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MARIPOSA COUNTY RESOLUTION 83-276

STATE OF CALIFORNIA

A Resolution approving Specific Plan Amendment No. 82-2, an amendment to the Mariposa Town Planning Area Specific Plan.

WHEREAS, the Mariposa County Planning Commission recommended approval of Specific Plan Amendment No. 82-2 following a Public Hearing conducted in accordance with the provisions of State Law; and

WHEREAS, the Mariposa County Board of Supervisors has held a Public Hearing in accordance with California Government Code Section 65503; and

WHEREAS, an Environmental Impact Report addressing the potential impacts of the project has been certified in accordance with Section 15085 (g) of the California Administrative Code; and

WHEREAS, this Specific Plan Amendment has been considered in relation to the Plan Amendment Standards contained in Section VIII E of the Mariposa Specific Plan; and

WHEREAS, the Board of Supervisors reviewed Specific Plan Amendment No. 82-2 in light of policies contained in the Mariposa County General Plan.

NOW THERE BE IT RESOLVED that the Board of Supervisors finds as follows:

1. Sufficient areas for large scale commercial development of the type proposed by the applicant are limited within the Mariposa Town Planning Area due to existing terrain, access and planned land uses. This Specific Plan Amendment will provide such an area for commercial development within the Mariposa Town Planning Area where adequate public

1 support services are available or can be reasonably de-
2 veloped.

3 2. This amendment will further the goals and objectives of
4 the Mariposa Specific Plan and the Mariposa County General
5 Plan by allowing for the orderly urban expansion of the
6 community of Mariposa, promoting commercial development
7 within an appropriate area of the Mariposa Town Planning
8 Area, and supporting the recreation and tourist industry
9 of the community and Mariposa County while maintaining
10 the historical integrity and small town flavour of the
11 community.

12 3. This amendment, due to its location, is not likely to
13 result in the general degradation of the community as
14 a residential and commercial center nor will it adversely
15 affect property values in the area.

16 BE IT RESOLVED, that based upon the above findings, this
17 amendment, as identified by the map and legal description contained
18 in Exhibit "A" of this resolution, is found to be in the General
19 Public interest and is hereby approved by the Board of Supervisors.

20 BE IT FURTHER RESOLVED, that this amendment has been considered
21 in conjunction with Development Agreement Application No. 83-1 and
22 the above findings are based upon the review of the Specific Plan
23 Amendment in conjunction with the Development Agreement. Construction
24 standards contained in Development Agreement Application No. 83-1
25 are adequate to mitigate or avoid the significant environmental
26 effects identified in the final Environmental Impact Report prepared
27 for this project. This determination is made in accordance with
28 Section 15088 (a)(2) of the California Administrative Code.

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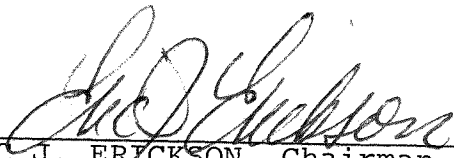
PASSED AND ADOPTED by the Board of Supervisors, Mariposa County, this 13th day of September , 1983 by the following vote:

AYES: Dalton, Erickson, Moffitt, Taber

NOES: None

NOT VOTING: None

ABSENT: Barrick


ERIC J. ERICKSON, Chairman
Board of Supervisors


ATTEST:

ELLEN BRONSON, County Clerk &
Ex Officio Clerk of the Board

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A tract of land situated in a portion of Projected Section 14, Township 5 South, Range 18 East, M.D.B.& M., Rancho Las Mariposas, Mariposa County, State of California, said tract of land also being situated in a portion of that certain real property conveyed to STOREY HILL CORPORATION, a California corporation, by GRANT DEED recorded July 21, 1981, in Volume 228 of Official Records at Page 371, Mariposa County Records, said tract of land being more particularly described as follows:

All that portion of said certain real property conveyed to STOREY HILL CORPORATION lying southwesterly of the following described line:

Commencing at Corner No. 3 of Parcel No. 2 as described in said GRANT DEED, said corner also being a point on the easterly right-of-way line of California State Highway 140 identical with Engineer's station 60+68.00 E.C.; thence, leaving said right-of-way line, N84°46'25"E, along the northerly line of said Parcel No. 2, for 32².00 feet to the POINT OF BEGINNING of the herein described line; thence, leaving said northerly line, S52°00'00"E for 92.66 feet; thence S26°32'53"E for 819.23 feet, more or less, to Corner No. 15 of said Parcel 2, said corner also being identical with Corner No. 3 of that certain parcel of land conveyed to Walter R. Scott and Virginia C. Scott, as Trustees of the WALTER SCOTT FAMILY TRUST, recorded May 27, 1975, in Volume 154 of Official Records at Page 664, Mariposa County Records, said corner also being the terminus of the herein described line.

The above described tract of land contains 11.26 acres, more or less, and is subject to any rights-of-way or easements of record or legally acquired.



MARIPOSA SPECIFIC PLAN
 Amendment Application 82-2

Single Family Residential 9,000
 And 12,000 sq. ft. min. to
 Central Commercial