

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
Keasha Blew, Associate Planner
krblew@mariposacounty.org

July 3, 2020

Notice of Public Hearing

Project name and number: Conditional Use Permit No. 2020-043
Owner/Applicant: Mariposa Fruit & Nut Co./Jerry Wagner
Property address: 5350 Highway 140, Mariposa
Assessor's Parcel Number: 013-144-014

This notice is being provided pursuant to Section 17.132.020 of the Mariposa County Code.

PROJECT DESCRIPTION SUMMARY: Conditional Use Permit Application No. 2020-043 proposes to revert an existing structure on a 0.19 acre parcel (currently used for office space) back to a two (2) bedroom home for residential use. Minor interior modifications are proposed to convert the office space back to a single family residence. No exterior changes are proposed at this time. Because the project site is located within the General Commercial Zone of the Mariposa Town Planning Area Specific Plan, a CUP is required.

This matter requires a public hearing and on **Friday, July 24, 2020**, the Mariposa County Planning Commission will consider **Conditional Use Permit No. 2020-043, Mariposa Fruit & Nut Co./Jerry Wagner, Owner/Applicant.**

NOTE: PLEASE VISIT THE PLANNING COMMISSION WEB PAGE (SEE LINK BELOW) FOR ADDITIONAL INFORMATION ON ALTERNATIVE METHODS OF PARTICIPATION IN THE PUBLIC HEARING. INSTRUCTIONS ON PUBLIC PARTICIPATION CAN BE FOUND AT THE PLANNING COMMISSION WEBSITE LINKED BELOW.

<http://www.mariposacounty.org/263/Planning-Commission>

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, July 24, 2020** will be available from this office one week prior to the hearing.

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

Action: The Planning Commission will consider the adoption of a resolution finding the project is exempt from environmental review (Notice of Exemption) and approving the project with findings and conditions.

You are receiving this notice as required by State law and County code because (1) you own property within 300 feet of the subject property; (2) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local agency.

ENVIRONMENTAL REVIEW: Existing Structures Exemption, Section 15301 (a); CEQA Guidelines.

PUBLIC COMMENT: Written comments on the project may be submitted now, and at any time during the public review period up to, and including, the public meeting time. Comments received prior to July 17, 2020, will be included in the staff report packet and comments received up to July 24, 2020 will be provided to the Planning Commission at the meeting. Written comments may be submitted to Keasha Blew, Associate Planner, Mariposa County Planning Department, PO Box 2039, Mariposa, CA 95338; hand delivered to 5100 Bullion Street, Mariposa, CA 95338; or by email at kblew@mariposacounty.org. The draft report for the project will be available at least one week prior to the meeting at www.mariposacounty.org/planning and at the front counter of the Mariposa County Planning Department. The Planning Department is located at 5100 Bullion Street, Mariposa, CA 95338.

APPEALS: All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to this project must be raised during the public review process described in this notice if those issues are to be used for the basis of an appeal or a future court challenge. If you appeal the action of the Planning Commission to the Board of Supervisors or challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Keasha Blew, Associate Planner, at (209) 966-5151 or by email at kblew@mariposacounty.org. You may also write us at P.O. Box 2039 Mariposa CA 95338 to review available information.

Sincerely,



Keasha Blew
Associate Planner

Mailed: 7/3/2020- Posted: 7/14/2020

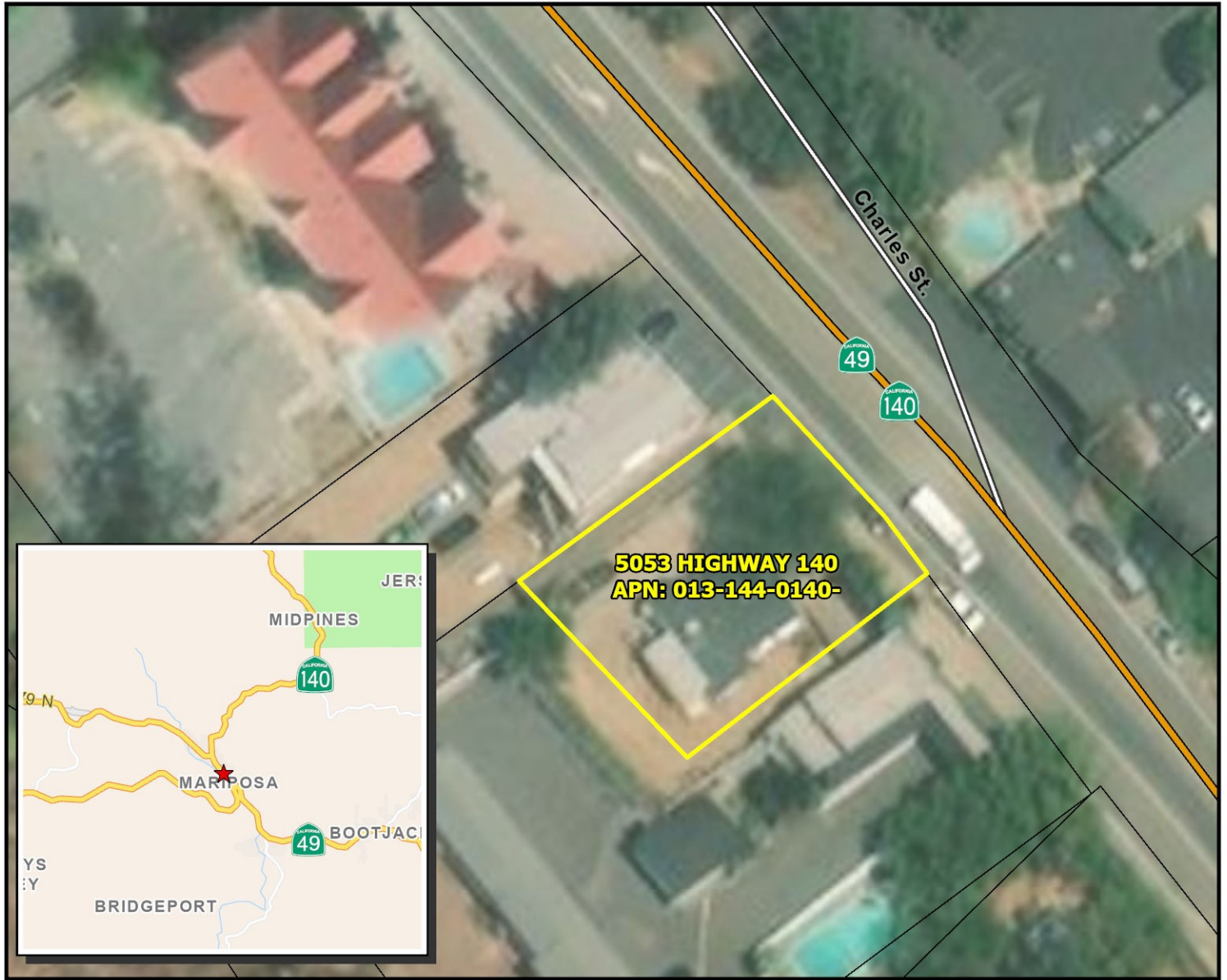
Posting Locations: Mariposa County Clerk's Office
Mariposa County Government Display Center Board
Mariposa County Planning Department
www.mariposacounty.org/planning

Please leave posted until 5pm July 24, 2020

Attachments:

Project Vicinity Map
Site Plan

Mariposa County Planning Department Project Vicinity Map



0 25 50 Feet

1:625

PROJECT TYPE: Conditional Use Permit 2020-043

APPLICANT: Jerry Wagner

APN: 013-144-0140 -

SITE ADDRESS: 5053 Hwy 140, Mariposa

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Friday, May 15, 2020

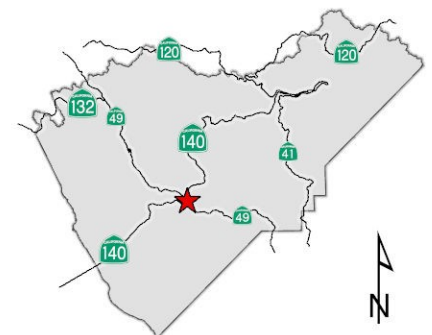
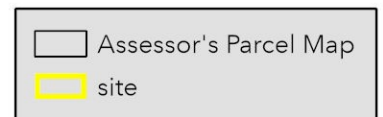
Data Source: Mariposa County Planning Department GIS;

Assessor's Parcel Map Update: 3/2020

Map Credit: J.W.



Mariposa County Planning Department
PO BOX 2039 5100 Bullion Street
Mariposa, California 95338-2039
209.966.5151 FAX 209.742.5024
mariposaplanning@mariposacounty.org
<http://www.mariposacounty.org/planning>



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5053 HWY 140,
MARIPOSA.
APN 013 144 014

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