

Mariposa County

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August 4, 2021

Notice of Board of Supervisors Public Hearing

Project name and number: General Plan/Area Plan/Zoning Amendment (GP/SP/ZA) No. 2020-054; Parcel Merger No. 2020-055; and Design Review No. 2020-056
Applicant's name: M.A.C.T. Health Board, Inc.
Property address: 5024 and 5192 Hospital Road, Mariposa, CA
Assessor's Parcel Numbers: 013-020-003, 034, and 036

PROJECT DESCRIPTION SUMMARY: GP/AP/ZA 2020-054: The project proposes to rezone and change the land use designation of a 0.52-acre area (existing APNs 013-020-034 and 036, a single legal parcel separated only for tax assessment purposes) from Multi-Family Residential to Professional Office to allow for the construction of a 4,885 square foot dental office building in the community of Mariposa. The site address for the location of the dental office building is 5204 Hospital Road. The structure would be located adjacent to an existing 4,775 square foot medical office building (Indian health clinic).

Parcel Merger No. 2020-055: The project proposes the merging of APNs 013-020-003 (1.03 acres), 013-020-034 and 013-020-036 (0.52 acres) into a single parcel. With the merger of the parcels, the proposed dental office building and the Indian health clinic would be located on a single parcel totaling 1.55± acres. The Indian health clinic is currently located at 5192 Hospital Road (APN 013-020-003).

Design Review No. 2020-056: The dental office building is subject to all applicable Design Review provisions contained in the zoning standards for the Mariposa Town Planning Area. An existing 2,917 sq. ft. residence will be removed to construct the dental office building.

Project information is available for review at the Mariposa County Planning Department located at 5100 Bullion Street (lower floor), Mariposa, California.

This matter requires a public hearing and on **Tuesday, August 24, 2021**, the **Mariposa County Board of Supervisors** will consider **General Plan/Specific Plan/Zoning Amendment (GP/SP/ZA) No. 2020-054; Parcel Merger No. 2020-055; and Design Review No. 2020-056**

Hearing Time: **2:00 p.m. or as soon thereafter as possible.** The order in which projects will be heard on **Tuesday, August 24, 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: At the hearing the Board of Supervisors will consider the Planning Commission recommendation to approve the project and the adoption of a resolution approving General Plan/Area Plan/Zoning Amendment Application No. 2020-054, Parcel Merger Application No. 2020-055, and Design Review

August 4, 2021

Application No. 2020-056 with findings and conditions, including a finding that the project is exempt from environmental review; and waiving the first reading and introducing an ordinance amending the Mariposa County Zoning Map pursuant to General Plan/Area Plan/Zoning Amendment No. 2020-054.

You are receiving this notice as required by State law and County code because (1) you own property within 300 feet of the subject property; (2) you have previously asked us to inform you about projects associated with this property, or (3) you are an affected/reviewing state or local agency.

The Board of Supervisors will take final action on the project. 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 a future court challenge. If you challenge the final action of the Board of Supervisors on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, the Board of Supervisors public hearing, or in written correspondence delivered to the Planning Commission or Board of Supervisors at, or prior to, the public hearings.

PUBLIC COMMENT: 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, August 13, 2021, will be included in the staff report packet and comments received up to August 24, 2021 will be provided to the Board of Supervisors at the meeting. Written comments may be submitted to Steve Engfer, Senior Planner, Mariposa County Planning Department, PO Box 2039, Mariposa, CA 95338; hand delivered to 5100 Bullion Street, Mariposa, CA 95338; or by email at sengfer@mariposacounty.org. The staff report to the Board of Supervisors for the project will be available five days prior to the meeting (click on the Board of Supervisors tab under Government, then click on "Upcoming Meetings" and click on "agenda packet" for the hearing date.). You may also obtain a copy of the amendments and/or staff report by contacting Steve Engfer, Mariposa Planning as described below.

For further information, contact Steve Engfer, Senior Planner, at (209)966-5151 or by email at sengfer@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,



Steve Engfer
Associate Planner

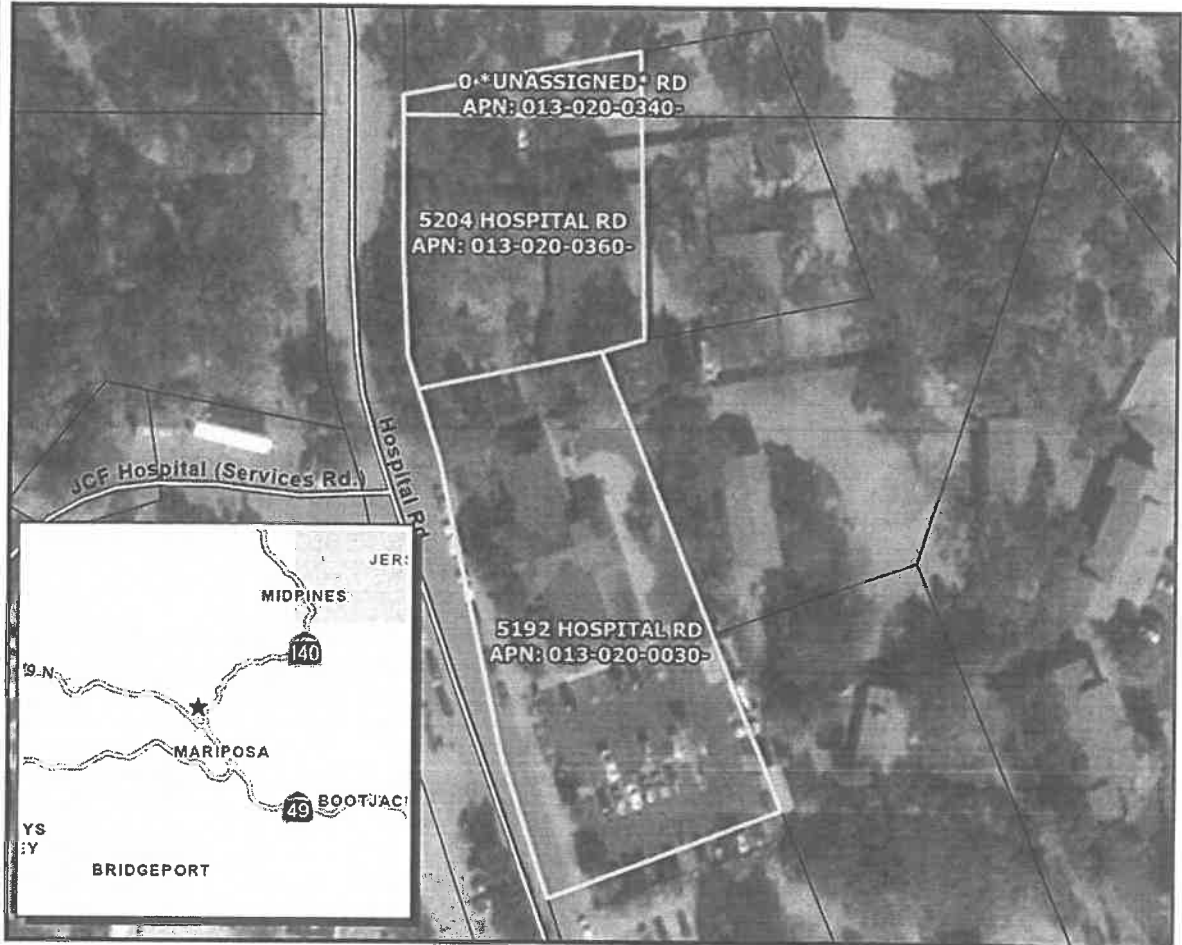
Mailed: - Posted: August 4, 2021

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

Please leave posted until 5pm, August 24, 2021

Attachments: Project Vicinity Map Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



PROJECT TYPE: Specific Plan Zoning Amendment 2020-054; Parcel Mercer 2020-055
and Major Design Review 2020-056

APPLICANT: MACT Health Board, Inc

APN: 013-020-0030; 013-020-0340; 013-020-0360

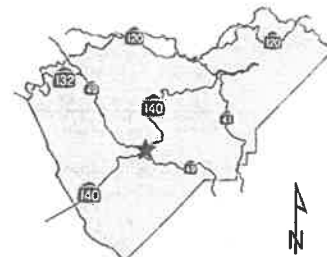
SITE ADDRESS: 5192 Hospital Road; unassigned; 5204 Hospital Road, Mariposa

Coordinate System: NAD 1983 State Plane California FIPS 4023 Feet
Date: Tuesday, April 27, 2021
Data Source: Mariposa County Planning Department GIS
Assessor's Parcel Map update: 3/2021

Map Credit: J2W



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