



# MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

209 . 966 . 5151 • FAX 209 . 742 . 5024

Sarah Williams, Director  
swilliams@mariposacounty.org

February 12, 2020

## NOTICE OF PUBLIC HEARING

**Project:** General Plan/Area Plan Amendment No. 2019-184

**Proponent:** County of Mariposa

**Amendment Area:** Catheys Valley Community Planning Area

**Project Description:** Amendments to the Catheys Valley Community Plan (CVCP), the document that governs land use within the boundary of the CVCP area. Because it is part of the Mariposa County General Plan, any amendments to the CVCP require the processing of a general plan amendment.

The current text of the CVCP restricts the types of businesses that can be located in the Community Commercial land use classification (LUC) within the CVCP boundary to those that are not dependent on tourist or drive-by traffic to be financially successful. The proposed amendments, as shown in Attachment 1, would relax those standards by broadening the types of allowable businesses. The Community Commercial LUC area totals 25.12± acres at or near the intersection of Highway 140 and Hornitos Road in Catheys Valley. The area is identified on the map in Attachment 2.

The CVCP, which was adopted on December 4, 2012, establishes policies to guide land use and development in Catheys Valley in compliance with the Mariposa County General Plan. This general plan/area plan amendment, which involves text changes to the CVCP, does not propose any specific development projects.

This matter requires public hearings and the hearing before the Mariposa County Planning Commission will be held on:

**Hearing Date:** Friday, February 28, 2020.

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible.

**Hearing Location:** Mariposa County Government Center (upper floor)  
5100 Bullion Street, Mariposa California

At the hearing the Planning Commission will consider adoption of a resolution recommending the Board of Supervisors approve the amendment with findings, including a finding that the project is exempt from the California Environmental Quality Act, and direct staff to file a Notice of Exemption for the project.

**Our Mission is to provide our clients with professional service and accurate information in a respectful, courteous, and enthusiastic manner resulting in a well-planned rural environment.**

The Board of Supervisors hearing on the project will be noticed separately. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of a future court challenge. If you challenge the final action of the Board of Supervisors on General Plan/Area Plan Amendment No. 2019-184 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, the Board of Supervisors public hearing, or in written correspondence delivered to the Planning Commission or Board of Supervisors at, or prior to, the public hearings.

A staff report will be available for review at the Mariposa County Planning Department and at the following link approximately 7 days prior to the scheduled public hearing date:

<http://www.mariposacounty.org/80/Planning> (click on Planning Commission, then “Agenda and Agenda Packet” and go to hearing date).

Written comments may be made and submitted at any time during the public review period up to, and including, the public portion of the public hearing time. Letters or written comments submitted after the public input time of the public hearing will become part of the file documents, but will not become part of the record unless the public input time is reopened. You may submit written comments to the Mariposa County Planning Department at P.O. Box 2039, Mariposa, CA 95338. Comments may also be submitted by e-mail to [swilliams@mariposacounty.org](mailto:swilliams@mariposacounty.org).

If you have any questions about the proposed amendment or the public hearing, please contact Mariposa Planning, (209) 966-5151 or E-mail Sarah Williams at [swilliams@mariposacounty.org](mailto:swilliams@mariposacounty.org). You may also drop by the office at 5100 Bullion Street (lower floor), Mariposa.

---

Posting Locations: Mariposa County Clerk’s Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
Catheys Valley Post Office  
[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

Posting Date: February 12, 2020 (mailed out February 12, 2020)

Leave Posted Until: 5:00 p.m. February 28, 2020

# Attachment 1

(Proposed amendments to the text of the CVCP. Deletions are shown in ~~double strikethrough~~ type; additions shown in double underline type. Page numbers shown below correspond to the pages where the specific text can be found in the CVCP )

## Table of Contents

3.1 Guiding Principles.....3-1

3.1.05 Provide Opportunities for ~~locally-oriented~~ Commercial Businesses Meeting primarily Local Needs..... 3-3

Page 2-2

### 2.1 ISSUES OF IMPORTANCE

The issues of importance for Catheys Valley have not changed between the mid-1990s and the early 21<sup>st</sup> Century. The community defines its issues as:

- Keeping commercial development at an appropriate ~~local~~ neighborhood type scale and not as a regional shopping attraction;

Page 3-1

### 3.1 GUIDING PRINCIPLES

Through the planning process, the community was clear that the “rural character” of Catheys Valley be maintained. Therefore, the CV Plan is founded on the following guiding principles that implement this vision.

- Provide opportunities for ~~locally-oriented~~ neighborhood type commercial businesses meeting primarily local needs.

Page 3-1

#### 3.1.01 ENSURE MANAGED GROWTH

The second tool is focusing commercial development off of and south of Highway 140 in a cluster on or off the Hornitos Road extension. The designated Community Commercial area is of adequate size to provide for a group of stores offering goods and services to meet primarily the local Catheys Valley community’s needs. Locating the commercial off the highway reduces the attractiveness of the site to larger scale businesses serving a regional population, while meeting primarily the needs of the Catheys Valley community ~~needing to serve highway traffic or direct tourism-related business. Businesses that also serve highway traffic and the touring public will be of an appropriate scale consistent with the purpose and intent of the commercial area.~~

Page 3-3

**3.1.05 PROVIDE OPPORTUNITIES FOR LOCALLY-ORIENTED COMMERCIAL BUSINESSES MEETING PRIMARILY LOCAL NEEDS**

The community’s desire is to see an increase in businesses primarily serving the local residential and agricultural needs of the Catheys Valley area without ~~dependence on~~ restricting “drive-by” or “capture” shopping traffic. As rural counties have evolved in the Sierra Nevada, many of the lower elevation communities have become extensions of Valley-centered urban areas. With this expansion into the foothills comes the impacts of regional shopping and national chains. A result of the homogenized commercial and retail characteristics is a loss of local community character. The protection of rural character in Catheys Valley limits population growth, which reduces the attractiveness to chain businesses.

Providing opportunities for primarily locally-oriented neighborhood, small scale commercial, and supporting agricultural businesses is part of the County’s needs and define Catheys Valley’s character. Large commercial activities servicing a regional population are detrimental to the community’s character, not only from the impact of stores or businesses that may be out-of-scale to the community, but also because of the competition or draw regional businesses would impose on the Town of Mariposa. Catheys Valley is not seen as the “Mariposa” between Planada and Mariposa; it is seen as a rural crossroads that serves primarily the local community but also highway traffic and the touring public at an appropriate site scale.

**5.1.02 LAND USE CLASSIFICATIONS**

Page 5-13

**C. COMMUNITY COMMERCIAL**

**C(1) Purpose**

The Community Commercial land use classification identifies land for primarily local business, service, and commerce ~~for business~~ with the primary purpose of serving residents of Catheys Valley. Community Commercial lands identify a community center for Catheys Valley and encourage the clustering of commercial and economic activity that can function without the direct need to attract pass-through traffic from Highway 140. The primary purpose of the community commercial area is to serve the local needs of Catheys Valley and vicinity while not restricting “drive-by” or “capture” shopping traffic. The Community Commercial land use classification uses serve primarily the needs of the local population. ~~Businesses requiring that can also serve drive-by, capture, or tourist customers in order to be financially successful are not~~ are appropriate in Catheys Valley provided they are of a scale that meets the intent and purpose of this classification. The Community Commercial land use classification is not intended for the construction of a regional shopping ~~or tourist service~~ center.

**C(2) Extent of Uses**

Primary uses are retail and commercial businesses primarily supporting the needs of a small community comprised of home businesses, agricultural uses, working families, retired individuals, and commuters. Businesses with a primary market derived from a regional population ~~or tourists~~ are not compatible with the Community Commercial classification. Religious facilities, including those with retail sales consistent with this section and/or including sports and entertainment facilities for organization members and/or the members of the community are allowed subject to a conditional use permit.

## Attachment 2

(Map from the adopted CVCP showing boundary and land use classifications for the CVCP area. The Community Commercial LUC area, shown in red, is located at or near the intersection of Highway 140 and Hornitos Road.)

