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MARIPOSA COUNTY RESOLUTION NO. 85-117

A RESOLUTION APPROVING SPECIFIC PLAN AMENDMENT NO. 84-4, P.Hauck and C.Rose, Applicants.

WHEREAS, the County has received a request to modify the land use established by the Fish Camp Town Planning Area Specific Plan on three separate properties; and

WHEREAS, Robert Egan, the owner applicant of one of the properties included in the amendment, voluntarily withdrew his property from consideration for the Specific Plan Amendment; and

WHEREAS, the Board of Supervisors have reviewed the environmental effects of the project and adopted a Negative Declaration in accordance with the California Environmental Quality Act and the County's Environmental Review Policies and Procedures; and

WHEREAS, the Board of Supervisors has considered the recommendation submitted by the Fish Camp Advisory Committee and the Planning Commission; and

WHEREAS, the Board of Supervisors has held a duly noticed public hearing on the Specific Plan Amendment in accordance with the requirements of State Law.

NOW THEREFORE BE IT RESOLVED that the Mariposa County Board of Supervisors hereby approves Specific Plan Amendment No. 84-4 as delineated on the map contained in Attachment A of this Resolution with the following Findings of Fact:

1. The amendment will further the goals and objectives of the Fish Camp Specific Plan and the Mariposa County General Plan by reclassifying the subject properties into a land use appropriate to the parcel sizes. Presently, both properties are substandard within their land use classification. Following the Specific Plan Amendment, the properties will conform to the minimum parcel size criteria.
2. The Board of Supervisors has adopted a Negative Declaration (determination of no significant environmental effect) following consultation

1 with affected agencies and the public through a noticed public
2 hearing.

3 3. The policies contained within the newly designated land use do not
4 allow for the construction of any additional residential units than
5 are presently permitted by the land use affecting the properties.
6 Therefore, it is determined that the amendment will not result in an
7 increase in residential densities and further will not result in the
8 degradation of the community as a residential and commercial center
9 and will not have an adverse effect on the value of adjacent property.

10 4. The amendment is needed to promote orderly growth within the Fish
11 Camp community because the parcels affected by the amendment are
12 presently of substandard size in the land use they are located in.
13 The subject parcels will conform to the minimum parcel size standard
14 of the proposed land use approved by this amendment. Furthermore,
15 the proposed land use is in conformance with adjacent parcels and
16 development currently existing in the area.

17 5. The subject properties are uniquely suited to the proposed Single
18 Family Residential one acre minimum land use because both parcels
19 are presently substandard in the Single Family Residential 2 1/2 acre
20 minimum land use in which they are located.

21 6. Based upon finding No. 3 above, it is further determined that the
22 amendment will not result in an overtaxing of the existing community
23 circulation system or create a traffic hazard.

24 PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 7th
25 day of May, 1985 by the following vote;

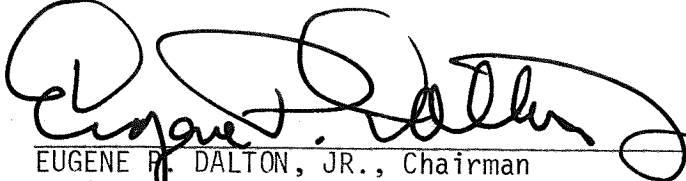
26 AYES: Dalton, Barrick, Radanovich, Erickson

27 NOES: Taber

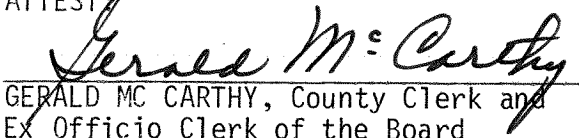
28 ABSENT: None

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ABSTAINED:


EUGENE P. DALTON, JR., Chairman
Mariposa County Board of Supervisors

ATTEST:


GERALD MC CARTHY, County Clerk and
Ex Officio Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:


JEFFREY G. GREEN, County Counsel

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LEGEND:

SPECIFIC PLAN AMENDMENT

84-4

S.F.R. 2.5 ACRE MIN. TO

S.F.R. 1 ACRE MIN.



FISHCAMP TOWN PLANNING AREA



MARIPOSA COUNTY

PLANNING DEPARTMENT

DATE: 7-7-83
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]

