

DEPARTMENT: Planning

BY: Sarah Williams
PHONE: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION:

See memorandum to Board of Supervisors from Planning.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

- 6/9/09 - The Board directed preparation of agreement with YW Cascades for potential sale of property and LLA in exchange for improvements to maintenance facility.
- 3/16/10 - The Board adopted a Resolution of Intention to sell fee title to county-owned land and for noticing public meeting where bids would be considered.
- 4/13/10 - The Board adopted a Resolution rescheduling the bid opening to 5/11/10

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Negative action, or not authorizing processing of the project(s), would mean the applicant would need to revise its project plans to eliminate the lot line adjustment portion of the project. The county maintenance yard would stay in its current location and current state.

Financial Impact? () Yes (X) No	Current FY Cost: \$	Annual Recurring Cost: \$
Budgeted In Current FY? () Yes () No () Partially Funded		
Amount in Budget: \$		List Attachments, number pages consecutively
Additional Funding Needed: \$		Memo to Board of Supervisors
Source:		Draft Resolution
Internal Transfer		
Unanticipated Revenue	_____ 4/5's vote	
Transfer Between Funds	_____ 4/5's vote	
Contingency	_____ 4/5's vote	
() General () Other		

CLERK'S USE ONLY:

Res. No.: 10-288 Ord. No. _____
 Vote - Ayes: 5 Noes: _____
 Absent: _____
 Approved
 () Minute Order Attached () No Action Necessary

COUNTY ADMINISTRATIVE OFFICER:

Requested Action Recommended
 No Opinion
 Comments:

The foregoing instrument is a correct copy of the original on file in this office.
 Date: _____
 Attest: MARGIE WILLIAMS, Clerk of the Board
 County of Mariposa, State of California
 By: _____
 Deputy

CAO: [Signature]

STATE OF CALIFORNIA
COUNTY OF MARIPOSA
BOARD OF SUPERVISORS

Resolution
No. 10-238

A resolution Directing and Authorizing the County of Mariposa Planning Department to Accept Entitlement Applications from Yosemite Cascades, LLC for the Development Proposed in the Yosemite West Special Planning Area, Including a Lot Line Adjustment Application Affecting Lands Owned by the County of Mariposa Presently Used As Maintenance Facilities for the Yosemite West Maintenance District

WHEREAS, the Mariposa County Planning Department requires applications for a lot line adjustment and other entitlements to be signed on behalf of the owners of affected parcels; and

WHEREAS, the Board of Supervisors desires to evaluate the merits and environmental impacts of a proposed development, commonly referred to as the Yosemite Cascades Guest Ranch, proposed for property within the Yosemite West Special Planning Area as identified in the Mariposa County General Plan; and

WHEREAS, a portion of the present proposal for the Yosemite Cascades Guest Ranch requires a lot line adjustment application be processed and this affects lands owned by the County of Mariposa, which presently are used for the maintenance facility supporting the Yosemite West Maintenance District; and

WHEREAS, the Yosemite West Maintenance District is a dependent special district; and

WHEREAS, the affected county-owned parcels include APN 006-150-007, APN 006-150-004 and APN 006-150-005 located at 7577 Henness Ridge Road.

NOW THEREFORE BE IT RESOLVED THAT, the Board of Supervisors of the County of Mariposa does hereby adopt this resolution authorizing and directing the Planning Department to accept and process applications filed by Yosemite Cascades, LLC for the Yosemite Cascades Guest Ranch project, which may encompass proposals for a lot line adjustment, conveyances and entitlements affecting the lands owned by the County of Mariposa described above, notwithstanding the general requirement of obtaining signatures of all land owners as a condition of processing such entitlement applications.

Board of Supervisors Resolution No. 10-238 authorizing processing of LLA involving County parcel
Yosemite Cascades, project applicant
May 18th, 2010

Page 2 of 2 pages

BE IT FURTHER RESOLVED THAT, this action by the Board of Supervisors does not represent any obligation on the part of the Board of Supervisors for any action in the future on the applications submitted by Yosemite Cascades, LLC for the Yosemite Cascades Guest Ranch project.

ON MOTION BY Supervisor Allen, seconded by Supervisor Aborn, this resolution is duly passed and adopted this 18th day of May, 2010 by the following vote:

AYES: Aborn, Turpin, Bibby, Cann, and Allen

NOES: None

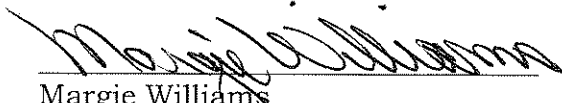
EXCUSED: None

ABSTAIN: None



Kevin Cann, Chairman
Mariposa County Board of Supervisors

ATTEST:

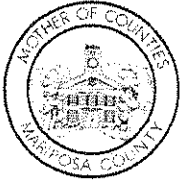


Margie Williams
Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM:



Steven W. Dahlem
County Counsel




MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039
MARIPOSA, CALIFORNIA 95338-2039
209 . 742 . 1215 • FAX 209 . 742 . 5024

Kris Schenk, Director
kschenk@mariposacounty.org
Sarah Williams, Deputy Director
swilliams@mariposacounty.org

MEMORANDUM

Date: May 11, 2010
To: Board of Supervisors
From: Sarah Williams, Deputy Director 
Topic: Authorize Processing of Lot Line Adjustment Project with Yosemite Cascades, LLC

Project Description

Staff seeks authorization from the Board of Supervisors for processing of a Lot Line Adjustment (LLA) project with the Yosemite Cascades, LLC. A Lot Line Adjustment is one entitlement necessary for development of the proposed Yosemite Cascades resort commercial project as proposed on undeveloped property just east of Unit 1 of the Yosemite West subdivision. The proposed project is referred to as the Yosemite Cascades Guest Ranch.

The Lot Line Adjustment project would involve:

- APN 006-150-006 (15.054 acres, privately-owned)
- APN 006-150-007 (3.068 acres, county-owned)
- APN 006-150-004 (well site, county-owned)
- APN 006-150-005 (well site, county-owned)

APNs 006-150-007/004/005 are county-owned (serving the Yosemite West Maintenance District). In order to accomplish the project as proposed, Yosemite Cascades will have to purchase a portion of the county-owned property. The project will have to undergo a lot line adjustment to do this.

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.

Processing Policies and Requested Board Action

Planning Department policy for processing projects requires the property owner to submit the signed application, OR requires the property owner to submit a signed letter, authorizing the applicant to submit an application on behalf of the property owner.

Pursuant to this processing policy, and based on a request from the applicant, staff is requesting authorization from the Board of Supervisors to accept a Lot Line Adjustment application involving the above referenced parcels, and to process it on behalf of the Board of Supervisors. Staff provides a draft resolution authorizing the Planning Department to accept a Lot Line Adjustment Application and process it on behalf of the Board of Supervisors.

The requested action would be to authorize planning staff to process the project. The action does not mandate that the Board approve the project in the future. Staff notes that there should be general interest on the Board's part in selling the acreage for this action in order to authorize the processing of the Lot Line Adjustment.

If the Board does not authorize processing of the Lot Line Adjustment, the applicant will need to submit revised project plans to show all development on property it currently owns.

Related Item on Today's Board Agenda

This item is scheduled as an alternative to the item scheduled for "sale of a portion of real property located at 7577 Henness Ridge Road."

The Board of Supervisors received correspondence from the public questioning the CEQA (California Environmental Quality Act) documentation for the sale as it is related to the overall development project.

This item, for the Board of Supervisors to authorize the processing (only) of the Lot Line Adjustment, will enable the environmental review of the entire project to occur at one time and thus address public comments.

Conclusion

This is a major proposed resort commercial development project in the Yosemite West area.

The requested action will enable processing of the entire process to occur through one process. The processing will involve General Plan and zoning issues, site plan review, and significant environmental review (EIR).



COUNTY of MARIPOSA

P.O. Box 784, Mariposa, CA 95338 (209) 966-3222

KEVIN CANN, CHAIR
JIM ALLEN, VICE-CHAIR
BRAD ABORN
LYLE TURPIN
JANET BIBBY

DISTRICT IV
DISTRICT V
DISTRICT I
DISTRICT II
DISTRICT III



MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: KRIS SCHENK, Planning Director

FROM: MARGIE WILLIAMS, Clerk of the Board *pmw*

SUBJECT: Direct and Authorize the Mariposa County Planning Department to Accept and Process Applications from Yosemite Cascades, LLC, Applicant for the Development Proposed for the Yosemite West Special Planning Area Including a Lot Line Adjustment Application Affecting Lands Owned by the County of Mariposa Presently Used as Maintenance Facilities for the Yosemite West Maintenance District. County-Owned Parcels include APN 006-150-007, APN 006-150-004, and APN 006-150-005, Address 7577 Henness Ridge Road. Authorization would Not Mandate County Approval of the Project(s) in the Future, but only Authorize Staff to Process Project(s)

RES. 10-238

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on May 18, 2010

ACTION AND VOTE:

6 **Planning**
Direct and Authorize the Mariposa County Planning Department to Accept and Process Applications from Yosemite Cascades, LLC, Applicant for the Development Proposed for the Yosemite West Special Planning Area Including a Lot Line Adjustment Application Affecting Lands Owned by the County of Mariposa Presently Used as Maintenance Facilities for the Yosemite West Maintenance District. County-Owned Parcels include APN 006-150-007, APN 006-150-004, and APN 006-150-005, Address 7577 Henness Ridge Road. Authorization would Not Mandate County Approval of the Project(s) in the Future, but only Authorize Staff to Process Project(s)
BOARD ACTION: Kris Schenk and Sarah Williams/Deputy Planning Director, presented the staff report and reviewed the recommended action.

Input from the public was provided by the following:

Jeff Hornacek, Yosemite West Cascades, stated they are asking for a complete environmental review of the project, provided input on the project, and advised that he has counsel available if there are any legal questions.

Harry Hagen, Yosemite West, stated he feels that the proposed project is going to be extraordinarily controversial in the community.

Don Pitts, member of the Yosemite West Maintenance Advisory Committee and the Yosemite West Planning Advisory Committee and a resident of Yosemite West, agrees that this project will be extremely controversial. He advised of the Maintenance Committee's meeting and action on the proposal; and concerns

with space and space for future expansion of the maintenance yard, and fire safety issues. He does not feel that the Park Service will be happy with this.

Steve Dahlem, County Counsel, advised that the email and letter received from Mr. Mock would be made a part of the record. Chair Cann asked for clarification of whether all of the correspondence that has been received relative to the project itself would be a part of the record. Sarah Williams responded that they have opened a file and would include all correspondence that has been received. Direction was given to the Clerk of the Board to forward a copy of all of the correspondence that the Board has received on this project to Planning.

(M)Allen, (S)Aborn, Res. 10-238 was adopted approving the recommended actions/Ayes: Unanimous.

Cc: File