



# 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](mailto:swilliams@mariposacounty.org)

Kaitlyn Casner, Assistant Planner

[kcasner@mariposacounty.org](mailto:kcasner@mariposacounty.org)

November 25, 2020

## Notice of Public Hearing

**Project name and number:** Variance Application No. 2020-115  
**Applicant's name:** Keith Rutherford  
**Property address:** 7255 Yosemite Parkway, Yosemite West  
**Assessor's Parcel Number:** APN 006-080-0090

The Mariposa County Planning Department has received Variance Application No. 2020-115. The applicant is requesting a variance from both the 25 foot minimum required setback from the front property line (downslope from Yosemite Parkway) and the 55 foot from center line of public right-of-way in order to locate a residence 10 feet from the front property line and 54 feet from the center line of the public right-of-way. The property is located at 7255 Yosemite Parkway, Yosemite West, APN 006-080-0090 and is zoned Rural Residential. The parcel is approximately 15,246 sq. ft. in size. If the 10-foot setback from the front property line is granted, the actual distance from edge of the blacktop on Yosemite Parkway to the nearest structure will be 60 feet.

This matter requires a public hearing and on **December 18, 2020** the Mariposa County Planning Commission will consider **Variance No. 2020-115**.

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, December 18, 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 adoption of a resolution finding the project is exempt from environmental review (Notice of Exemption) and approving Variance No. 2020-115 with findings & conditions.

You are receiving this notice as required by State law and County code because (1) you own property within 600 feet of the project parcel; (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:** Variances are categorically exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, Article 19, § 15305(a) of CEQA Guidelines.

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 December 9, 2020, will be included in the staff

report packet and comments received up to December 18, 2020 will be provided to the Planning Commission at the meeting. Written comments may be submitted to Kaitlyn Casner, Assistant Planner, Mariposa County Planning Department, to mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email [kcasner@mariposacounty.org](mailto:kcasner@mariposacounty.org). **The draft staff report for the project will be available at least one week prior to the meeting at [www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)** and at the Planning Counter of the Mariposa County Planning Department. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338.

*The Planning Commission is the final action authority for this project.*

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 an appeal or a future court challenge. Information regarding the Appeals process is available at Mariposa Planning, (209)966-5151.

For further information, contact Kaitlyn Casner, Assistant Planner, at (209)966-5151 or by email at [kcasner@mariposacounty.org](mailto:kcasner@mariposacounty.org).

You may also write us at P.O. Box 2039 Mariposa CA 95338 or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,



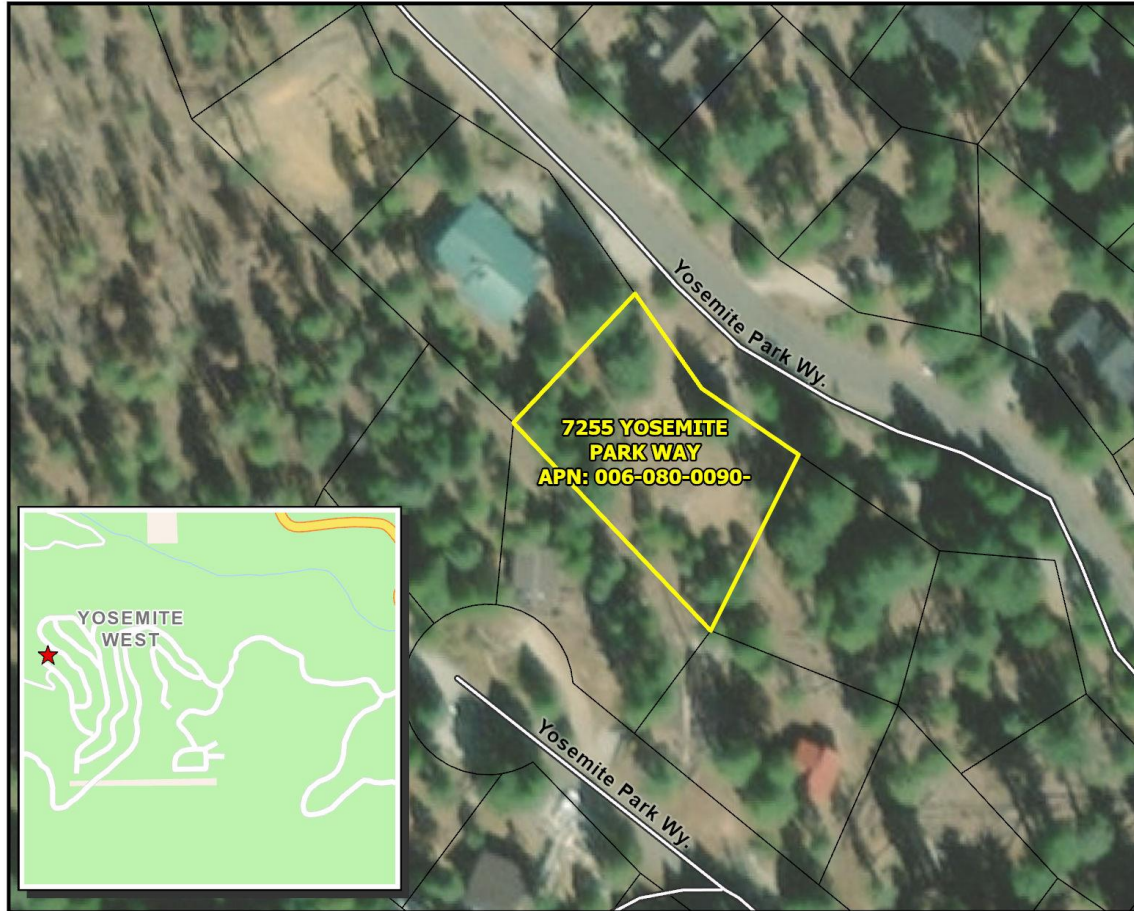
Kaitlyn Casner  
Assistant Planner

Mailed: November 25, 2020 – Posted November 25, 2020  
Posting Locations: Mariposa County Clerk's Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
Yosemite Valley Post Office  
Yosemite West Community Board  
[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

Please leave posted until 5pm December 18, 2020

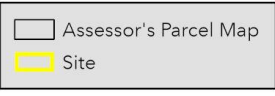
**Attachments:**  
Project Vicinity Map  
Reduced Site Plan

# Mariposa County Planning Department Project Vicinity Map



0 50 100 Feet  
1:1,032

**PROJECT TYPE:** Major Variance 2020-115  
**APPLICANT:** Keith Rutherford & Kimiko Inoue  
**APN:** 006-080-0090-  
**SITE ADDRESS:** 7255 Yosemite Park Way, Yosemite West

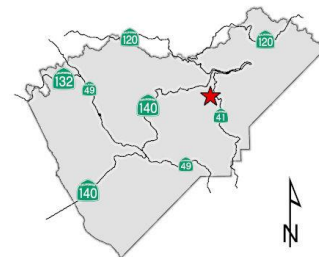


Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet  
Date: Thursday, August 20, 2020  
Data Source: Mariposa County Planning Department GIS;  
Assessor's Parcel Map Update: 7/2020

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>



Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data. Location in Mariposa County

