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MARIPOSA COUNTY RESOLUTION NO. 89-352

A RESOLUTION APPROVING A REVISION TO SPECIFIC PLAN AMENDMENT NO. 88-7, A MAP AMENDMENT TO THE MARIPOSA TPA SPECIFIC PLAN.

DON VAN METER, ET. AL., APPLICANTS.

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

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

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

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

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

1. The amendment will support or have no effect on the goals and objectives of the Mariposa TPA Specific Plan and Mariposa County General Plan.

1           2. A Negative Declaration has been adopted for an  
2 amendment to the Light Commercial land use classification, and  
3 the Board of Supervisors has determined that potential  
4 environmental effects associated with the Professional Office  
5 Commercial classification are adequately addressed in the  
6 adopted Negative Declaration.

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

12           4. The amendment will provide additional land for  
13 professional office commercial development off the State  
14 Highways which will promote orderly growth within the community  
15 by decreasing traffic and encroachments onto the State Highways  
16 and improving traffic flow. Professional Office commercial uses  
17 allowed by the amendment will require approval of a use permit  
18 which will promote orderly growth.

19           5. The amendment will provide additional vacant  
20 professional office commercial land off the State Highways.  
21 Because of the lack of vacant professional office commercial  
22 land in this portion of the town off the State Highways, the  
23 amendment site is uniquely suited to the proposed uses and other  
24 areas in this immediate location are not presently available for  
25 such uses.

26           6. The amendment site is presently developed with multi-  
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1 family units, and additional multi-family units on the site  
2 should not have a significant effect on surrounding properties.  
3 Commercial uses will require a use permit, and the use permit  
4 provisions will ensure that commercial uses developed are  
5 compatible with adjacent properties which will not result in  
6 damage or have an adverse effect on the value of adjacent  
7 properties.

8 7. The amendment site has frontage along two paved County  
9 roads and is located off the State Highways. Traffic generated  
10 by commercial uses will be reviewed through the use permit  
11 process. This will ensure commercial development resulting from  
12 the amendment will not result in increased traffic congestion or  
13 create a traffic hazard.

14 8. The Board of Supervisors is unable to make the required  
15 findings and approve the requested amendment to the Light  
16 Commercial land use classification based on land use  
17 compatibility conflicts with surrounding properties.

18 PASSED AND ADOPTED by the Mariposa County Board of  
19 Supervisors on this 27th day of June , 1989 by the following  
20 vote:

21 AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH, TABER

22 NOES: NONE

23 ABSTAINED: NONE

24 EXCUSED: NONE

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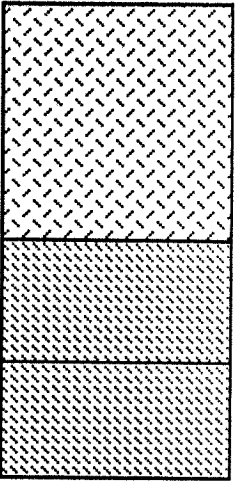
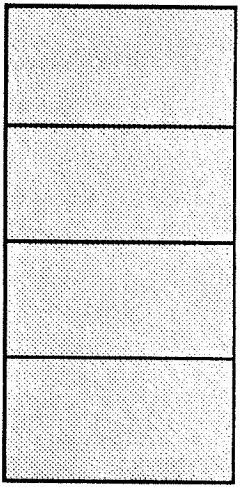
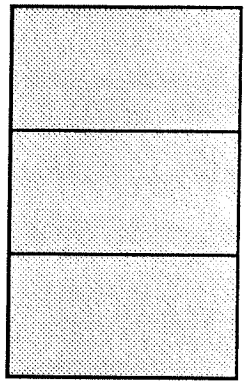
Gertrude R. Taber  
GERTRUDE R. TABER, Chairman  
Mariposa County Board of Supervisors

ATTEST:

Margie Williams  
MARGIE WILLIAMS  
Clerk of the Board

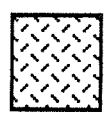
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

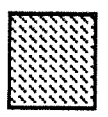
Jeffrey G. Green  
JEFFREY G. GREEN  
County Counsel

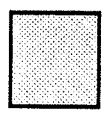



**Legend:**

 Light Commercial

 Professional Office Commercial

 Public Quasi Public

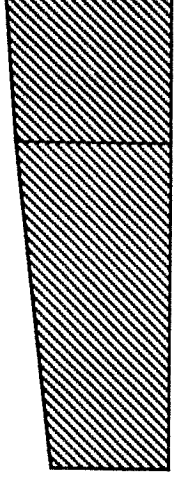
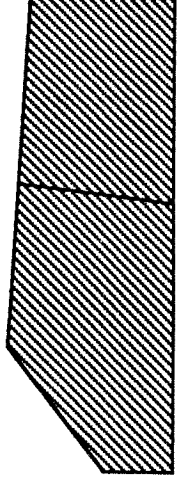
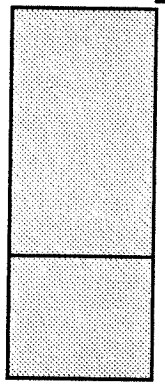
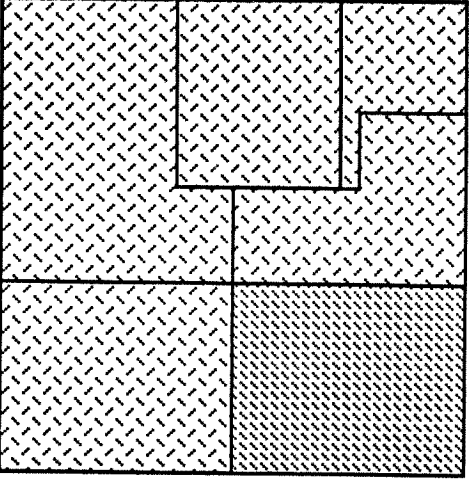
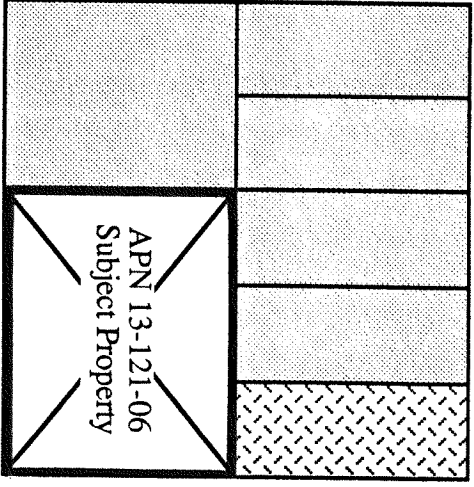
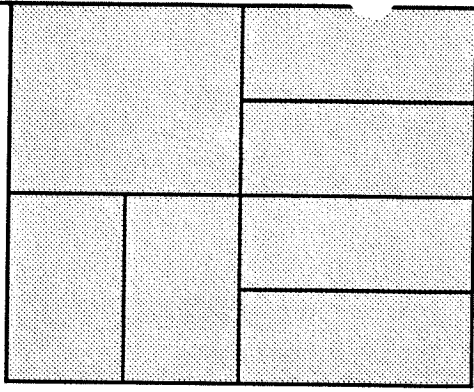
 Single Family Residential 9,000 Sq. Ft.

 Single Family Residential (9,000 Sq. Ft.) To Professional Office Commercial

13th Street

12th Street

Bullion Street



Highway 140/49

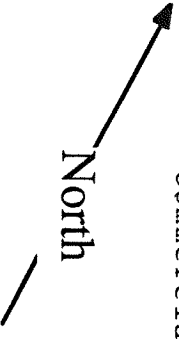
Charles Street

**SPECIFIC PLAN AMENDMENT**

No. 88-7  
 Don Van Meter, et al,  
 Applicants  
 Single Family Residential  
 (9,000 Sq. Ft.)  
 To

Professional Office Commercial

North



Scale: 1" = 50'

**Mariposa Town Planning Area  
 Land Use Classifications**