MARIPOSA COUNTY RESOLUTION NO. 88-185

A RESOLUTION APPROVING A MODIFICATION TO THE LAND USE ELEMENT OF THE
MARIPOSA TOWN PLANNING AREA SPECIFIC PLAN

WHEREAS, Mariposa County has requested an amendment to the Land Use
Element of the Specific Plan; and

WHEREAS, environmental review has been conducted on the amendment in accord-
ance 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 has recommended approval
of the Specific Plan Amendment; and

WHEREAS, the Board of Supervisors has held a public hearing on the Specific
Plan Amendment as required by State law.

NOW THEREFORE BE IT RESOLVED, that Specific Plan Amendment Application
No. 88-1, County of Mariposa, Applicant, as shown in Attachment A is hereby
approved.

BE IT FURTHER RESOLVED, that this action of the Board is based upon the
findings contained in Planning Commission Resolution No. 88-4 which is
incorporated herein by reference.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors this
26th day of April, 1988 by the following vote:

AYES: BAGGETT, DALTON, ERICKSON, TABER

NOES: NONE

ABSTAINED: NONE

EXCUSED: RADANOvICH

ERIC J. ERICKSON, Chairman
Mariposa County Board of Supervisors

MARGIE WILLIAMS, Clerk of the Board
APPROVED AS TO FORM AND LEGAL SUFFICIENCY

JEFFREY S. GREEN, County Counsel
MARIPOSA COUNTY PLANNING COMMISSION
STATE OF CALIFORNIA
RESOLUTION NO. 88-4
A RESOLUTION RECOMMENDING APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 88-1
COUNTY OF MARIPOSA—APPLICANT

WHEREAS, an amendment to the Mariposa Town Planning Area Specific Plan has been initiated by the Board of Supervisors; and

WHEREAS, the Planning Commission is responsible for reviewing said application and formulating a recommendation to the Board of Supervisors regarding the approval or denial of the Specific Plan Amendment; and

WHEREAS, the Planning Commission reviewed the Staff Report on the project and considered all comments at a public hearing noticed in conformance with the requirements of the State Law.

NOW THEREFORE BE IT RESOLVED, that the Mariposa County Planning Commission hereby recommends approval of Specific Plan Amendment No. 88-1 resulting in a modification to the Mariposa Town Planning Area Specific Plan land use map, as shown in Attachment A of this Resolution, based upon the following mandatory findings established by the Specific Plan.

FINDINGS

1. The amendment will further the goals and objectives of the Mariposa Town Planning Area Specific Plan and the Mariposa County General Plan by providing for the orderly expansion of the community; by providing for, and promoting planned commercial development; by establishing site standards for commercial development; and by establishing clear policies that will encourage the private sector economy.

2. Staff has determined that the amendment will not have any significant impacts and a Notice of Exemption is appropriate for the project. Environmental concerns can be satisfactorily mitigated by current zoning, building and health codes.
3. The amendment will encourage commercial development in an existing commercial area and will not result in the degradation of the community as a residential and commercial center.

4. The amendment is needed to promote orderly growth within the community. No uses are developed on the subject parcel and no public uses for the parcel are proposed. The amendment will set clear policies and standards for commercial development and will encourage commercial development in an existing commercial area.

5. The amendment area is uniquely suited for Light Commercial use because the Mariposa TPA Specific Plan permits parcels in the Public/Quasi-Public classification to develop to the standards and policies of adjacent land use classifications, and the adjacent parcel is classified Light Commercial. Also, suitable areas for light commercial use along Highway 140 are lacking in the central part of the community.

6. Any project proposed in the amendment area will be compatible in design and use with the adjacent properties. The amendment will not result in damage or have an adverse effect on the value of adjacent properties.

7. The amendment will not result in increased traffic congestion or create a traffic hazard. State Highway 140 will be able to safely handle all traffic generated by a project developed in the amendment area. Mandatory encroachment review will address the specific needs of any development proposed on site.

PASSED AND ADOPTED by the Mariposa County Planning Commission on the 25th day of March 1988 by the following vote:

AYES: Chernoff, Bagwell, Fall, Hotchklin

NOES: None

EXCUSED: Starchman
Resolution No. 88-4

ABSTAINED: None

Charles R. Fall
Chairman
Mariposa County Planning Commission

ATTEST:

Nancy Hubert
Secretary
Mariposa County Planning Commission