail • Send written communication to:

Mariposa County Planning Department
PO Box 2039
Mariposa CA 95338

2) Email • Send an email to the planningdept@mariposacounty.org

3) Drop Off: • Written communication can be dropped off at:

Mariposa County Planning Department
5100 Bullion Street, 1st Floor
Mariposa, CA 95338

No matter which of these formats you choose to use for written communication (Mail, Email or Drop Off) please know that in order to ensure distribution to the committee prior to their consideration of the agenda, and in order for your written comments to be placed into the record it must be received no later than 8:00 a.m. on the day of the meeting.

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING AGENDA

DATE: WEDNESDAY October 13, 2021
TIME: 6:00 P.M. – 8:00 P.M.
LOCATION: *TELECONFERENCE MEETING- (See above for participation information)
Meeting host location- *LOWER LEVEL CONFERENCE ROOM* GOVERNMENT CENTER
5100 BULLION STREET
MARIPOSA, CALIFORNIA 95338

1. Roll Call
2. A resolution of the Midpines Planning Advisory Committee proclaiming a local emergency, ratifying the proclamation of a state of emergency by the Governor of the State of California on March 4, 2020 regarding an outbreak of respiratory illness due to a novel coronavirus (a disease now known as Covid-19), and authorizing remote teleconference meetings of the legislative bodies of the Midpines Planning Advisory Committee for the period October 13, 2021 to November 13, 2021 pursuant to Brown Act provisions.
3. Approval of Minutes: Meeting of September 8, 2021
4. Public comments
5. Terramore/KOA Potential Project Update -Yosemite Oaks Property. George Radanovich and also , Heather W. Mack Director of Acquisitions and Rob Parker, Director of Development Terramor Outdoor Resort at Kampgrounds of America “KOA”.
6. Update Community Plan
 - a. Committee consideration and potential action on Community Plan Draft as follows:
 - i. Review draft Community Plan: Discussion and Possible Recommendation - Planned Development Area land use
 - ii. Review draft land use diagram and provide direction/approve
7. Updates and Activity Reports
 - a. Oak Road Bridge Project Update
 - b. CALTRANS Projects- Update
 - c. Planning Commissioner Updates
 - d. Supervisor Updates
 - e. COVID19 County update
8. Adjourn

RESOLUTION NO. 2021-01

A RESOLUTION OF THE MIDPINES PLANNING ADVISORY COMMITTEE PROCLAIMING A LOCAL EMERGENCY, RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY THE GOVERNOR OF THE STATE OF CALIFORNIA ON MARCH 4, 2020 REGARDING AN OUTBREAK OF RESPIRATORY ILLNESS DUE TO A NOVEL CORONAVIRUS (A DISEASE NOW KNOWN AS COVID-19), AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE MIDPINES PLANNING ADVISORY COMMITTEE FOR THE PERIOD OCTOBER 13, 2021 TO NOVEMBER 13, 2021 PURSUANT TO BROWN ACT PROVISIONS.

WHEREAS, the Midpines Planning Advisory Committee is committed to preserving and nurturing public access and participation in meetings of the Planning Advisory Committee; and

WHEREAS, all meetings of the Midpines Planning Advisory Committee's legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the District's legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the District's boundaries, caused by natural, technological, or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist in the District, specifically, COVID-19 has spread and is continuing to spread at rates that threaten the capacity of the health care system and the health of the community, and

WHEREAS, in-person meetings that include members Midpines Planning Advisory Committee as well as members of the public would expose attendees to transmission of COVID-19 in ways that present imminent risks to health and safety; and

WHEREAS, the Midpines Planning Advisory Committee does hereby find that community transmission of COVID-19 has caused, and will continue to cause, conditions of peril to the safety of persons within the community that are likely to be beyond the control of services, personnel, equipment, and facilities of the Planning Advisory Committee, and desires to proclaim a local emergency and ratify the proclamation of state of emergency by the Governor of the State of California; and

WHEREAS, as a consequence of the local emergency, the Midpines Planning Advisory Committee does hereby find that the Midpines Planning Advisory Committee shall conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

WHEREAS, efforts are being made to ensure public access to the Midpines Planning Advisory Committee meetings, including providing public call-in numbers which are part of the meeting packet and public noticing materials.

NOW, THEREFORE, THE MIDPINES PLANNING ADVISORY COMMITTEE DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Proclamation of Local Emergency. The Committee hereby proclaims that a local emergency now exists throughout the community, and that meeting in-person as a committee and with members of the public in attendance would present an imminent risk to the transmission of COVID-19.

Section 3. Ratification of Governor's Proclamation of a State of Emergency. The Committee hereby ratifies the Governor of the State of California's Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

Section 4. Remote Teleconference Meetings. The County of Mariposa and legislative bodies of the Midpines Planning Advisory Committee are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 5. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) November 13, 2021, or such time the Midpines Planning Advisory Committee adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Midpines Planning Advisory Committee may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED by the Midpines Plannning Advisory Committee this 13th day of October, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MIDPINES PLANNING ADVISORY COMMITTEE

DRAFT MEETING MINUTES

DATE: WEDNESDAY September 8, 2021
TIME: 6:00 P.M. – 8:00 P.M.
LOCATION: *TELECONFERENCE MEETING- (See above for participation information)
Meeting host location- *LOWER LEVEL CONFERENCE ROOM* GOVERNMENT CENTER
5100 BULLION STREET
MARIPOSA, CALIFORNIA 95338

1. Roll Call: *Candy O'Donel-Browne, Caroline McGrath, Gary Francisco, Adam Ferguson, Angie Heiss, Charles Lammers, Eileen Collins.*

Guests: Nancy Parke

Staff: Steve Engfer, Alvaro Arias

Matt Hespenheide- Public Works Department

Supervisor: Rosemarie Smallcombe

2. Approval of Minutes: Meeting of August 11, 2021 *Minutes approved with minor edits.*

3. Public comments *None*

4. Oak Road Bridge Project – Update and Discussion

Chair introduced the item along with notification that a power point presentation was sent out to eh Committee members in the late afternoon prior to this meeting that Matt Hespenheide prepared.

Matt provided background and presented the project status including funding, design, functionally obsolete status, safety, 100-year flood events and alternative layout/alignments.

Nancy Parke commented regarding the presentation including that the classification of functional obsolete definition and of functional obsolete status, hydrology, and alternatives. Also, calculations on 100-year peak discharge and rainfall not mentioned in the calculations. Nancy also commented that CALTRANS funding availability maybe increased in the future for potential projects. Matt responded and offered to meet to go over details. Chair commented that hydrology considerations must be considered as well as future bridge capacity. Other discussion topics included: safety of existing encroachment alignment and potential for re-alignment and new encroachment that could be safer at the highway; potential for increased capacity on Oak Road; CALTRANS potential future funding opportunities; and additional consult with CALTRANS needed. Matt mentioned he is available at Public Works to discuss the project with interested individuals any time. Chair thanked him for attending and extend a thank you to Shannon Hansen. Chair requested staff to keep the item on agenda for updates at future meetings.

5. Update Community Plan

- a. Committee consideration and potential action on Community Plan Draft as follows:

- i. Review draft Community Plan: Discussion and Possible Recommendation - Planned Development Area land use
- ii. Review draft land use diagram and provide direction/approve

Chair introduced the item and gave background about his thoughts on recent reviews regarding fire and drought predictions and water issues regionally and in the western US. He mentioned how the challenges of the environmental considerations are pertinent to development and relevant to setting the policy in the plan. Further comments reference the Plan Guiding Principles in relation to the fire safety and environmental concerns. Suggested the best way to address the challenges in the planned development area is to stick to the guiding principles for development standards. Chair also described the attachments that were included the packet: example of another jurisdictions planned development project; and the density and development scenarios of density under existing zoning allowances and alternative methods such as 25% open space requirement obligation resulting in net 75% available for density calculations.

Committee discussion occurred about the density option scenarios in the packet and maximum densities allowed today. Adam asked for clarification regarding the scenarios and staff provided additional input on the topic on options 1, 2 and 3. Discussion include 30-acre minimums, 5-acre minimums, spatially distributed development, and cluster development. Eileen mentioned the parcel sizes and current limitations of Open Watershed parcel areas at 20 acres; and the need to see the elevations and practical limitations on development due to the topographical limitations on development. Candy made a comment regarding general nature that if there were ever cluster housing then the open space could be aggregated as an option. Committee discussion occurred regarding a range of topics including opportunities for dedicated open space, residential development parcel placement, potential development mix scenarios, subdivisions, 2.5-acre densities in General Plan Residential land use, resource related and site development constraints (water, slope, fire safety); establishing maximum densities; resort commercial density allowances, current General Plan Land use limitations and maximum building intensities. Considerable discussion revolving around what could be the development standards such as minimum parcel sizes, densities and establishing a maximum threshold for density occurred. A balance between what the plan would be a reasonable number of restrictions to the benefit of the community but allow for flexibility in development standards.

Suggestion of a hybrid of option 2 and 3 with additional wording on the population and building intensity language in the plan could work. Eileen suggested that option 3 is preferred by her and the committee could as an option could occur regarding scenarios for development that could occur on site. Chair and Eileen suggested mentioned that a list of uses could be provided to staff for inclusion in plan language and for discussion the next meeting. A list of suggested acceptable uses and then what is not acceptable and other uses that may or may not use (a kind of permitted and conditional uses list). Staff mentioned that at this step it would be more general at the land use level in the plan as it is the land use and policies at this stage of the plan process, not as prescriptive as a zoning document would be.

Suggestion to have committee members to list out some ideas in general terms of what would be a type of use that would work and what might work and what wouldn't. Suggestion was made to forward the ideas to Alvaro, and he can bring together to bring to the Committee at the next meeting. Angie mentioned that she remembered this was discussed previously. Chair mentioned that did occur and it was at that the time at which the area was identified to be parsed out for a special plan or planned development area. Staff will prepare draft language for the next meeting. Committee consensus occurred that the committee members would send ideas to Alvaro and draft wording would be included on the draft plan for the next meeting. Request was made to include the maps with the zoning overlays elevation information as well.

6. Updates and Activity Reports

a. CALTRANS Projects- Update

Supervisor Smallcombe mentioned that Highway 140 work started up in September.

Traffic survey update. Supervisor Smallcombe sent a follow up inquiry to CALTRANS on ETA and will report in the future on the status.

b. Planning Commissioner Updates

None.

c. Supervisor Updates

Supervisor Smallcombe mentioned that the Board chose not to act on some mandatory community vaccines.

County policy is employees will be testing on a regular basis.

Code Compliance advisory Committee was established and MPAC member Eileen Collins is on the committee.

d. COVID19 County update

See preceding for update.

Staff mentioned interest for KOA and Terramor (KOA Glamping type offering) with George Radanovich, to presented the next MPAC meeting about a concept for the Yosemite Oaks property.

7. Adjourn

Meeting Adjourned.



October 13, 2021
Yosemite Oaks



KAMPGROUNDS OF AMERICA



Largest network of privately-owned campgrounds in the world

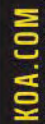


Most recognized brand name in camping with a rich history



Superior service delivered by a caring and visible staff





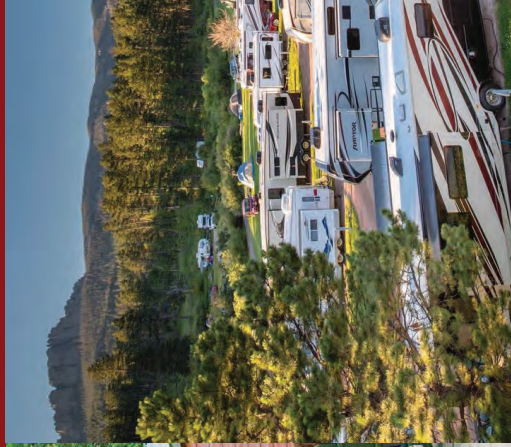
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KAMP GROUNDS OF AMERICA



MISSION

Connecting people to the outdoors and
each other.







Cape Hatteras
Herkimer Diamond
Mount Rushmore
Port Huron
San Diego Metro
Shelby Mansfield
Tucson / Lazydays
Waterloo / Lost Island Water Park
Watkins Glen / Corning

KOA RESORT



Large registration area with professional business climate

Like-new facilities & signage

Dog Park

Sites: pull-thru, back-end, patio sites, premium tents, accommodations

Staffing: GM, activities director, recreation staff, housekeeping

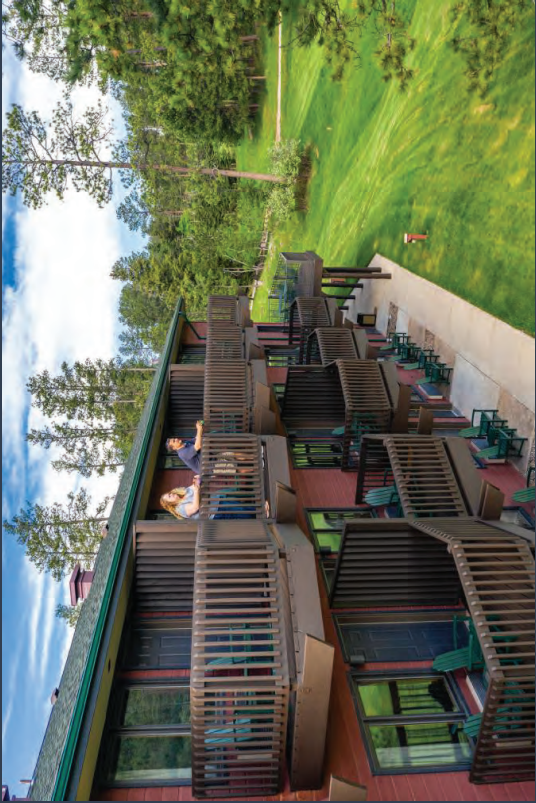
Group meeting space

Food Service

Resort-style pool

Well-manicured landscaping

Resort-style theme and atmosphere



TERRAMOR[®]

OUTDOOR RESORT

A new venture of



HISTORY

Terramor Flagship Property: Bar Harbor

- Opened August 2020
- 64 Canvas Tents
- 79% Occupancy



Guests: Soft Adventurers

- 60% families with kids
- 10% travel with dogs
- Spend time off property



WHAT IS TERRAMOR?

TERRA: land & earth + AMOR: love + affection

Terramor represents a love of land – a thoughtful elevated experience that celebrates and accentuates the natural beauty of this landscape.

Brand Position

Refinement. Unpaved

THE TERRAMOR RESORT

At our core, we are an outdoor resort.

- Glamping accommodations situated for private experiences
 - Canvas tents + hard sided units
 - Private fire experience
 - In-suite bathrooms & showers
- Secondary space for weddings & events for guests only
- Lodge with restaurant and bar services open for guests
- Outdoor concierge services
- Retail shop, specializing in locally made products
- Outdoor pool and hot tub
- Nature Trail



OUR PROPERTY



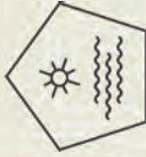
THE LODGE

The heart of the resort. Home to the kitchen, bar, Outfitter, shop, telescopes and so much more.



THE PAVILION

A communal space to gather with family and friends to share a meal, play a game or simply be together.



THE POOL

A outdoor pool and hot tub awaits guests' tired feet. Cabanas, lounge chairs, convenient changing room and more.



THE TENTS

Not just a tent, a more refined way to connect with nature and relax in style. Casual and comfortable essentials paired with indulgent touches.



CORE FEATURES: LODGE

Front Desk

Outfitter Desk

Kitchen & Bar

Gift Shop

Public Restrooms

Indoor/Outdoor Seating

Fire Place

Screened Porch

Offices Space

Storage



CORE FEATURES: PAVILION

Indoor + Outdoor Space

Fire feature

Property events

Weddings + retreats

Communal space



CORE FEATURES: POOL

Nature Inspired

Heated pool & hot tub

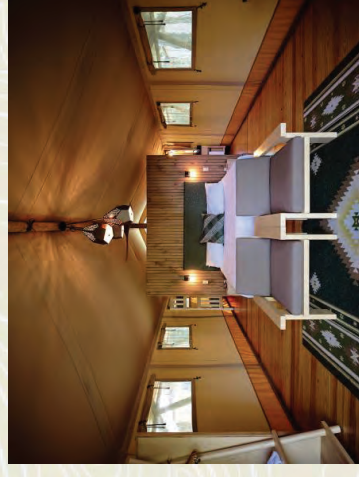
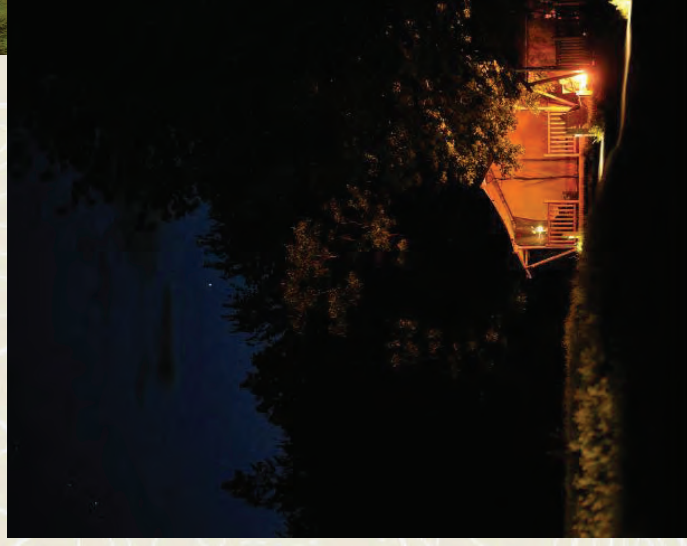
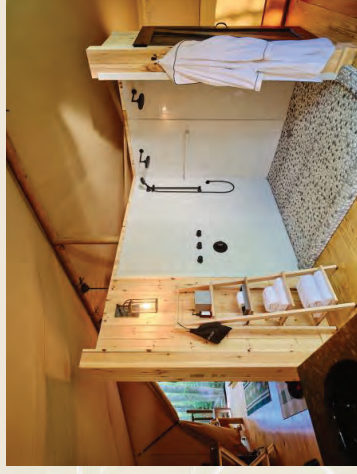
Cabana / social space

Public restrooms



CORE FEATURES: TENTS

- Designed 2 + 6 person
- Covered screened porch
- King beds
- Walk-in showers
- Outdoor showers
- Double vanity
- Pour over, local coffee
- Fan & chandelier
- Full linens
- Outdoor fire experience



COMMUNITY INITIATIVES

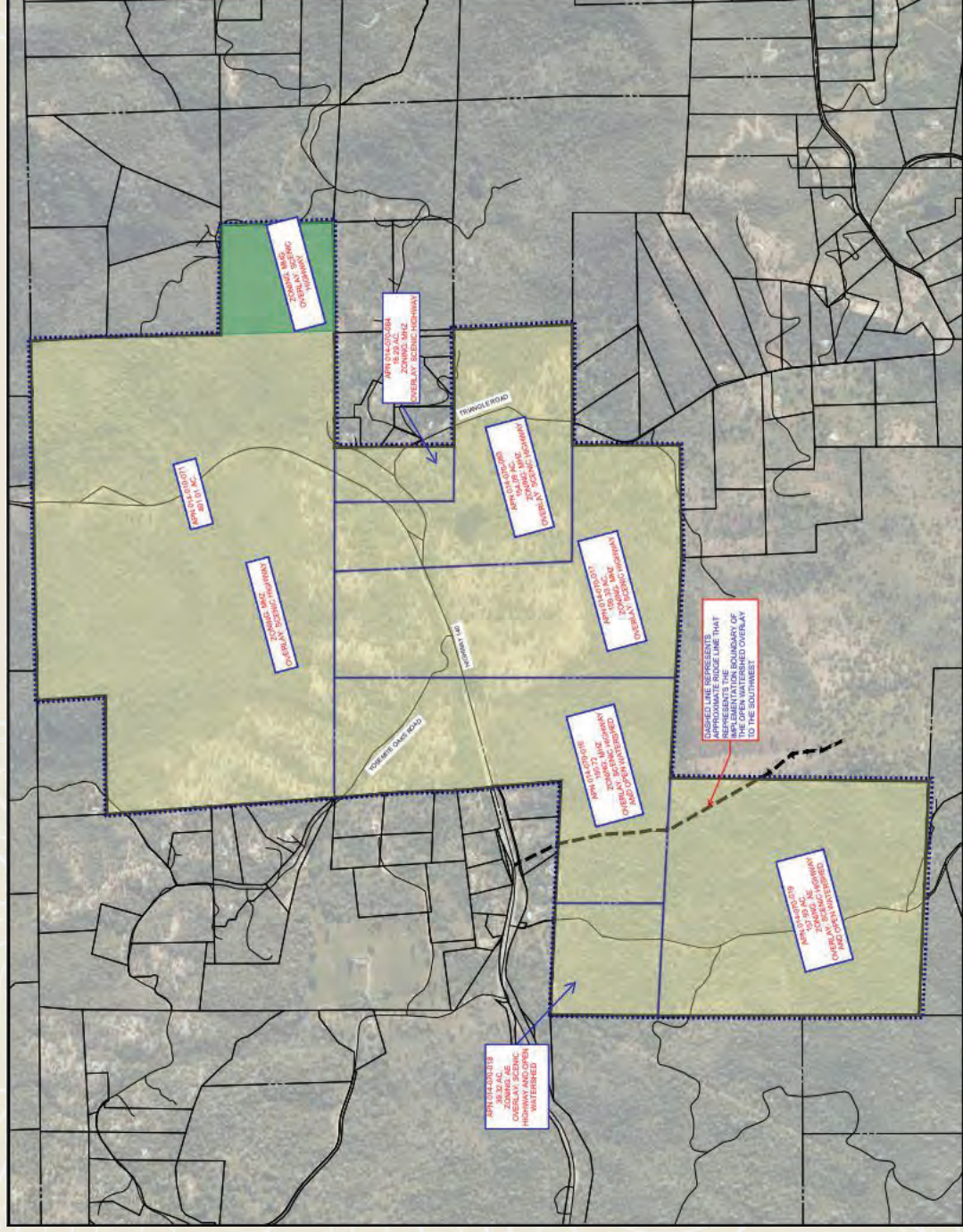
1. Wildfire Planning
2. Workforce Housing
3. Trail + Conservation Network



EXISTING ZONING

The map displays various land parcels with different zoning designations. Key features include:

- Rural Residential:** Large green areas labeled "RURAL RESIDENTIAL".
- Urban Residential:** Smaller yellow areas labeled "URBAN RESIDENTIAL".
- Commercial:** Blue-shaded areas labeled "COMMERCIAL".
- Industrial:** Orange-shaded areas labeled "INDUSTRIAL".
- Agricultural:** Light blue areas labeled "AGRICULTURAL".
- Roads:** Labeled roads include "TRIMBLE ROAD" and "WILSON ROAD".
- Waterways:** A river or stream is shown flowing through the area.
- Legend:** Located at the bottom, it defines the symbols for zoning districts, roads, waterways, and other features.



[illegible]

PROPOSED PARCEL 1
JOINING, CHANGE TO
COMMERCIAL RESORT WHILE

PROPOSED PARCEL 3
ZONING CHANGE TO
MULTI-FAMILY
RESIDENTIAL (MFR)
WITH SCENIC HIGHWAY
ON-DELAY ZONE

PROPOSED PARCELS
ZONING CHANGE TO
COMMERCIAL RESORT WHILE
MAINTAINING SCENIC HIGHWAY

PROPOSED PARCEL 8
ZONING: MAINTAIN MRC WITH
PROPERTY LINE ADJUST TO
EDGE LINE BOUNDARY OF THIS
ADJACENT OPEN WATERBORN
COUNTRY CLUB

PROPOSED PARCEL 7
ZONING: REMAIN AS WITH SLIGHT
EXPANSION TO EAST TO ALIGN WITH TWE
RIDGE THAT FORMS BOUNDARY OF OPEN
WATERSHED OVERLAY ZONE

PROPOSED PARCEL 4
ZONING: MARTIN MHZ AND SCENIC
HIGHWAY OVERLAY ZONE

QUESTIONS



C. PLANNED DEVELOPMENT AREA

C(1) Purpose

The Planned Development Area Land Use identifies sites and areas that warrant flexible development standards due to their suitability for a variety of uses. They also provide an opportunity for comprehensively planned uses due to location and suitability for development of these properties. The area consists of seven contiguous parcels owned by Yosemite Oaks Inc. totaling approximately 1,080 acres. The land is largely undeveloped and is strategically located as a gateway location to the Midpines Community and, to a further extent, Yosemite National Park. For these reasons, future development within this area has the potential to significantly influence the rural character, the protection of natural and scenic resources, and fire safety for Midpines. The intent of defining the Planned Development Area is to establish guidance for land use consistent with the Guiding Principles of the Midpines Community Plan. The objectives are to allow for a compatible low density mixed use for limited residential, resort commercial, recreational development, and agricultural/open space preservation.-

C(2) Extent of Uses

Due to the suitability for a wide variety of uses, the extent of uses is broken down into different categories to guide future development within the Planned Development Area.

RESIDENTIAL:

Future residential development should be low density and may include single-family residences, equestrian estates, and employee housing appurtenant to resort commercial development. Future residential development may be used for Bed and Breakfasts or Vacation Rentals in compliance with County Code. Clustering of residential development, not to exceed the density described below, may be permitted through the approval of a Planned Development permit, if it is found to be subordinate to the rural character of the area and protects and preserves the intact scenic quality of Highway 140 views and vistas. Parcels created through clustering shall not be below 2.5 acres. If clustering occurs, the rest of the property not used for residential development shall be preserved and protected from further development through a change of zoning designation processed in conjunction with the Planned Development permit. Residential development projects are subject to approval of a Planned Development Permit.

RESORT COMMERCIAL:

Primary usesFuture resort commercial development shall be limited to a single destination land self-contained destination uses with complete on-site services and compatible, supporting amenities including food service, laundry, recreation facilities, etc. Land uses in this category could include: resort spa, dude ranch, educational or social/non-governmental institutes, learning centers, and convention centers. ~~Mixed use development and higher density cluster development can be considered through a Planned Development Permit~~Restaurants; retail sales of groceries, supplies, and souvenirs related to tourist accommodations; health retreat/spa facilities; and other similar may be developed to support the tourist accommodations. Regional shopping centers; automotive/recreational vehicle, parts and repair sales; firearms sales; industrial manufacturing; for rent storage; outdoor concert venues, recycling/salvage center and other similar uses shall be prohibited. Development shall be subordinate to the rural character of the setting and shall protect and preserve the intact scenic quality of Highway 140 views and vistas. All development projects are subject to the approval of a Planned Development Permit.

1 **RECREATIONAL:**

2 The Planned Development Area is well suited for a variety of recreational opportunities
3 that may be developed as a stand-alone use or as part of a residential or resort commercial
4 development. Uses such as church camps; hiking and nature trails; frisbee-golf courses;
5 equestrian riding trails/stables; non-motorized vehicle trails; and art camps may be
6 proposed through the Planned Development Permit process. Uses such as water-parks,
7 amusement parks; and motorized vehicle trails/parks/tracks are not consistent with the rural
8 character of the area. Development shall be subordinate to the rural character of the setting
9 and shall protect and preserve the intact scenic quality of Highway 140 views and vistas.

10 **AGRICULTURAL/OPEN SPACE:**

11 The Planned Development Area encourages proposed development to maximize open
12 space and take measures to protect the quality and supply of water resources, as well as
13 other natural resources. Land uses for agricultural/open space areas could include nature
14 study/research facilities; vineyards, orchards, tree nurseries; wildfire understory fuel
15 management; and nature preserve/conservation study areas. The areas located within the
16 Open Watershed Overlay are best suited for open space and minimal development to
17 protect the Stockton Creek Watershed.

18
19 The primary use pending submittal and approval of Planned Development permit shall be
20 residential (one (1) residence per parcel).

21 A Planned Development permit application shall be reviewed by the Planning Commission
22 and approved by the Board of Supervisors. The Planned Development permit application
23 shall be a complete conceptual plan showing the type and, intensity of principal uses, the
24 intended mix and location of accessory uses, planned on-site activities and amenities,
25 overall footprint and principal means of access and, circulation, and the scale, character,
26 and profile of development as seen from all four sides via renderings or other graphics and
27 models.

28 ~~A Planned Development Permit shall be required, subject to approval by the Planning~~
29 ~~Commission accompanied by a complete project description incorporating all studies used~~
30 ~~to formulate the development program.~~

31
32 **C(3) Zoning Consistency**

33 The following zoning districts are consistent with the purpose of the Planned Development
34 Area land use subclassification:

35
36 Resort Commercial
37 Planned Development Zone
38

39 **C(4) Population Density and Building Intensity**

40 *Minimum parcel size*

for new subdivisions:

Minimum of thirty (30) acres of gross land area, ~~for Resort Commercial.~~ Applications for a Planned Development Permit to develop a residential project within the Planned Development Area may propose different-varying parcel sizes, but in no case can parcels smaller than two and one-half (2.5) acres be created.

Maximum dwelling units:

Applications to develop a resort commercial or recreational project within the Midpines Planned Development Area will incorporate an analysis of the housing market by a qualified professional to ensure there is adequate housing for the total number of employees. The total number of housing units needed to provide for employee housing may be developed as an integral part of the development. The housing is not required to be located on-site and new housing is not required to be created if the housing analysis indicates that there is sufficient housing stock available.

For applications to develop a residential project within the Midpines Planned Development area if not a part of a Resort Commercial project, the maximum number of dwelling units shall be one (1) per parcel. The overall density of any new residential project shall be one (1) per five (5) acres of gross land area.

Maximum building intensity:

Thirty-five (35) percent lot coverage. Planned Development Permit applications to develop a project within the Planned Development Area may propose different-varying building intensity standards. Emphasis will be placed on clustering intensive land uses to minimize impact on natural resources, minimize public health concerns, and maintain rural character.

Maximum population density:

One hundred (100) percent of the number of employees of the primary use. Visitors and guests are not ~~counted towards~~ factored when calculating density.

C(5) Development Standards

Frontage on maintained road

Development within the Planned Development Area land use classification shall be required to front on a paved, maintained road meeting County road standards. Direct access to State Highways or County arterials should be limited, as appropriate to reduce multiple driveway encroachments, through the use of shared driveways or frontage roads.

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1 **Parking**

2 Buildings shall be sited so that parking areas may be shared between uses on one parcel.
3 Buildings shall be sited to facilitate pedestrian access between structures using accepted
4 design principles for safety and attractiveness. Appropriate and desirable transition shall
5 be required between the street and ~~the building/s~~, including landscaping and parking.

6 **Design**

7 Design Review required: Proposed commercial and institutional development, including
8 modifications to existing development, shall be consistent with the Scenic Highway
9 Overlay standards.

10 Viewshed: The height, mass, and bulk of a structure shall be in conformance with the
11 Scenic Highway Overlay standards.

12 Structure design, landscaping and scenic environment: The colors, materials, texture, and
13 style of a structure shall be consistent with the Scenic Highway Overlay standards.

14 Site development: Site development shall be consistent with the Scenic Highway Overlay
15 standards.

16 **Slope**

17 Development sites with slopes over ten percent (10%) shall be engineered for stability and
18 designed to match the natural contours and topography in order to blend with the natural
19 environment. The use of cuts and fills shall be minimized. Use of retaining walls and
20 stepped foundations are encouraged to minimize visual impacts of grading. Rather than
21 one tall wall, retaining walls are encouraged to be broken up into several walls not more
22 than 4 foot high.

23 **Landscaping**

24 Existing mature native landscaping and rock outcroppings shall be retained to the greatest
25 extent possible, with considerations made for fire resistive design. Native species suitable
26 to site characteristics shall be encouraged, if suitable. Invasive species² shall be prohibited.

27 **Water supply and wastewater disposal**

28 New development will be served by an approved potable water supply system adequate to
29 serve the intended structure and its range of uses. New development must have an adequate
30 supply of water for fire protection as determined by the applicable fire agency. New
31 development must also have approval of the Environmental Health Unit for an onsite or
32 shared wastewater disposal system to serve the intended structure and its range of uses.

33 **Fire protection and fire management**

34 Development is required to meet fire protection regulations.

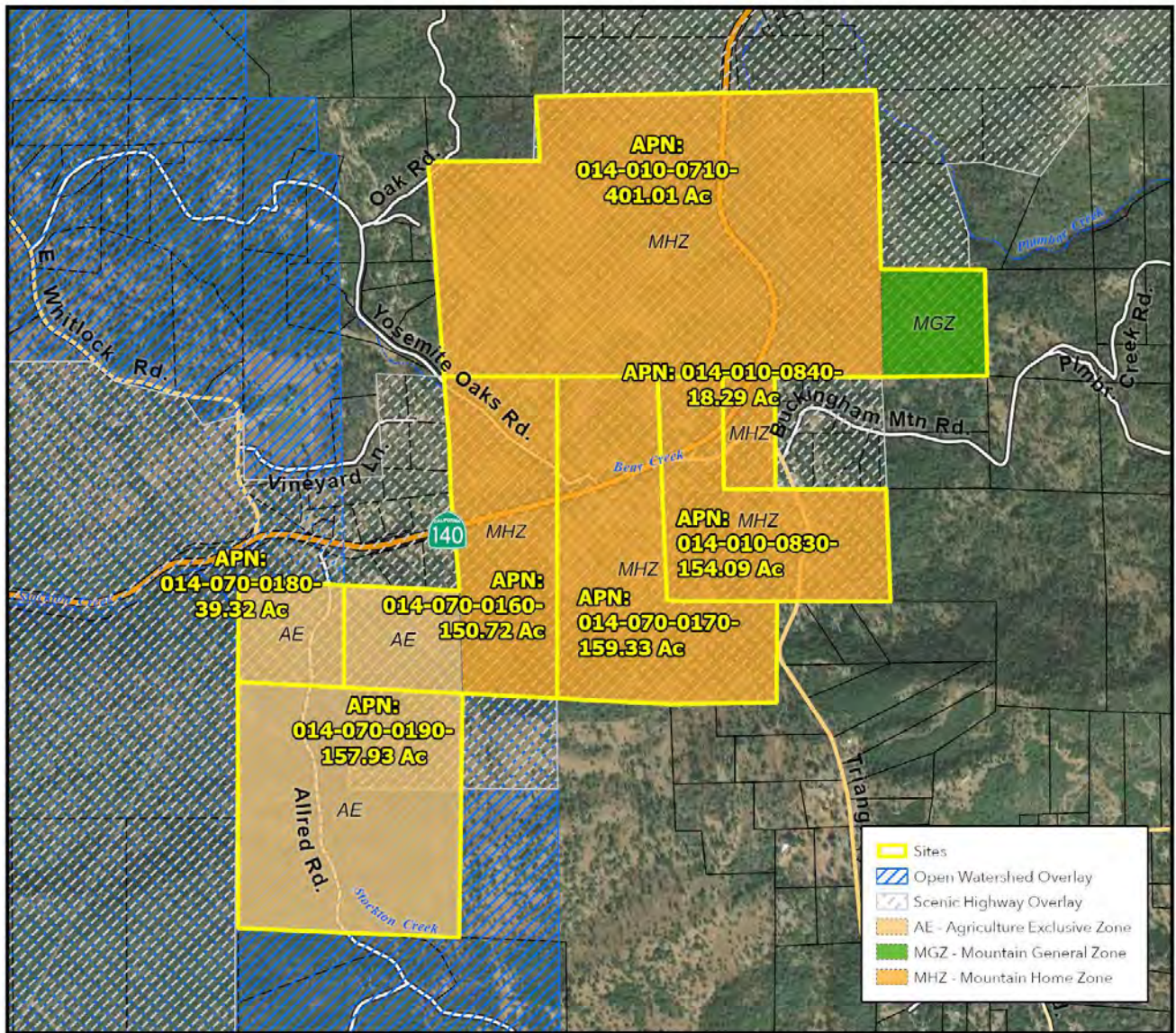
² <https://www.cal-ipc.org/plants/profiles/>

1 **C(6) Criteria for New Lands to be Included**

2 The lands designated as Midpines Planned Development Area are unique in their
3 locations, size, and development potential. No further lands are to be designated within
4 this land use.

5

Yosemite Oaks Ranch Zoning & Overlays



0 0.5 1 Miles
1:21,138

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet
Date: Wednesday, May 05, 2021
Data Source: Mariposa County Planning Department GIS;
Assessor's Parcel Map Update: 7/2020

Map Credit: J.W.

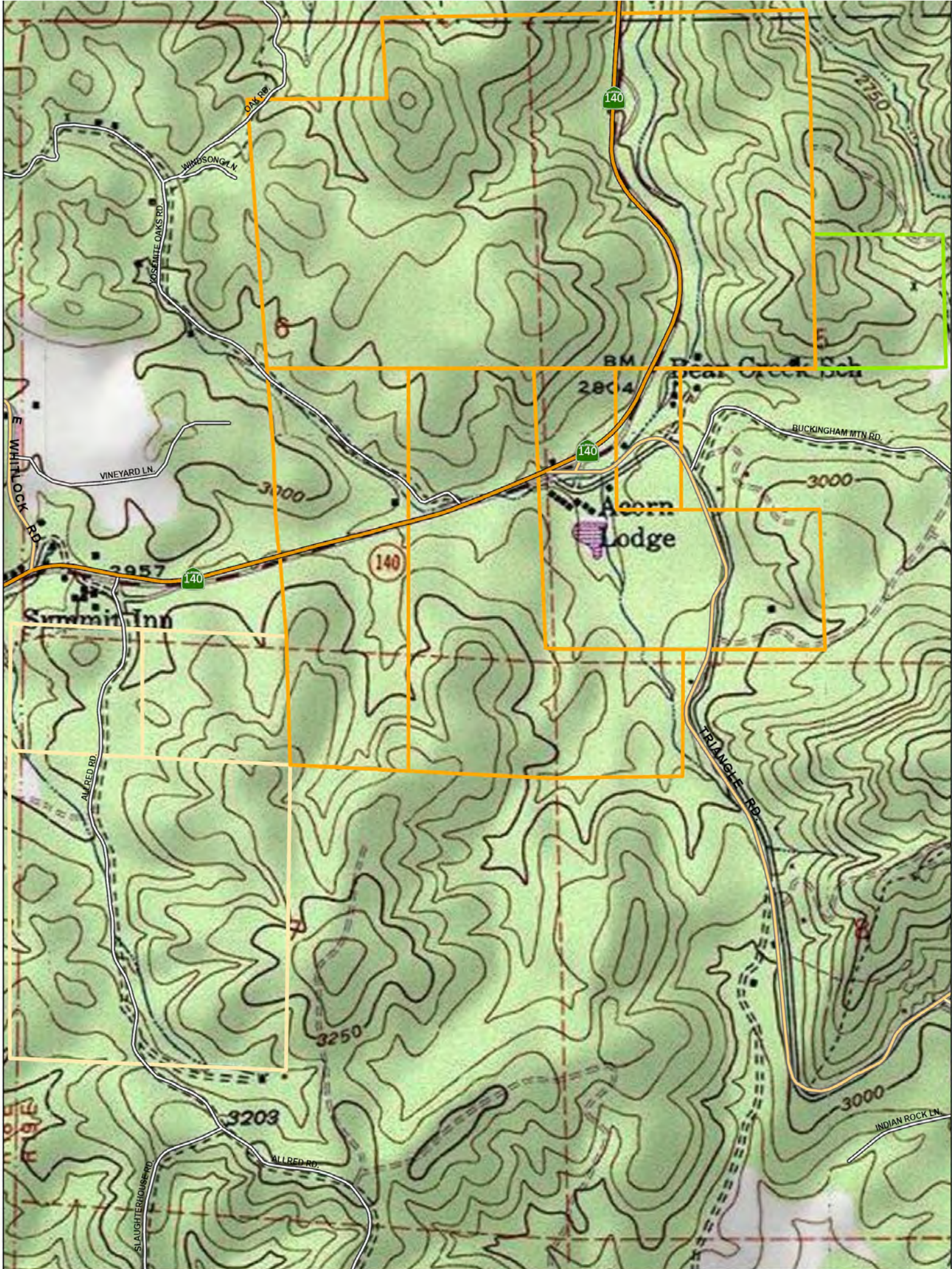


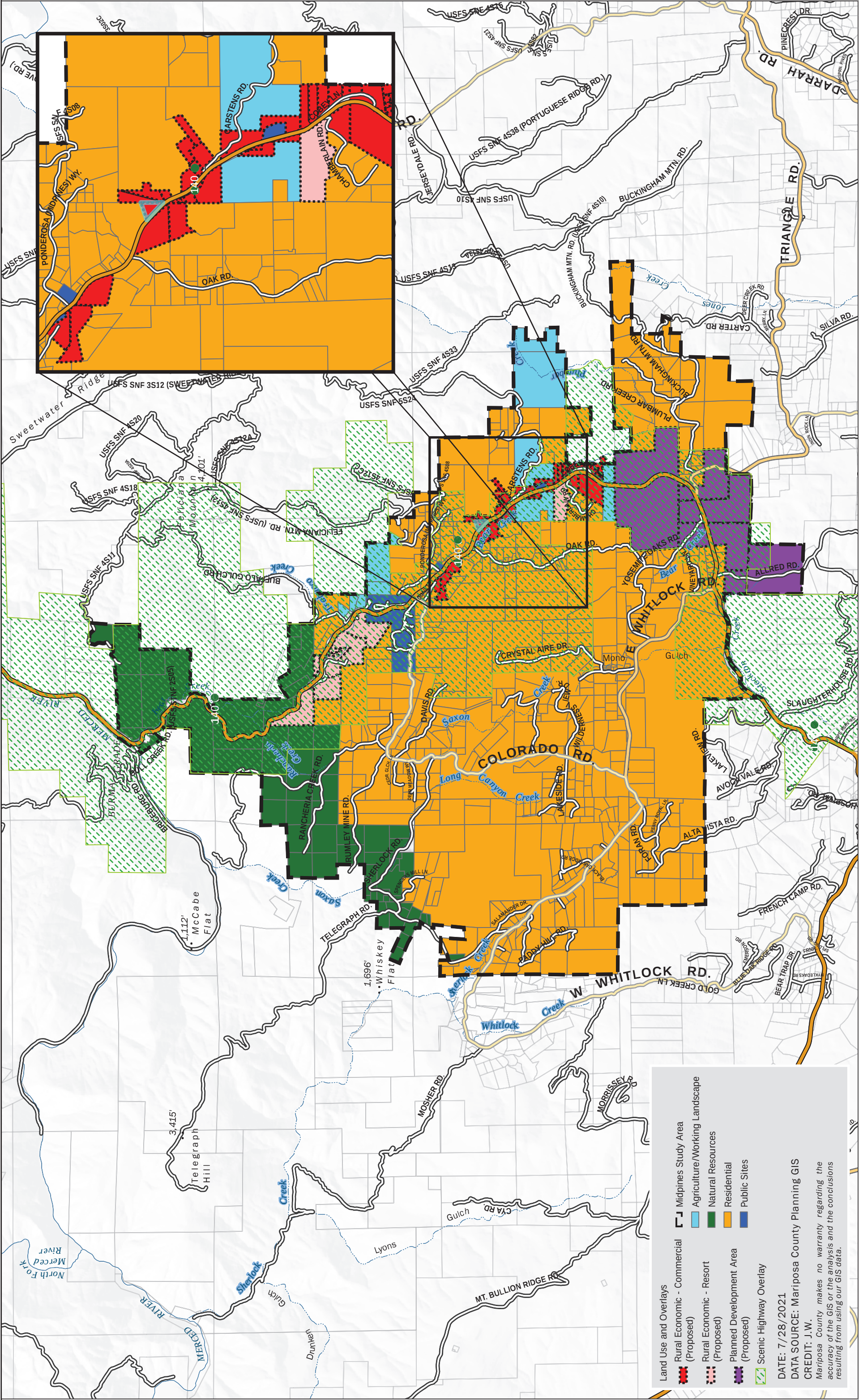
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Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data



Location in Mariposa County





Community Plan Land Use Diagram - Draft July 2021