

1 MARIPOSA COUNTY RESOLUTION NO. 89- 295

2 A RESOLUTION APPROVING SPECIFIC PLAN AMENDMENT NO. 89-1, A MAP
3 AMENDMENT TO THE MARIPOSA TPA SPECIFIC PLAN.

4 ALTON AND JANIS McRAE, APPLICANTS.

5 WHEREAS, an application to amend the Specific Plan for the
6 Mariposa Town Planning Area has been submitted to the County;
7 and

8 WHEREAS, the Board of Supervisors has adopted a Negative
9 Declaration for the amendment in accordance with the California
10 Environmental Quality Act and the Mariposa County Environmental
11 Review Policies and Procedures adopted pursuant thereto; and

12 WHEREAS, the Mariposa County Planning Commission and Board
13 of Supervisors have held duly noticed public hearings on the
14 Specific Plan Amendment in accordance with State Law and County
15 Code.

16 NOW THEREFORE BE IT RESOLVED that Specific Plan Amendment
17 No. 89-1 resulting in a modification to the Mariposa Town
18 Planning Area Specific Plan Land Use Map, as shown in Exhibit A,
19 is hereby approved by the Mariposa County Board of Supervisors.

20 BE IT FURTHER RESOLVED that this action of the Board is
21 based upon the following findings:

22 1. The amendment, with the restrictions imposed by
23 Development Agreement No. 89-1, will support or have no effect
24 on the goals and objectives of the Mariposa TPA Specific Plan
25 and Mariposa County General Plan.

26 2. A Negative Declaration with mitigation measures has
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1 been adopted for the amendment, and the mitigation measures have
2 been incorporated into Development Agreement No. 89-1 which
3 restricts development on the amendment site.

4 3. The amendment will allow for commercial development and
5 more intensive residential development on the property than that
6 presently allowed. As such, the amendment will result in the
7 upgrading of the Community as a residential and commercial
8 center.

9 4. The amendment will provide ample land for professional
10 office commercial development near the hospital which will
11 promote orderly growth within the community by establishing
12 alternative sites for future office development. General
13 commercial uses allowed by the amendment will be restricted by
14 Development Agreement No. 89-1 and require approval of a use
15 permit which will promote orderly growth.

16 5. The amendment will provide additional vacant
17 professional office commercial land near the hospital and
18 general commercial land in the northern part of the community.
19 Because of these factors, the amendment site is uniquely suited
20 to the proposed uses and other areas in this location are not
21 presently available for such uses.

22 6. Development Agreement No. 89-1 will require the
23 approval of use permit for all commercial development on the
24 amendment site. The use permit provisions will ensure that
25 commercial uses developed are compatible with adjacent
26 properties which will not result in damage or have an adverse
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1 effect on the value of adjacent properties.

2 7. Development Agreement No. 89-1 will require road
3 improvements to the Hospital District easement road for multi-
4 family residential access and approval of a use permit for
5 commercial development. This will ensure the amendment will not
6 result in increased traffic congestion or create a traffic
7 hazard.

8 BE IT FURTHER RESOLVED this action of the Board shall
9 become effective thirty (30) days from the date of final passage
10 of Mariposa County Ordinance No. 749.

11 PASSED AND ADOPTED by the Mariposa County Board of
12 Supervisors on this 6th day of June , 1989 by the following
13 vote:

14 AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH


15 NOES: NONE

16 ABSTAINED: TABER

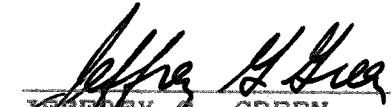
17 EXCUSED: NONE

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19 _____
GERTRUDE R. TABER, Chairman
Mariposa County Board of Supervisors

20 ATTEST:

21 
22 _____
MARGIE WILLIAMS
Clerk of the Board

23 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

24 
25 _____
26 JEFFREY S. GREEN
County Counsel

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LEGEND

	Mariposa Town Planning Area		Central Commercial
	Single Family Residential (1/2 ac. lots)		Public Quasi Public
	" " (12000sq. ft. lots)		General Commercial
	" " (9000sq. ft. lots)		Rural Res.
	Transitional Res. (9000sq. ft. lots)		Agricultural Exclusive
	Multi Family Res.		
	Munition General (40ac. min.)		
	" Home (5 to 40ac. min.)		
	Professional Office Commercial		
	Light Commercial		
	Neighborhood Commercial		

**SPECIFIC PLAN
AMENDMENT #89-1**
Alton and Janis McRae, appls.

PARCEL #1	—	S.F.R. 12,000 sq. ft. TO Prof. Office Commercial
PARCEL #2	—	S.F.R. 12,000 sq. ft. TO Prof. Office Commercial
PARCEL #3	—	S.F.R. 12,000 sq. ft. TO General Commercial
PARCEL #4	—	No Change, Existing Prof. Office Commercial