



COUNTY OF MARIPOSA
PLANNING DEPARTMENT
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March 21, 2008

Notice of Public Hearing

The Mariposa County Board of Supervisors will hold a public hearing on the following project on **Saturday, April 19, 2008.**

Project name and number: Yosemite West Special Plan; General Plan Amendment 2008-002; Zoning Amendment 2005-166

Proponent: Mariposa County

Hearing Time: 10:00 a.m.

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

Proposed Action: The Board will receive public input and provide direction to Planning staff regarding the adoption of the Yosemite West Special Plan pursuant to Section 5.3.01.E of the Mariposa County General Plan.

Yosemite West is a Special Planning Area as described in Section 5.3.01.E(1) of the Mariposa County General Plan. The Yosemite West Special Plan contains guiding principles, goals, policies and implementation measures, establishes a land use sub-classification, allowable uses and standards for the uses, standards for legally existing non-conforming uses and vacation rental support businesses, and standards for site development, circulation and parking, and lighting. The Special Plan is intended to identify and implement policies and goals to meet the localized needs of Yosemite West. The Plan governs the area encompassed by Yosemite West Unit 1, the existing single-family residential lot subdivision, and Yosemite West Unit 2, the existing condominium area. The Special Plan contemplates no new development or new subdivision maps. Yosemite West is located at the western boundary of Mariposa County, adjacent to Yosemite National Park, and is accessed from Wawona Road within Yosemite National Park. It is located in portions of sections 23, 24, 25 and 26, T.3S., R.20E., MDB&M.

The zoning amendment is required to incorporate standards and regulations contained in the Plan into Title 17, Mariposa County Zoning Code. A general plan amendment is required to incorporate the Special Plan into *Volume II – Area Plans and Interim Land Use Plans*, Mariposa County General Plan. The Mariposa County Planning Commission held public hearings on the project on October 29, 2005 and March 4, 2006 and has recommended adoption of the Special Plan as amended by the Commission. Mariposa Planning staff has proposed further changes to the Special Plan to make it consistent with the Mariposa County General Plan, which was adopted subsequent to the Commission's action on the Special Plan. Staff has also proposed revisions to the Initial Study/proposed Negative Declaration prepared for the Special Plan to make the document consistent with the General Plan's environmental impact report. The Initial Study found no significant environmental impacts associated with implementing the Yosemite West Special Plan and the

proposed revisions do not change this conclusion. The county intends to adopt a Negative Declaration for the project.

The latest versions of the Yosemite West Special Plan and the Initial Study/proposed Negative Declaration, as well as additional project information, can be obtained at the Mariposa Planning website at <http://www.mariposacounty.org/planning>, or by contacting Mariposa Planning by email, phone, or addresses above.

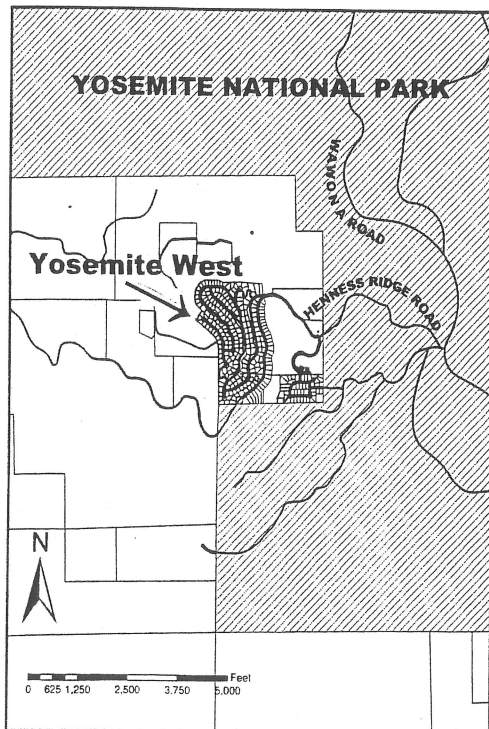
Written comments on the project may be submitted at the email, mailing and physical addresses above up to, and including, the public portion of the public hearing time. (Please note that all of the written correspondence received during Planning Commission review of the project as well as minutes of Planning Commission hearings have been made available to the Board of Supervisors.) The written staff report will be available one week prior to the hearing via planning's website and the other methods described above.

Thank you for your interest in the planning of Mariposa County. Please contact me with any questions.

Sincerely,

Skip Strathearn
Skip Strathearn
Senior Planner

Yosemite West Location Map



Special Plan Area

