



MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

209. 966. 5151 • FAX 209. 742. 5024

Sarah Williams, Director

swilliams@mariposacounty.org

Alvaro Arias, Deputy Director

aarias@mariposacounty.org

August 30, 2019

Notice of Public Hearing

Project name and number: Amended Conditions/Time Extension No. 2018-082
Applicant's name: Mariposa Event Center; Marla Kertzman
Property address: 2759 Ranchito Drive, La Grange, CA.
Assessor's Parcel Number: 020-290-004

PROJECT DESCRIPTION SUMMARY: Request is to amend existing conditions of approval and extend the time available to fully implement the project for Conditional Use Permit No. 2013-054. The property is located at 2759 Ranchito Drive in La Grange, APN 020-290-0040. Parcel is 16.56 Acres and is zoned Rural Residential. Conditional Use Permit No. 2013-054 was approved for the use of an existing 300' by 150' arena for organized and/or competitive equestrian, canine, and livestock events along with pertinent training and educational events. The project was to be developed in 3 phases.

Amended Conditions No. 2018-082 proposes to amend the following:

- Condition #16: Request 18 month extension from September 20, 2019. The project's original expiration was August 2018, but the applicant submitted their time extension request prior to the expiration date.
- Condition #2: Removal of operational/seasonal dates limits.
- Increase number of total number of people on-site during events from 160 to 220.
- Allow use of the site as a temporary, emergency based large animal evacuation center.

The application also provides clarification to the site plan by specifying that the restroom and potential snack shack facility will be within a proposed 30' by 50' building near the existing arena that will contain restrooms for use by equestrian facility patrons. The building could house an approved commercial kitchen in the future (allowed by existing CUP).

This matter requires a public hearing and on **Friday, September 20, 2019** the Mariposa County Planning Commission will consider **Amended Conditions/Time Extension No. 2018-082**.

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, September 20, 2019** will be available from this office one week prior to the hearing.

Hearing Location: Mariposa County Government Center (upper floor)
5100 Bullion Street, Mariposa California

Action: The Planning Commission will consider adoption of a resolution exempting the project from environmental review (Notice of Exemption) and approving the project with findings & conditions.

You are receiving this notice as required by State law and County code because (1) you own property within 600 feet of the subject property; (2) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local agency.

Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public portion of the public hearing time. Comments received prior to **September 11th 2019** will be included in the staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing.

All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of an appeal or a future court challenge. If you appeal the action of the Planning Commission to the Board of Supervisors or challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Alvaro Arias, Deputy Director, at (209)966-5151 or by email at aarias@mariposacounty.org. You may also write us at P.O. Box 2039 Mariposa CA 95338, or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,

Alvaro Arias
Deputy Director

Mailed: 8/30/2019- Posted: 8/30/2019
Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
Lake Don Pedro Market
www.mariposacounty.org/planning

Please leave posted until 5pm September20, 2019

Attachments:
Project Vicinity Map
Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



**2759 RANCHITO DR
APN: 020-290-0040-**



0 1,000 Feet
1:5,000

PROJECT TYPE: Amended Conditions to CUP 2013-054 (2018-082)

APPLICANT: Mariposa Event Center

APN: 020-290-0040

SITE ADDRESS: 2759 Ranchito Drive, La Grange CA 95329

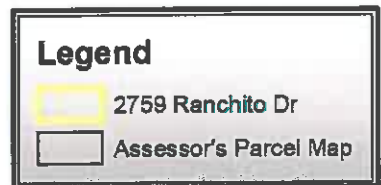
Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet

Date: Thursday, May 03, 2018

Data Source: Mariposa County Planning Department GIS;

Assessor's Parcel Map Update: 02/2018

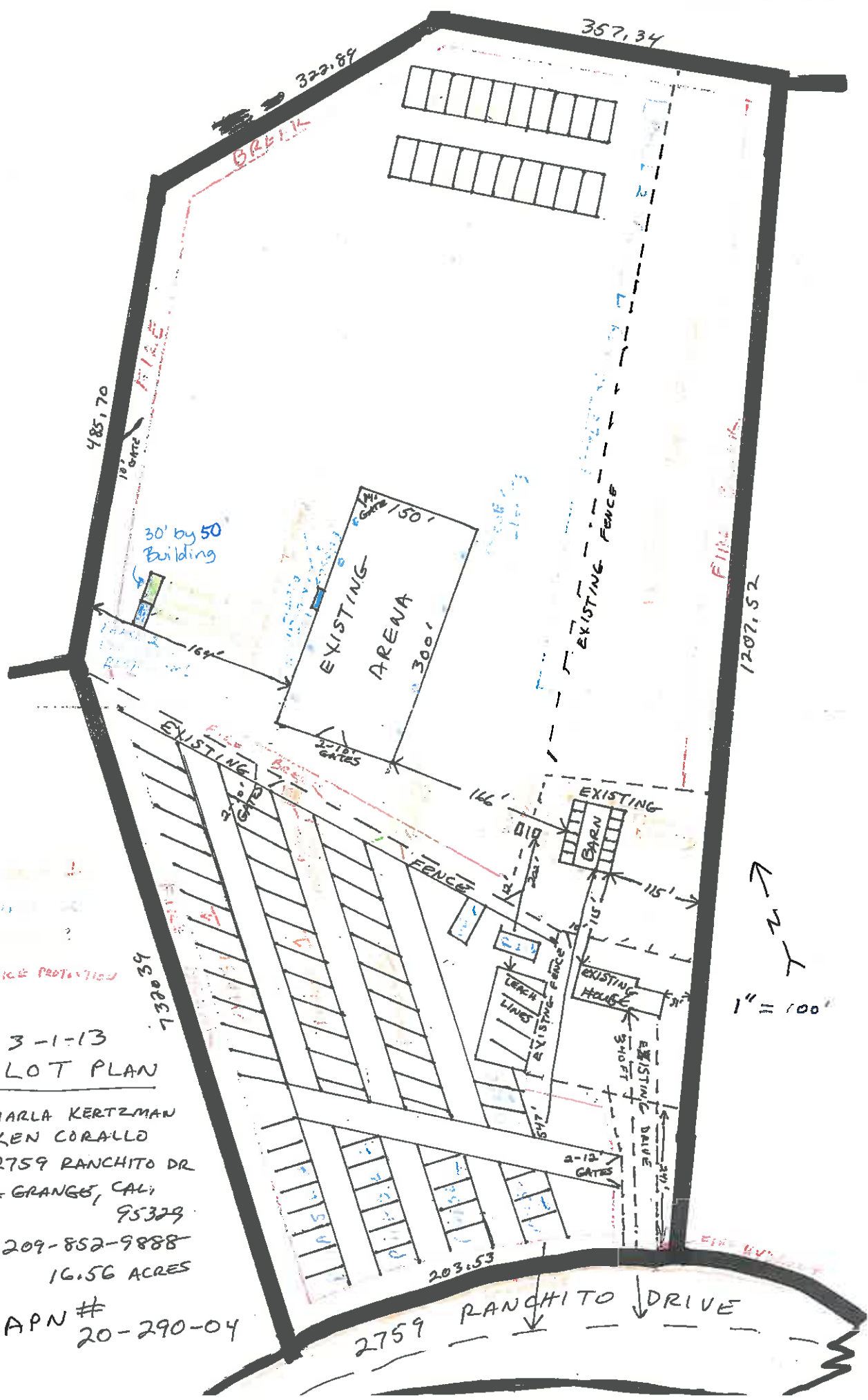
Map Credit: J.W.



Mariposa County Planning Department
PO BOX 2039 5100 Bullion Street
Mariposa, California 95338-2039
209.966.5151 FAX 209.742.5024
mariposaplanning@mariposacounty.org
<http://www.mariposacounty.org/planning>



Location in Mariposa County



FILE PROTECTION

3-1-13
 PLOT PLAN
 MARLA KERTZMAN
 KEN CORALLO
 2759 RANCHITO DR
 LA GRANGE, CALI
 95329
 209-852-9888
 16.56 ACRES
 APN #
 20-290-04

2759 RANCHITO DRIVE