



MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

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April 27, 2012

NOTICE OF PUBLIC HEARING

On Friday, May 18, 2012 the Mariposa County Planning Commission will consider Time Extension Application No. 2012-048; requesting a two year time extension for activation (by issuance of building or grading permit for project) of Planned Development No. 99-1 and Conditional Use Permit No. 267, the **SilverTip Resort Project**. In May, 2007, the Planning Commission approved a 5 year time extension for this project; the current expiration date is June 14, 2012. The application was submitted by SilverTip Resort Village LLC on March 28, 2012 and assigned to the current property owner, CRE LJ CA LLC, c/o OneWest Bank FSB in correspondence dated April 23, 2012. The project site is located northerly of the intersection of State Route 41 and Fish Camp Lane in Fish Camp; APNs 010-550-063 and 010-550-066.

In correspondence submitted with the application dated March 15, 2012, the applicant provides justification for the requested time extension. A summary of the justification includes the following: 1) Since the Planning Commission's approval of a five year time extension, PacificUS has continued to invest in and steadily advance this project as is evidenced by the list of County, Regional, State and Federal agency approvals. 2) The SilverTip project is a large project with complex permitting requirements. Some approvals went through multi-year approval processes. 3) Excessive processing issues with the Caltrans encroachment permit have delayed the project. The encroachment permit is the last major permit necessary to develop the final grading plan. 4) The 2010 project modifications delayed the project by over a year. The modifications were necessary to develop a project that is financially viable in today's economy. 5) The project was delayed by the worst economic downturn in 70 years. The credit crisis severely limited construction financing which is necessary to build the project. 6) Despite delays and challenging external economic forces, PacificUS has advanced the project on all fronts and is close to vesting the project.

Hearing Date: Friday, May 18, 2012
Hearing Time: 9:00 a.m.
Hearing Location: Mariposa County Government Center (upper level)
5100 Bullion Street, Mariposa, California

Action: This SilverTip Resort development project was subject to environmental review (an Environmental Impact Report) at the time of the original planned development and conditional use permit approval in 2003; the time extension and revised schedule for these project approvals has no possible effect on the environment. The Planning Commission will consider adoption of a resolution approving the time extension and

revised Development Time Schedule with a finding the action is exempt from CEQA, the California Environmental Quality Act. No changes can be made to conditions of approval at this hearing.

Written comments may be made and submitted at any time during the public review period up to, and including, the public portion of the public hearing time. Letters or written comments submitted after the public input time of the public hearing will become part of the file documents, but will not become part of the record unless the public input time is reopened. You may submit written comments to P.O. Box 2039, Mariposa CA 95338.

The action of the Planning Commission is the final action on the project, unless the Commission's action is appealed to the Board of Supervisors. Appeals information is available from Mariposa Planning. Please be advised that any concerns or issues relating to the Time Extension must be raised during the public review process described in this notice, if those issues are to be used for the basis of a future court challenge. If you challenge the action of the County to grant or deny Time Extension No. 2012-048 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.

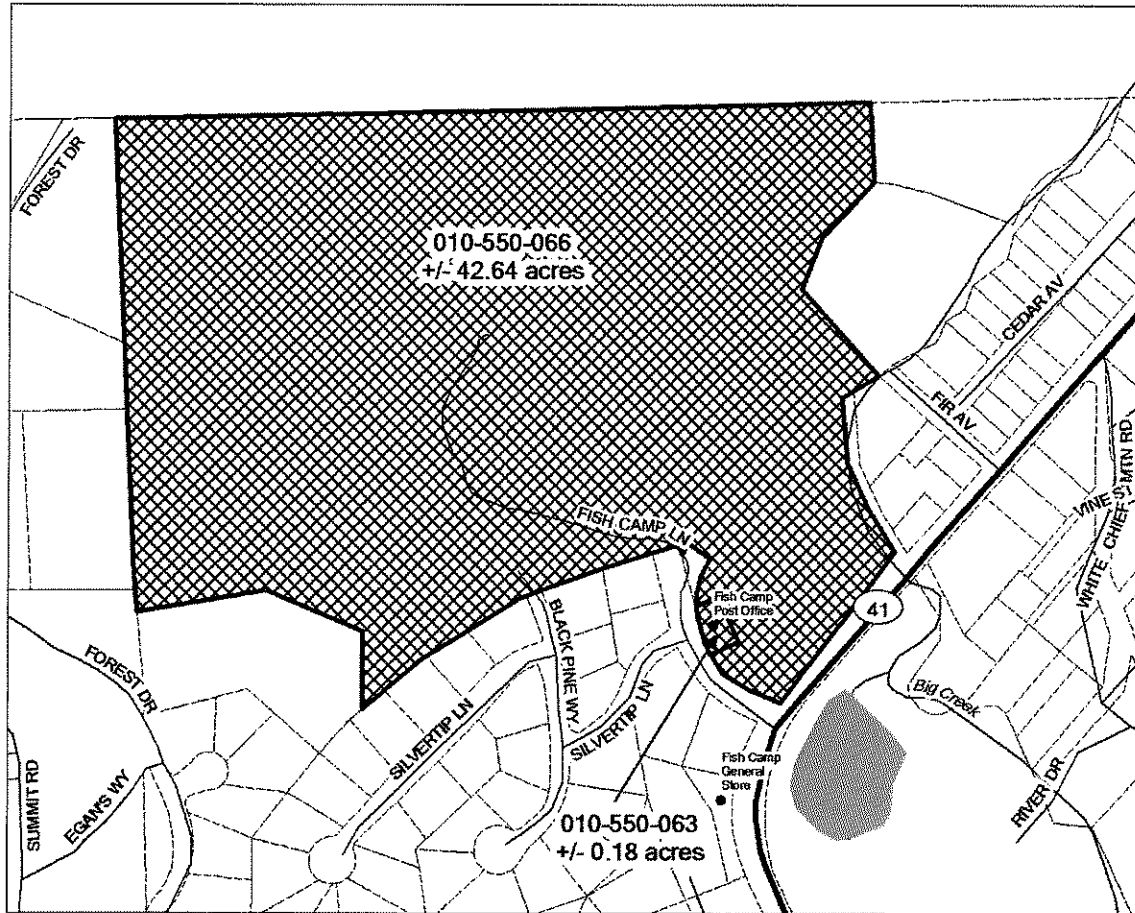
Please contact Sarah Williams, Mariposa Planning, (209) 742-1215, to discuss your concerns, or for more information on the time extension or the Planning Commission's meeting. E-mail may be sent to swilliams@mariposacounty.org

This notice is being provided pursuant to Section 17.132.020 of the Mariposa County Code.

Posting Locations: Mariposa County Clerk's Office
 Mariposa County Courthouse
 Mariposa County Planning Department
 Fish Camp Post Office
 www.mariposacounty.org/planning

Posting Date: (mailed for posting on April 27, 2012) • Leave Posted Until: 5:00 p.m. May 18, 2012

Mariposa County Planning Department Project Vicinity Map



0 250 500 Feet

1:4,000

PROJECT TYPE: Time Extension Application No. 2012-048
for CUP No. 267 and PD No. 99-01

APPLICANT: PacificUS Real Estate








APN'S: 010-550-066/063

SITE ADDRESS: 7733 & 7739 Fish Camp Lane

Map updated on: March 29, 2011

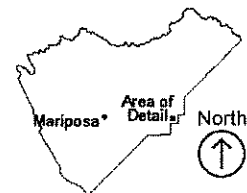
Data Source: Parcel map from Mariposa County Assessor's Map March 2011 Update

Map created by: EE Meriam, GIS Technician

-  Project Location
-  Assessor Parcel Map
-  Landmarks
-  Roads
-  State Highway
-  Creeks
-  Pond



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