

WHEN RECORDED PLEASE MAIL TO:

THIS SPACE FOR RECORDER'S USE:

Mariposa County  
Planning Department  
P.O. Box 2039  
Mariposa, CA 95338-2039

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**STATE OF CALIFORNIA  
COUNTY OF MARIPOSA  
PLANNING COMMISSION**

Resolution  
No. 2004-4

**A resolution adopting a Notice of Exemption and approving  
Conditional Use Permit 2003-288, Mike and Marianna Burrett,  
applicant. Assessor Parcel Number 014-210-042.**

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WHEREAS an application for a Conditional Use Permit was received on December 22, 2003 from Mike and Marianna Burrett for a property located in the Bootjack Town Planning Area at 4953 Falcon Lane, also known as Assessor Parcel Number 014-210-042; and

WHEREAS the Planning Department circulated the application among trustee and responsible agencies, interested public organizations, and others as appropriate; and

WHEREAS a duly noticed public hearing was scheduled for the 20<sup>th</sup> day of February, 2004; and

WHEREAS the Planning Department prepared environmental documents in accordance with the California Environmental Quality Act and local administrative procedures; and

WHEREAS a Staff Report and Notice of Exemption were prepared pursuant to the California Government Code, Mariposa County Code, California Environmental Quality Act, and local administrative procedures; and

WHEREAS the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, testimony presented by the public concerning the application, and the comments of the applicant; and

WHEREAS Section 17.112.010 of the Mariposa County Zoning Ordinance identifies the Mariposa County Planning Commission as the final county review authority for this application;

NOW THEREFORE, BE IT RESOLVED THAT the Planning Commission of the County of Mariposa does hereby recommend adoption of the Notice of Exemption; and

BE IT THEREFORE FURTHER RESOLVED THAT the Planning Commission of the County of Mariposa does hereby recommend approval of Conditional Use Permit 2003-288; and

BE IT THEREFORE FURTHER RESOLVED THAT the project as described in Exhibit 1 is recommended for approval based upon the findings set forth in Exhibit 2 with the terms and conditions set forth in Exhibit 3.

ON MOTION BY Commissioner Turpin, seconded by Commissioner Skyrud, this resolution is duly passed and adopted this 20<sup>th</sup> day of February, 2004 by the following vote:

AYES: Commissioners Ludington, Rudzik, Skyrud, and Turpin

NOES: None

EXCUSED: Commissioner Crain

ABSTAIN:



Robert L. Rudzik, Vice Chair  
Mariposa County Planning Commission

Attest:



Tracy Gauthier, Secretary to the  
Mariposa County Planning Commission

## Exhibit 1 Project Description

- Proposal:** The proposal consists of expansion of an existing self-storage facility. The expansion is to include two additional buildings and additional landscaping. The first proposed building ('A'), to be located at the northern end of the parcel, will contain 3,080 square feet. The second building ('B'), to be located at the southern end of the parcel, will contain 3,880 square feet. The additional landscaping includes approximately 72 five gallon trees, 350 thirteen cubic inch trees and 125 one gallon shrubs. All landscaping is proposed to boarder the eastern and southern parameters of the site.
- Location:** 4953 Falcon Lane, Bootjack Town Planning Area  
APN: 014-210-042
- Applicants:** Mariposa Self-Stor, LLC  
Mike and Marianna Burrett
- Existing Zoning:** Bootjack Town Planning Area
- General Plan: Designation** Bootjack Town Planning Area
- Current Land Use:** Self Storage Facility
- Parcel History:** Parcel Map 23-48.

## Project Findings – Exhibit 2

### **CONDITIONAL USE PERMIT 2003-288 RECOMMENDED FINDINGS**

The following Findings are found pursuant to Section 15301 of the California Environmental Quality Act and Section 17.112.040 of the Mariposa County Zoning Ordinance.

1. The project is exempt from the California Environmental Quality Act as per Section 15301 of the CEQA Guidelines consisting of the minor alteration of existing private facilities wherein any building expansion will not exceed 10,000 square feet.
2. Conditional Use Permit application 2003-288 proposes to expand the existing self-storage facility by constructing two metal buildings containing 3,080 and 3,880 square feet, respectively. The proposed buildings will be used for leasable storage space only.
3. The project is located on the south side of Falcon Lane approximately 0.1 mile from the intersection of Falcon Lane and Cole Road.
4. The project site contains 2.78 acres (121,532 sqft.). Total building square footage equals 30,960 sqft. Including coverage by roads and other paved areas, the maximum lot coverage standard of 35 percent will not be exceeded. The proposed expansion will not impact the open space standard.
5. The site is physically suited for the project. The site is currently developed for Self-Storage use. The site has existing graded surfaces and access and the proposed project complies with all the applicable standard setbacks.
6. No additional septic, solid waste or potable water capacity will be required for the additional storage space. Current sewage disposal and solid waste capacities are adequate. Additionally, according to the applicant, the site contains a well that produces 10 gallons per minute.
7. The proposed project is consistent with the policies and standards of the Mariposa County General Plan.
8. The proposed project will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the surrounding area and will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the county. The proposed project will not have an impact on the environment.

**Project Condition and Mitigation Monitoring Plan – Exhibit 3**

**Project Name: Burrett CUP 2003-288                      FileNumber: CUP 2003-288**  
**Project Approval Date: February 20, 2004**

The following conditions of approval and mitigation measures were approved for this project in order to ensure compliance with county codes and policies, and to mitigate identified environmental impacts to a level of insignificance. A completed and signed checklist indicates that the conditions and mitigation measures have been complied with and implemented, and fulfills the County of Mariposa’s Mitigation Monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6)

<b>Sign-Off Checklist for List of Conditions of Approval and Mitigation Measures</b>		
	<b>Monitoring Dept.</b>	<b>Verified Implemented</b>
<b>CONDITIONS OF APPROVAL / PLANNING DEPARTMENT</b>		
1. Conditional Use Permit 2003-288 is for expansion of the existing Mariposa Self-Stor, LLC self-storage facility located at 4953 Falcon Way in the Bootjack Town Planning Area.		
2. The expansion is to include two additional buildings and additional landscaping. Building ‘A’ is to be located at the northern end of the parcel and will contain 3,080 square feet. Building ‘B’ is to be located at the southern end of the parcel and will contain 3,880 square feet. The additional landscaping includes approximately 72 five gallon trees, 350 thirteen cubic inch trees and 125 one gallon shrubs.	Planning	
3. Should lighting be proposed in the future, a lighting plan is required to be submitted to the Planning Department for Director approval. The proposed plan shall comply with the Development Standards of the Neighborhood Commercial 2 Zone (CN-2) outlined in Section 17.80.020 of the Mariposa County Zoning Ordinance.	Planning	
4. All proposed landscaping shall comply with the standards set forth in Section 17.80.020 (F3) of the Mariposa County Zoning Ordinance. The applicant’s Landscaping Plan includes trees that are smaller than the standard set forth in the Ordinance. However, the Planning Department has determined that the number and size of trees and other plantings are adequate to screen the site within the five year guideline established in the Ordinance. All proposed landscaping shall be planted prior to issuance of Permit to Occupy. Should any tree or shrub used to screen the facility not survive, a replacement tree or shrub will be planted in its place.	Planning	
5. Applicant has stated that Irrigation is to be installed along the entire northern, eastern and southern perimeter. All irrigation must be installed and working properly prior to issuance of Permit to Occupy.	Planning	

6. The Mariposa County Fire Department requires key holder information on file for emergency purposes. Key holder information shall be on file with the Fire Department prior to issuance of Permit to Occupy.	County Fire	
7. The California Department of Forestry requires that the three trees with limbs encroaching into the vertical clearance over Falcon Lane be limbed to provide fifteen foot (15') vertical clearance above the road. These trees shall be limbed prior to issuance of Building Permit. Additionally, all proposed landscaping shall allow for fifteen feet (15') vertical clearance around the structures.	CDF	
8. The California Department of Forestry (CDF) requires two 2500 gallon water storage tanks per 4290 be placed at locations in the northwest corner and the southeast corner of the site. Water tanks shall be installed prior to issuance of Permit to Occupy. Tank size, location and installation shall be in accordance with the California Department of Forestry regulations.	CDF	
9. No outdoor storage is allowed on the project site. Applicant will have removed from the project site prior to issuance of Building Permit the Recreational Vehicle stored on site. Applicant will have removed from the project site the four non-stationary storage units within sixty days (60 days) following receipt of Permit to Occupy for Building "A".	Planning	
<b>REMAINDER CONDITIONS: NONE</b>	NA	
<b>MITIGATION MEASURES: NONE</b>	NA	

Agency Contact List				
AGENCY	CONTACT	PHONE NUMBER EMAIL	SITE ADDRESS	MAILING ADDRESS
Mariposa Planning	Patricia Nicholson	209-966-0304 pnicholson@mariposacounty.org	5100 Bullion Street Mariposa CA 95338	P.O. Box 2039 Mariposa CA 95338
County Fire	Blaine Shultz	209-966-4330	5082 Bullion Street Mariposa CA 95338	P.O. Box 162 Mariposa CA 95338
Cal. Dept of Forestry	Dennis Townsend	209-966-3622	5366 Highway 49 North Mariposa CA 95338	Same as site

**Certificate of Completion:**

By signing below, the environmental coordinator confirms that the required conditions of approval and mitigation measures have been implemented as evidenced by the "Schedule of Tasks and Sign-Off Checklist", and that all direct and indirect costs have been paid. This act constitutes the issuance of a *Certificate of Completion*.

\_\_\_\_\_  
 Environmental Coordinator

\_\_\_\_\_  
 Date

***Explanation of Headings:***

Monitoring Dept. Department or Agency responsible for monitoring a particular mitigation measure.  
 Verified Implemented: When a mitigation measure has been implemented, this column will be initialed and dated.