



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

Kaitlyn Casner, Assistant Planner

kcasner@mariposacounty.org

April 2, 2021

Notice of Public Hearing

Project name and number: Variance Application No. 2021-008
Applicant's name: Eric Desplinter
Property address: 1233 Cedar Lane, Fish Camp
Assessor's Parcel Number: APN 010-373-0040

The Mariposa County Planning Department has received Variance Application No. 2021-008. The proposed variance is a request for reduction of the rear yard setback from 20 feet to 13.6 feet and side yard setback from 10 feet to 5 feet to allow for residential improvements including a septic leach field within 5 feet from the front and side property lines. The site is governed by the Fish Camp Town Planning Area Specific Plan (VI.B.6.a.). The project will be considered by the Fish Camp Town Planning Advisory Council at their meeting on April 17, 2021 for recommendation to the Planning Commission.

This matter requires a public hearing and on **April 23, 2021**, the Mariposa County Planning Commission will consider **Variance Application No. 2021-008**.

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, April 23, 2021** 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 is exempt from environmental review (Notice of Exemption) and approving Variance No. 2021-008 with findings & conditions.

You are receiving this notice as required by State law and County code because (1) you own property within 300 feet of the project parcel; (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.

ENVIRONMENTAL REVIEW: Variances are categorically exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, Article 19, § 15305(a) of CEQA Guidelines.

Written comments on the project may be submitted now, and at any time during the public review period up to, and including, the public meeting time. Comments received prior to April 16, 2021, will be included in the staff report packet and comments received up to April 23, 2021 will be provided to the Planning

**Planning Commission Hearing April 23, 2021, Variance Application No. 2021-008
Eric Desplinter, applicant**

Commission at the meeting. Written comments may be submitted to Kaitlyn Casner, Assistant Planner, Mariposa County Planning Department, to mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email kcasner@mariposacounty.org. **The draft staff report for the project will be available at least one week prior to the meeting at www.mariposacounty.org/planning.** And at the Planning Counter of the Mariposa County Planning Department. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338.

The action of the Planning Commission is the final action on the project unless the Commission's determination is appealed to the Board of Supervisors. 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 this 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: 4/2/2021- Posted: 4/2/2021

Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
Post Master, Fish Camp Post Office, Fish Camp, CA 93623 Phone: 559-683-4815
www.mariposacounty.org/planning

Please leave posted until 5pm April 23, 2021

Attachments:

Project Vicinity Map
Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



0 25 50 Feet

1:921

PROJECT TYPE: Major Variance 2021-008

APPLICANT: Eric DeSplinter

APN: 010-373-0040-

SITE ADDRESS: 1233 Cedar Ave, Fish Camp CA 93623

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Thursday, January 14, 2021

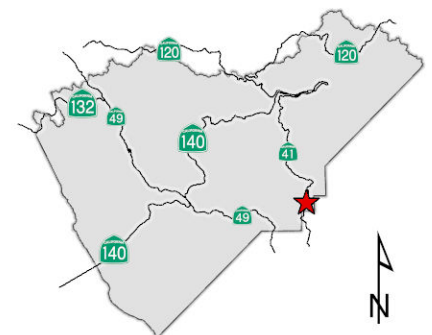
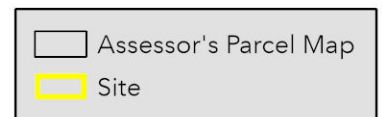
Data Source: Mariposa County Planning Department GIS;

Assessor's Parcel Map Update: 7/2020

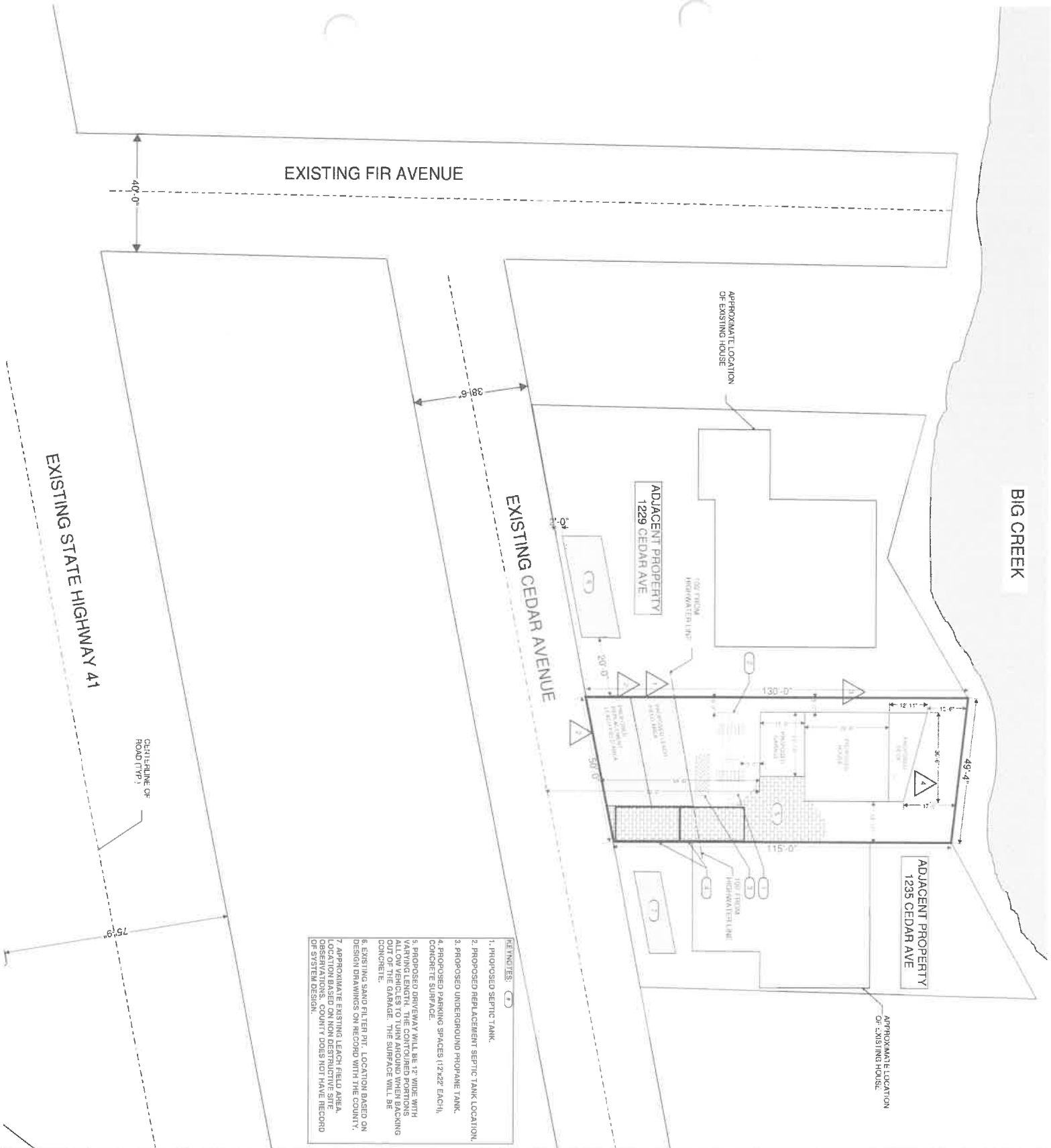
Map Credit: J.W.



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>



BIG CREEK



- REVISIONS:**
1. PROPOSED SEPTIC TANK.
 2. PROPOSED REPLACEMENT SEPTIC TANK LOCATION.
 3. PROPOSED UNDERGROUND PROPANE TANK.
 4. PROPOSED PARKING SPACES (12x22' EACH), CONCRETE SURFACE.
 5. PROPOSED DRIVEWAY WILL BE 12' WIDE WITH VARYING LENGTH. THE CONTOURED PORTIONS ALLOW VEHICLES TO TURN AROUND WHEN BACKING OUT OF THE GARAGE. THE SURFACE WILL BE CONCRETE.
 6. EXISTING SAND FILTER PIT. LOCATION BASED ON DESIGN DRAWINGS ON RECORD WITH THE COUNTY.
 7. APPROXIMATE EXISTING LEACH FIELD AREA. LOCATION BASED ON NON DESTRUCTIVE SITE OBSERVATIONS. COUNTY DOES NOT HAVE RECORD OF SYSTEM DESIGN.

I CERTIFY THAT THIS SITE PLAN CONTAINS ALL REQUIRED INFORMATION AND IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT THE PROCESSING OF MY VARIANCE APPLICATION WILL BE DELAYED IF ANY REQUIRED INFORMATION IS INCORRECT OR OMITTED.

Eric Desplinter

APPLICANT'S SIGNATURE

APPLICANT INFORMATION:
 ERIC DESPLINTER
 3310 E 4TH ST., APT 1005
 ONTARIO, CA 91764

PROPERTY INFORMATION:
 1233 CEDAR AVENUE
 FISH CAMP, CA 93623
 APN: 010373004-0
 PARCEL AREA: 6,125 SF

- GENERAL NOTES:**
1. THERE ARE NO EXISTING OR PROPOSED WELLS ON THE PROPERTY OR ADJACENT PROPERTIES.
 2. THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY.
 3. PROPERTY IS PART OF YOSEMITE RESORT PROPERTIES (BLOCK D) PUBLIC WATER SYSTEM.
 4. PROPOSED LEACH FIELD AREA, REPAIRMENT LEACH FIELD AREA, SEPTIC TANK, AND STRUCTURE HAVE BEEN MARKED WITH FLAGS AT THE SITE. A LICENSED LAND SURVEYOR WILL MARK THE SITE FOR VARIANCE.
 5. OUTLINES OF EXISTING HOUSES ON ADJACENT PROPERTIES INCLUDE DECK AND GARAGE.
- VARIANCE REQUESTS:**
1. REQUEST VARIANCE TO ALLOW PROPOSED LEACH FIELD AREA TO BE CLOSER THAN 5' FROM SIDE PROPERTY LINE.
 2. REQUEST VARIANCE TO ALLOW PROPOSED GARAGE, HOUSE, AND DECK TO BE CLOSER THAN 10' FROM SIDE PROPERTY LINE.
 3. REQUEST VARIANCE TO ALLOW PROPOSED DECK TO BE CLOSER THAN 20' FROM REAR PROPERTY LINE.

SCALE:
 1" = 20'-0"

7/18/18