

Mariposa County
Planning Department



5100 Bullion Street
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Mariposa, CA 95338
209-966-5151 FAX 209-742-5024
www.mariposacounty.org

SARAH WILLIAMS
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July 13, 2022

Notice of Public Hearing

Project name and number: Conditional Use Permit (CUP) Application No. 2022-067
Applicant's name: Marteen Besteder
Property address: 5835 Allred Road, Mariposa, CA.
Assessor's Parcel Number: 014-070-0070

PROJECT DESCRIPTION SUMMARY: Project proposes a one-bedroom, 4-person occupancy vacation rental with no onsite manager on a parcel zoned Agricultural Exclusive (AEZ). Vacation rentals with no on-site managers are conditional uses in the AEZ, therefore a Conditional Use Permit (CUP) application is required. When not in use as a vacation rental, the applicant/owner proposes the dwelling be owner occupied or vacant. The property is currently developed with one single family dwelling, well & pumphouse, septic system and fenced garden. No additional development is proposed at this time. The Planning Commission will consider adoption of a resolution finding the project exempt from environmental review (Notice of Exemption) and approving Conditional Use Permit Application No. 2022-067 with findings & conditions.

This matter requires a public hearing and on **Friday, August 5, 2022**, the Mariposa County Planning Commission will consider **Conditional Use Permit Application No. 2022-067, Marteen Besteder, Applicant.**

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, August 5, 2022** 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 finding the project exempt from environmental review (Notice of Exemption) and approving Conditional Use Permit Application No. 2022-067 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 **July**

29, 2022 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 Kaitlyn Casner, Assistant Planner, at (209) 966-5151 or by email at kcasner@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,



Kaitlyn Casner
Assistant Planner

Mailed: 7/13/2022- Posted: 7/13/2022

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

Please leave posted until 5pm August 5, 2022

Attachments:

Project Vicinity Map
Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map

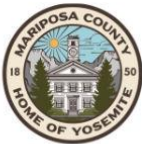


0 400 800 Feet
1:3,675

PROJECT TYPE: Conditional Use Permit 2022-067
APPLICANT/OWNER: Marteen Besteder
SITE ADDRESS: 5835 Allred Road, Mariposa
APN: 014-070-0070

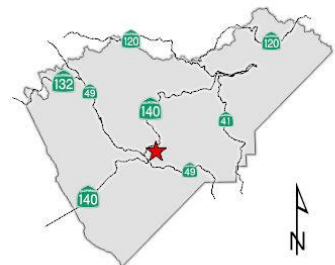
Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet
Date: Friday, April 08, 2022
Data Source: Mariposa County Planning Department GIS;
Assessor's Parcel Map Update: 08/2021

Map Credit: jwhite



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Assessor's Parcel Map
Site



Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data. Location in Mariposa County

