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MARIPOSA COUNTY RESOLUTION NO. 88- 185

A RESOLUTION APPROVING A MODIFICATION TO THE LAND USE ELEMENT OF THE MARIPOSA TOWN PLANNING AREA SPECIFIC PLAN

WHEREAS, Mariposa County has requested an amendment to the Land Use Element of the Specific Plan; and

WHEREAS, environmental review has been conducted on the 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 has recommended approval of the Specific Plan Amendment; and

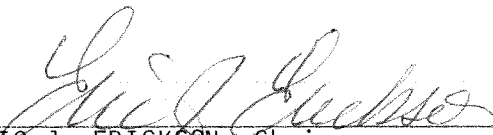
WHEREAS, the Board of Supervisors has held a public hearing on the Specific Plan Amendment as required by State law.

NOW THEREFORE BE IT RESOLVED, that Specific Plan Amendment Application No. 88-1, County of Mariposa, Applicant, as shown in Attachment A is hereby approved.

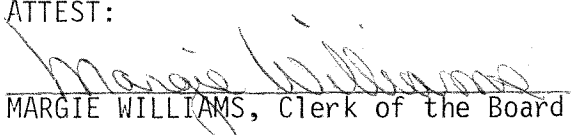
BE IT FURTHER RESOLVED, that this action of the Board is based upon the findings contained in Planning Commission Resolution No. 88-4 which is incorporated herein by reference.

PASSED AND ADOPTED by the Mariposa County Board of Supervisors this 26th day of April, 1988 by the following vote:

- AYES: BAGGETT, DALTON, ERICKSON, TABER
- NOES: NONE
- ABSTAINED: NONE
- EXCUSED: RADANOVICH



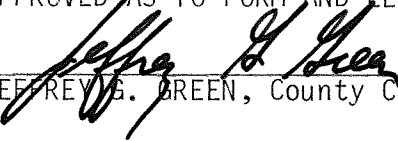
 ERIC J. ERICKSON, Chairman
 Mariposa County Board of Supervisors

ATTEST:


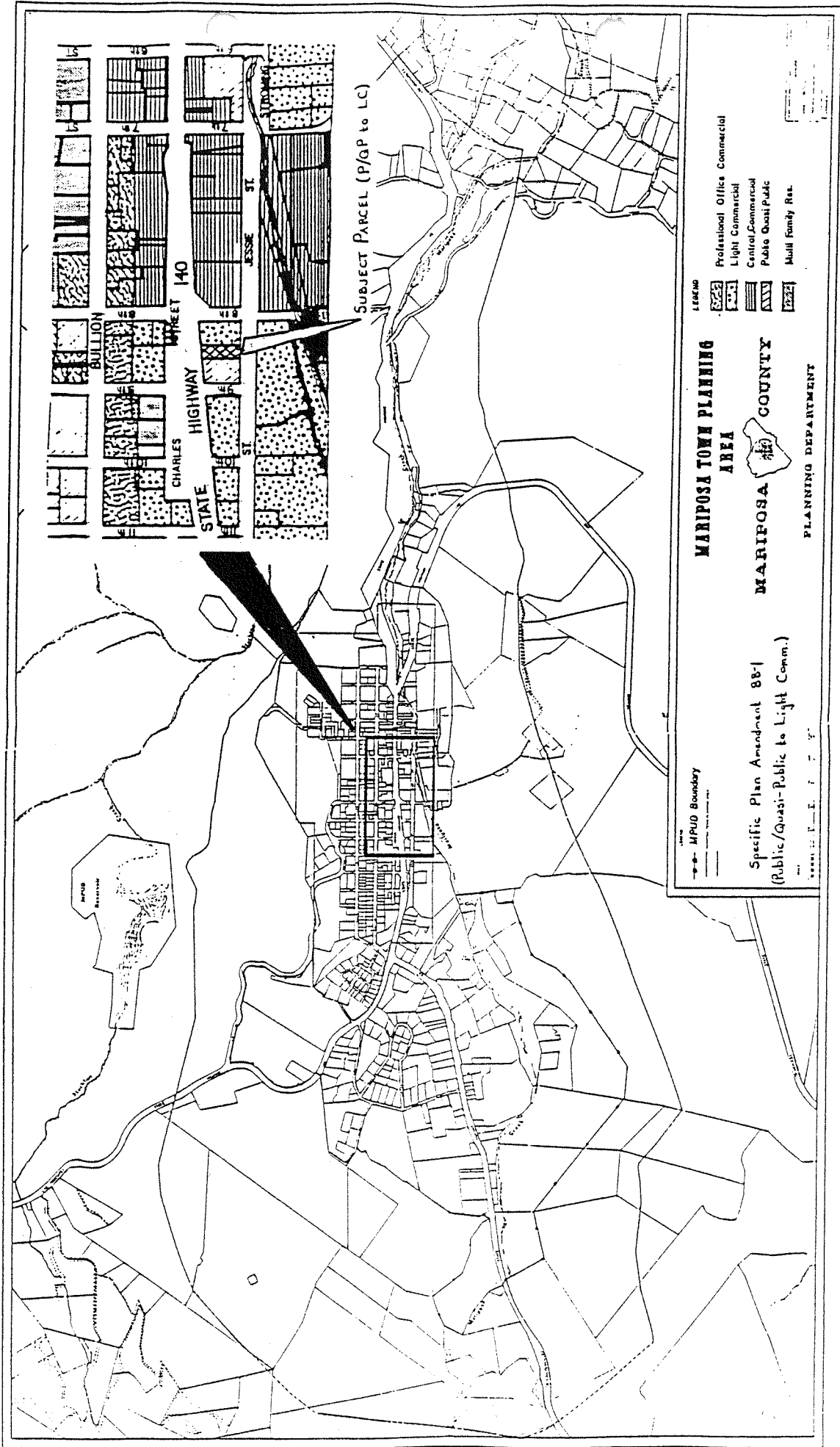
 MARGIE WILLIAMS, Clerk of the Board

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APPROVED AS TO FORM AND LEGAL SUFFICIENCY



JEFFREY B. GREEN, County Counsel



MARIPOSA TOWN PLANNING AREA
MARIPOSA COUNTY
 PLANNING DEPARTMENT

Specific Plan Amendment 88-1
 (Public/Quasi-Public to Light Comm.)

LEGEND
 [Pattern] Professional Office Commercial
 [Pattern] Light Commercial
 [Pattern] Central Commercial
 [Pattern] Public Quasi Public
 [Pattern] Multi Family Res.
 [Symbol] MPUD Boundary

1 MARIPOSA COUNTY PLANNING COMMISSION

2 STATE OF CALIFORNIA

3 RESOLUTION NO. 88-4

4 A RESOLUTION RECOMMENDING APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 88-1
5 COUNTY OF MARIPOSA-APPLICANT

6 WHEREAS, an amendment to the Mariposa Town Planning Area Specific Plan
7 has been initiated by the Board of Supervisors; and

8 WHEREAS, the Planning Commission is responsible for reviewing said
9 application and formulating a recommendation to the Board of Supervisors
10 regarding the approval or denial of the Specific Plan Amendment; and

11 WHEREAS, the Planning Commission reviewed the Staff Report on the pro-
12 ject and considered all comments at a public hearing noticed in conformance
13 with the requirements of the State Law.

14 NOW THEREFORE BE IT RESOLVED, that the Mariposa County Planning
15 Commission hereby recommends approval of Specific Plan Amendment No. 88-1
16 resulting in a modification to the Mariposa Town Planning Area Specific Plan
17 land use map, as shown in Attachment A of this Resolution, based upon the
18 following mandatory findings established by the Specific Plan.

19 FINDINGS

20 1. The amendment will further the goals and objectives of the Mariposa
21 Town Planning Area Specific Plan and the Mariposa County General Plan
22 by providing for the orderly expansion of the community; by providing
23 for, and promoting planned commercial development; by establishing site
24 standards for commercial development; and by establishing clear policies
25 that will encourage the private sector economy.

26 2. Staff has determined that the amendment will not have any signifi-
27 cant impacts and a Notice of Exemption is appropriate for the project.
28 Environmental concerns can be satisfactorily mitigated by current
zoning, building and health codes.

1 3. The amendment will encourage commercial development in an existing
2 commercial area and will not result in the degradation of the community
3 as a residential and commercial center.

4 4. The amendment is needed to promote orderly growth within the
5 community. No uses are developed on the subject parcel and no public
6 uses for the parcel are proposed. The amendment will set clear policies
7 and standards for commercial development and will encourage commercial
8 development in an existing commercial area.

9 5. The amendment area is uniquely suited for Light Commercial use
10 because the Mariposa TPA Specific Plan permits parcels in the Public/
11 Quasi-Public classification to develop to the standards and policies
12 of adjacent land use classifications, and the adjacent parcel is classi-
13 fied Light Commercial. Also, suitable areas for light commercial use
14 along Highway 140 are lacking in the central part of the community.

15 6. Any project proposed in the amendment area will be compatible in
16 design and use with the adjacent properties. The amendment will not
17 result in damage or have an adverse effect on the value of adjacent
18 properties.

19 7. The amendment will not result in increased traffic congestion or
20 create a traffic hazard. State Highway 140 will be able to safely
21 handle all traffic generated by a project developed in the amendment
22 area. Mandatory encroachment review will address the specific needs
23 of any development proposed on site.

24 PASSED AND ADOPTED by the Mariposa County Planning Commission on the
25 25th day of March 1988 by the following vote:

26 AYES: Chernoff, Bagwell, Fall, Hotchkin

27 NOES: None

28 EXCUSED: Starchman

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ABSTAINED: None

Charles R. Fall

CHARLES R. FALL, Chairman
Mariposa County Planning Commission

ATTEST:

Nancy Hubert

NANCY HUBERT, Secretary
Mariposa County Planning Commission