

MIDPINES PLANNING ADVISORY COMMITTEE

MEETING AGENDA --- June 9, 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 June 9, 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. Approval of Minutes: Meeting of May 12, 2021
3. Public comments
4. Guest Presentation: Yosemite Oaks Inc., Introduction of Conceptual Project. Robert Bisno, George Radanovich.
5. Community Plan
 - a. Committee consideration and potential action on Community Plan Draft as follows:
 - i. Inclusion of all Yosemite Oaks Inc. owned parcels (one parcel currently not within Community Plan boundary) and assignment of potential land use designation
 - ii. Request for consideration and possible action by the Committee for a change in the proposed land use designation for a parcel within the Midpines Plan Study Area- APN 008-300-001
 - iii. Review draft land use diagram and provide direction/approve
 - iv. Review draft Community Plan Planned Development Area section for approval and/or direction for further edits
 - v. Review draft Community Plan for approval and/or direction for further edits
6. Updates and Activity Reports
 - a. Oak Road Bridge Project Update
 - b. CALTRANS - Update
 - c. Planning Commissioner Updates
 - d. Supervisor Updates
 - e. COVID19 County update- Future meetings in person?
7. Adjourn

MIDPINES PLANNING ADVISORY COMMITTEE

DRAFT MEETING MINUTES

DATE: WEDNESDAY May 12, 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 - Gary Francisco, Angie Heiss, Heather Huppe, Candy O'Donnell Browne, Adam Ferguson and Eileen Collins. Caroline McGrath, Charles Lammers joined the meeting a bit late.

Guest: Melinda Barrett
Supervisor: Rosemarie Smallcombe
Planning Commissioner: Ed Walls
Staff: Álvaro Arias, Steve Engfer

Chair notified committee Adam Ferguson's first official meeting after appointment by the Board of Supervisors to the MPAC.

2. Approval of Minutes: Meeting minutes of April 14, 2021 were approved with edits.
3. Public comments None.

4. Discussion Committee Business

- a. Discussion and direction to authorize the MPAC Chair to sign a letter/s of support for Fire Related RCD Grant Applications. Melinda Barrett, Mariposa RCD Program Manager

Chair introduced the item and informed the Committee that County Counsel advised that the committee could not signed the letter, as they MPAC is advisory to the BOS. However, MPAC may recommend to the BOS that the BOS support the application. Further discussion occurred regarding the premise for support being that MPAC is involved in Fire related planning in the Midpines Planning area. Melinda Barret described the home hardening education program grant application. Candy mentioned the opportunity for future meetings with the community regarding fire management and education in Midpines. Discussion occurred regarding the utilization of portions of the grant support letter included in the packet form MPAC to the BOS to include in the BOS letter, so that the recognition that the MPAC support for the grant and is included in the BOS support letter. Candy made a motion that the MPAC letter to the BOS for support of the Regional Home hardening Educational Program grant application. motion, Eileen, second. Motion approved unanimously. Rosemarie would assist to be sure the it is correct per counsel input for the Board Support. Heather also mentioned grants in general and grant opportunities as well as her experience with elements of grant application such as outreach.

5. Community Plan

- a. Committee consideration and potential action on Community Plan Draft per direction of the committee on April 14, 2021

- i. Boundary option- review attached map for final approval

Chair introduced the item and mentioned his review regarding edits recommended by the Committee per the April meeting. The text edits and boundary map were covered. Chari requested any input of the committee on the Boundary map as presented on the Agenda Packet map. Eileen made a motion to accept the map as presented. Angie seconded. Discussion was opened by the Chari on the motion. Charles asked what the differences are in the two maps presented in the packet. Alvaro provided a description of the differences. The “colorful maps” would be the one for the draft plan. The other is to provide the differentiation of what was altered per the last meeting. Charles asked how the agriculture working landscape gets on the map? Discussion occurred regarding the various zoning, land use and color schemes. Chair mentioned that the request is about the boundary approval and request of MPAC to have staff look at all land uses for final proposal for land uses within the proposed boundaries. Request of staff was made to look at the land uses and correlation with actual land activities such as public lands in an ag working landscape land use. Committee discussion occurred about the color scheme, land uses, and zoning and confusion generated by the similarities. Staff clarified that the land uses, such as ag working landscape, may include multiple zones that are compatible such as a residential zone. For example, the Sarah Priest allotment is currently in the Public Sites zone (blue color on the map) and it’s in the Ag/Working Landscape Land Use.

Chair was reminded that there was a motion on the floor regarding approval of the boundary only. The committee then resumed that approved the boundary as presented unanimously. Motion was made to have a final review of land use map to bring to a future meeting for discussion. Motion was made by Caroline. Adam seconded. Motion to have staff bring the land use map for final study to was approved unanimously.

- ii. Design Review, Scenic Highway and Fire Overlay, Policies- review final edits for approval

Chair introduced the item and mentioned that the direction for edits were competed in this packet as directed at the April meeting. A motion was made by Eileen to accept the draft as is included in the packet. Candy seconded. Discussion occurred. Heather made some suggested edits to the text for typos on page 5-8 and 5-11 the footnote phrase. Approved unanimously to approve the draft text with edit Heather suggested.

Chair noted that the plan at 1-1 section and 1-2, location line 26 and 27, area needs to be adjusted to reflect the new land use boundary approved by the MPAC. And page 2-2 boundaries final sentence lines 24 and 25, figure reference 2-1. The figure will need to be the final boundary as approved by the MPAC.

6. Updates and Activity Reports

- a. Oak Road Bridge Project Update

No reports, no additional information added. Nancy Parke was not in attendance. Rosemarie mentioned that she reached out to Nancy, though had not heard back yet. The idea of a potential community meeting was discussed.

- b. CALTRANS – Update

Discussion occurred regarding CALTRANS study of the Midpines HWY 140 area occurred. Rosemarie mentioned per an email from Gregoria Ponce, the investigation by CALTRANS would be done in June. discussed

c. Planning Commissioner Updates

Time extensions and variances were considered by the Planning Commission. Future Time Extension

d. Supervisor Updates

Update was provided by Rosemarie including: Self Help 42-Unit housing project approval, Fuel Reduction purchases for letters of support, Butterfly Festival. Also, the Code Compliance work progress update. A citizen advisory committee formation for the update of code compliance codes. Illegal marijuana grow enforcement was also discussed. Update on Ferguson rockslide hauling project start date and traffic impacts were discussed.

a. COVID19 County update

Discussion occurred about opening up the MPAC community meeting for in-person attendance. In person and call-in meeting in the future as COVID19 opened up. Social distancing and available meeting room space inside and outside were discussed. Vaccines and legalities of distancing were discussed. Overall protocols were discussed.

Question was made regarding vaccinations for 12-15-year-old range, and availability in Mariposa. Rosemarie mentioned she would follow up by email when information is available.

Chair asked staff of next steps for the draft plan. Staff mentioned that after committee approves the land use map and boundary, then it would go to the BOS for review. Then environmental review.

Angie mentioned that the card for Tre Ford was very well liked and appreciated.

7. Adjourn Meeting adjourned at 7 :55 pm.

The Resort at Yosemite

The **Resort at Yosemite** is a mixed-use, tourism based development proposed by George Radanovich and Bob Bisno. Of three sites currently under consideration in Mariposa, all in the 400 to 500 +/- acre range, the 500 +/- acre property located in Midpines at the intersection of Triangle Road and Highway 140 is in some respects, the most desirable.

This site is squarely within the Midpines Community Plan currently under consideration.

Messrs. Radanovich and Bisno appreciate the opportunity to describe that which we intend to develop. We further appreciate the opportunity to comment on the draft of the Midpines Community plan.

Market Positioning

The **Resort at Yosemite** will fill a segment of the market not addressed by any competing developments and, as such, the developers believe it will be accretive to the region at large and specifically, to the more immediate community. The **Resort at Yosemite** will be focused on the premium or upper end of the market in all of its accommodations. There is no one, save perhaps AutoCamp, which has only one of the 4 accommodation types proposed by **The Resort at Yosemite**, serving this market.

The Resort at Yosemite Accommodation Choices

The **Resort at Yosemite** will include the following uses:

All four types of accommodations which The **Resort at Yosemite** offers will provide upper-end examples of these uses and the best-in-class amenities.

Motorcoaches, Both Motorcoach Spaces and Motorcoaches Included in the Rental

The majority of motorcoach resorts shoehorn their spaces next to each other to increase the total number of motorcoach spaces they can sell or rent. We do not believe this practice enhances the guest experience. To take advantage of the substantial land area, The Resort at Yosemite will not shoehorn sites together, but will provide front, back and side yards, while keeping the sites sufficiently close to facilitate a feeling of community, which is important to the guests. While site conditions no doubt play a role, The Resort at Yosemite believes that 15 to 20 foot separation between motorcoaches maximizes both the privacy desires of guests as well as close proximity for the mingling of neighboring coach guests. Research has shown that those living in motorcoaches like to talk to others in motorcoaches. This affinity is unsurprising.

Best in class amenities will be provided for our motorcoach guests. To the extent drive-thru locations are possible we will include them. State of the art utility connections of all types will be provided. Fire pits, private barbecues and table and seating areas will be included for each of the luxury motorcoach sites.

For those locations where The Resort at Yosemite provides a motorcoach, these coaches will be luxury and fully equipped. We take our hat off to the high-quality work of Autocamp, however, the actual motorcoaches we provide will be larger and more luxurious.

The Resort at Yosemite, Phase 1 is planned for approximately 100 Motorcoach spaces, where guests will bring their own motorcoach. An additional approximately 50 motorcoach spaces, fully equipped with a luxurious motorcoach, will be provided for those wanting to try for the first time how

comfortable motorcoach living can be, or for those who already know of the comfort and want to repeat their experience.

Additionally, while the Phase 1 motorcoach spaces will substantially, if not entirely, be located on the flat area nearer the main building and activity centers, the second phase may include some terraced sites. General and preliminary locations of activities are included with this description.

Glamping

Glamping (glamor camping) is of growing interest in the hospitality industry. While there is a limited amount of glamping currently provided in the greater Yosemite region, luxury glamping of any significance is effectively nonexistent.

The Resort at Yosemite targets this space. While the word, “glamping” has different meanings to different people, glamping at The Resort at Yosemite means staying in the most luxurious tent type structure, large, having private bathrooms, pot belly stove units (subject to the Fire Marshall’s approval), and wonderful furnishings. Our glamping units will also include fine linen sheets and towels, down comforters, ceiling fans, see through sides/windows, outside fireplaces and/or barbecues, seating and eating areas to enjoy the landscape, by way of example, not by way of limitation. These units will be curated in the natural landscape and rolling hills.

To the extent consistent with fire, health and safety considerations these luxury glamping units will be accessible via trails and golfcart paths.

Our glamping will be comprised of luxury tents such as you would experience on an African safari or at an Aman glamping resort. Our glamping units will include private bathrooms, make-up and work areas, as well as sleeping and settee areas, microwave, coffeemakers, barbecue/fire pit, outside seating and eating areas,

and will be oriented to take advantage of the wonderful trees throughout the greater Mariposa region. These units will be individually placed to optimize views, creating a sense of privacy yet still being part of the overall community at The Resort and, should we be able to satisfy the Fire Marshall, will largely be accessible by golfcarts thus requiring substantially less asphalt and disruption that full-service roads require.

While our guests will know that they are in a community, the individual glamping units will be located and oriented to facilitate a private experience. There will be plentiful nearby public spaces to enjoy the company of neighbors. Phase 1 is projected to have 60 glamping units located in areas having some elevation above the entry grade.

Camp Sites

The camp sites will occupy their own area within The Resort at Yosemite. As with our other accommodations, our camp sites strive to be best in class. All campsites come with access to water and electricity. Campsites will have barbecue, fully furnished dining and sitting areas. Ample community bathrooms, showers, laundry facilities, sauna, and hot tubs will be constructed so that these functions will not require an ordeal by our guests. There will be approximately 100 campsites in phase 1, located in areas above the grade of the entry.

Site Amenities

The Resort at Yosemite will provide the highest level of hardware and software to support our guest's experience. This includes significant amenities onsite and a team of professionally trained concierges to facilitate our guests' offsite experience.

The centerpiece of The Resort will be an architecturally pleasing 7,000-10,000 square foot central building to house check-in, concierges, dining and meeting spaces, exercise room, dance floor, communal kitchen and fully equipped business center.

Nearby the central building will be a central swimming pool, Jacuzzis, fully equipped business center, Resort wide WIFI, a children's area which includes a wading pool, splash pad and other activities.

The Resort at Yosemite anticipates providing activities, situated throughout the property, such as yoga classes, tai chi classes, workout classes, walking trails, picnic areas with tables, exercise room, dance floor, cabanas, bocce ball area, dog park, horseshoe park, softball/baseball park, tennis/pickle ball court, chess/checker board, chuckwagon dinners, weekly themed dinners, cooking classes, wine making classes as well as wine tasting. The Resort will include its resident winemaker and vines. Wine tasting, happy hour, breakfast service and the like will be available at our informal restaurant/snack bar, and walkup bar. The current 4+acre lake will be augmented by other water features on the property. Hiking trails will also be created within the property boundaries and efforts will be extended to our neighbors which will allow increasing a scope of these trails. To the extent economically feasible The Resort at Yosemite will include spa and holistic health oriented services.

Because of the rolling hills nature of the site, we anticipate a dining area, perhaps for cocktails and/or lunches, overlooking a terraced vineyard, taken from the amenity at some of the older European restaurants.

In addition to the above we are seeking to develop and have budgeted a destination restaurant. This facility will seek an accomplished chef to put together a restaurant management team in keeping with the overall quality of The Resort.

**SPECIAL MENTION-OUR CONCIERGES-WE ARE A PEOPLE BUSINESS AND A
SERVICE BUSINESS**

The concierges will facilitate our guests' activities outside of The Resort at Yosemite, including, first and foremost, transportation to and from and tours in the magnificent Yosemite National Park, as well as any other areas our guests' whims may take them - - a trip to Gold Rush towns, Lake Don Pedro, or elsewhere. Shuttle service to and from the Mariposa will be a regular feature.

Our Concierges will be professional in every way, from their knowledge of the area to their interpersonal skills. Among the activities our concierges will plan for our guests are hiking, horseback riding, river rafting, archery, ATV tours, back country extended tours, mountain tubing, skiing and ice skating, electric bike tours, fly fishing, helicopter tours, ziplining, hot air ballooning, and any additional activities which may be of interest to our guests.

Phase 2

Will include, approximately, the same number of sites for each of these uses. The developers will entitle a 200 to 300 key luxury hotel, which will be developed if financing can be arranged, a difficult task today given the worldwide pandemic and its impact on the tourism industry.

The Resort at Yosemite Site Plan

Maintaining a rural feel and Yosemite-like back country experience, with all the creature comforts as set forth herein, the developers focus on minimizing full

roads and maximize golfcart paths, trails where necessary. Obviously, we are dealing with motorcoaches, concrete and asphalt is required.

Attached you will find a bubble drawing showing the general locations of the above described. At this preliminary stage what we can assure the community is that there will be changes, and changes will be material based on site conditions and economics.

AREAS OF CONCERN TO NEIGHBORS

Traffic

A major concern of any community is the traffic impacts of a development. The developers could not find good data on motorcoach parks, glamping or campgrounds, however, in the category of hospitality and in particular hotels, the Institute of Traffic Engineers (ITE) has substantial information.

ITE has 5 hotel types, Hotel, #310; All Suites Hotel, #311; Business Hotel, #312; Motel, #320 and Resort Hotel, #330. The Resort at Yosemite is best looked at as a Resort Hotel (#330).

At full occupancy (July and August) effectively all the 260 spaces in Phase 1 of The Resort at Yosemite will be filled. For Phase 2 that will be 260 more spaces and for the hotel another, approximately 200 rooms.

Based on ITE's category of Resort Hotel, The Resort will generate less than 1,150 traffic trips in and out over a 24-hour period. While this number may look small to the developer because we have shuttles, it shows the minimal traffic impact due to The Resort at Yosemite. According to the highest estimate of traffic, comparing the ITE with a report we located for a resort hotel in Sedona, AZ, the traffic impact is de minimus.

It is universally recognized that traffic issues do not occur after 7:00PM or before 7:00AM, it is the “peak hour” traffic.

Based on data provided with this information, the AM peak hour traffic generated by Phase 1 of The Resort will be under 40 trips. The PM peak hour traffic will be under 65 trips. To put this into context The Resort at Yosemite, Phase 1, will generate approximately 1 car per minute in the PM peak hour and less in the AM peak hour.

Even when this is tripled for full buildout, this would equate to less than 3 cars per minute in the AM peak hour and less than 3 cars per minute in the PM peak hour. To put this into context the average daily traffic (ADT) on Triangle Road at State Route 140 is 1,228, according to Public Works & Transportation of Mariposa County (2020 information). Thus, even with the increase in daily traffic for a full buildout of The Resort at Yosemite, the total traffic would be of no concern.

Noise and Dust

There are very few nearby residents, and fewer businesses, that will be affected by construction or operational noise at The Resort. The Resort will maintain limitations on guests’ music and parties according to the norms of the community.

Dust should also not be a significant factor being that The Resort is some distance from many residential and/or commercial uses, however, best practices, such as watering when dust is created, will be implemented during construction.

Green

The Resort at Yosemite will satisfy the LEED standards and, to the extent practical exceed the same.

Employee Housing

The Resort at Yosemite's best assets will be its people. We recognize and appreciate this. The developers are committed to locate, or participate in the development of, employee housing or provide additional compensation as housing compensation.

Employment

The Resort at Yosemite will, undoubtedly, bring jobs, directly and indirectly. We will commission a study to show the number of full time equivalent positions during development and thereafter. Local hiring will be our preferred hiring.

Hotel Tax

Transit occupancy tax revenue to the county should exceed \$1,500,000 per year for Phase 1, and approximately double for Phase 2 and, with the hotel, will well exceed \$5,000,000.

Economic Benefit to Area

Direct, indirect and induced economic benefit and activity from The Resort at Yosemite Phase 1 will be studied as part of the entitlement process, but based on previous experience should exceed \$25,000,000. Phase 2 will approximately double this amount and with the hotel, total economic activity should further increase during the development phase and operationally hereafter.

New Homes

The Resort at Yosemite will seek to entitle and then, market willing, develop up to 40 homes. At this stage it is estimated that up to 20 of these would be detached on individual lots in excess of 2 acres and 20 of these would be

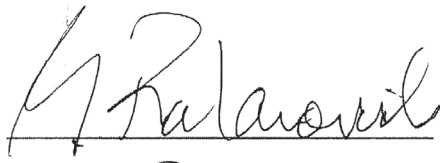
attached. It is anticipated that these homes would have access to The Resort amenities.

Community Involvement

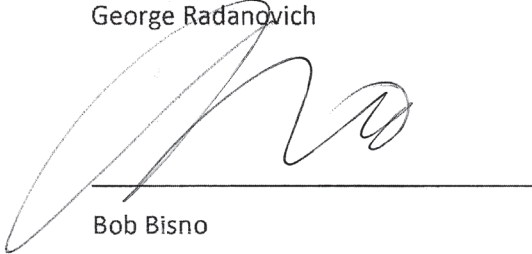
The foundation of any successful resort, including The Resort at Yosemite, is community support. The Resort anticipates economic and employment benefits to the community in the multiple ways described herein.

Retired Congressman Radanovich's long-time roots and commitment to the community will guide the policies of The Resort at Yosemite. The Resort anticipates offering facilities to recognize community base organizations.

Yours Truly this 3rd day of June, 2021.

A handwritten signature in black ink, appearing to read "G. Radanovich", written over a horizontal line.

George Radanovich

A handwritten signature in black ink, appearing to read "Bob Bisno", written over a horizontal line.

Bob Bisno

PRELIMINARY THOUGHTS ON LOCATIONS OF USES

Yosemite Oaks Property

Mariposa
4989 Triangle Road, Mariposa, CA, USA
1,080 Acres
\$5,900,000.00

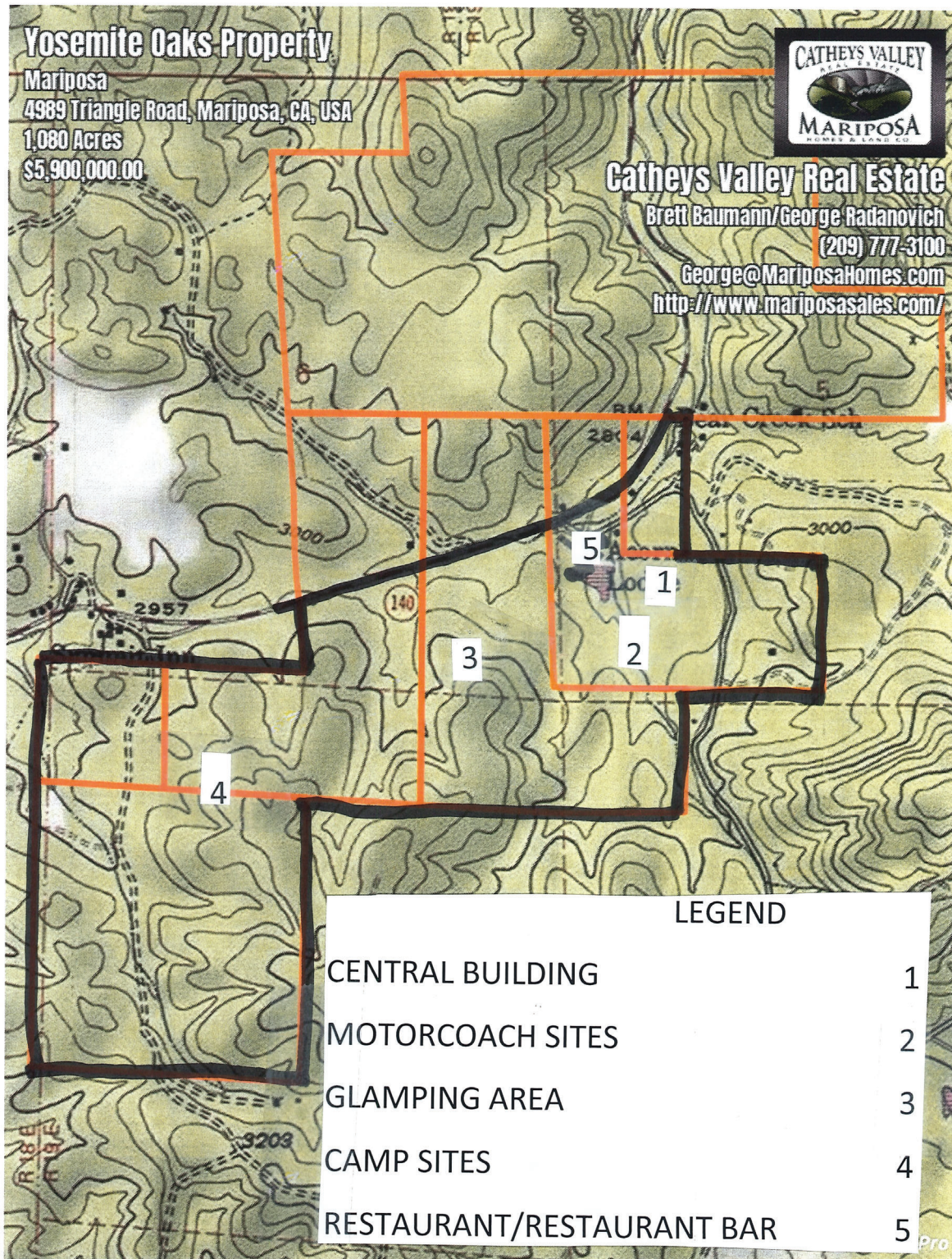


Catheys Valley Real Estate

Brett Baumann/George Radanovich
(209) 777-3100

George@MariposaHomes.com

<http://www.mariposasaless.com/>



LEGEND

CENTRAL BUILDING	1
MOTORCOACH SITES	2
GLAMPING AREA	3
CAMP SITES	4
RESTAURANT/RESTAURANT BAR	5

TRAFFIC INFORMATION



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Dugan McDonald RLS
Clint Gillespie RLS
Sam Musser, Planner

March 7 2019

Ambiente

Atten: Adobe Jack LLC / Mike Stevenson

900 W SR 89A

Sedona Arizona, 86336

Subject: 41-unit Hotel site

Dear Mr. Stevenson,

Sefton Engineering is currently assisting Adobe Jack LLC in the commercial development of the property located at 900 W. SR 89A, more specifically APN 401-70-107 in Coconino County. The property is located at the north side of SR 89A and access will be off SR89A.

The Institute of Transportation Engineers (ITE) Trip Generation Rates 9th Edition was used to obtain the trip generation rates for the proposed development based on a 40-unit hotel with 1 managers unit. The results of the calculations are shown below:

TRIP GENERATION ITE CODE 330 / 310 Resort Hotel 41 Units Average Rate = 5.63 trips per unit $T = (5.63) \times (41)$ Trips = 231 Trips	
AM PEAK HOUR Average Rate = 0.42 trips per unit $T = (0.42) \times (41)$ Trips = 17 Trips	
36% Entering 6 Trips	64% Exiting 11 Trips
PM PEAK HOUR Average Rate = 0.47 trips per unit $T = (0.47) \times (41)$ Trips = 19 Trips	
54% Entering 10 Trips	46% Exiting 9 Trips

20 Stutz Bearcat Dr. Suite 8, Sedona, Arizona 86336 ~Phone: (928) 202-3999

Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com

In affiliation with:

Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado



Luke Sefton PE, CFM
 Tim Huskett, PE, CFM
 Dugan McDonald RLS
 Clint Gillespie RLS
 Sam Musser, Planner

The percent of daily traffic that this project will contribute to SR 89A is 0.78% at the maximum.

The Trail head has 7 parking spots that can be used all day but many of the users go on two or more-hour hikes and bike rides. The Trail head parking will be moved back and add more maneuver space and with the new check in area will have adequate maneuver room.

Total		26,345
AADT		29,612
AM Peak	10:15-11:15	2,132
PM Peak	14:00-15:00	2,238

The owner asked that I look at the original zoning and how different uses for office space zoning would compare to lodging zoning. The following table is that comparison:

	Zoning	ADT	SF	Parking
Business Park	Both	450-750	27,000	110
Dental Office	Both			
General Office	Both			
Bank	Both	1200	3000	35
Church	Both	700-900 (Sun)	25,000	150

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Luke Sefton, P.E., CFM
 TEL: (928) 202-3999
 Email: ls@sefengco.com



Expires 3/31/2020

20 Stutz Bearcat Dr. Suite 8, Sedona, Arizona 86336 ~Phone: (928) 202-3999
 Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
 In affiliation with:
 Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado

ITE Trip Generation, 10th Edition

ITE No.	Land Use Description	unit	Daily Rate	Peak Hour of Adjacent Street Rate					
				AM (7-9)			PM (4-6)		
				Total	In	Out	Total	In	Out
Industrial/Agricultural									
130	Industrial Park	ksf emp.	3.37 2.91	0.40 0.44	81% 86%	19% 14%	0.40 0.42	21% 20%	79% 80%
150	Warehousing	ksf emp.	1.74 5.05	0.17 0.61	77% 72%	23% 28%	0.19 0.66	27% 36%	73% 64%
160	Data Center	ksf	0.99	0.11	55%	45%	0.09	30%	70%
Residential									
220	Multifamily Housing (Low-Rise)	DU	7.32	0.46	23%	77%	0.56	63%	37%
240	Mobile Home Park	DU	5.00	0.26	31%	69%	0.46	62%	38%
252	Senior Adult Housing - Attached	DU	3.70	0.20	35%	65%	0.26	55%	45%
254	Assisted living	beds	4.24	0.39	78%	22%	0.49	30%	70%
270	Residential Planned Unit Development	DU	7.38	0.57	22%	78%	0.69	75%	25%
Lodging									
311	All Suites Hotel	rooms	4.46	0.34	53%	47%	0.36	48%	52%
320	Motel	rooms	3.35	0.38	37%	63%	0.38	54%	46%
Recreational									
411	Public Park	ac	0.78	0.02	59%	41%	0.11	55%	45%
444	Movie Theatre	screens	220.00	n/a	n/a	n/a	14.60	44%	56%
488	Soccer Complex	fields	71.33	0.99	61%	39%	16.43	66%	34%
491	Racquet/Tennis Club	courts	27.71	n/a	n/a	n/a	3.82	n/a	n/a
495	Recreational Community Center	ksf	28.82	1.76	66%	34%	2.31	47%	53%

July 12, 2012

Design Standards Manual

Chapter 3: Transportation

T-17

Selected Land Use Rates			ITE Trip Generation, 7th Edition							Table 6-1	
ITE No.	Land Use Description	unit	RATE Daily	Pk Hr of Adj Street - RATE						Dir. Dist.	
				AM (7-9)			PM (4-6)			AM % In	PM % In
110	Industrial / Agricultural Gen'l Lt Industrial	k sf	6.97	0.92	0.81	0.11	0.98	0.12	0.86	88%	12%
		ac	51.80	7.51	6.23	1.28	7.26	1.60	5.66	83%	22%
120	Gen'l Heavy Industrial	k sf	1.50	0.51	0.26	0.26	0.68	0.34	0.34	50%	50%
		ac	6.75	1.98	0.99	0.99	2.16	1.08	1.08	50%	50%
130	Industrial Park	k sf	6.96	0.89	0.73	0.16	0.92	0.19	0.73	82%	21%
		ac	63.11	10.17	8.44	1.73	10.47	1.20	8.27	83%	21%
140	Manufacturing	k sf	3.82	0.73	0.56	0.17	0.74	0.27	0.47	77%	36%
		ac	38.88	7.44	6.92	0.52	8.37	4.44	3.93	93%	53%
150	Warehousing	k sf	4.96	0.45	0.37	0.08	0.51	0.12	0.39	82%	24%
151	Mini-Warehouse	k sf	2.50	0.15	0.09	0.06	0.26	0.13	0.13	59%	51%
Residential											
210	Single Family DU	du	9.57	0.75	0.19	0.56	1.01	0.65	0.36	25%	64%
220	Apartment	du	6.63	0.51	0.09	0.43	0.62	0.42	0.20	16%	67%
221	Low Rise Apartment	du	6.59	0.47	0.09	0.38	0.58	0.38	0.20	20%	66%
230	Res. Condo/THouse	du	5.86	0.44	0.07	0.37	0.54	0.36	0.18	17%	67%
231	Low Rise Res Condo/TH	du	n/a	0.66	0.13	0.50	0.83	0.47	0.36	25%	57%
232	High Rise Res Condo/TH	du	4.18	0.34	0.06	0.28	0.38	0.24	0.14	19%	62%
233	Luxury Condo/TH	du	n/a	0.56	0.13	0.43	0.55	0.35	0.20	23%	63%
240	Mobile Home Park	du	9.81	0.48	0.08	0.40	0.56	0.35	0.21	21%	62%
251	Senior Adult Housing - Detached	du	3.71	0.30	0.08	0.12	0.36	0.16	0.10	38%	61%
252	Senior Adult Housing - Attached	du	3.48	0.28	0.04	0.04	0.31	0.07	0.04	45%	61%
253	Congregate Care Facility	du	2.02	0.06	0.02	0.02	0.17	0.09	0.08	59%	55%
254	Assisted Living	beds	2.74	0.14	0.09	0.05	0.22	0.10	0.12	65%	44%
255	Cont. Care Retirement Community	beds	2.81	0.18	0.12	0.06	0.29	0.14	0.15	64%	48%
260	Recreational Homes	du	3.16	0.16	0.11	0.05	0.26	0.11	0.15	67%	41%
270	Residential PUD	du	7.50	0.57	0.11	0.46	0.62	0.40	0.22	22%	65%
Lodging											
310	Hotel	room	8.92	0.67	0.39	0.28	0.71	0.35	0.36	58%	49%
311	All Suites Hotel	room	6.34	0.48	0.32	0.16	0.55	0.23	0.32	67%	42%
312	Business Hotel	room	7.27	0.56	0.34	0.24	0.62	0.37	0.25	59%	60%
320	Motel	room	9.11	0.64	0.22	0.42	0.58	0.31	0.27	35%	53%
330	Resort Hotel	room	n/a	0.37	0.27	0.10	0.49	0.21	0.28	72%	43%
Recreational											
412	County Park	acre	2.28	0.01	0.01	0.00	0.05	0.02	0.03	80%	41%
416	Campgrounds/ Rec Veh Park	occ site	n/a	0.27	0.11	0.16	0.39	0.27	0.12	42%	69%
417	Regional Park	acre	4.57	0.00	0.00	0.00	0.20	0.09	0.11	0%	43%
430	Golf Course	hole	35.74	2.22	1.75	0.47	2.74	1.21	1.53	79%	44%
444	Movie Theater w Multiplex	screen	348.00	0.00	0.00	0.00	45.91	25.23	20.66	0%	53%
445	Multiplex Movie Theater	screen	292.50	0.00	0.00	0.00	23.02	13.81	9.21	0%	60%
490	Tennis Courts	court	31.04	0.00	0.00	0.00	3.88	1.94	1.94	0%	50%
491	Racquet/Tennis Club	court	38.70	1.31	0.66	0.66	3.35	1.68	1.68	50%	50%
492	Health/Fitness Club	k sf	32.93	1.21	0.51	0.70	4.05	2.07	1.98	42%	51%
495	Recreational Comm Center	k sf	22.88	1.32	0.87	0.45	1.75	0.66	1.16	66%	34%

DU = Dwelling Unit
thousands)

TSF ksf Gross = Gross Square Feet (in

Fuel Position Pos. = the number of vehicles that could be fueled simultaneously

The site's units multiplied (x) by the rate = the ADT's.

July 12, 2012

Design Standards Manual

Chapter 3: Transportation

T-18

ITE Trip Generation, 10th Edition

ITE No. Land Use Description		unit	Daily Rate	Peak Hour of Adjacent Street Rate					
				AM (7-9)			PM (4-6)		
				Total	In	Out	Total	In	Out
Institutional									
520 Elementary School	ksf students	12.17 2.13	n/a 0.58	n/a 54%	n/a 46%	1.19 0.17	52% 49%	48% 51%	
534 Private School (K-8)	students	4.11	0.91	55%	45%	0.26	46%	54%	
540 Junior/Community College	ksf students	20.25 1.15	2.07 0.11	77% 81%	23% 19%	1.86 0.11	50% 56%	50% 44%	
565 Daycare Center	ksf students	47.62 4.09	11.00 0.78	53% 53%	47% 47%	11.12 0.79	47% 47%	53% 53%	
Medical									
610 Hospital	ksf beds	10.72 22.32	0.89 1.84	68% 72%	32% 28%	0.97 1.89	32% 28%	68% 72%	
690 Clinic	ksf	38.16	3.69	78%	22%	3.28	29%	71%	
Office									
715 Single Tenant Office Building	ksf emp.	11.25 3.77	1.78 0.53	89% 89%	11% 11%	1.71 0.51	15% 15%	85% 85%	
730 Government Office Building	ksf emp.	22.59 7.45	3.34 1.10	75% 75%	25% 25%	1.71 0.71	25% 20%	75% 80%	
750 Office Park	ksf	11.07	1.44	89%	11%	1.07	7%	93%	
770 Business Park	ksf	12.44	0.40	61%	39%	0.42	46%	54%	

Selected Land Use Rates			ITE Trip Generation, 7th Edition						Table 6-1		
ITE No.	Land Use Description	unit	RATE Daily	Pk Hr of Adj Street - RATE						Dir. Dist.	
				AM (7-9)			PM (4-6)			AM % In	PM % In
			Total	In	Out	Total	In	Out			
Institutional											
520	Elementary School	student	1.29	0.42	0.23	0.19	0.28	0.13	0.15	55%	45%
	k sf		14.49	4.96	2.68	2.28	3.13	1.35	1.78	54%	43%
522	Middle / Jr High School	student	1.62	0.53	0.29	0.24	0.18	0.08	0.07	55%	52%
	k sf		13.78	4.35	2.39	1.96	1.19	0.62	0.57	55%	52%
530	High School	student	1.71	0.41	0.28	0.13	0.14	0.07	0.07	69%	47%
	k sf		12.89	3.06	2.17	0.89	0.97	0.52	0.45	71%	54%
536	Private School (K-12)	student	2.48	0.79	0.43	0.31	0.17	0.07	0.10	61%	43%
	k sf		n/a	3.54	2.23	1.31	n/a	n/a	n/a	63%	n/a
540	Jr / Community College	student	1.20	0.12	0.10	0.02	0.12	0.08	0.04	82%	64%
	k sf		27.49	2.99	2.21	0.78	2.54	1.47	1.07	74%	58%
560	Church (weekday)	k sf	9.11	0.72	0.39	0.33	0.66	0.36	0.30	54%	54%
	Church (Sunday ADT, Church Pk Hr)	k sf	36.63	11.76	5.88	5.88	0.00	0.00	0.00	50%	0%
565	Day Care Center	empl	28.13	2.41	2.60	2.31	0.73	2.25	2.54	53%	47%
Medical											
610	Hospital	k sf	16.78	0.97	0.71	0.26	0.92	0.22	0.70	73%	24%
	k sf		6.10	0.38	0.19	0.19	0.42	0.20	0.22	50%	47%
620	Nursing Home	k sf	2.37	0.13	0.09	0.05	0.22	0.07	0.15	50%	33%
	empl		7.75	0.80	0.00	0.00	1.23	0.50	0.73	0%	41%
Office											
710	General Office Building	k sf	11.01	1.56	1.37	0.19	1.49	0.25	1.24	88%	17%
	empl		0.37	0.40	0.42	0.06	0.46	0.08	0.38	88%	17%
714	Corporate Headquarters Bldg	k sf	7.72	1.47	1.37	0.10	1.39	0.15	1.24	93%	11%
	empl		2.27	0.44	0.41	0.03	0.38	0.04	0.34	93%	10%
715	Single Tenant Office Bldg	k sf	11.57	1.78	1.58	0.20	1.72	0.26	1.46	89%	15%
	empl		3.62	0.52	0.46	0.06	0.50	0.08	0.43	89%	15%
720	Medical-Dental Office Bldg	k sf	36.13	2.43	1.94	0.49	3.66	0.99	2.67	80%	27%
732	US Post Office	k sf	108.19	8.02	4.17	3.85	10.79	5.50	5.29	52%	51%
750	Office Park	k sf	11.42	1.74	1.55	0.19	1.50	0.31	1.29	89%	14%
760	Research & Development Ctr	k sf	8.11	1.24	1.03	0.21	1.08	0.16	0.92	83%	13%
770	Business Park	k sf	12.76	1.43	1.20	0.23	1.29	0.30	0.99	84%	23%

DU = Dwelling Unit

TSF ksf Gross = Gross-Square Feet (in thousands)

Fuel Position Pos. = the number of vehicles that could be fueled simultaneously

The site's units multiplied (x) by the rate = the ADT's.

ITE Trip Generation, 10th Edition

These charts are taken from the 7th Edition of the ITE Trip Generation Report. If this is not the latest version used by VDOT, use the information from the latest version. For any additional uses not listed, see the latest version of the "Most Used Trip Generation Rates".

ITE No.	Land Use Description	unit	Daily Rate	Peak Hour of Adjacent Street Rate					
				AM (7-9)			PM (4-6)		
				Total	In	Out	Total	In	Out
Retail									
813	Free-Standing Discount Superstore	ksf	50.70	1.85	56%	44%	4.33	49%	51%
815	Free-Standing Discount Store	ksf	53.12	1.17	69%	31%	4.83	50%	50%
817	Nursery (Garden Center)	ksf	68.10	2.43	n/a	n/a	6.94	n/a	n/a
840	Automobile Sales (New)	ksf	27.84	1.87	73%	27%	2.43	40%	60%
843	Automobile Parts Sales	ksf	55.34	2.59	55%	45%	4.91	48%	52%
851	Convenience Market	ksf	762.28	62.54	50%	50%	49.11	51%	49%
854	Discount Supermarket	ksf	90.87	2.53	58%	42%	8.38	50%	50%
858	Farmers Market	ksf	103.94	8.28	52%	48%	11.21	51%	49%
875	Department Store	ksf	22.88	0.58	64%	36%	1.95	50%	50%
881	Pharmacy/Drug Store w/Drive-Thru Window	ksf	109.16	3.84	53%	47%	10.29	50%	50%
899	Liquor Store	ksf	101.49	n/a	n/a	n/a	16.37	50%	50%
Services									
925	Drinking Place	ksf	n/a	n/a	n/a	n/a	11.36	66%	34%
931	Quality Restaurant	seats	83.84	0.73	n/a	n/a	7.80	67%	33%
933	Fast Food Restaurant w/o Drive-Thru	seats	346.23	25.10	60%	40%	28.34	50%	50%
936	Coffee/Donut Shop w/o Drive-Thru	seats	754.55	101.14	51%	49%	36.31	50%	50%
942	Automobile Care Center	ksf	n/a	2.25	66%	34%	3.11	48%	52%
945	Gasoline/Service Station w/Convenience M.	fuel pos	1,440.02	75.99	51%	49%	88.35	51%	49%
960	Super Convenience Market/Gas Station	fuel pos	230.52	28.08	50%	50%	22.96	50%	50%

DU = Dwelling Unit ksf = Square Feet (in thousands)
Fuel Pos. = the number of vehicles that could be fueled simultaneously

The site's units multiplied (x) by the rate = the ADT's.

These charts are taken from the 10th Edition of the ITE Trip Generation Report. If this is not the latest version used by VDOT, use the information from the latest version. For any additional uses not listed, see the latest version of the "Most Used Trip Generation Rates".

DRAFT

Selected Land Use Rates			ITE Trip Generation, 7th Edition						Table 6-1		
ITE No.	Land Use Description	unit	RATE Daily	Pk Hr of Adj Street - RATE						Dir. Dist.	
				AM (7-9)			PM (4-6)			AM % in	PM % in
				Total	In	Out	Total	In	Out		
Retail											
812	Bldg Mtl's & Lumber Store	k sf	39.71	2.64	1.77	0.87	4.04	1.90	2.14	67%	47%
813	Free Standing Discount Superstore	k sf	46.96	1.84	0.94	0.90	3.82	1.87	1.95	51%	49%
814	Specialty Retail Store	k sf	40.67	0.00	0.00	0.00	2.59	1.11	1.48	0%	43%
815	Free Standing Discount Store	k sf	56.63	0.99	0.65	0.34	4.24	2.12	2.12	66%	50%
816	Hardware / Paint Store	k sf	51.29	1.08	n/a	n/a	4.42	2.12	2.30	n/a	48%
817	Nursery (Garden Center)	k sf	36.08	1.31	n/a	n/a	3.80	n/a	n/a	n/a	n/a
820	Shopping Center	k sf	42.92	1.03	0.63	0.40	3.74	1.80	1.94	61%	48%
823	Factory Outlet Center	k sf	26.59	0.67	0.49	0.18	2.29	1.08	1.21	73%	47%
841	New Car Sales	k sf	37.50	2.21	1.61	0.60	2.80	1.32	1.68	73%	40%
843	Auto Parts Sales	k sf	61.91	2.21	1.11	1.11	5.96	2.97	3.04	50%	49%
850	Supermarket	k sf	111.51	3.25	1.98	1.27	11.51	5.87	5.64	61%	51%
851	Conv Market (24 hr, w/o gas)	k sf	737.99	65.39	32.70	32.70	53.73	26.87	26.87	50%	50%
853	Conv Market w/ Gas Pumps	stall	542.60	17.17	8.59	8.59	19.22	9.61	9.61	50%	50%
		k sf	845.60	45.58	22.79	22.79	68.61	30.31	30.31	50%	50%
854	Discount Supermarket	k sf	96.82	2.74	1.59	1.15	8.90	4.45	4.45	58%	50%
861	Discount Club	k sf	41.80	0.56	0.40	0.16	4.34	2.12	2.12	71%	50%
862	Home Improvement Superstore	k sf	29.60	1.20	0.65	0.55	2.45	1.15	1.30	54%	47%
863	Electronics Superstore	k sf	45.45	0.00	0.00	0.00	2.50	2.21	2.30	0%	49%
866	Pet Supply Superstore	k sf	n/a	0.00	0.00	0.00	4.36	2.48	2.48	0%	50%
867	Office Supply Superstore	k sf	n/a	0.00	0.00	0.00	3.40	1.80	1.60	0%	53%
868	Book Superstore	k sf	n/a	0.00	0.00	0.00	19.53	10.16	9.37	0%	52%
880	Pharmacy/Drugstore w/o DriveThru	k sf	90.06	2.00	1.89	1.11	7.63	3.74	3.89	59%	49%
881	Pharmacy/Drugstore w DriveThru	k sf	88.16	2.25	1.52	1.14	10.48	5.10	5.30	57%	49%
890	Furniture Store	k sf	5.06	0.17	0.12	0.05	0.45	0.20	0.25	69%	44%
896	Video Store	k sf	n/a	0.00	0.00	0.00	13.60	6.26	7.34	0%	46%
Services											
912	Drive-in Bank	lanes	411.15	19.34	11.24	8.14	51.88	25.54	25.54	58%	50%
		k sf	246.49	12.34	6.91	5.43	45.74	22.87	22.87	56%	50%
931	Quick Restaurant	k sf	89.95	0.81	0.41	0.41	7.48	3.82	2.47	50%	67%
932	High Turnover Sit/Down Rest	k sf	37.15	11.52	5.99	5.53	10.92	6.66	4.26	52%	61%
933	Fast Food Rest w/o DriveThru	k sf	716.00	43.87	26.32	17.55	26.15	13.34	12.81	60%	51%
934	Fast Food Rest w/ DriveThru	k sf	496.12	53.11	27.09	26.02	34.64	18.01	16.63	51%	52%
942	Auto Care Center	k sf	15.86	2.94	1.91	1.03	3.38	1.69	1.69	65%	50%
945	Gas/Service Station w/ Conv. Mark	fuel pos	162.78	10.06	5.03	5.03	13.38	6.69	6.69	50%	50%
		k sf	13.57	77.68	39.62	38.06	96.37	48.19	48.19	51%	50%
946	Serv Sta w/ Conv Mark & Car Wash	fuel pos	152.84	10.64	5.43	5.21	13.33	6.67	6.67	51%	50%
947	Self Service Car Wash	stall	108.00	0.90	0.00	0.00	5.54	2.83	2.71	0%	51%

DU = Dwelling Unit ——— TSF Gross = Gross Square Feet (in thousands)

Fuel Position = the number of vehicles that could be fueled simultaneously

The site's units multiplied (x) by the rate = the ADT's.

MARIPOSA COUNTY GENERAL PLAN
VOLUME II - AREA PLANS AND INTERIM LAND USE PLANS

MIDPINES COMMUNITY PLAN

JUNE 2021-DRAFT



MIDPINES COMMUNITY PLAN ADOPTION AND UPDATES

[illegible]



THE COUNTY OF MARIPOSA

Midpines Community Plan

DRAFT-JUNE 2021

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Gary Francisco, Chair
Heather Huppe, Vice-Chair
Angela Heiss
Candy O'Donel – Browne
Caroline McGrath
Charles Lammers
Eileen Collins
Adam Ferguson
Penelope Henderson (former)
Chuck Fleming (former)
Don Fox (former)
Ed Temple (former)
George Chynoweth (former)
Tre Ford (former)
Vernon Parker (former)

Ex Officio Members:

Supervisor District 1:
Rosemarie Smallcombe
Lee Stetson (Former)

Planning Commissioner District 1:

Ed Walls
Renea Kennec (Former)
Les Marsden (Former)

Resource

John Schroeder, MCRCD Fire Ready Group
Ed Temple, Friends of Bear Creek
Lee Stetson, Community Resource
Ron Loya, Historian

Staff

Sarah Williams, Planning Director
Alvaro Arias, Deputy Planning Director
Brian Foucht, Deputy Planning Director (former)
Steve Engfer, Senior Planner
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MARIPOSA COUNTY PLANNING DEPARTMENT

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1 Introduction and Setting

1.1 PURPOSE

The purpose of the Midpines Community Plan is to implement the General Plan Land Use Element policies. The planning process designed for this purpose invited the community to have an ongoing conversation about: 1) the community that exists; and 2) possibilities that will contribute to the viability and sustainability of the Midpines community as a distinct place among the various Mariposa County Planning Study Areas identified in the General Plan.

The Midpines Community Plan relies extensively on a careful evaluation of land use, development, circulation, natural resources and ecological character of the area contained in the Background Report (2014). This report documents the community engagement and environmental setting upon which the Plan is prepared.

The General Plan currently classifies Midpines as a Community Plan Area, consistent with the current character of this area, which the General Plan Background Report describes as an area that is “Forested, modest, rural subdivision, with small scale commercial oriented to tourists”. Community preferences expressed during the planning process seek to retain a strong rural character for the area as the principal means of protecting its historical character, natural beauty, the integrity of its watersheds and forest and riparian habitats, and to respond to the fire adapted landscape within which the Midpines community is located (ref. Background Report Section Section XI.).

1.2 LOCATION

Midpines, one of Mariposa County’s seventeen Planning Areas shown in Figure 1-1, is located near the center of Mariposa County along Highway 140, between the town of Mariposa and Yosemite National Park. The principal access to the Midpines community is along Highway 140. The Midpines Plan encompasses approximately 22.7 square miles (14,544 acres), ensuring that the community’s issues and objectives are addressed in the appropriate context and detail.

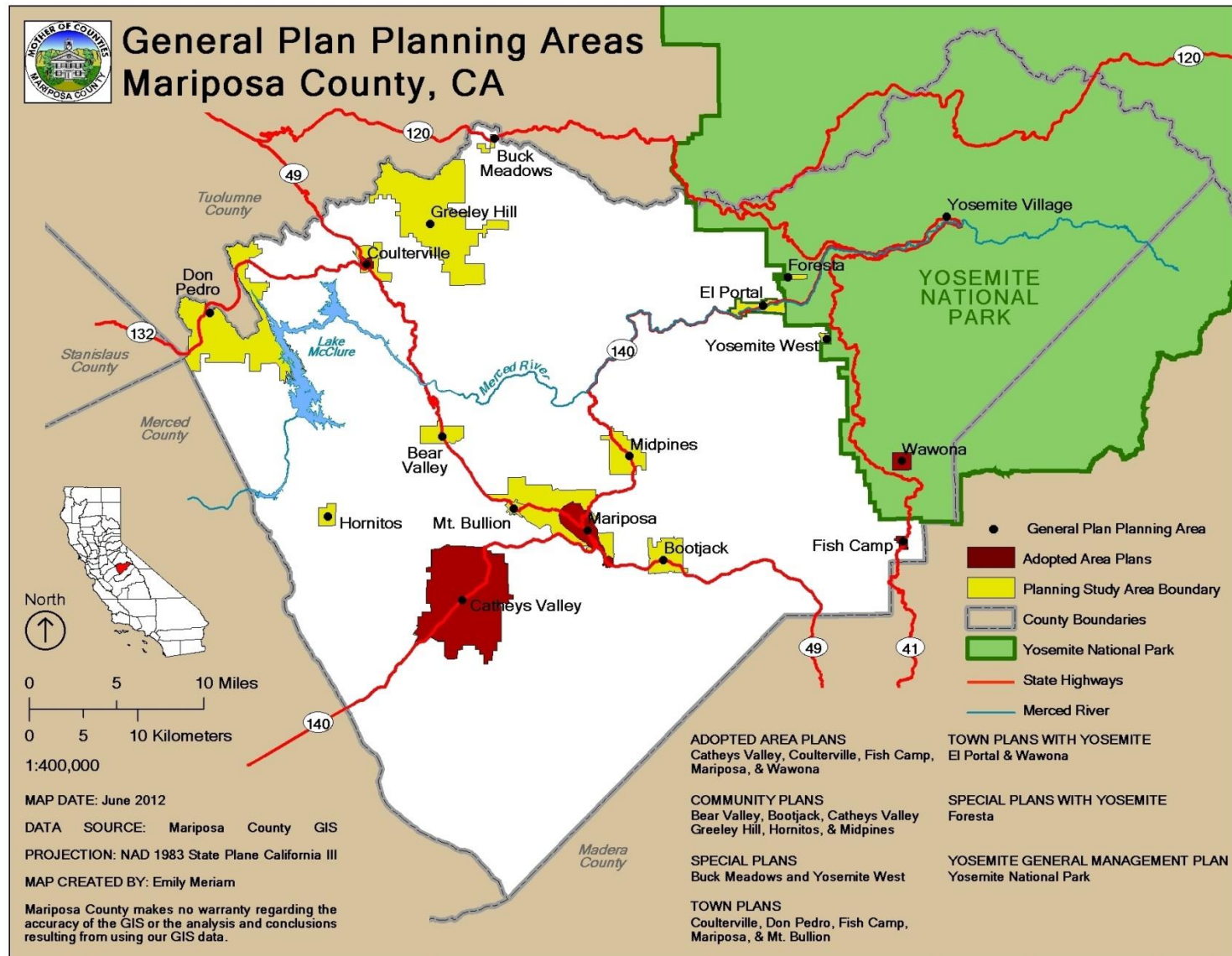
A large portion of the Midpines Community Planning Area is located within the Scenic Highway Overlay for Highway 140, which is a state designated Scenic Highway through Midpines. The Scenic Highway Overlay protects the scenic qualities of this corridor.

1.3 POPULATION AND HOUSING

Midpines had a population of approximately 1,200 persons in 2010. The population is approximate because census tracts do not align with the Midpines Community Planning Area boundaries.

In 2010, there were approximately 627 housing units in Midpines with 28 of them being monthly rentals. Thirty-one (31) of the units are used as vacation (transient occupancy) rental units. The homeowner vacancy rate is approximately 1.5% and the rental vacancy rate is 10.4%

1 Figure 1-1 Mariposa County Planning Areas



1.4 EVOLUTION OF THE MIDPINES COMMUNITY PLAN

In February 2013, the Midpines Planning Advisory Committee (MPAC) approved the program for preparation of the Midpines Community Plan. The program outlines the planning process in several different ways (roles, culture, information, and tools), and references the leadership of the MPAC and its committees in conducting the planning program.

The leadership role assigned to MPAC is based on the General Plan policy requiring that the Plan be prepared by the Midpines Planning Advisory Committee for recommendation to the Board of Supervisors. This means that, while staff will guide the process, assemble information, document decisions, and write reports, the ultimate responsibility for determining the content of the plan rests with MPAC. The initial program adopted by the Board of Supervisors and MPAC ensures that the planning activities, including those used to inform the plan, involve assigned members of the MPAC and result from specific MPAC deliberation and direction to staff.

This schedule has been significantly extended by the MPAC to accommodate an expanded community engagement program. This program has provided a variety of opportunities for residents and stakeholders to identify key community issues and concerns.

1.5 RELATIONSHIP TO THE MARIPOSA COUNTY GENERAL PLAN

State of California Planning and Zoning Law (Government Code Sections 65000-66033) sets requirements for land use planning at the local government level and specifies that a local general plan shall be prepared and maintained by local governmental agencies. "Community plan" is a term for a plan that focuses on a particular region or community within a general plan area. A community plan is adopted by resolution as an amendment to a general plan, in the manner set out in Section 65350, et seq., and refines general plan policies as they apply to a community and are implemented by ordinances and other discretionary actions, such as zoning. A community plan shall be internally consistent with a general plan. To facilitate consistency, a general plan provides a policy framework for the detailed treatment of issues in a community plan. To simplify implementation, a community plan and general plan should share a uniform format for land use categories, terminology, and diagrams. Each community plan does not need to address the issues required by Section 65302 when the general plan satisfies these requirements.

The Midpines Plan is based upon, and is consistent with, the Mariposa County General Plan. The Midpines Plan is tiered from the General Plan and both share a uniform format. The Midpines Plan is in Volume II, Section 2 of the General Plan.

1.6 HOW TO USE THE COMMUNITY PLAN

To use this Plan, the General Plan should first be reviewed for goals and policies applicable to issues or topics under consideration. The General Plan Land Use Map should also be reviewed to determine the designated type, location, and intensity of permissible development for any particular property or area. After reviewing the General Plan, this

- 1 Community Plan should be reviewed for more detailed and “Midpines-specific” goals,
- 2 policies and implementation programs.

2 Issues Important to Midpines Citizens

This Chapter identifies specific Midpines issues that tier from Mariposa County General Plan Chapter 2.

The Midpines area is the last large area of private land between Mariposa and Yosemite National Park, which makes it conducive to receive future growth pressure for both tourist and residential facilities. The Midpines Community wishes to balance this potential growth with the desire of the community to remain a rural community and protect its natural beauty, historical character, and the integrity of its watersheds, forest and riparian habitats. All the while, responding to the fire adapted landscape/ecosystems within which the Midpines community exists.

11

2.1 ISSUES OF IMPORTANCE

Through the public engagement process and work of adhoc committees, the Midpines Planning Advisory Committee has identified the following issues, which serve as the basis of the Midpines Community Plan. These issues are addressed through the goals, policies, and implementation measures of the Midpines Community Plan.

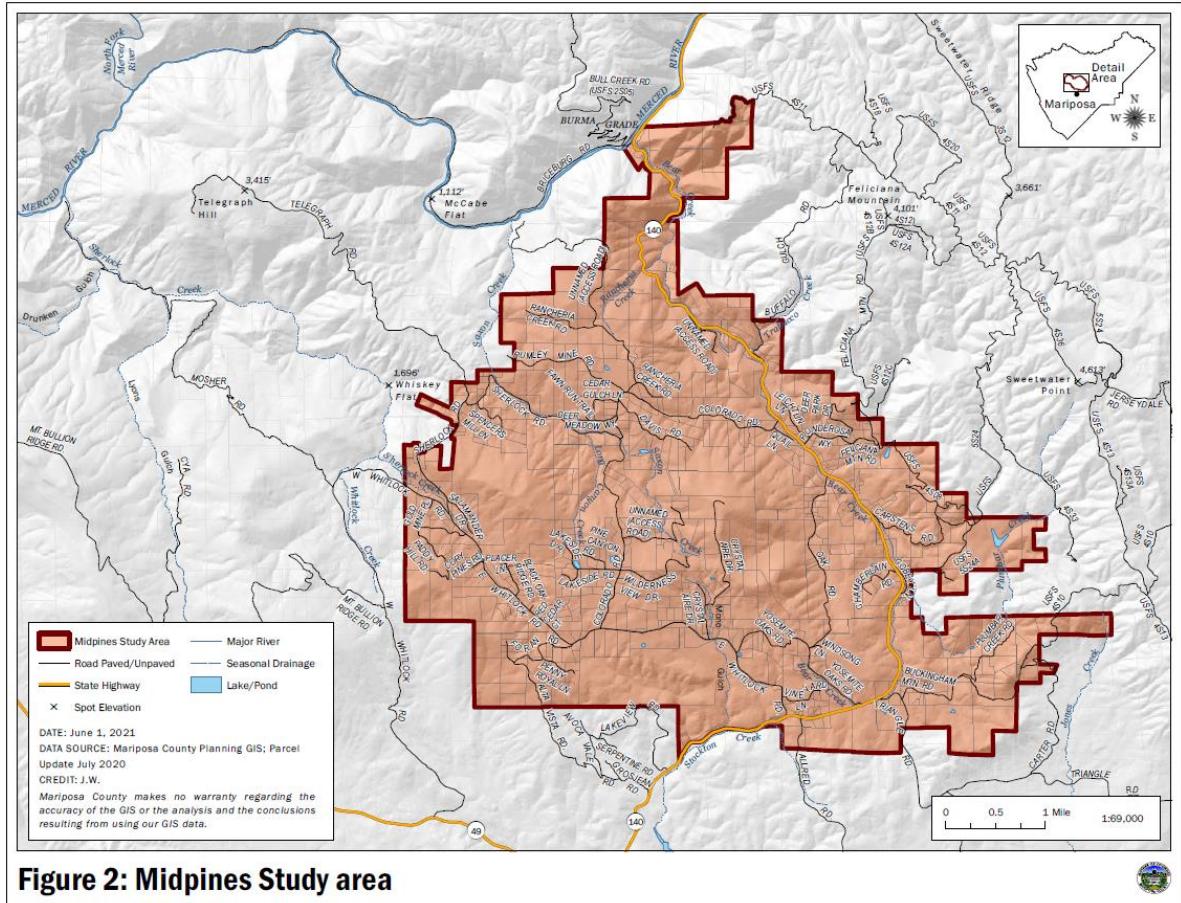
- Maintain rural character;
- Promote fire safety;
- Provide for commercial development at an appropriate scale;
- Provide areas for growing home-based business and rural home industries; and
- Ensure commercial development is compatible with existing character.

2.2 MIDPINES BOUNDARIES

The 2006 Mariposa County General Plan identifies an interim Midpines Community Planning Study Area and related policies pending adoption of a Community Plan. Land uses consistent with this Planning Area are single-family residential, rural commercial, recreation/resort-oriented, small business and public facilities. Multi-family residential of more than two attached dwelling units are not consistent. Nonetheless, the Midpines Planning Advisory Committee has contemplated a more expansive boundary that encompasses both developed and undeveloped areas such that the character of the area can be recognized, protected and enhanced.

The Midpines Planning Advisory Committee identified an expanded Community Plan Study Area within which a Community Plan boundary will be established. The Study area was bounded by the Merced River to the north; Sweetwater Creek and Snow Creek to the east; Snow Creek to the south; and Fremont Peak to the west. The final Community Plan boundaries are identified in Figure 2-1.

1 Figure 2-1 - Planning Area Boundary



2

3 Guiding Principles

Guiding Principles are the overriding concepts directing development of the Midpines Community Plan. They tier from and are consistent with the Guiding Principles found in Chapter 3 of the Mariposa County General Plan. The purpose of Guiding Principles is to define the significant and long-term objectives for the Midpines Plan and a vision for the Midpines community. In 2014, the Midpines Planning Advisory Committee adopted a vision statement that synthesized all of the input obtained through the public engagement process. This vision statement serves as the guiding principle of this community plan.

3.1 GUIDING PRINCIPLES

The following vision statement establishes principles to guide any future plan amendments and implementation measures.

- Midpines will continue to be a rural community of diverse neighborhoods and environments. Personal, community and governmental actions will achieve a strong sense of community that honors our natural resources and our historical and cultural heritage. The Midpines community will work to achieve the following:
 - The social, natural, historical and cultural resources of Midpines, including water resources, will be proactively protected for the enjoyment of visitors and residents.
 - Midpines rural character will be maintained and reinforced through the preservation of scenic open spaces, forested areas, and the quiet, natural beauty of the area.
 - Outdoor recreational opportunities will be encouraged, developed, and promoted as important social and economic elements of the community for residents and visitors.
 - Existing and new home-grown and small businesses that are compatible with the historical and environmental context will be supported and encouraged.
 - Housing will be developed in a way that preserves open space, rural character, natural resources, and the history of Midpines.
 - Community safety and resilience, and a balance between the protection of private property rights and the needs of the community, will be achieved through strong community action and shared responsibility for hazardous fuel removal, resulting in a fire safe, forested community.

- 1 ○ Community well-being will be maintained by managing growth in
2 accordance with the carrying capacity of community infrastructure and
3 by encouraging a diverse economy and population.
4
- 5 ○ New development will provide public services as development occurs
6 without compromising levels of service or burdening existing residents
7 with the cost of these services.

1 4 Midpines Community Plan Administration

2 This Chapter tiers from Mariposa County General Plan Chapter 4, General Plan
3 Administration, and discusses the role of advisory bodies on Midpines issues. General
4 Plan Chapter 4 addresses the following issues:

- 5 • Interpretation of General Plan provisions;
- 6 • Review and update of the General Plan;
- 7 • Amending the General Plan;
- 8 • Interim administration of the General Plan; and
- 9 • General Plan implementation.

10 4.1 ROLE OF ADVISORY BODIES IN MIDPINES 11 COMMUNITY PLAN IMPLEMENTATION

12 The following committees appointed by the Board of Supervisors are established to provide
13 advice and recommendations on policy, implementation, and review in compliance with
14 Mariposa County Code Chapters 2.50.100, 2.90, and 2.110 and implementing resolutions:

- 15 • Agricultural Advisory Committee;
- 16 • Midpines Community Planning Advisory Committee; and
- 17 • Historic Sites and Records Preservation Commission.

5 Goals and Policies of the Midpines Community Plan

This Chapter provides background information on key issues and establishes specific Midpines goals and policies that build off the Mariposa County General Plan. The Midpines Plan goals, policies, and implementation measures focus on land use (Section 5.1), infrastructure and services (Section 5.2), and safety (Section 5.3).

The General Plan includes twelve elements as follows:

Chapter 5 – Land Use;
Chapter 6 – Economic Development;
Chapter 7 – Arts and Culture;
Chapter 8 – Housing;
Chapter 9 – Circulation, Infrastructure, and Services;
Chapter 10 – Agriculture;
Chapter 11 – Conservation and Open Space;
Chapter 12 – Local Recreation;
Chapter 13 – Regional Tourism;
Chapter 14 – Historic and Cultural Resources;
Chapter 15 – Noise; and
Chapter 16 – Safety.

The General Plan is the controlling document and its policies prevail countywide. The General Plan goals and policies are not repeated in the Midpines Plan and the user is referred to the General Plan for policy guidance.

The Midpines Plan provides supplemental goals, policies, and implementation measures that tier from and refine the General Plan, focusing on issues and opportunities specific to Midpines. The goals and policies presented in the Midpines Plan are organized utilizing the General Plan’s numbering system and are numbered using the prefix “Midpines”.

5.1 LAND USE

5.1.01 MAINTAINING RURAL CHARACTER

MIDPINES DESIGN STANDARDS

The built environment is one of the most effective and recognizable ways for a community to express its values and identity. As expressed throughout the area planning process and codified in its Vision Statement, the Midpines community embraces the cultural and ecological aspects of its rural character and identity, celebrating the historical lifeways and aesthetic heritage that contribute to its contemporary sense of place. Appropriate design review criteria are essential and intended to ensure that all development in Midpines contributes to this vision, articulates the community’s historical and cultural heritage, and celebrates its natural resources. Goals and policies are included in the plan to apply Scenic Highway Overlay standards to all development within the Scenic Highway Overlay.

5.1.02 LAND USE CLASSIFICATIONS

California Government Code §65302 et seq. requires a general plan to include maps designating the general distribution and location of land uses. With no incorporated cities, the Mariposa County General Plan serves both the regional needs of the County and the more precise planning needs of Midpines. Land use classifications are used to identify future land uses in Midpines. The Midpines Community Plan, a part of the General Plan, serves as the general plan for the Midpines area.

The Midpines Community Plan includes six land use classifications, as shown in Figure 5-1:

- Residential;
- Rural Economic;
- Planned Development Area
- Agriculture/Working Landscape;
- Natural Resources; and
- Public Sites.

The Midpines Community Plan land use classifications are different from zoning districts established in the County Zoning Ordinance. The purpose of a land use classification is to paint a picture of the future land use patterns of Midpines. The land use classifications generally follow the existing zoning in Midpines, with some changes involving a commercial area along the Highway 140 corridor. Existing residential areas remain unchanged from existing patterns, with the exception of the aforementioned commercial area.

California General Plan law requires land use classifications to describe an extent of uses, population density, and building intensity. These requirements form the basis for the later development of the implementing zoning.

Zoning districts (zones) serve as implementation of the General Plan and the Midpines Plan. Zoning districts, identified within each land use category, implement the Midpines Community Plan's purposes. The zones specify entitlements by prescribing permitted uses. The zones prescribe administrative uses, permitted uses, conditional uses, accessory uses, temporary uses, and site development and supplementary standards.

The Midpines Community Plan land use classifications are organized following the format of the General Plan as follows:

- Purpose;
- Extent of uses;
- Consistent zoning classifications;
- Population density standards;
- Building intensity standards; and
- Criteria for inclusion in the land use classification.

Development standards, prescription of uses, and other requirements are implemented through the Zoning Ordinance, Title 17 of the Mariposa County Code, which shall be amended to accommodate the special zoning standards in the Midpines Community Plan.

- 1 • The purpose defines the need for the classification and the reasons for its inclusion
- 2 in the Midpines Plan.
- 3 • The extent of uses defines the general characteristics of the use of land within the
- 4 classification. The extent of uses is not intended to serve as a supplement tooor
- 5 override the prescribed administrative uses, permitted uses, and conditional uses
- 6 implemented through zoning.
- 7 • Zoning consistency defines which of the County’s zoning districts are permitted
- 8 within a land use classification. Some may need the development of new zones
- 9 not yet found within the current County regulations.
- 10 • Population density is the maximum number of projected persons per acre of gross
- 11 land area based on the number of dwelling units and the Year 2010 Census number
- 12 of persons per dwelling unit. Population density is a numeric calculation and does
- 13 not create an actual regulation or limit on occupancy.
- 14 • Building intensity represents different characteristics for different types of uses.
- 15 For residential development, building intensity is the number of dwelling units per
- 16 5 acres of gross land area. For non-residential development, building intensity is
- 17 the employee/user capacity of a facility. This may be determined in square
- 18 footage, lot coverage, traffic generation, or other defined factors in the explanation
- 19 under a land use classification.
- 20 • Criteria for inclusion are policy specifics applicable to the review of any
- 21 application that proposes to change the land use classification of land from one
- 22 classification to another.

23 A. MIDPINES RESIDENTIAL

24 The Midpines Community Plan applies the Residential land use classification, General
 25 Plan Section 5.3.02, except as modified herein. Accessory uses may be developed after
 26 the primary use is in place.

27 **A(1) Site Development and Supplementary Standards**

28 Site development and supplementary standards are implementation requirements of the
 29 Midpines Community Plan. Some standards include broader policies defined to aid
 30 implementation. The standards included in this section are required for new development,
 31 unless otherwise specified in the Midpines Community Plan or the General Plan.

32 **Access**

33 Adequate access shall be provided to all development. All driveways shall be constructed
 34 in accordance with current Fire Safe regulations (as determined by CAL FIRE). New
 35 subdivisions shall be served by roads meeting minimum county and Fire Safe standards.

36 **Average slope of subject property**

37 The Planning Commission will review subdivisions on parcels with slopes in excess of
 38 15%, in compliance with Section 5.3.02 E(2) of the General Plan. Parcels within the Scenic
 39 Highway Overlay Zoning Designation shall have building sites that are setback from ridge
 40 tops. Buildings constructed on hillsides in excess of 20% slope shall have stepped

foundations to follow the natural terrain. Driveways and roads shall be designed to follow natural contours to minimize grading.

Suitability of soils for individual onsite sewage disposal system meeting Health Department requirements

New parcels shall have approved areas for onsite sewage disposal systems and shall obtain an approval from the Health Department.

Potable water supply related to the residential land use classification

Standards for potable water supply in the Residential land use classification are provided in General Plan Section 5.3.02.E(4).

Fire protection and fire management

New construction shall conform to the regulations of the County Building Department, County Fire Department, and California Department of Forestry and Fire Protection (CAL FIRE) for purposes of fire management and fire safety. All applicable standards of the Fire Safety Overlay shall be required (Implementation Measure 5.4-1a(2)).

Design

Design Review required: Proposed residential development within the existing Scenic Highway Overlay boundaries, including modifications to existing development, shall be subject to Scenic Highway Overlay standards.

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

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

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

A(2) Intensity of Use Standards

Intensity of use shall be consistent with rural character:

Visual – Development that is accessory to the primary use of lands within the Residential land use classification shall be of an appropriate use, height, scale, mass, and bulk to be permitted. The Zoning Ordinance shall include appropriate standards to define the Midpines standards.

Storage – Storage standards in the Residential land use classification are provided in General Plan Section 5.3.02.F(3). Self-storage units shall not be classified as a home enterprise or rural home industry in Midpines.

Animal husbandry – Animal husbandry standards in the Residential land use classification are provided in General Plan Section 5.3.02.F(6).

Backup generators – Backup generators shall be required to meet the same setbacks as the structure/use they are intended to serve. Noise related issues with backup generators shall be periodically reviewed to determine if additional standards or requirements are necessary.

Outdoor lighting – All outdoor lighting shall be Dark-Sky standards compliant.

A(3) Criteria for New Lands to be Included

Criteria for inclusion of new lands into the Residential land use classification are provided in General Plan Section 5.3.02.G Items 1c, 2, and 4.

A(4) Zoning Consistency

The following zoning districts are consistent with the purpose of the Residential land use classification:

Agriculture Exclusive
Mountain General
Mountain Home
Mountain Transition
Public Domain
Public Sites
General Forest

B. MIDPINES RURAL ECONOMIC

B(1) Purpose

The Midpines Rural Economic Land Use identifies sites and areas wherein existing and historical uses warrant designation as resort commercial or community commercial subclassifications. It also identifies sites that expand the area for potential new commercial land uses to serve the community or visitors travelling along Highway 140. The Midpines Rural Economic land use is divided into two subclassifications; community commercial and resort commercial.

B(2) Extent of Uses

Community Commercial Subclassification

Primary uses are residential, retail, commercial, and service businesses supporting the needs of local residents, as well as tourists passing through or staying in the area. Regional shopping centers or businesses that rely on a regional population are not compatible with the Community Commercial subclassification. Gunsmithing businesses and firearm sales are also not compatible within the Community Commercial subclassification. The use shall be consistent with the rural character of Midpines.

Accessory uses may be developed after the primary use is in place if the uses enhance or support the primary use.

Resort Commercial Subclassification

Primary uses are those that support regional tourism such as hotels and motels and other similar tourist service facilities and that can be developed compatibly with adjoining land uses. Primary uses need not provide on-site recreation or entertainment activities.

Accessory uses that may be developed after the primary use is in place and do not conflict with adjoining land use classifications, uses, or the character of Midpines are those that provide enhancements to the primary use. Residential uses on lands within the Rural Economic land use classification will be accessory to the primary use, such as employee housing or caretaker's quarters.

B(3) Zoning Consistency

Community Commercial Subclassification

The following zoning districts are consistent with the purpose of the Community Commercial land use subclassification:

Neighborhood Commercial Zone

Public Sites

Resort Commercial Subclassification

The following zoning districts are consistent with the purpose of the Resort Commercial land use subclassification:

Resort Commercial

B(4) Population Density and Building Intensity

Community Commercial Subclassification

Minimum parcel size for new subdivisions: Two and one-half (2.5) acres of gross land area.

Maximum dwelling units: A maximum of two (2) residential units per parcel [one primary and an Accessory Dwelling Unit (ADU) if all development standards can be met.

Maximum building intensity: Thirty-five (35) percent lot coverage. The maximum gross square footage of a single building shall be five thousand (5,000) square feet.

Maximum population density: One hundred percent of the number of employees of the primary use.

Resort Commercial Subclassification

Minimum parcel size for new subdivisions: Minimum of 10 acres of gross land area.

Maximum dwelling units: Applications to site a Resort Commercial subclassification or develop a project within the Resort

Commercial subclassification 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 a 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.

Maximum building intensity: Thirty-five (35) percent lot coverage. The maximum gross square footage of a single building shall be ten thousand (10,000) square feet.

Maximum population density: One hundred percent of the number of employees of the primary use.

15

16 **B(5) Development Standards**

17 **Frontage on maintained road**

Development within the Rural Economic 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.

22 **Parking and access**

Access to a County arterial or major collector shall be shared between commercial lots, and the County shall be empowered to require access design to serve multiple parcels.

Buildings shall be sited so that parking areas may be shared between Community Commercial uses. Buildings shall be sited to facilitate pedestrian access between structures using accepted design principles for safety and attractiveness.

Site designs in which structures are designed with parking areas containing 20 parking spaces or more between buildings and the access roads shall be avoided. Appropriate and desirable transition shall be required between the street and the buildings including landscaping and parking.

32 **Design**

Design Review required: Proposed commercial and institutional development, including modifications to existing development, shall be subject to Scenic Highway Overlay standards.

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

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

3 Site development: Site development shall be consistent with the Scenic Highway Overlay
4 standards.

5 **Slope**

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

12 **Landscaping**

13 Existing mature native landscaping and rock outcroppings shall be retained to the greatest
14 extent possible, with considerations made for fire resistive design. Native species suitable
15 to site characteristics shall be encouraged, if suitable. Invasive species¹ shall be prohibited.

16 **Water supply and wastewater disposal**

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

22 **Fire protection and fire management**

23 Rural commercial and institutional development will meet fire protection regulations.

24 **B(6) Criteria for New Lands to be Included**

25

26 **Community Commercial Subclassification:**

27 There is a sufficient amount of land identified in the community commercial area to meet
28 the long term needs of the Midpines Community planning area. The following criteria
29 shall apply for changes of land use classification into the Community Commercial
30 Subclassification:

- 31 1. The subject property has frontage on a paved, maintained road with adequate
32 capacity.
- 33 2. The subject property adjoins existing commercial lands.
- 34 3. The properties included in the Community Commercial subclassification are
35 more than 75% developed. If a specific development application is based on

¹ <https://www.cal-ipc.org/plants/profiles/>

- 1 a rural home industry or home enterprise expanding the number of jobs so that
 2 relocation from home to a business location is required, this finding is not
 3 required.
 4 4. A specific development proposal accompanies the application.

5 **Resort Commercial Subclassification:**

6 The following criteria shall apply for changes of land use classification into the Resort
 7 Commercial Subclassification:

- 8 1. The subject property has frontage on a paved, maintained road with adequate
 9 capacity.
 10 2. A specific development proposal accompanies the application.
 11 3. The specific development proposal meets all of the required development
 12 standards.
 13 4. The subject property has a minimum parcel size of 10 acres.

14 **C. PLANNED DEVELOPMENT AREA**

15 **C(1) Purpose**

16 The Planned Development Area Land Use identifies sites and areas that warrant flexible
 17 development standards due to their suitability for a variety of uses. They also provide an
 18 opportunity for comprehensively planned uses due to location and suitability for
 19 development of these properties.

20 **C(2) Extent of Uses**

21 Primary uses shall be limited to a single destination land use with complete on-site services
 22 and compatible, supporting amenities including food service, laundry, recreation facilities
 23 etc. Land uses in this category include: resort spa, dude ranch, educational or social/non-
 24 governmental institutes, learning centers, and convention centers. Mixed-use development
 25 and higher-density cluster development can be considered through a Planned Development
 26 Permit. Development shall be subordinate to the rural character of the setting and shall
 27 protect and preserve the intact scenic quality of Highway 140 views and vistas.

28 The primary use pending submittal and approval of Planned Development permit shall be
 29 residential.

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

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

1 **C(3) Zoning Consistency**

2 The following zoning districts are consistent with the purpose of the Resort Commercial
3 land use subclassification:

4

5 Resort Commercial
6 Planned Development Zone

7

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

9 *Minimum parcel size* Minimum of 30 acres of gross land area.
10 *for new subdivisions:*

11 *Maximum dwelling units:* Applications to develop a project within the Midpines
12 Planned Development Area will incorporate an analysis
13 of the housing market by a qualified professional to
14 ensure there is adequate housing for the total number of
15 employees. The total number of housing units needed to
16 provide for employee housing may be developed as an
17 integral part of the development. The housing is not
18 required to be located on-site and new housing is not
19 required to be created if the housing analysis indicates that
20 there is sufficient housing stock avail able

21 *Maximum building intensity:* Thirty-five (35) percent lot coverage.

22 *Maximum population density:* One hundred percent of the number of employees of the
23 primary use.

24

25 **C(5) Development Standards**

26 **Frontage on maintained road**

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

31 **Parking**

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

1 **Design**

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

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

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

9 Site development: Site development shall be consistent with the Scenic Highway Overlay
10 standards.

11 **Slope**

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

18 **Landscaping**

19 Existing mature native landscaping and rock outcroppings shall be retained to the greatest
20 extent possible, with considerations made for fire resistive design. Native species suitable
21 to site characteristics shall be encouraged, if suitable. Invasive species¹ shall be prohibited.

22 **Water supply and wastewater disposal**

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

28 **Fire protection and fire management**

29 Development is required to meet fire protection regulations.

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

31 The lands designated as Midpines Planned Development Area are unique in their
32 locations, size, and development potential. No further lands are to be designated within
33 this land use. Any future similar development can explore the criteria for the Resort
34 Commercial subclassification.

¹ <https://www.cal-ipc.org/plants/profiles/>

1 D. AGRICULTURE/WORKING LANDSCAPE

2 The Midpines Plan applies the General Plan Agriculture/Working Landscape land use
3 classification, General Plan Section 5.3.04.

4 E. NATURAL RESOURCES

5 The Midpines Plan applies the Natural Resources land use classification, General Plan
6 Section 5.3.05.

7 F. PUBLIC SITES

8 **F(1) Purpose**

9 The Public Facilities and Services land use classification defines lands identified for the
10 location of or expansion to public and private uses serving the general public's health,
11 safety, and welfare.

12 **F(2) Extent of Uses**

Schools; parks; post offices; public transit park and rides, and public facilities. While lands in the Public Facilities and Services land use classification can support a wide variety of public uses, compatibility between different uses occurring on one site should be reviewed to ensure conflicts are avoided or minimized.

17 **F(3) Zoning Consistency**

18 The following zoning districts are consistent with the purpose of the Public Facilities and
19 Services land use classification:

20 Public Sites

21 **F(4) Population Density and Building Intensity**

22 *Maximum dwelling units:* Per approved project, generally one dwelling unit per
23 project site for purposes of providing onsite security.¹

24 *Minimum parcel size* Two and one-half (2.5) acres of gross land area.
25 *for new subdivisions:*

26 *Maximum building intensity:* Per approved project.

27 *Maximum population density:* 2.45 persons per onsite security dwelling

28 F(5) Development Standards

29 Site development and supplementary standards for the Public Facilities and Services land
30 use classification are provided in Section 5.1.02.C(5).

¹ For example, a mobile home in which a caretaker and family reside on the grounds of a public park.

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

2 Land shall be owned or used by a public agency, a recognized public utility, a quasi-public
3 utility, or homeowner association.

4 **G. LEGAL EXISTING USES OF LAND**

5 Regulations for legally existing uses of land in Midpines are provided in General Plan
6 Section 5.1.12 and Goal 5-11, Policies 5-11a and 5-11b, and Implementation Measures 5-
7 11a(1) and 5-11b(1).

8 **H. HOME BUSINESSES**

9 Traffic generation standards for home businesses in the Residential land use classifications
10 are provided in General Plan Section 5.3.02.F(2).

11 **5.1.03 LAND USE GOALS AND POLICIES**

12 The following are the Midpines Plan land use goals, policies, and implementations
13 measures. These policies are unique to the Midpines Plan and are not repeated in the
14 General Plan. In several cases, policies are “tiered” from or are otherwise related to broader
15 General Plan policies and are noted in the text.

16 **Goal MIDPINES 5.1-1: Maintain rural densities for residential development** 17 **in the Midpines Residential land use classification.**

18 (Goal MIDPINES 5.1-1, Policy MIDPINES 5.1-1a, and
19 Implementation Measures MIDPINES 5.1-1a(1) are tiered from
20 General Plan Goal 5-9. General Plan text will be reviewed in
21 conjunction with MIDPINES Plan policies and implementation
22 measures.)

23 *Policy MIDPINES 5.1-1a:* One house per five acres is Midpines’s rural average
24 density.

25 *Implementation Measure*

26 *MIDPINES 5.1-1a(1):* In the Midpines Residential land use classification, the maximum
27 allowable density for residential development shall be one dwelling
28 unit per five acres.

29 Timing: Ongoing review standard

30 Responsibility: Mariposa County Planning Department

31 Fiscal Impact: None.

32 Consequences: This fixes the standard of the “five acre parcel” as
33 the rural standard in Midpines. It does not,
34 however, require that this density be based on a
35 minimum parcel size, just an average density of
36 one house per five acres. A second residential
37 unit that conforms to the requirements of
38 California Government Code Section 65852 will

1 not be considered in the calculation of allowable
2 density for a residential parcel in Midpines.

3 **Goal MIDPINES 5.1-2: Parcel sizes for commercial and institutional uses shall**
4 **be based on maintaining rural character.**

5 *Policy MIDPINES 5.1-2a:* Commercial and institutional development shall be sited
6 on parcels designed and sized to maintain rural character.

7 *Implementation*

8 *Measure MIDPINES 5.1-2a(1):* The County shall modify the County Zoning Ordinance to
9 establish the Neighborhood Commercial Zone which incorporates a
10 minimum parcel size of two and one-half (2.5) acres of gross land area
11 and standards for commercial and institutional development to
12 maintain rural character.

13 Timing: Short-Term Planning Period

14 Responsibility: Mariposa County Planning Department

15 Fiscal impact: One-Time Impact – Cost is included in
16 Implementation Measure MIDPINES 5.1-1a(1).

17 Ongoing Impact – Staff project review costs will
18 vary depending on the project and are paid by an
19 applicant through project review reimbursement.

20 Consequences: Revisions to County Zoning Ordinance will
21 provide consistency with Midpines Plan.

22 **Goal MIDPINES 5.1-3: New development emphasizes rural character**
23 **qualities.**

24
25 *Policy MIDPINES 5.1-3a:* Apply the Scenic Highway Overlay development
26 standards to new development in the Scenic Highway Overlay.

27
28 *Implementation Measure*

29 *MIDPINES 5.1-3a(1):* The County Zoning Ordinance shall be reviewed and
30 amended as necessary to ensure the Scenic Highway Overlay development standards
31 are adequate.

32
33 Timing: Short-Term Planning Period

34 Responsibility: Mariposa County Planning Department

35 Fiscal Impact: One-Time Impact – Cost is included in Implementation
36 Measure MIDPINES 5.1-3a(1).

37
38
39 Consequences: Development within the Scenic Highway Overlay zone
40 will be evaluated.
41
42

43 **Goal MIDPINES 5.1-4: Integrate transportation and land use decisions to**
44 **achieve the Community's managed growth objectives.**

(Goal MIDPINES 5.1-4, Policies MIDPINES 5.1-4a and MIDPINES 5.1-4b, and Implementation Measures MIDPINES 5.1-5a(1) and MIDPINES 5.1-5b(1) are tiered from General Plan Policy 5-3a. General Plan text will be reviewed in conjunction with MIDPINES Plan policies and implementation measures.)

Policy MIDPINES 5.1-4a: Subdivision activity is only permitted on maintained roads with adequate capacity to serve the potential new lots.

Implementation Measure

MIDPINES 5.1-4a(1): To qualify for subdivision, access to the subject property shall be from a road that is:

(1) maintained¹; and

(2) has adequate capacity for the potential traffic volume generated by the total number of existing lots and those which can be created within the road system.

Timing: Ongoing review standard

Responsibility: Mariposa County Planning Department

Fiscal impact: Ongoing Impact - Staff project review costs will vary depending on the project and are paid by an applicant through project review reimbursement.

Consequences: This establishes a minimum standard linking circulation with land use. A public or private road must have adequate capacity to accommodate the traffic generated by the proposed and potential subdivisions within the same road system to be approved.

Implementation Measure

MIDPINES 5.1-4a(2): Prior to the submittal of a final subdivision map, roads serving the proposed subdivision shall be improved, or appropriate surety submitted to the County of Mariposa to cover the cost of improving such roads, to the standards required for subdivision capacity as identified in the General Plan Circulation, Infrastructure, and Services element.

Timing: Ongoing review standard

Responsibility: Mariposa County Planning Department

Fiscal impact: Ongoing Impact - Staff project review costs will vary depending on the project and are paid by an applicant through project review reimbursement.

¹ "Maintained road" means a road that receives scheduled maintenance from the State Department of Transportation, County of Mariposa, special district, or mandatory private road maintenance association created as part of the project approval.

1	Consequences:	Road improvements must be completed, or surety
2		for completion posted, prior to the submittal of
3		the final subdivision maps.
4	Goal MIDPINES 5.1-5:	Development minimizes impacts on and/or improves
5		air quality.
6	(Goal MIDPINES 5.1-5, Policy MIDPINES 5.1-5a, and	
7	Implementation Measures MIDPINES 5.1-5a(1) and MIDPINES 5.1-	
8	5a(2) are tiered from General Plan Policy 11-1c. General Plan text will	
9	be reviewed in conjunction with MIDPINES Plan policies and	
10	implementation measures.)	
11	<i>Policy MIDPINES 5.1-5a:</i>	Implement standards that minimize impacts on and/or
12		improve air quality.
13	<i>Implementation Measure</i>	
14	<i>MIDPINES 5.1-5a(1):</i>	For new commercial and institutional building permits and all
15		subdivision applications, including new residential subdivision
16		applications in Midpines, the County shall require energy
17		conservation and the reduction of greenhouse gas emissions in
18		conformance with California Code of Regulation Title 24, Parts 6 and
19		11. Additional measures shall include one or more of the following:
20		• Limited hours of operation of outdoor lighting.
21		• The use of solar heating, automatic covers, and efficient pumps
22		and motors for pools and spas.
23		• The installation of solar, wind, and geothermal power systems,
24		and solar hot water heaters.
25		• Features that discourage excessive use of water for cleaning
26		outdoor surfaces and vehicles.
27		• Low-impact development practices that maintain the existing
28		hydrologic character of the site to manage storm water in
29		accordance with General Plan Implementation Measure 16-5a(2)
30		and protect the environment. (Retaining increased storm water
31		runoff on-site resulting from project implementation can
32		drastically reduce the need for energy-intensive imported water at
33		the site.)
34		• Mixed-use included in commercial development projects to
35		support the reduction of vehicle trips, promote alternatives to
36		individual vehicle travel such as the Yosemite Area Regional
37		Transportation System (YARTS), and promote efficient delivery
38		of services and goods.
39	Timing:	Short-Term Planning Period
40	Responsibility:	Mariposa County Planning Department.
41	Fiscal impact:	Ongoing Impact - Staff project review costs will
42		vary depending on the project and are paid by an
43		applicant through project review reimbursement.
44	Consequences:	Reduces emissions of air pollutants and
45		greenhouse gases.

1 *Implementation Measure*

2 **MIDPINES 5.1-5a(2):** The County supports the availability of the following educational
3 programs for Midpines residents as time and resources permit:

- 4 • Energy efficiency and water conservation, including available
5 programs and incentives;
- 6 • Waste reduction and available recycling services; and
- 7 • Options for individuals and businesses to reduce transportation-
8 related emissions, including YARTS, bicycle, and horse trails.

9 Timing: Short-Term Planning Period

10 Responsibility: Mariposa County Public Works Department.

11 Fiscal impact: Ongoing Impact – Staff time during the work day
12 to answer questions and provide available
13 information.

14 Consequences: Reduces emissions of air pollutants and green-
15 house gases.

19 5.2 INFRASTRUCTURE AND SERVICES

20 DISTINCTIVE ASPECTS OF MIDPINES INFRASTRUCTURE AND SERVICES

21 The General Plan addresses circulation issues and road maintenance consistent with the
22 needs of Midpines. There is no need for special circulation related goals in the MIDPINES
23 Plan. Likewise, utilities are addressed in the General Plan, and Midpines-specific utilities
24 policies are unnecessary.

25 5.3 NOISE

26 DISTINCTIVE ASPECTS OF MIDPINES NOISE

27 Chapter 15 of the General Plan, the Noise Element, addresses noise issues in the county.
28 Within the Midpines Community Plan Area, ambient noise sources originate primarily
29 from the Highway 140 corridor which traverses the planning area. The natural wooded
30 topography of the area helps to buffer and mitigate traffic associated noise levels. Nuisance
31 noise sources are random and include the use off-road vehicles such as motorcycles in
32 unimproved areas of Midpines, use of power tools such as chainsaws, chippers, and log
33 splitters, and barking dogs. Other sources include gun shots from target shooting on private
34 and Federal lands. The plan relies on and supports the implementation measures contained
35 in the General Plan regarding noise.

36 **Goal MIDPINES 5.3-1:Control and minimize noise impacts within the Midpines**
37 **Community Planning Area.**

Policy MIDPINES 5.3-1a: Support the development of a County noise ordinance that contains standards for limiting noise impacts such as from high-noise equipment such as generators and off-road vehicles.

Implementation Measure

MIDPINES 5.3-1a(1): Development standards should be explored and implemented, if feasible, that provide a method of controlling noise at its source for high-noise equipment such as generators and off-road vehicles.

Timing: Intermediate-Term Planning Period

Responsibility: Public Safety Officer and Planning Department.

Fiscal impact: Unknown.

Consequences: Noise reduction.

5.4 SAFETY

DISTINCTIVE ASPECTS OF MIDPINES SAFETY

The General Plan addresses safety issues in Chapter 16, the Safety Element. Within the Midpines Community Plan area, fire protection and emergency services are at the top of the list in regards to community needs and concerns. The majority of the Midpines Community Plan area is located within the Very High and High Fire Hazard Severity Zones in the Fire Hazard Severity Zones SRA map adopted by CAL FIRE. This mountain region includes a combination of factors that expose development and resources to wildland fires and the after effects of these fires, which include flooding and erosion, due to topography, climate, vegetation, and the human environment. The Midpines Community Plan recognizes the importance of fire adapted landscapes and their relationship to potential development and existing improvements. The plan relies on and supports the other planning efforts underway and those that have been completed regarding fire management mitigation activities and fire resiliency.

Goal MIDPINES 5.4-1: Provide adequate fire safety measures to protect residents within the Midpines Community Plan Area.

(Goal MIDPINES 5.3-1, Policy MIDPINES 5.3-1a, and Implementation Measures MIDPINES 5.1-1a(1) and MIDPINES 5.1-1a(2) are tiered from General Plan Goal 16-1. General Plan text will be reviewed in conjunction with MIDPINES Plan policies and implementation measures.)

Policy MIDPINES 5.4-1a: Explore and develop, if necessary, a Fire Protection Overlay that contains additional standards for development within the Midpines Community Plan area.

Implementation Measure

MIDPINES 5.4-1a(1): County Code and existing fire regulations shall be reviewed to determine the need to establish a Fire Protection Overlay zone with

additional fire protection development standards or the need for additional regulations related to fire safety for the Midpines Community Planning Area. The standards shall address issues such as:

- Slopes and fire risk.
- Driveway and access roadway standards.
- Fuel modification plan.
- Access to water supplies.
- Standards for fencing and landscaping.
- Structure ignition zone.
- Maintenance mechanisms for fire safety related improvements.

Timing: Short-Term Planning Period

Responsibility: Mariposa County Planning Department.

Fiscal impact: Ongoing Impact - Staff project review costs will vary depending on the project and are paid by an applicant through project review reimbursement.

Consequences: Increases public safety by developing standards that assist in protecting facilities from wildfire.

Implementation Measure

MIDPINES 5.4-1a(2): Work with the Public Works Department, Cal Fire, the Mariposa Fire Safe Council, and Office of Emergency Services to identify safe and efficient evacuation routes for residents and tourists in the event of an emergency.

Timing: Short-Term Planning Period

Responsibility: Office of Emergency Services.

Fiscal impact: Ongoing Impact

Implementation Measure

MIDPINES 5.4-1a(3): Provide informational materials to potential building permit applicants regarding the structure ignition zone. The material shall include information on how to fire harden homes.

1 Timing: Short-Term Planning Period
2 Responsibility: Mariposa County Planning Department.
3 Fiscal impact: Ongoing Impact
4
5

From: [Adam Ferguson](#)
To: [Steve Engfer](#)
Cc: [Gary Francisco](#)
Subject: Land Use Proposal for 6940 Highway 140
Date: Tuesday, June 1, 2021 10:33:36 PM

Attention: Steve Engfer, Gary Francisco, and MPAC members

I am writing to submit a request for consideration for a Land Use designation change for 6940 Hwy 140 in Midpines, California from 'Residential' to 'Rural Economic: Resort'.

I'm writing on behalf of Zephyr Whitewater, which is a family business started in 1973, and based in Columbia, California. Zephyr was started by my dad, Bob Ferguson, who still owns and operates the business. I am the Operations Manager, and I live year round on site in Midpines.

Zephyr has been offering whitewater trips on the Merced River since ~1978, and we have had a business presence in Midpines since then. We rented the former "Bear Creek" property from Dick and Joan Oswald for many years. Most recently, since 2001, we operated out of a seasonal base next door to Indian Flat RV Park/Campground. We based our trips out of that location until 2018, when the owner of the property decided to use the land for other purposes.

After losing this location, we searched the area for a property that would allow ample parking, a location reasonably close to the river, and an area for our seasonal business. We knew there was no viable option for us in the river canyon, and hardly any viable options between the river canyon and Mariposa. Before finding the Coats' property for sale, we struggled with the existential possibility of having to shut down our business.

Whitewater rafting over the years has become a huge tourist draw for folks from all over the world. Zephyr has grown to become the largest rafting outfitter in Mariposa County. We take more clients rafting each season on the Merced than all other rafting outfitters combined. Yosemite of course is the main attraction, but many come to Mariposa County for the rafting itself and many of those spend their dollars in the county in restaurants, overnight lodging, and groceries and fuel. On busy weekends in Yosemite, and especially when reservations are required for entrance, tourists and locals are looking for activities and experiences that make Mariposa County shine, outside of the park. We of course think our presence in Midpines is a huge asset to the area. This past memorial day weekend, we rafted about 300 people down the river. And they end up back in Midpines after their trip to perhaps have lunch or dinner, or lodge at "The Bug", stay at Auto Camp or Bear Creek Cabins, or in Mariposa.

6940 Hwy 140 provides an ideal location for us. The property has a huge flat parking area, is located directly across from the Yosemite Bug, and Bear Creek Cabins, and the entire section of land directly across Hwy 140 is designated 'Rural Economic: Resort' on the MPAC map. The property also is located on a long, straight section of Highway 140, which allows for excellent visibility for safe ingress and egress.

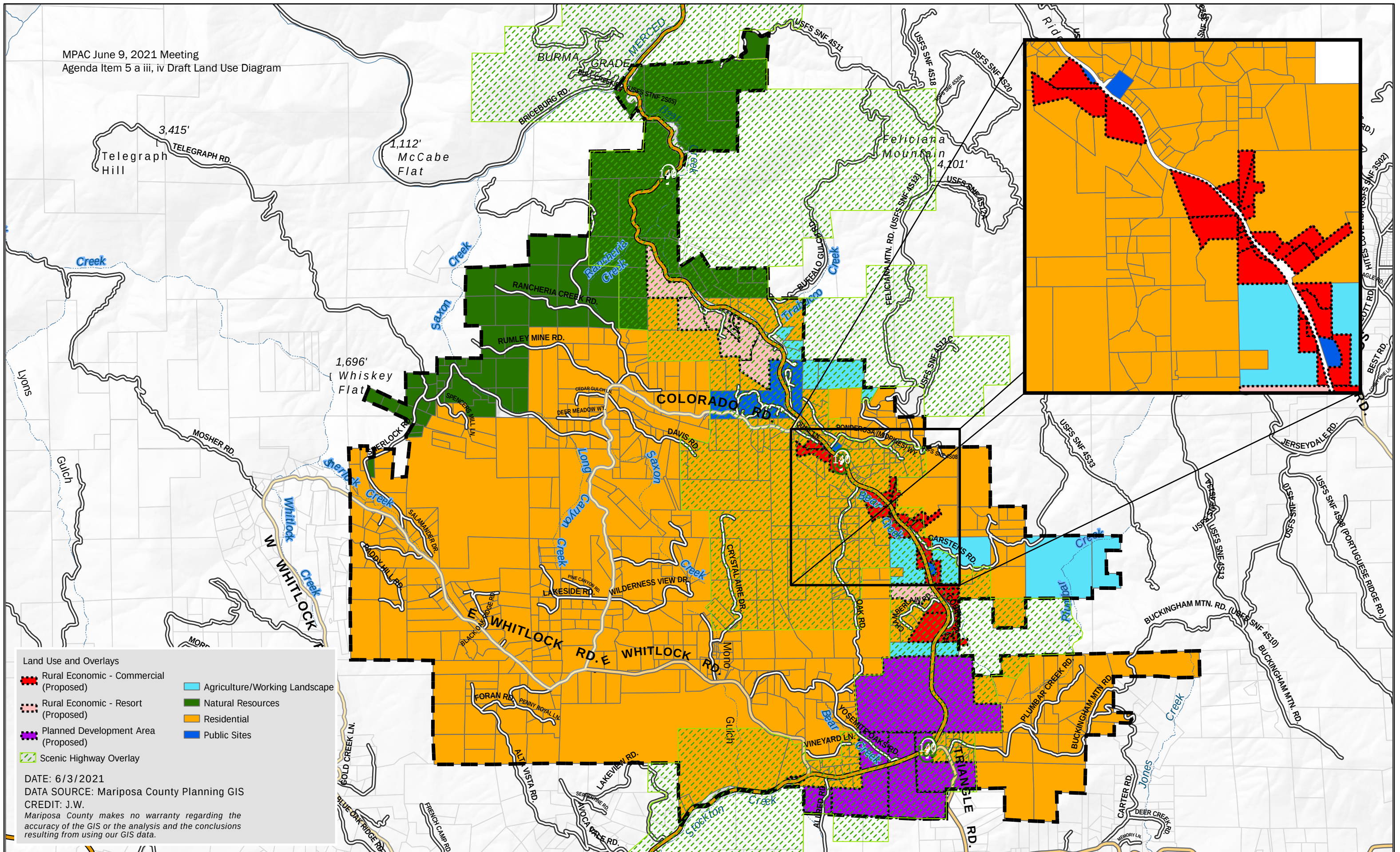
We have operated the past two seasons as a home business, but considering the Advisory

Committee is currently voting on Land Use boundaries and developing the Midpines Plan, we thought this might be an appropriate time to request this consideration. We have no future intention of operating any differently than we did in 2019 or 2021 (we did not operate in 2020 due to COVID) or developing the property for any other use. We simply want to be able to continue to operate our seasonal rafting trips and to have a Land Use and Zoning designation that best fits our business. This short season, we are only in operation for a little over 2 months due to the drought and lack of snowpack. We only operate seasonally and the length of our season depends totally on the previous winter snowpack.

I am proposing this Land Use Change as a member of the Midpines community. As a member of the Midpines Planning Advisory Committee, I understand that I will need to recuse myself from decision making on this matter.

Sincerely

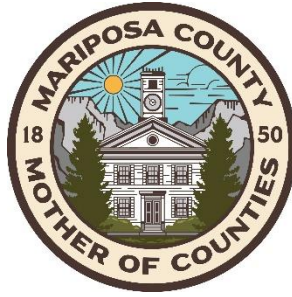
Adam Ferguson
Operations Manager
Zephyr Whitewater
(530) 574-6871 (Cell)
(209) 532-6249 (Office)
adam@zrafting.com



Community Plan Land Use Diagram-Draft June 2021

Mariposa County
Planning Department

SARAH WILLIAMS
Planning Director



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swilliams@mariposacounty.org
www.mariposacounty.org

Date: June 4, 2021
To: Midpines Planning Advisory Committee
From: Alvaro Arias, Deputy Director
Steve Engfer, Senior Planner
RE: Land Use and Zoning Consistency

The following is being provided as requested at the last Midpines Planning Advisory Committee Meeting. The tables below show the land use designations along with the zoning districts that are listed as consistent with that land use. The first table shows the current General Plan and the second table shows what is currently proposed in the draft Midpines Community Plan.

Current General Plan Land Use Designation and Consistent Zoning Districts:

Land Use Designations:	Residential	Natural Resources	Agriculture/Working Landscape	Rural Economic
Consistent Zoning Districts:	-Agriculture Exclusive -Mountain General -Mountain Home -Mountain Transition -Public Domain -Public Sites -General Forest	Agriculture Exclusive General Forest Mountain General Public Domain Public Sites	Agriculture Exclusive Mountain Preserve General Forest Industrial Mining Timber Exclusive Public Domain Public Sites	The following zoning districts are consistent with the purpose of the Rural Economic/Recreation and Rural Economic/Resort land use classifications: -Resort Commercial -Public Domain -Public Sites The following zoning districts are consistent with the purpose of the Rural Economic/Commercial land use classification: -Neighborhood Commercial-1 (Indoor) -Neighborhood Commercial-2 (Indoor and Outdoor) -Public Domain -Public Sites

DRAFT Midpines Community Plan Land Use Designation and Consistent Zoning Districts:

Land Use Designations:	Midpines Residential	Rural Economic	Planned Development Area	Public Sites
Consistent Zoning Districts:	-Agriculture Exclusive -Mountain General -Mountain Home -Mountain Transition -Public Domain -Public Sites -General Forest	The following zoning districts are consistent with the purpose of the Rural Economic/Community Commercial land use classifications: - Neighborhood Commercial Zone -Public Sites The following zoning districts are consistent with the purpose of the Rural Economic/Resort Commercial: -Resort Commercial	-Resort Commercial -Planned Development Zone	-Public Sites

The Natural Resources and Agriculture/Working Landscape land uses in the Midpines Community Plan refer back to the General Plan as they are the same. The consistent zoning districts are listed in the first table.

ROBERT H. BISNO
14820 Mulholland Drive
Los Angeles, California 90077
310 277-3670 p; 310 277-3787 f; 310 488-0110 c; rhbisno@gmail.com

June 3, 2021

Mariposa County Supervisor Rosemarie Smallcombe;
Mariposa County Planning Staff Alvaro Arias and Steve Engfer;
Mariposa Planning Commissioner Ed Walls;
Midpines Planning Advisory Committee Chairman Gary Francisco,
and Committee Members

Via Email

Ladies and Gentlemen;

George Radanovich and I thank you for allowing us the opportunity to offer our perspective on the Midpines Community Plan currently under consideration. We have reviewed the May, 2021 draft of the Community Plan.

Having developed, redeveloped or invested in over 80 separate developments in more than 40 communities, spearheaded entitlement efforts, including legislation and administrative initiatives in many of these, having been a member of the Urban Land Institute for almost 40 years in my career as a developer and real estate attorney, I offer the following on behalf of George and myself.

We have provided each of you our vision for The Resort at Yosemite, a development we are considering on an approximate 500 acre parcel, substantially within the area you currently are studying.

We have the opinion that the area of the Midpines Community Plan area should be increased as set forth herein.

Overview on the Community Plan. From a developer's perspective, a Community Plan should achieve two major goals. First and foremost,

it should advocate the interest of the community. This is often difficult, as with some communities there are as many opinions and directions as there are constituents. In this vein I am reminded about the joke about opinions between two people. The two people have three opinions: Her opinion, his opinion and their opinion. A Community Plan should, at the extent possible, focus on the latter of these.

With regard to the Planned Development Area (page 5-9) I believe the area should be expanded to include, at a minimum, the entire (approximately) 500 acres on the South of State Highway 140, by Triangle Road, as well as the approximate 500 acres on the north side.

Although George and I are not currently pursuing the 500 acres on the north side of State Highway 140, in light of our interest in the 500 acres on the south side of State Highway 140, and the fact that it is currently being marketed altogether, the likelihood of our interest in the north side should not be reduced to zero. Additionally, another developer who sees the value of totality of the 1080+/- acres currently for sale, may have a plan which incorporates some development over the entire property. In light of the protection offered the community through the PD process, the community's interests are well protected, and I believe the entire 1080 acre property should be treated similarly from a planning and zoning point of view.

Page 5.6, the Maximum dwelling units, of two per parcel, is, respectfully, far too low and misses, in our view, what should be the limiting factor or factors. The approximately 500 acres of interest to George and I has 6 parcels. This would limit development to 12 units. I believe this density restriction should be deleted. I suggest a limit to density based on acreage, not based on the number of parcels. I would also increase the maximum dwelling units to no less than 7 per acre. By way of example, consider a 1-acre parcel, with a 2000 square foot common building and 7- 1000 square foot units. This produces 9,000 square feet of building area. That is well below 35% lot coverage

("Minimum building intensity") if all the structures were 1 story. The Committee may do well to review density more in conjunction with coverage or FAR (the ratio between a structure's total floor area and the total land area of the land upon which it is constructed). The floor area ratio definition is the ratio of the total amount of usable floor area that the building has to offer the homeowner, from the total area of the property on which the building has been constructed. Many jurisdictions limit density based on FAR.

Resort Commercial Subclassification (pages 5-5 and 5-6): A resort zoning classification or sub classification, should specifically permit activities such as a complete spa, restaurants and any ancillary uses reasonably necessary to support the resort.

I do not believe Maximum Population Density (page 5-6) is compatible with a successful resort development. If the limitation of B(4) is read literally, the number of guests cannot exceed the number of employees. If this limitation were strictly enforced, no resort could survive. I believe Maximum Population Density is not an appropriate standard for a Resort Commercial subclassification and I would delete it. Alternatively, this qualification should be further studied as for rural hospitality uses, such as those we contemplate and those which are seen throughout the State in developments such as Treebones and Ventana, both in the Big Sur area. These developments provide a far more rural resort use, greatly contribute to the community, and are nowhere near a ratio between employees and guests of 1:1. Again, I suggest deleting this limitation.

As an aside, while in any resort development, the dominant use will be a combination of visitors (and/restaurant/bar patrons) this classification should allow a limited number of for-sale opportunities, perhaps up to 20% of the total units. For-sale opportunities are increasingly seen as necessary for the success of a resort.

Planned Development Area (page 5-9): I believe a large Planned Development Area serves the interest of the community insofar as it offers the community the opportunity to police or limit development, on the other hand, it allows development supported by the community to proceed without the necessity of a plan amendment or zone change. I urge you not to tie the hands of those who will take the roles and responsibilities you have today.

The “Extent of Uses”, appears too restrictive in that an upper end restaurant, or for that matter, any restaurant/bar use whatsoever, may not be ancillary to a particular resort. To entice the caliber of restaurant operator, which would advance the interest of all constituents, the developer, the community and the County, it may be necessary to provide such restaurant some autonomy. This may include carving out and selling/long term leasing, a particular parcel. This comment should go through the Community Plan and that a minimum of 30 acres gross land area may not be in the best interests of the community.

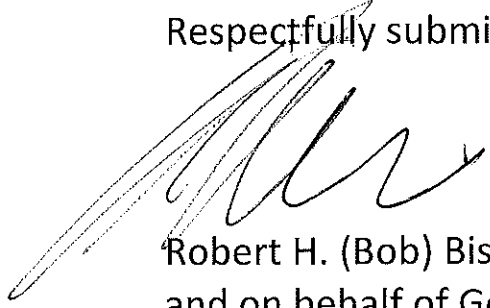
With regard to 5-11, “Criteria for New Lands to be Included”, I do not believe this works for the best interests of the community. Further, I believe an overview of Midpines Plan Development area should be incorporated for much of the Midpines area because, as stated before, the community and the County acting on their behalf need not approve a development which does not meet standards of the perceived best interests of the community.

My comments have not had the benefit of peer-review, nor time to rethink of the many issues involved in the Community Plan. I suspect that, were I given a month to contemplate on the plan and your efforts, I may come to other or different conclusions. I ask you to take account of the development George and I are contemplating and see if you believe it will fit in as an acceptable development, or if the Community Plan needs other changes to facilitate such a development.

Subject to my comments above, I believe the draft Plan is promising.

If any member of the community or the county has interests in following up on my comments, Georgs and/or I are at your disposal.

Respectfully submitted,



Robert H. (Bob) Bisno, for his own account
and on behalf of George Radanovich