MARIPOSA COUNTY RESOLUTION NO. 89- 295

A RESOLUTION APPROVING SPECIFIC PLAN AMENDMENT NO. 89-1, A MAP AMENDMENT TO THE MARIPOSA TPA SPECIFIC PLAN.

ALTON AND JANIS McRAE, APPLICANTS.

WHEREAS, an application to amend the Specific Plan for the Mariposa Town Planning Area has been submitted to the County; and

WHEREAS, the Board of Supervisors has adopted a Negative Declaration for the amendment in accordance with the California Environmental Quality Act and the Mariposa County Environmental Review Policies and Procedures adopted pursuant thereto; and

WHEREAS, the Mariposa County Planning Commission and Board of Supervisors have held duly noticed public hearings on the Specific Plan Amendment in accordance with State Law and County Code.

NOW THEREFORE BE IT RESOLVED that Specific Plan Amendment No. 89-1 resulting in a modification to the Mariposa Town Planning Area Specific Plan Land Use Map, as shown in Exhibit A, is hereby approved by the Mariposa County Board of Supervisors.

BE IT FURTHER RESOLVED that this action of the Board is based upon the following findings:

1. The amendment, with the restrictions imposed by Development Agreement No. 89-1, will support or have no effect on the goals and objectives of the Mariposa TPA Specific Plan and Mariposa County General Plan.

2. A Negative Declaration with mitigation measures has
been adopted for the amendment, and the mitigation measures have been incorporated into Development Agreement No. 89-1 which restricts development on the amendment site.

3. The amendment will allow for commercial development and more intensive residential development on the property than that presently allowed. As such, the amendment will result in the upgrading of the Community as a residential and commercial center.

4. The amendment will provide ample land for professional office commercial development near the hospital which will promote orderly growth within the community by establishing alternative sites for future office development. General commercial uses allowed by the amendment will be restricted by Development Agreement No. 89-1 and require approval of a use permit which will promote orderly growth.

5. The amendment will provide additional vacant professional office commercial land near the hospital and general commercial land in the northern part of the community. Because of these factors, the amendment site is uniquely suited to the proposed uses and other areas in this location are not presently available for such uses.

6. Development Agreement No. 89-1 will require the approval of use permit for all commercial development on the amendment site. The use permit provisions will ensure that commercial uses developed are compatible with adjacent properties which will not result in damage or have an adverse
effect on the value of adjacent properties.

7. Development Agreement No. 89-1 will require road improvements to the Hospital District easement road for multi-family residential access and approval of a use permit for commercial development. This will ensure the amendment will not result in increased traffic congestion or create a traffic hazard.

BE IT FURTHER RESOLVED this action of the Board shall become effective thirty (30) days from the date of final passage of Mariposa County Ordinance No. 749.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors on this 6th day of June, 1989 by the following vote:

AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH
NOES: NONE
ABSTAINED: TABER
EXCUSED: NONE

GERTRUDE R. TABER, Chairman
Mariposa County Board of Supervisors

ATTEST:

MARGIE WILLIAMS
Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY E. GREEN
County Counsel
SPECIFIC PLAN
AMENDMENT #89-1
Alton and Janis McRae, appls.

| PARCEL #1 | S.F.R. 12,000 sq. ft. TO Prof. Office Commercial |
| PARCEL #2 | S.F.R. 12,000 sq. ft. TO Prof. Office Commercial |
| PARCEL #3 | S.F.R. 12,000 sq. ft. TO General Commercial |
| PARCEL #4 | No Change, Existing Prof. Office Commercial |