

DEPARTMENT: Planning

BY: Ed Johnson

PHONE: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes ___ No XX)

Relative to the 19 applications submitted under the Industrial Sites Open Window Program, the Planning Commission recommends that the Board of Supervisors take the actions as summarized in Attachment 1, Summary of Recommendations, and Attachment 2, Planning Commission Resolution No. 95-6. For each individual application, the Planning Commission has recommended that the Board either initiate the application as proposed, initiate the application with modifications, or not initiate the application. The Planning Commission's recommendations are based upon the six criteria established by the Board when they established the program.

The Planning Commission also recommends that the Board initiate a General Plan/Zoning Amendment to revise text within both Title 17 and the General Plan Land Use Element relative to development standards and permitting procedures for light and heavy industrial land uses in Mariposa County. This initiation will enable staff to explore alternative standards and procedures to accomplish the general intent of the Board's original actions.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board adopted Resolution No. 94-231 on June 14, 1994, establishing the Industrial Sites Open Window Filing Period. The program was an indirect result of the recommendations made by the Countywide Community/Economic Development Committee.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

- 1) Modify actions taken on individual applications from those recommended by the Planning Commission.
- 2) Do not initiate text amendments.

NEGATIVE ACTION to the recommended action would result in no applications being initiated for processing. There would be no new sites zoned for industrial development within the County.

COSTS: (X) Not Applicable
 A. Budgeted current FY \$ _____
 B. Total anticipated costs \$ _____
 C. Required additional funding \$ _____
 D. Internal transfers \$ _____

SOURCE: () 4/5ths Vote Required
 A. Unanticipated revenues \$ _____
 B. Reserve for contingencies \$ _____
 C. Source description: _____
 Balance in Reserve for Contingencies, if approved: \$ _____

CLERK'S USE ONLY:
 Res. No.: 95-125 Ord. No. _____
 Vote - Ayes: _____ Noes: _____
 Absent: _____ Abstained: _____
 () Approved () Denied
 (X) Minute Order Attached () No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.
 Date: _____
 ATTEST: MARGIE WILLIAMS, Clerk of the Board
 County of Mariposa, State of California
 By: _____
 Deputy

SPECIAL INSTRUCTIONS:
 List the attachments and number the pages consecutively:

Memo to Board with Attachments:

- 1. Summary of Recommendations
- 2. Planning Commission Resolution No. 95-6
- 3. Location Map
- 4. Excerpts from Planning Commission Minutes
- 5. Staff Report to Planning Commission

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
 This item on agenda as:

- Recommended
- Not Recommended
- For Policy Determination
- Submitted with Comment
- Returned for Further Action

Comment: _____

A.O. Initials: [Signature]

MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: ED JOHNSON, PLANNING AND BUILDING DIRECTOR
FROM: MARGIE WILLIAMS, Clerk of the Board *mw*
SUBJECT: INDUSTRIAL AND COMMERCIAL APPLICATIONS

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,
ADOPTED THIS Order on April 25, 1995

ACTION AND VOTE:

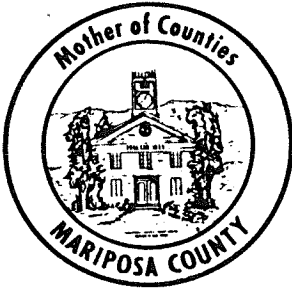
2:02 p.m. Ed Johnson, Planning and Building Director;
PUBLIC HEARINGS to Consider the Planning Commission's
Recommendations on Specific General Plan/Zoning amendment
applications to be Initiated by the County Under the Industrial
and Commercial Sites Open Window Program, and on Initiation of
Text Amendments to the General Plan and Zoning Ordinance Relative
to Development Standards and Permitting Procedures for Industrial
and Commercial Land Uses in Mariposa County
BOARD ACTION: Ed Johnson advised that the purpose of the hearing
is to start the review process and there is no commitment with
regards to the future processing of the applications; advised of
recommendations to make text changes in the County Code and
General Plan and to consider revising the Rural Home Industry
Code; advised of the staffing and costs that would be required to
process the applications; and recommended the processing of the
commercial and industrial applications be staggered. Supervisor
Balmain advised that he will abstain from participating in the
portion of the hearing dealing with industrial applications for
M-2 zoning due to a potential conflict of interest, as his son
has submitted an application. Sarah Williams/Senior Planner and
Jay Pawlik/Planner, reviewed the criteria established for the
industrial zoning, and reviewed each of the applications for
industrial zoning and recommendations and presented slides for
each of the subject properties. Staff responded to questions
from the Board relative to I-2/Northway concerning access;
acreage involved in I-7/Touchin; location of I-10/Von der Ahe
relative to the watershed; parcel sizes and land use
compatibility; and relative to visibility requirements. Input
from the public was received from the following: Richard Doscher
stated he feels his parcels meeting the criteria and there is a
need for industrial zoning in the area. Public portion was
closed and Board commenced with deliberations. (M)Reilly,
(S)Stewart, Res. 95-175 adopted initiating review for industrial

zoning applications Nos. 1 through 19/Ayes: Reilly, Stewart, Parker; Excused: Taber; Not Voting: Balmain.

Board recessed at 2:55 p.m. and reconvened at 3:03 p.m.

Tim Evans/Senior Planner, and Greta Hudak/Planner, reviewed the criteria established for the commercial zoning and reviewed each of the applications for commercial zoning and recommendations and presented slides for each of the subject properties. Staff responded to questions from the Board concerning C-2/Murphy relative to recommendation to reduce parcel size for the amendment area, and concerning zoning for the trailer park; C-9/Bradshaw relative to parcel size and impacts; recommendations concerning C-15/Fischer; C-17/Kwalwasser relative to parcels; location of C-19/Hiepe; and review of applications by Town Planning Advisory Committees. Input from the public was received from the following: Steve Garland commented on the zoning criteria and stated he felt there should be zoning allowed for light manufacturing or service oriented businesses that do not have sales; and suggested that machine/cabinet shops be included in General Commercial, and that acreage requirements should be lessened for General Commercial. Hubert Hiepe asked about his ability to construct new facilities for his cabinet shop. Public portion was closed and Board commenced with deliberations. (M)Balmain, (S)Stewart, Res. 95-176 adopted initiating review for commercial zoning applications Nos. 1 through 24/Ayes: Reilly, Balmain, Stewart, Parker; Excused: Taber. Staff to review applications with the appropriate Town Planning Advisory Committees. Board concurred with staff recommendations to further consider initiation of General Plan and Zoning text amendments; and to move forward with the industrial applications and then the commercial applications on a staggered basis as recommended. Supervisor Balmain requested that staff review Airport Land Use planning as it relates to these applications. Hearings were closed.

cc: File



Mariposa County Planning and Building Department

EDWARD J. JOHNSON
Director

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April 18, 1995

MEMORANDUM

TO: Mariposa County Board of Supervisors

FROM: Planning Department Staff, Ed Johnson Planning Director

SUBJECT: Initiation of Industrial Sites Open Window Program General Plan/Zoning Amendment Applications



RECOMMENDED ACTION

The Planning Commission recommends that the Board of Supervisors adopt a resolution taking the actions as summarized in Planning Commission Resolution No. 95-6 (included as Attachment 2), which include the following:

- For each individual application, recommendations for Board action to either initiate the application as proposed, initiate the application with modifications, or not initiate the application; and
- Recommendation to initiate a General Plan/Zoning Amendment to revise text within both Title 17 and the General Plan Land Use Element relative to development standards and permitting procedures for light and heavy industrial land uses in Mariposa County.

These recommended actions will not result in approval of specific projects - only further review and processing, including environmental review, with a waiver of County application fees.

DISCUSSION OF RECOMMENDED ACTION

The Planning Commission's recommendations for individual applications are based upon the 6 specific screening criteria established by the Board in June, 1994 (Board Resolution No. 94-231), when the Open Window Program was created. These criteria are discussed in the Staff Report to the Planning Commission, which is included as Attachment 5. This is

essentially the same report sent to the Board prior to the Commission's actions at the end of March.

Please note that the Planning Commission modified some of staff's originally recommended actions, based upon information received during the public input portion of the public hearing. Where such modifications were made, a new page was inserted in the Staff Report entitled "Revised Planning Commission Recommendation". A summary of all of the Planning Commission's recommendations, and how they differed from staff's original recommendations, is included in the attached Recommendation Table in Attachment 1.

Please note that, within the individual application review summaries, the requested and recommended zoning also includes requested and recommended General Plan Land Use Designations, which in all cases are the same as the zoning district.

BACKGROUND AND HISTORY OF PROJECT

A summary of the background and history of this project is described in the project Staff Report to the Planning Commission, included as Attachment 5.

SUMMARY OF TENTATIVE PROCESSING SCHEDULE

A summary of the tentative schedule for the continued processing of these applications is contained in the project Staff Report to the Planning Commission. This schedule may need to be modified, based upon staffing issues during the next 4 to 6 months.

RECOMMENDATION TABLE

Summary of Differences Between Planning Commission Recommendations and Staff's Original Recommendations

Application	Do Not Initiate	Initiate as Modified	Initiate as Requested
I-1 Northway (M-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I-2 Northway (M-2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I-3 Wells (M-1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I-4 Young/Browne (M-1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I-5 Balmain (M-2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I-6 Garland (M-1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I-7 Tauchin (M-2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I-8 Archibald (M-1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I-9 Hill (M-2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I-10 Von Der Ahe (M-1&2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I-11 Doscher (M-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I-12 Seastrom (M-2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I-13 DuBois (M-1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I-14 Brouillette (M-2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I-15 Lawson (M-1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I-16 Evans (M-1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I-17 DeLouiz (M-1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I-18 Allen (M-1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I-19 Spacke (M-1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Arrows indicate Planning Commission changes to Staff's original recommendations