
**STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION**

Resolution
No. 2017-

A resolution recommending the approval of the Tenaya Cabins Project General Plan/Specific Plan Zoning Amendment (GP/SPZA) No. 2014-163, Land Division (LDA) No. 2014-165 and Conditional Use Permit (CUP) No. 2014-164 with findings, conditions and mitigation measures, and recommending certification of the Environmental Impact Report (SCH 2015021032); APN 010-350-0100 (formerly APN 010-350-008) Delaware North, applicant.

WHEREAS, applications for a General Plan/Specific Plan Zoning Amendment, Land Division and Conditional Use Permit were received on December 23, 2014, from Delaware North for a property located immediately north of the Tenaya Lodge, in Fish Camp, CA Mariposa County, also known as Assessor Parcel Number (APN) 010-350-010 (formerly APN 010-350-008); and

WHEREAS, the applications proposed Parcel 1 as a 24.82 acre parcel; the land use is proposed to be amended from Single Family Residential 1-acre to Resort Commercial for the construction of 54 pre-fabricated cabins and a clubhouse (approximately 2,700 square feet). Proposed Parcel 2 is a 21,782 square foot parcel; the land use is proposed to be amended from Single Family Residential 1-acre to Single Family Residential ½ - acre for a future single family residence; and

WHEREAS the Planning Department circulated the applications among trustee and responsible agencies, interested public organizations, and others as appropriate; and

WHEREAS, an EIR, State Clearinghouse Number (SCH) 2015021032, was prepared for the Tenaya Cabins Project Pursuant to the California Environmental Quality Act; and

WHEREAS, the Tenaya Cabins EIR public scoping process was completed in July and August of 2015; a duly noticed EIR public scoping meeting was held on August 13, 2015 in Fish Camp to obtain public input on issues to be addressed by project EIR; and

WHEREAS, the Tenaya Cabins Draft EIR was prepared and a Notice of Availability was published August 26, 2016; and

WHEREAS a duly noticed public meeting of the Fish Camp Town Planning Advisory Council was held on September 24, 2016 to receive public and advisory council comments on the Draft EIR; and

WHEREAS a duly noticed Planning Commission public hearing was held on September 23, 2016 to receive public and commission comments on the Draft EIR; and

WHEREAS a Final EIR for the project was prepared that included the Draft EIR, comments received, response to comments and revisions; and

WHEREAS, a Staff Report, Final Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program, findings, conditions and environmental determination were prepared pursuant to the California Government Code, Mariposa County Code, General Plan, Fish Camp Specific Plan, California Environmental Quality Act, and local administrative procedures; and

WHEREAS, a duly noticed Fish Camp Town Planning Advisory Council meeting for the project and Final EIR was scheduled on the 13th day of May 2017; and

WHEREAS, the Fish Camp Town Planning Advisory Council did hold a public meeting on the noticed date and considered all of the information in the public record, including the Staff Report, Final EIR, Mitigation and Monitoring and Reporting Program, CEQA Findings of Fact, mitigation measures and conditions of approval, testimony presented by the public concerning the application, and the comments of the applicant; and

WHEREAS, the Fish Camp Town Planning Advisory Council recommended that the Planning Commission recommend the Board of Supervisors certify the EIR and approve the project with amended conditions; and

WHEREAS, a duly noticed Planning Commission public hearing meeting for the project and Final EIR was scheduled on the 2nd day of June 2017; and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and considered the Fish Camp Town Planning Advisory Council's recommendation, all of the information in the public record, including the Staff Report, Final EIR, Mitigation and Monitoring and Reporting Program, CEQA Findings of Fact, project findings, mitigation measures, conditions of approval, testimony presented by the public concerning the application, and the comments of the applicant.

NOW THEREFORE, BE IT RESOLVED THAT, the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors approve the Tenaya Cabins Project, including GP/SPZA No. 2014-163, LDA No. 2014-165 and CUP No. 2014-164 by:

- Certifying the EIR as adequate and complete (SCH 2015021032)
- Adopting the recommended Findings of Fact
- Adopting the recommended Mitigation Monitoring and Reporting Program
- Approving the project with the recommended findings and conditions as described in the staff report.

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BE IT THEREFORE FINALLY RESOLVED THAT this action is recommended based upon the findings set forth in Exhibit 1 and the conditions established in Exhibit 2.

ON MOTION BY Commissioner _____, seconded by Commissioner _____, this resolution is duly passed and adopted this 2nd day of June 2017 by the following vote:

AYES:

NOES:

EXCUSED:

ABSTAIN:

Mick Herman, Chair
Mariposa County Planning Commission

Attest:

Susan Hunter, Secretary
Mariposa County Planning Commission

EXHIBIT 1
PROJECT FINDINGS

As approved by the Planning Commission.

EXHIBIT 2
PROJECT CONDITIONS

As approved by the Planning Commission.