



Mariposa County

MINUTES of the Planning Commission

ACTION SUMMARY MINUTES

MEETING DATE: July 23, 2021
TIME: 9:00 AM
LOCATION: Board Chambers
Mariposa County Government Center
5100 Bullion Street, Second Floor, Mariposa, CA 95338

1. CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Chair Walls.

Attendee Name	Title	Status	Arrived
Ed Walls	District I Planning Commissioner	Present	9:00 AM
Jack Wilmeth	District II Planning Commissioner	Present	9:00 AM
Mick Herman	District III Planning Commissioner	Present	9:00 AM
Deni Smith	District IV Planning Commissioner	Present	9:00 AM
John McCamman	District V Planning Commissioner	Present	9:00 AM

2. PLEDGE OF ALLEGIANCE

The Pledge was led by Commissioner McCamman.

3. MINUTES APPROVAL

A. Planning Commission – Regular Meeting – July 9, 2021 9:00 AM

By motion of Commissioner Herman, seconded by Commissioner Smith, the minutes of July 9, 2021 were approved as presented.

Motion was carried by the following vote:

RESULT: ADOPTED: (4-0)

AYES: Walls, Wilmeth, Herman, Smith

ABSTAINED: McCamman

4. PUBLIC ADDRESS

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda. None.

5. PUBLIC HEARINGS

A. Public Hearing: Resolution Recommending the Board of Supervisors Approve GPZA No. 2020-054; Parcel Merger No. 2020-055; and Design Review No. 2020-056 with Findings and Conditions, Including the Finding that the Project is Exempt from Environmental Review, with the Land Use Change and Design

Review Approval Effective on the Effective Date of the Zone Change. MACT Health Board Inc., Applicant. 5204 and 5192 Hospital Road, Mariposa, Assessor Parcel Numbers 013-020-003, 013-020-034, and 13-020-036.

2021-PCRES-13 Planner: Steve Engfer

Senior Planner, Steve Engfer, presented the project along with a Power Point presentation.

Public Comment was received from John Dunlap, facility manager for MACT.

By Motion of Commissioner Herman, seconded by Commissioner McCamman, the Planning Commission adopted a resolution recommending that the Board of Supervisors:

1. Adopt a resolution recommending the Board of Supervisors approve GPZA No. 2020-054; Parcel Merger No. 2020-055; and Design Review No. 2020-056 with findings and conditions, including the finding that the project is exempt from environmental review, with the land use change and Design Review approval effective on the effective date of the zone change; and 2. Adopt an ordinance amending the Zoning from Multi-Family Residential to Professional Office on APNs 013-020-034 and 013-030-036 pursuant to GPZA No. 2020-054; and 3. Recommend that the Board of Supervisors accept the improved segment of Hospital Road, fronting the project site into the county maintained road system.

Motion was carried by the following vote:

RESULT: ADOPTED: (5-0)

AYES: Walls, Wilmeth, Herman, Smith, McCamman

6. PLANNING COMMISSIONER INFORMATION

Information was received from Commissioner Herman, Director Sarah Williams and Commissioner McCamman.

7. INFORMATION ITEMS

Information was received from Director Sarah Williams:

8. ADJOURN

There being no further business, the meeting was adjourned at 9:42 am

Ed Walls, Chair
Mariposa County Planning Commission

Carol Suggs, Secretary
Mariposa County Planning Commission

Note: Full audio recordings of the minutes are available from the Planning Department by request or on-line:

<http://mariposacountyca.iqm2.com/citizens/calendar.aspx?view=list>



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Jack Wilmeth	District II Planning Commissioner	Present	9:00 AM
Mick Herman	District III Planning Commissioner	Present	9:00 AM
Deni Smith	District IV Planning Commissioner	Present	9:00 AM
John McCamman	District V Planning Commissioner	Excused	

2. PLEDGE OF ALLEGIANCE

The Pledge was led by Commissioner Smith.

3. MINUTES APPROVAL

A. Planning Commission – Regular Meeting – June 25, 2021 9:00 AM

By Motion of Commissioner Smith, seconded by Commissioner Wilmeth, the minutes of June 25, 2021 were approved as presented.

Motion was carried by the following vote:

RESULT: ADOPTED: [4-0]
AYES: Walls, Wilmeth, Herman, Smith

4. PUBLIC ADDRESS

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda. None.

5. PUBLIC HEARINGS

A. PUBLIC HEARING: Resolution Approving Time Extension Application No. 2021-057 for Conditional Use Permit No. 2017-117, and Finding that No Further

Environmental Review is Required; Mariposa Biomass Project - Jay Johnson, Applicant. Location: 5673 Copper Leaf Dr. Mariposa. APN 012-050-066 and APN 012-050-067. 2021-PCRES-11

Planner: Sarah Williams

Senior Planner, Steve Engfer, presented the project along with a power point presentation, stating that the CUP for the Biomass project was previously approved and not a part of the consideration today and we are only reviewing the Time Extension request. Engfer stated that January 17, 2023, would be the new deadline if approved, noting that there was a date error in the notice. Engfer also noted that the applicant is here for any questions.

Public Comment was received from the following: Proponents of the project: Christiana Darlington, Steve Smallcombe, Jay Johnson and Melissa Barrett (RCD). Opposition: Tom Archibald and Ruth Sellers.

By Motion of Commissioner Herman, seconded by Commissioner Smith the Planning Commission adopted a resolution approving the Time Extension 2021-057 with findings, including a finding that the previously adopted Mitigated Negative Declaration for CUP No. 2017-117 satisfies the requirement for environmental review pursuant to the California Environmental Quality Act (CEQA) and no further environmental review is required.

Motion was carried by the following vote:

RESULT:	ADOPTED: [3-1]
AYES:	Walls, Herman, Smith
NAYES:	Wilmeth

B. PUBLIC HEARING: Resolution Approving or Denying Amended Conditions No. 2021-111 for Design Review No. 2019-035; Self-Help Enterprises, Applicant. Project Proposes to Amend Condition No. 13 Which Limits the Hours that Construction Can Occur. Pursuant to Condition No. 13, No Work Can Start Prior to 7 AM. the Applicant is Requesting that This Condition be Modified to Allow for Construction to Begin at 3 AM for No More Than 5 Days. This Will Allow for Concrete Pours for the Project Foundations to Occur During the Cooler Temperatures in the Day, to Maintain the Quality of the Concrete and Use the Product to Recommended Specifications. Design Review No. 2019-035 is Approved for a Multi-Family, 42 Unit, Affordable Housing Project. Project Site is Located at 5118 Fournier Road. APN 012-140-024 (ID # 11959)

Planner: Alvaro Arias

Deputy Director, Alvaro Arias, presented the project along with a Power Point Presentation. Noting that the only item they are considering today is the amendment of condition #13. Applicant is here with the General Contractor and Building Department Representatives.

Public Comment was received from the following:

Minutes Acceptance: Minutes of Jul 9, 2021 9:00 AM (Minutes Approval)

Proponents of the project: Kristin Ainley, Self-Help Enterprises, Will Amador and Kip Bedell from Quiring General, Perrin Johnal and Naranian Purewal from Harris & Sloan.

By Motion of Commissioner Wilmeth, Seconded by Commissioner Smith, the Planning Commission adopted a resolution approving the Amended Conditions Application No. 2021-111 (for condition #13 only) with a provision that it not extend past October 1, 2021, with findings, including a finding that the previously adopted Mitigated Negative Declaration for Design Review 2019-035 satisfies the requirement for environmental review pursuant to the California Environmental Quality Act (CEQA) and no further environmental review is required.

Motion was carried by the following vote:

RESULT: ADOPTED: [3-1]
AYES: Walls, Wilmeth, Smith
NAYES: Herman

6. PLANNING COMMISSIONER INFORMATION

None.

7. INFORMATION ITEMS

Information was received from Director, Sarah Williams.

8. ADJOURN

There being no further business the meeting was adjourned at 10:17 a.m.

Ed Walls, Chair
Mariposa County Planning Commission

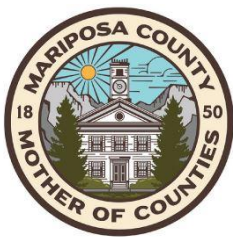
Carol Suggs, Secretary
Mariposa County Planning Commission

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Minutes Acceptance: Minutes of Jul 9, 2021 9:00 AM (Minutes Approval)



MARIPOSA COUNTY

Planning • 209-966-5151



MEETING: July 23, 2021

TO: The Mariposa County Planning Commission

FROM: Sarah Williams, Planning Director

RE: GPZA 2020-054, PM 2020-055, DR 2020-056 MACT Dental Clinic

Project Description Summary:

General Plan/Area Plan/Zoning Amendment No. 2020-054:

Change in the land use and zoning designation for two parcels, 013-020-034 and 013-030-036 from Multi-Family residential to Professional Office in order to construct a dental office building on the site.

Parcel Merger No. 2020-055

The project proposes to merge three (3) parcels, Parcel A of the merger is 0.52 acre (22,651 square feet and involves two "parcels" that have separate APNs for tax assessment purposes) and Parcel B is 1.03 acre (44,866 square feet). The merger is necessary for the Dental Clinic design to meet required development standards. The combination of the merged parcels will result in a single parcel that exceeds the minimum parcel size of 9,000 square feet for the Professional Office Zone. If approved, the existing MACT Health Clinic and the proposed new Dental Clinic would be located on one parcel as a result of the merger.

Design Review No. 2020-056

Proposal for a new Dental Clinic of 4,885 square feet (adjacent to the existing MACT Health Clinic), parking (17 new spaces), landscaping, signage, frontage improvements and access from Hospital Road.

REQUESTED ACTION

Staff recommends the Planning Commission adopt a resolution recommending that the Board of Supervisors:

1. Adopt a resolution recommending the Board of Supervisors approve GPZA No. 2020-054; Parcel Merger No. 2020-055; and Design Review No. 2020-056 with findings and conditions, including the finding that the project is exempt from environmental review, with the land use change and Design Review approval effective on the effective date of the zone change; and
 2. Adopt an ordinance amending the Zoning from Multi-Family Residential to Professional Office on APNs 013-020-034 and 013-030-036 pursuant to GPZA No. 2020-054.
- See staff report

MARIPOSA COUNTY RESOLUTION NUMBER 2021-13**ATTACHMENTS:****Staff Report (DOC)****Attachment A - Project Plans (PDF)****Attachment B - Draft BOS Resolution (DOCX)****Attachment C - Draft NOE (DOCX)****PC PPT Presentation (PDF)****RESULT: ADOPTED [UNANIMOUS]****MOVER:** Mick Herman, District III Planning Commissioner**SECONDER:** John McCamman, District V Planning Commissioner**AYES:** Walls, Wilmeth, Herman, Smith, McCamman



MARIPOSA PLANNING STAFF REPORT

From: Sarah Williams, Planning Director

Prepared By: Steve Engfer, Senior Planner

Planning Commission Meeting Date: July 23, 2021

PROJECT:	General Plan/Area Plan/Zoning Amendment (GPZA) No. 2020-054; Parcel Merger No. 2020-055; and Design Review (DR) No. 2020-056.
APPLICANT:	M.A.C.T. Health Board, Inc.
LOCATION:	The project is located at 5204 Hospital Road and 5192 Hospital Road in the community of Mariposa.
DISTRICT:	District 4: Supervisor, Wayne Forsythe; Planning Commissioner, John McCamman
NOTICING:	Gazette Ad: July 8, 2021 Mailed Notice: July 2, 2021 Posted Notice: July 12, 2021
COMMISSION ACTION:	Staff recommends the Planning Commission adopt a resolution recommending that the Board of Supervisors: 1) Adopt a resolution recommending the Board of Supervisors approve General Plan/Area Plan/Zoning Amendment (GPZA) No. 2020-054; Parcel Merger (PM) No. 2020-055; and Design Review (DR) No. 2020-056 with findings and conditions, including the finding that the project is exempt from environmental review, with the land use change and Design Review approval effective on the effective date of the zone change, and 2) Adopt an ordinance amending the Zoning from Multi-Family Residential to Professional Office on APNs 013-020-034 and 013-030-036 pursuant to GPZA No. 2020-054.

STAFF SUMMARY ANALYSIS:

The project site is located just to the north of John C. Fremont Hospital and adjacent to the MACT Health Clinic. The project involves three parcels: Assessor's Parcel Numbers (APNs) 013-020-0030, 0340, and 0360. (The latter two APNs are one legal parcel but are separated for tax assessment purposes.) The current zoning on APNs 0340/0360 is Multi-Family Residential within the Mariposa Town Planning Area Town Plan. The applicant proposes to change the zoning and land use designation on this 0.52-acre area to Professional Office to allow the dental office use and construction of a 4,885 sq. ft. dental office building. This parcel currently contains a 2,917 sq. ft. residence that will be removed to construct the dental office building. APN 013-020-0030 (5192 Hospital Rd.) is currently 1.03 acres in size and contains the existing 4,775 square foot Indian health clinic. The parcel merger will merge the parcels into one parcel of 1.55± acres in size. The proposed dental office building would then be located on the same parcel as the existing MACT Health Clinic after the parcel merger. Construction of the new 4,885 square foot dental office building is subject to all applicable design review standards contained in the zoning standards for the Mariposa Town Planning Area.

Figure 1- Vicinity Map

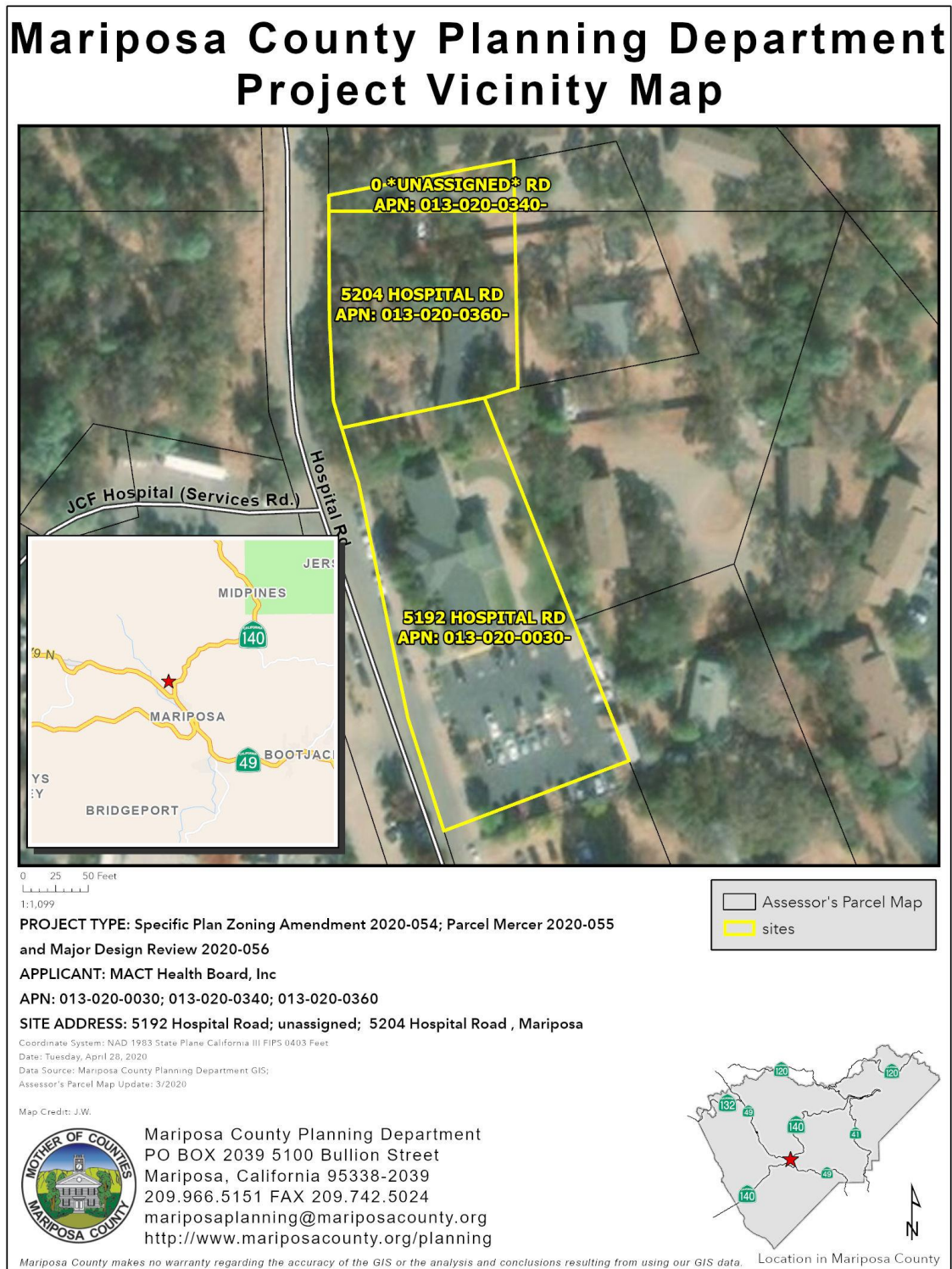
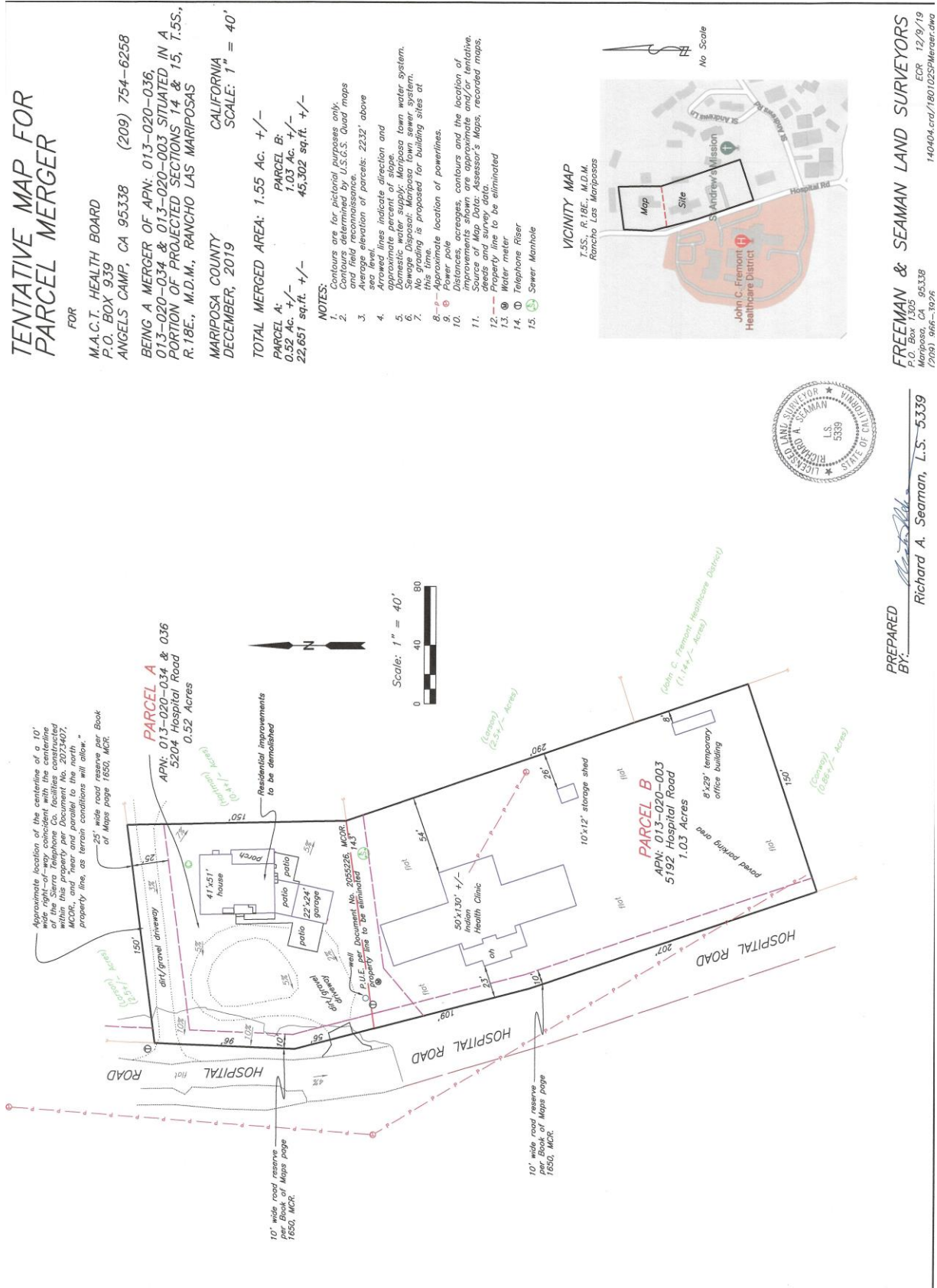


Figure 2 - Parcel Merger Map



PREPARED BY: *Richard A. Seaman*
 Richard A. Seaman, L.S. 5339

FREEMAN & SEAMAN LAND SURVEYORS
 P.O. Box 1005
 Mariposa, CA 95338
 (209) 966-1026
 ECR 12/9/19
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Figure 2- Zoning Vicinity Map

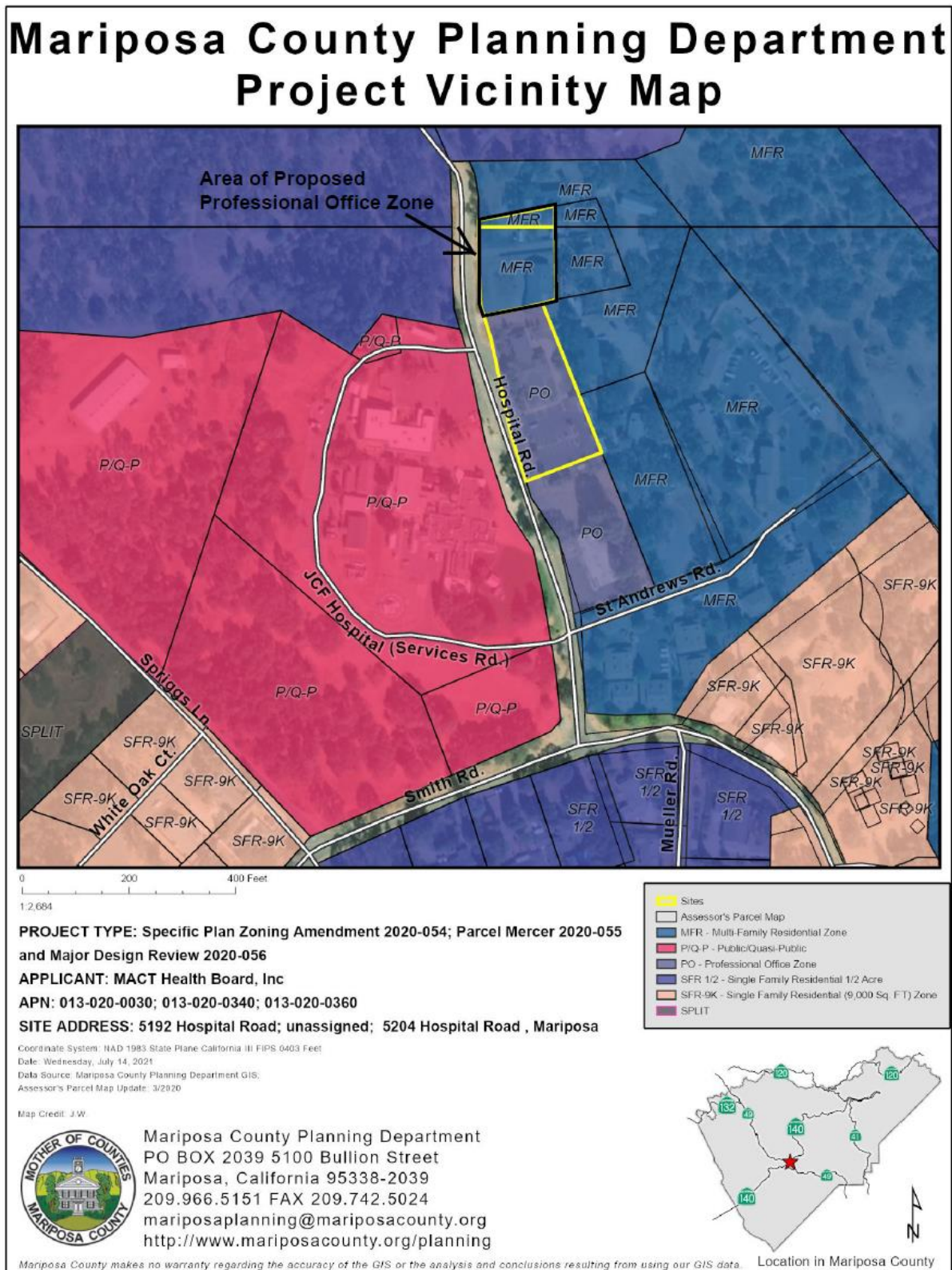
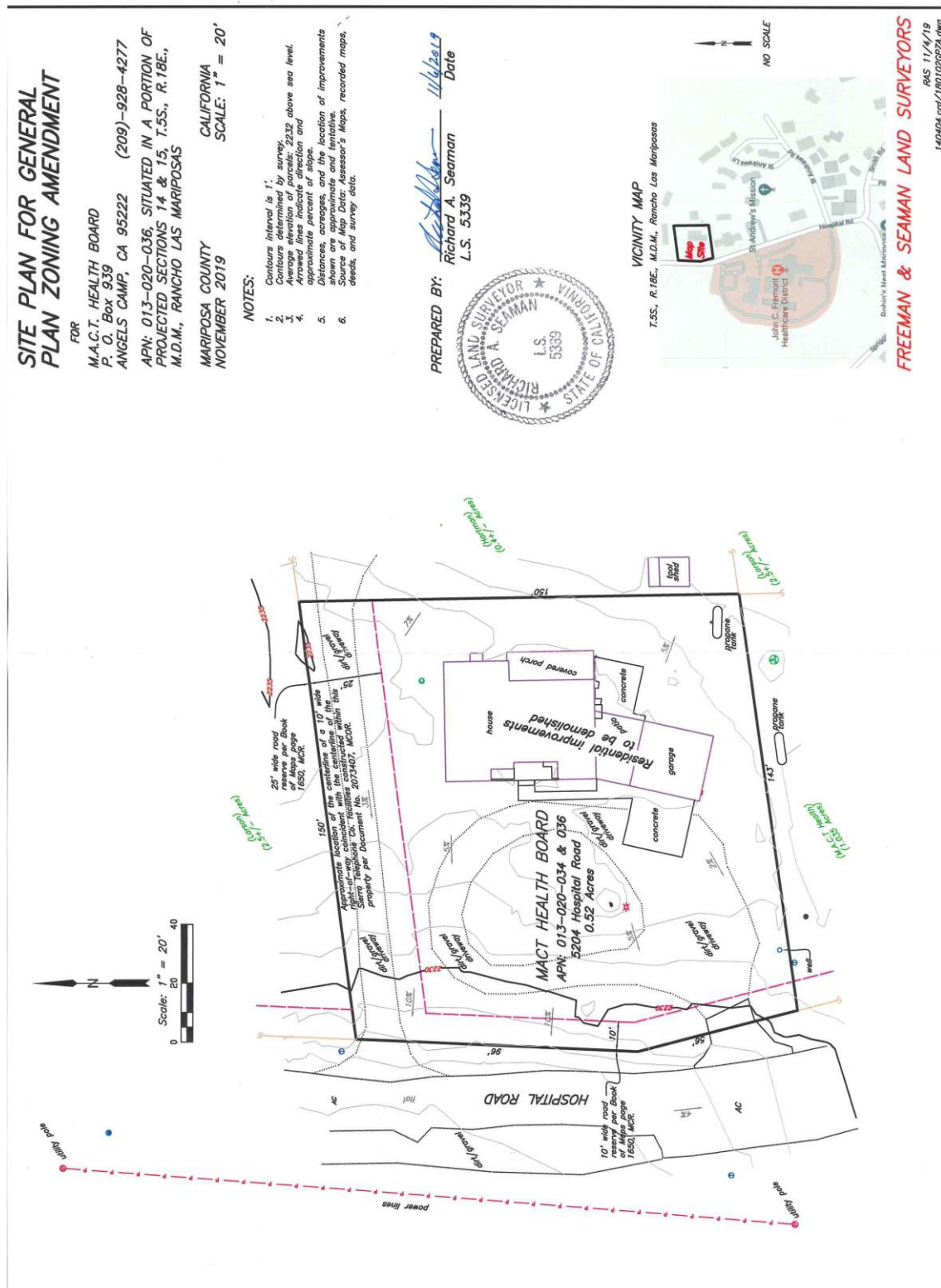


Figure 3- General Plan/Zoning Amendment Map



Description of Project

There are three components to the project: an amendment to the land use and zoning map for the Mariposa Town Planning Area Specific Plan, a parcel merger, and a design review for the entirety of the project. The Mariposa Town Planning Area (TPA) Town Plan is a component of Volume II of the Mariposa County General Plan; therefore, a general plan amendment is required to be processed for the project. As noted, the project involves three parcels; Assessor's Parcel Numbers are as follows:

013-020-034 (unassigned address)

013-020-036 (5204 Hospital Road)

013-020-003 (5192 Hospital Road)

General Plan/Area Plan/Zoning Amendment No. 2020-054 involves the following:

Change in the land use and zoning designation for two parcels, APNs 013-020-034 and 013-030-036 from Multi-Family residential to Professional Office in order to construct a dental office building on the site. It is currently zoned Multi-Family Residential. **(See Figures 2 and 3 for current/proposed zoning and land use.)**

Parcel Merger No. 2020-055

The project proposes to merge three (3) APNs (2 legal parcels) owned by the same party, pending approval of the proposed GPZA. Parcel A of the merger is 0.52 acre (22,651 square feet and involves two APNs (separate APNs are for tax assessment purposes only) and Parcel B is 1.03 acre (44,866 square feet). Both parcels exceed the minimum parcel size of 9,000 square feet for the Professional Office Zoning. The combination of the two (2) parcels will also result in a single parcel that exceeds the minimum parcel size of 9,000 square feet for the Professional Office Zone. Both Parcel A and Parcel B front Hospital Road and have access via Hospital Road. (Any changes to encroachments will require Public Works approval as part of the Design Review). The proposed parcel configuration and site layout (DR 2020-056) conform to setback requirements for the proposed Professional Office Zone. Both parcels were conforming with regards to the 4:1 lot length to width ratio and will remain conforming after the parcel merger.

Design Review No. 2020-056

The project is in the Design Review Overlay District and subject to the design review standards contained in the Mariposa Town Planning Area Town Plan. Chapter 17.66 of Title 17 describes the purpose of the design review overlay district as the following:

The Design Review Overlay zone is an overlay district which is intended to be combined with any other district in which it is determined desirable to protect the overall appearance of the district by regulating the design of new structures and changes in the appearance of existing structures. The purpose of this district is to ensure that proposed buildings, structures, signs, and landscaping and modifications to buildings, structures, signs, and landscaping within these areas are in harmony with the surrounding areas. The intent of the zone is to enhance tourism and to stabilize and increase property values. This district may be applied to areas containing public or private buildings and lands exhibiting unique architectural themes and/or scenic beauty.

The existing MACT Health Clinic medical building underwent design review when it was originally constructed. The proposed new 4,885 sq. ft. dental office building is subject to design review standards. The project will take access from Hospital Road. Water and sewer service to the entirety of the project will be provided by the Mariposa Public Utility District. Sufficient water for domestic and firefighting purposes will be required.

(Attachment A - Project Plans)

Comprehensive design review standards that will apply to this project are found in Section 17.336.060 – *Architectural theme and development guidelines for the design review overlay zone* of Title 17. They are included under the general headings of:

- **Site Development Standards** (minimization of grading; maximum building area for development; desirable and appropriate transition from street to building; preservation of unique natural features; potential clustering of buildings; active and passive solar; establishing Mariposa Creek as open space; and undergrounding of utilities)
- **Building Design Standards** (diversity of architectural styles commensurate to what is appropriate in Mariposa; incorporation of functional elements of the historic buildings of the region; appropriate scale; design and character of buildings should not conflict with adjoining development; avoidance of monotony in design involving multiple buildings; base colors; placement and screening of mechanical equipment)
- **Landscaping Standards, including for parking areas** (inclusion of existing and planned vegetation, fences, walls, pedestrian ways; screening of unsightly areas; use of landscaping for screening for mechanical and electrical equipment, service areas; landscaping shall not obstruct sightlines for safe vehicle and pedestrian circulation, and not interfere with public utilities; use of indigenous water conserving plants; incorporation of natural topographic and vegetative elements; landscaping for parking areas; perimeter landscaping; use of vegetation to direct pedestrians safely to their destinations; protecting vegetated areas using curbing, fencing or walls; size of vegetation at time of planting; and landscaping maintenance.)
- **Sign Standards** (integration into building design; constructed of natural materials; sign size; limitation on graphic elements; use of on-site directional signs; no extension above roofline of buildings; prohibition of off-site signs; and window signs.)

In order to approve a design review application for this project site it must be found that the project proposal conforms to the architectural theme and development guidelines established by the Board of Supervisors pursuant to Mariposa County Code and subsection 17.336.060 (Design Review Overlay).

In addition, the project is subject to all applicable standards contained in Chapter 17.336 – *Supplementary Development Standards*, of Title 17. This chapter includes standards for setbacks from property lines and streets, setbacks from drainage ways; building height standards; parking standards, and improvement standards.

The clinic will have a vestibule entryway which leads into a large circular waiting room. There will be eight (8) dental chairs, with two (2) hygienist chairs and six (6) operative chairs. There will also be three (3) office spaces with a reception room and other utility rooms, stations, and labs necessary for operation. An asphalt concrete parking lot consisting of seventeen (17) spaces will also be constructed to serve the clinic. Calculations for parking space consistency with the standards of the Mariposa Town Planning Area Town Plan are shown further in this report.

Design Review Submittal:

The project applicant has submitted plans that include exterior elevations for the proposed structure, landscaping and signage. The building materials consist of stucco walls in color matching the adjacent medical office building, standing seam metal roof panels green in color to compliment surrounding residential and medical office's green asphalt shingles and trims. The proposed theme is designed to accentuate architectural treatments and color scheme colors compatible with the vicinity and also carry a design in line with the MACT Health Board branding.

Proposed signage includes two matching monument signs, one for a replacement at the existing MACT Health Clinic and one for the new Dental Clinic. Both include rock base and color scheme designed to match existing MACT Health Clinic and proposed Dental Clinic color schemes.

Project Background Data

Existing Zoning: The 0.52 acres proposed for rezone is currently zoned Multi-Family Residential within the Mariposa Town Plan Area Design Review Overlay Zone.

General Plan: Mariposa Town Planning Area.

Current Land Use: Single family residence.

Adjacent Property:

	Size (in acres)	Zoning	Use
North/East/Southeast	2.63	Multi-Family Res.	Apartments/residence
South	1.03	Professional Office	Medical clinic
Southwest	7.15	Public Quasi Public	Hospital
West/Northwest	44.12	SFR ½ acre	Vacant

Site Topography And Vegetation: The site that will contain the dental office building has grades of 2% to 10%. The area of proposed improvement generally has slopes of 5%. The existing house on the site will be removed during project implementation. Vegetation is consistent with adjacent properties.

Project Analysis

Agency Comments

Requests for comments were originally solicited for this project in May of 2020. The project underwent a revision and a second request for comments was sent to agencies in September of 2020. The project applicant further revised the project to address drainage and site configuration issues raised by agencies in February of 2021 and May of 2021.

Requests for comments were sent to the following agencies: Mariposa County Public Works, Mariposa County Environmental Health Unit, Mariposa County Fire Department, Mariposa County Assessor, Mariposa County Building Department, Mariposa County Sheriff, California Department of Fish and Wildlife, Mariposa County Resource Conservation District, Mariposa County Unified School District, CAL FIRE, Pacific Gas & Electric, Sierra Telephone, and the Mariposa Public Utility District. Notices as mandated by state Government Code were sent to Native American contacts for Mariposa County as maintained by the Native American Heritage Commission. That process is described further in this staff report.

Responses were received from the following agencies: Mariposa County Public Works, Sierra Telephone, and the Mariposa Public Utility District.

Public Works:

Public Works comments related to requirements to complete the parcel merger; the necessity to dedicate a public easement which encumbers the proposed sidewalk improvements and provision for public utilities; the creation of a road reserve within the existing 25-foot wide access to APN 013-020-35/037, which will also involve the creation of an easement for public utilities; and the necessity for the project plan to delineate easements and exceptions called out in the Parcel Map Guarantee (before proceeding, the impacts on existing rights must identified).

Public Works also commented that the project fronts a portion of Hospital Road that is outside the county road maintenance system. That portion of road is also substandard for the type of use proposed. Hospital Road should be improved to a level to meet the demands of the project and existing uses. Since the project is a commercial project within the Mariposa TPA, street parking as frontage improvements must be considered.

Comments were addressed as the project applicant redesigned the project layout, including required frontage improvements. This was the result of site visits, survey work, and subsequent work between the County Engineer and the project applicant team.

The revised project plan set dated May 20, 2021 (Attachment A- Project Plans) address the comments as follows:

- Frontage improvement on Hospital Road. The proposed redesign includes extension of Hospital Road to meet County Road Improvement and Circulation Policy Requirements with a curb, gutter and sidewalk on the project frontage.
- Recommendation by Public Works for the frontage section to be included in County Maintained Road system.
- Draining improvements – on site drainage redesigned; road drainage being addressed through County Engineer Review of final project engineering prior to grading or building permit issuance.
- Access to offsite parcel is maintained.
- Parcel merger requirements to be met prior to building permit final.

Conditions of approval require final building design and plans be approved prior to the grading or building permit issuance to verify that all Public Works requirements are met.

Sierra Telephone:

Sierra Telephone commented that the company has no objections to the project as long as its rights, as granted on recorded easements, are not abridged.

MPUD:

MPUD provides public water, wastewater and fire protection services to the parcels. MPUD commented that it has an easement for public utility purposes on APN 013-020-003. Buildings or permanent improvements shall not be placed on the easement at any time. The parcels are within the MPUD Assessment District 94-1 (Saxon Creek). Payment of the unpaid portion of assessments for the three parcels identified in the parcel merger must be made prior to approval of the merger. MPUD also described its infrastructure located in the area and utility construction and connection requirements. The project proponent will be required to provide a fire flow analysis in compliance with California Fire Code requirements and mitigate any fire flow deficiencies, which may include structure modifications, public water main improvements and/or approved commercial fire sprinkler system. Fire hydrants will be required to be installed according to the MPUD's Fire Protection Ordinance. The District, in conjunction with the State Fire Marshal representative will make final determination of fire flow requirements. In its review of revised site plans submitted to the Planning office in early February, MPUD described the level of detail in drawings that will be required to be submitted to MPUD for review and approval in order for the facility to connect to the district's facilities. All MPUD requirements will be met through conditions of approval placed on the Design Review component of the project, including any need for future reapportionment. MPUD requirements will be met during the building permit stage of project implementation.

Practical Concerns

Planning evaluated the project for the following issues:

Current Zoning Feasibility: The existing zoning on the project site would not allow the professional office development proposed. The rezone of property from the Multi-Family Residential zone to the Professional Office zone is necessary to implement the project.

Project Aesthetics

Design Review: The project site is located within the Design Review Overlay Zone, which applies to all properties within the Mariposa Town Planning Area (TPA). This overlay zone regulates the design of new structures and ensures that new structures and overall site design are "...in harmony with the surrounding properties and areas." As such, as part of the project, Design Review No. 2020-008 is also being reviewed. In order to process the project, the applicant has submitted proposed conceptual elevations and site plans. Conditions of approval are recommended as part of the Design Review to ensure compliance with the Design Review requirements. Design review and approval of final plans will occur at the Planning Director level. Details of the design review are included in the Required Development Standards section below.

Required Development Standards:

1. **Setbacks:** Commercial uses front yard setbacks shall be a minimum of thirty (30) feet from the centerline of a local street or ten (10) feet from the nearest point on the edge of a right-of-way boundary of a state highway. There are no mandatory side and rear yard setbacks. Appropriate setbacks shall be determined based upon design review considerations, circulation, and loading/unloading needs.
2. **Building Height:** Section 17.336.020 limits the height of buildings and structures to two (2) stories or thirty-five (35) feet as measured from the natural grade, whichever constitutes the greatest height. The site plan shows that the dental office structure will comply with this standard.
3. **Parking Standards:** The applicant proposes to merge the new dental clinic parcel with the adjacent existing medical facility parcel, also owned by MACT Health Board Inc. This merger will allow the applicant to utilize the existing parking as well as the proposed parking lot to accommodate both the existing medical facilities and the proposed dental clinic. Section 17.336.030 of Title 17 establishes parking standards for new developments depending on the type of use. Medical offices require one (1) parking space for each two hundred (200) square feet of gross floor area, except for floor area used exclusively for storage. Currently, the medical office building provides 37 parking spaces, which exceeds the required number of spaces of 24 by 13 spaces. The new dental office building is also required to provide 24 spaces (could be slightly less due to the existence of a storage room as shown on the building plans). Based upon total square footage of the two facilities, the total number of spaces that would be required at the medical/dental office complex is 48. The dental office will provide 17 spaces bringing the total number of spaces provided at the complex to 54, six more than is required.

Parking Lot Shading

The dental office building will be required to comply with parking lot shading requirements contained in Section 17.336.060. This code section mandates that 30% of the 17-space lot will be required to be shaded.

4. **Design Review Overlay Theme and Guidelines:** Section 17.336.060 establishes standards that apply to all commercial development. Based on the conceptual stage of some of the information, conditions of approval are included as part of the Design Review action to ensure compliance with all requirements.

These requirements include site development (grading), landscaping standards, parking lot shading requirements, and sign standards. The building design as shown on the example photographs generally meets the guidelines for building design standards. A condition of approval will require that selected colors for the buildings comply with the standard that the base color buildings should be light colors in warm tones. Trim may be brighter or darker. All mechanical equipment will need to be screened.

5. Declarations, Covenants and Restrictions

Mariposa County does not have any authority to enforce covenants, conditions and restrictions, or similarly worded regulations, that govern the development of private property. They are enforced by the owners of properties covered under such agreements. However, it should be noted that the 0.52-acre property at 5204 Hospital Road, the property proposed for rezone, is governed by Declarations, Covenants and Restrictions (DC&Rs), according to the title report prepared for the property. The DC&Rs were created as part of a grant deed for the property recorded on May 17, 1968, and the regulations involved other properties.

Among the series of DC&Rs listed in the grant deed for the parcel is a prohibition on any non-residential development. Commercial enterprises are specifically prohibited. Residential construction is limited to one single family residence per parcel. The deed created architectural controls enforced by a committee of property owners.

The property on which the existing medical office is located is also governed by the same declarations, covenants and restrictions.

It will be incumbent upon the project applicant/proponent to address outstanding issues related to the DC&Rs governing the property. The DC&Rs are not part of the review and consideration of this project by the Planning Commission and Board of Supervisors.

Access/Road Improvements/Road Maintenance:

Access Road Improvements: The new dental clinic is estimated to generate approximately 120 ADT based on the 25 ADT/1,000 square foot of office space defined in the County's Road Improvement and Circulation Policy (RICP) and therefore meets the requirements for additional improvements as required by Section 17.336.050. The RICP defines frontage improvements as:

"These are improvements made along existing roads within a project parcel or where any property line is shared with a road, such as a County Road."

For this specific project, the only portion with County Road frontage is the western property line along Hospital Road. The project is proposing to take access from Hospital Road. Therefore, frontage improvements will be required. An analysis was performed using historic traffic counts from the intersection of Hospital Road and Smith Road, averaging 1,350 ADT and the estimates of additional traffic generated by the project (120 ADT as described above). The total estimated 1,470 ADTs would require a Town Class IV road, which is a paved, 24-foot wide road with parking on both sides and curb and gutter on one side. The Public Works department has informed the Planning Department that they could support a waiver of the installation of parking on both sides of the road.

Public Works recommends that the project Hospital Road extension (along site frontage) be taken into the County Maintained Road system upon meeting the County requirements.

Utilities: This property is located within the Mariposa Public Utility District (MPUD) and is required to connect to the District's water and sewer service. These connections will be required to meet MPUD standards and specifications. All other utilities such as, electrical and telephone, are required to be undergrounded within

the project site. A condition of approval will require that all utilities be undergrounded as required by County code.

There is an existing easement for public utility purposes located on APN 013-020-003, the parcel on which the existing medical office is located, and MPUD requires that no buildings or permanent improvements be placed on the easement at any time. Final site design plans require MPUD approval prior to building or grading permit issuance to ensure the requirement is met.

On-Site Drainage:

The redesign of the project addressed Public Works initial concerns relating to the originally proposed stormwater retention basin and site drainage. Final plan verification by County Engineer will occur at time of grading and/or building permit review.

Use Standards:

1. **General Plan Compatibility:** The project site is located within the Mariposa Town Plan area and is currently in the Multi-Family Residential land use designation of the Mariposa Town Planning Area Specific Plan. The project proposes to change the land use designation on APNs 013-020-034 and 036 (0.52 acres after merger) to Professional Office to allow for the construction of the dental office building. The Mariposa Town Planning Area Specific Plan is part of Volume II of the General Plan.
2. **Current Zoning Feasibility:** Current zoning does not allow the intended professional office use proposed on the site. Therefore, the applicant has requested the Multi-Family Zoning on parcels 013-020-034 and 036 be rezoned to Professional Office to accommodate the dental office building.
3. **Proposed Zoning Feasibility:**

Per County Code Section 17.318.010 – Professional Office (PO) Zone:

This zoning classification is designed to provide areas for the development of business and professional office uses with related business and institutional uses to the exclusion of retail business in general. It is intended that PO areas, and the uses therein, will be compatible and convenient to residential areas and the general business area.

Prior to development and building permit issuance the project must obtain approval of additional project detail information. Design Review conditions must be met prior to building permit issuance/completion.

The Board of Supervisors must be able to make all findings required for a zoning amendment in order to approve the zoning amendment from Multi-Family Residential to Professional Office. In turn, the dental office cannot be considered without the zoning amendment.

Development Standards:

Constructability:

1. Utilities:

This property is located within the Mariposa Public Utility District (MPUD) and is required to connect to the District's water and sewer service. These connections will be required to meet MPUD standards and specifications. All other utilities such as, electrical and telephone, are required to be undergrounded within the project site.

There are utility easements on the project site, including for MPUD, Sierra Telephone, and PG&E that will be required to be accommodated by project design or relocated.

2. Fire Flow:

Fire flow will be required to meet the approval of MPUD and the state Fire Marshall.

3. Grading and Drainage:

The project will be subject to all applicable grading standards contained in Appendix J of the California Building Code as adopted by the Board of Supervisors as well as standards contained in the Mariposa Town Planning Area Town Plan. The project applicant has submitted a grading plan for the project. Final plans will be reviewed by the County Engineer as a part of the grading and building permit process to ensure requirements are met.

Consistency with the Goals, Policies and Objectives of the 2019-2024 Housing Element

The density standard for multi-family residential uses in the Multi-Family Residential zone within the boundaries of the Mariposa Town Planning Area Specific Plan is 4,000 sq. ft. of land area for the first multi-family unit and 1,500 sq. ft. for each additional residential unit, exclusive of road easements. The Mariposa County 2019-2024 Housing Element, adopted in August of 2019 and certified by the State Housing and Community Development Department in October of 2019, uses a dwelling unit per acre density of 26 for the Multi-Family Residential zone in Mariposa. This means that the maximum density for the 0.52 acres that is proposed to be rezoned from Multi-Family Residential to Professional Office would be 13 units. It would be unlikely that any site would support that density due to the placement of parking lots, landscaping, common areas, walkways, etc. However, that is the maximum density. Table 8.4-2 – Land Suitable for Residential Development/Housing Unit Development Potential in the Housing Element uses a default density of 10 units per acre in the calculation of lands zoned for multi-family residential development for lower income households in the community of Mariposa, in accordance with State Government Code §65583.2(c)(3)(B). (The Housing Element states : “In addition, twenty percent (20%) of the developable acreage for sites zoned for Multi-Family Residential uses is assumed to be reserved for setbacks, landscaping, rights-of-way, off-street parking, etc. meaning net acreage was used to calculate assumed housing units.”) Using the maximum density figure, the maximum multi-family residential development on the subject 0.52 acres would be 13 units as noted above; using a figure of 10 units per acre would yield a total of five (5) units. Table 8.4-2 of the Housing Element shows that there are 18 parcels zoned Multi-Family Residential in Mariposa that would yield 1,011 units, using the lower 10 units per acre default density figure. The project site is considered in these figures.

The Housing Element addresses Mariposa County’s requirement to provide its share of the Regional Housing Needs Allocation (RHNA) as calculated by the State Housing Community Development Department. The Housing Element states that Mariposa County must accommodate 195 additional housing units countywide between December 31, 2018, and August 31, 2024, or 39 dwelling units per year. There is sufficient multi-family residential land available in the community of Mariposa to help meet the five-year RHNA mandate. The removal of 0.52 acres of multi-family residential land as proposed by this project, which would remove land that could accommodate five multi-family units, would not cause a failure by Mariposa County to meet its state mandate. Thirty-seven of the 195 state-mandated units must be for the moderate-income group and 81 must be for the above moderate-income group. The number of housing units the County must accommodate in the moderate to above moderate groups is 118 over the next five years. Although the project proposes removing 0.52 acres of land from the Multi-Family Residential zone, the overall effect on the County’s ability to meet its RHNA obligation is not significant.

It should be noted that Mariposa County approved the Creekside Terrace project in 2019. This project, proposed for the community of Mariposa, will provide 42 low-income apartments. Construction of the project

has commenced. The County approved the Brown Bear project in 2020. This project would provide 96 apartments for the workforce sector. Ninety-six apartments would supply 81% of the required RHNA five-year mandate for the moderate to above moderate-income groups.

The removal of 0.52 acres from the Multi-Family Residential zone would not have a significant impact on the County's ability to meet its RHNA requirements.

Environmental Review

The project site and general area has been developed with single- and multi-family residential uses; professional office uses and public quasi-public uses (JCF Hospital). The 0.52-acre area proposed for rezone has been significantly disturbed by the development of a single-family residence. The project will be subject to all existing requirements relating to grading, drainage, construction, access, and improvements. The demolition of the existing residence and the construction of the dental office building will be subject to all existing permitting requirements. Based upon these factors, it can be determined that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – common sense exemption – (there is no possibility the activity in question may have a significant effect on the environment), CEQA Guidelines. Recommended project findings include an environmental finding.

Native American Consultation:

Since this project is a General Plan and Specific Plan amendment the County was required to provide opportunity for Native American tribes on the Mariposa County contact list to request a consultation on the project. The tribe contact list is maintained by the state Native American Heritage Commission.

In accordance with the process mandated by state Government Code Section 64352.3, Planning staff mailed certified letters, dated May 8, 2020, to the County's prescribed Native American contacts notifying them that they had the requisite time as mandated by State law (90 days) to request a consultation on the project. The consultation request period ended on August 6, 2020. None of the three tribes that were sent notifications requested a consultation. The Southern Sierra Miwuk Nation commented that the tribe had no concerns regarding zoning issues and that they would like to see the project expedited.

Attachment A - Project Plans

Attachment B - Draft Planning Commission Resolution

Attachment C - Proposed Notice of Exemption

Recommended Project Findings

Are as shown in the Draft Planning Commission Resolution

Recommended Project Conditions

Are as shown in Draft Planning Commission Resolution

M.A.C.T. HEALTH BOARD, INC.

NEW DENTAL CLINIC

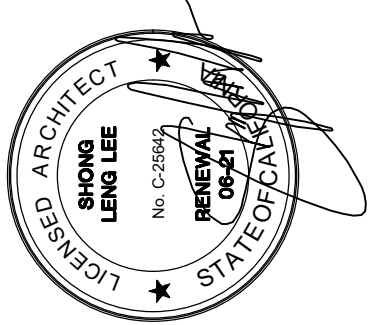
DESIGN REVIEW SUBMITTAL

5204 HOSPITAL ROAD

MARIPOSA, CA 95338



ASPEN STREET
ARCHITECTS, INC.
Architecture • Planning
Feasibility Studies
494 North Main Street
P.O. Box 370
Angels Camp, CA 95222
t: 209.736.0882 f: 209.736.9071
www.aspenstreetarchitects.com



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NEW DENTAL CLINIC FOR:
M.A.C.T. HEALTH BOARD, INC.
APN: 013-020-034 & 036



6204 HOSPITAL ROAD

AGENCY APPROVALS

APN: 013-020-034 & 035
PERMIT NO. .
COVER SHEET

JOB 21201015

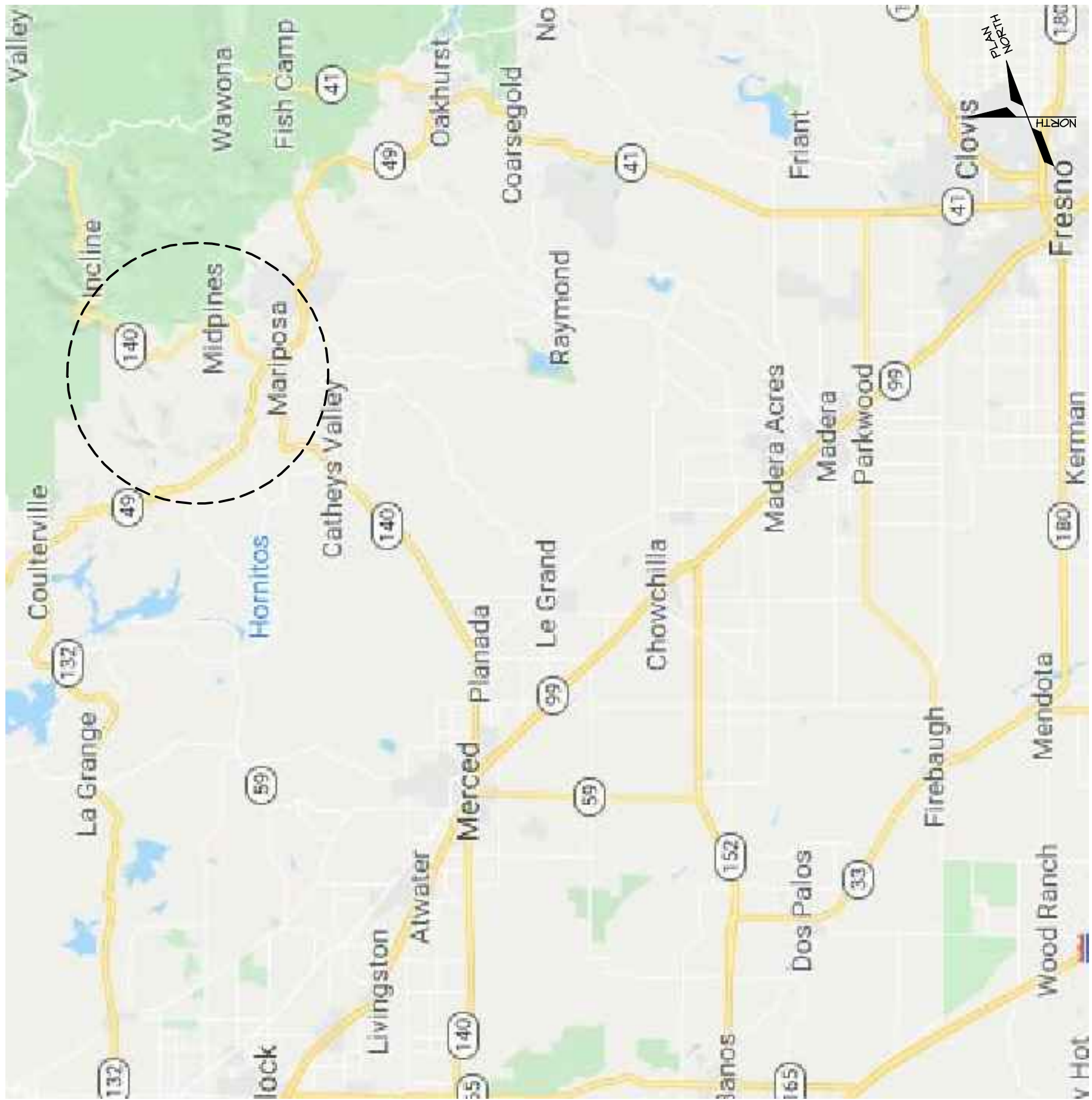
SCALE

COUNTY DESIGN REVIEW

ON FOR MAY 19, 2021

SHEET NO.

GI-001



8 VICINITY MAP

OWNER:
M.A.C.T. HEALTH BOARD, INC.
52 S. MAIN ST., P.O. BOX 194
ANGELS CAMP, CA 95222

ARCHITECT:
ASPEN STREET ARCHITECTS, INC.
SHONG LENG LEE
444 N MAIN ST., P.O. BOX 370
ANGELS CAMP, CA 95222
PHONE: (209) 736.0882
FAX: (209) 736.9071

LANDSCAPE ARCHITECT:
KLA, INC.
TOM HOLLAWAY
151 N. NORLIN STREET
SONORA, CA 95370
PHONE: (209) 532.2856

CIVIL ENGINEER:
ROBERT J. BLUES
P.O. BOX 235
MURPHYS, CA 95247
PHONE: (209) 278.2106

ELECTRICAL ENGINEER:
KCS ENGINEERING, INC.
CHANDRA PATEL
4512 FEATHER RIVER DRIVE, SUITE F
STOCKTON, CA 95214
PHONE: (209) 478.8270

8 VICINITY MAP

19 VICINITY MAP

4 DRAWING INDEX

8 PROJECT TEAM

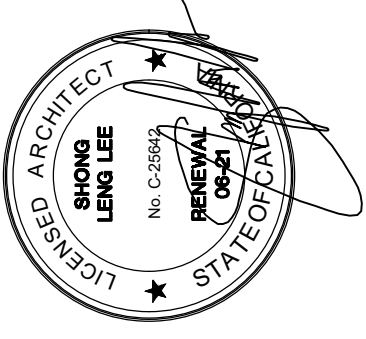
12 .

16 .

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1	1	1
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ARCHITECTS, INC.**
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36
RD, INC.
FOR:
MARIPOSA, CALIFORNIA 95338

MACT
Mariposa
Amador
Calaveras
Tuolumne

NEW DENTAL CLINIC FOR:
M.A.C.T. HEALTH BOARD, INC.

5204 HOSPITAL ROAD

AGENCY APPROVALS

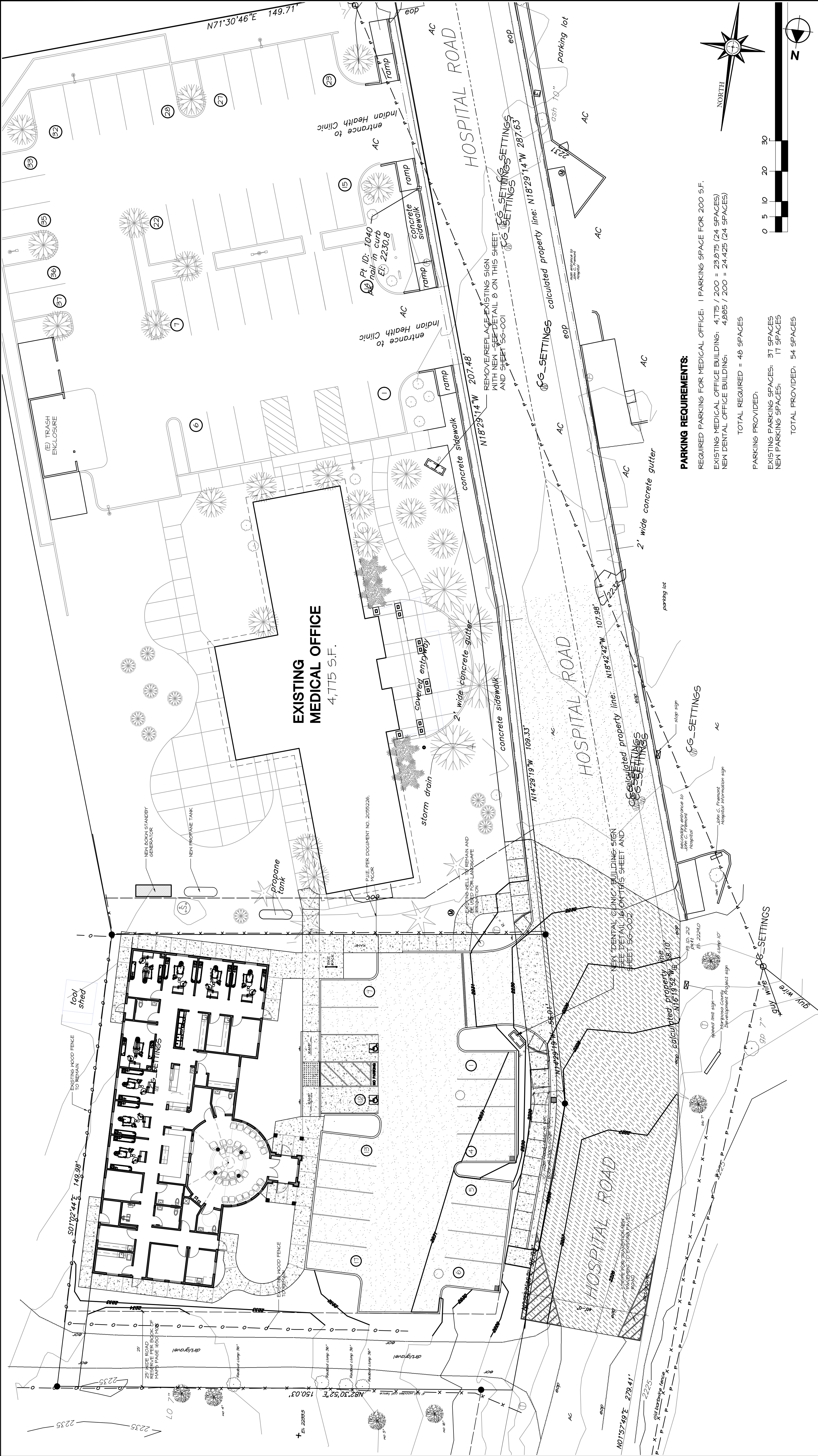
A.P.N.	013-020-034 & 035
PERMIT NO.	.

 $\dot{O}_2$ OVERALL
FACILITY
SITE PLAN

ISSUED	ON	
FOR		
COUNTY DESIGN REVIEW		
MAY 19, 2021		
SCALE AS SHOWN		
JOB 212010.15		

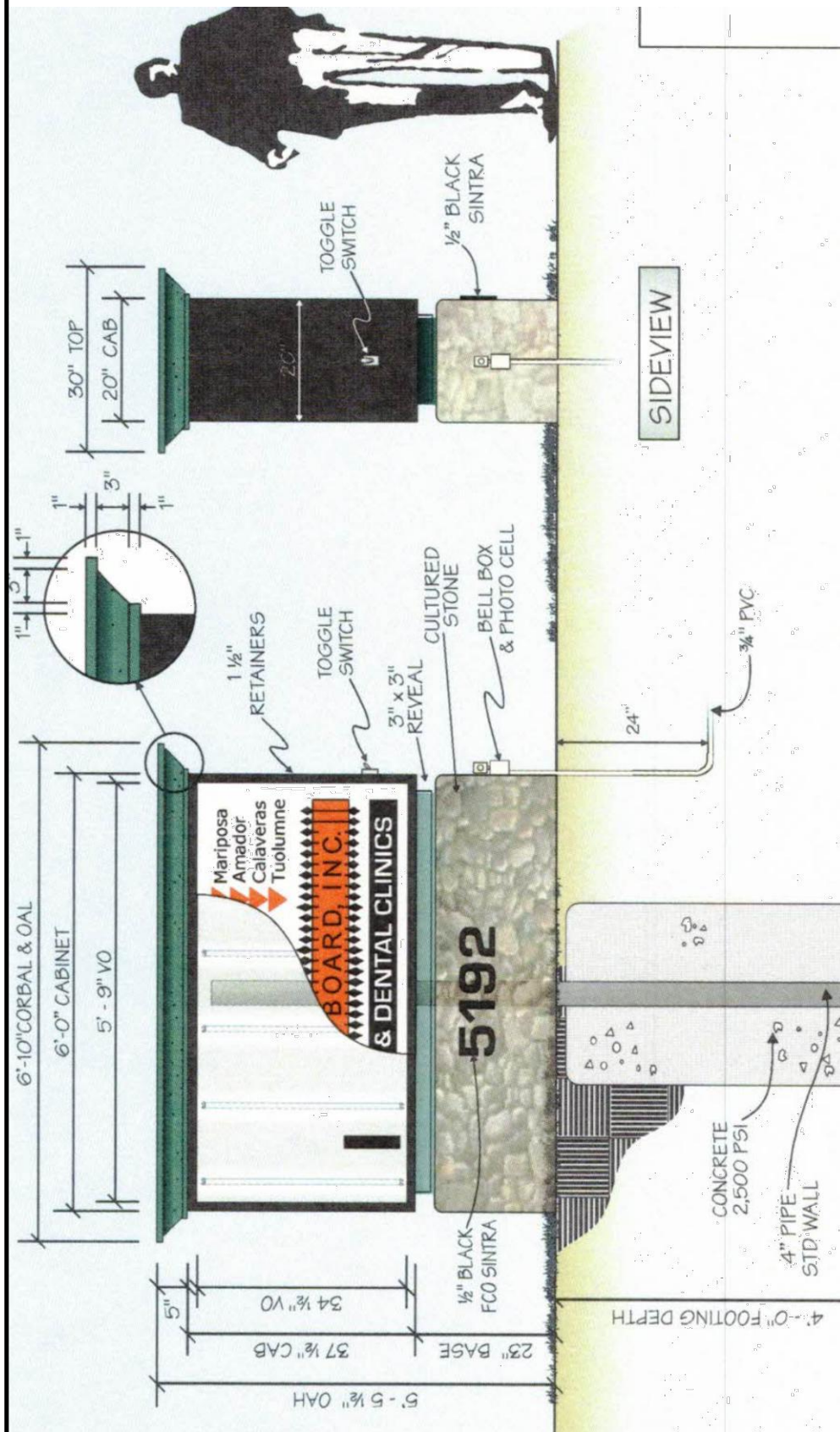
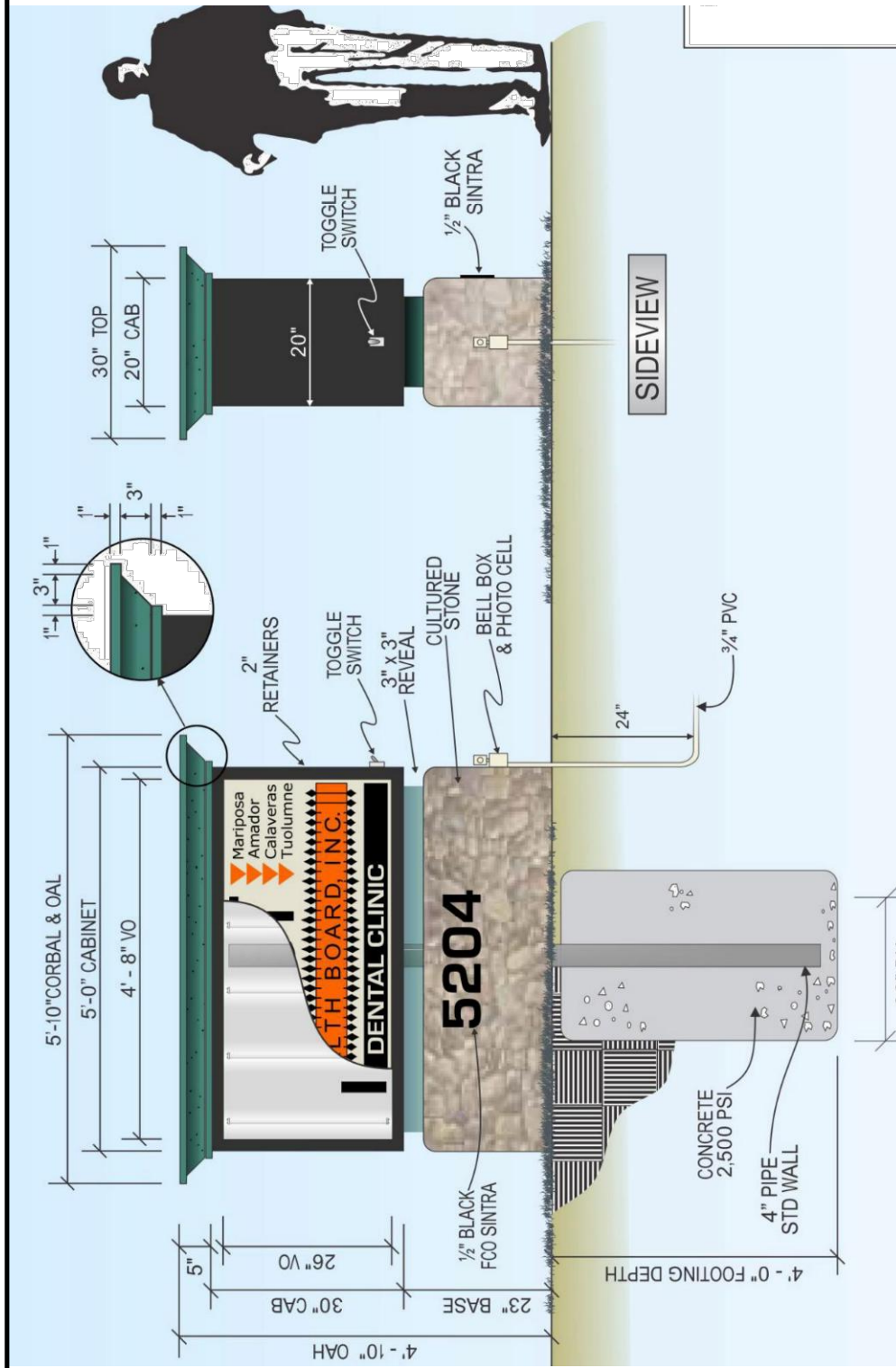
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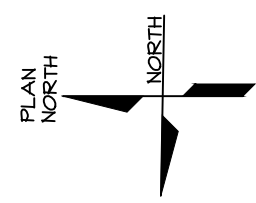
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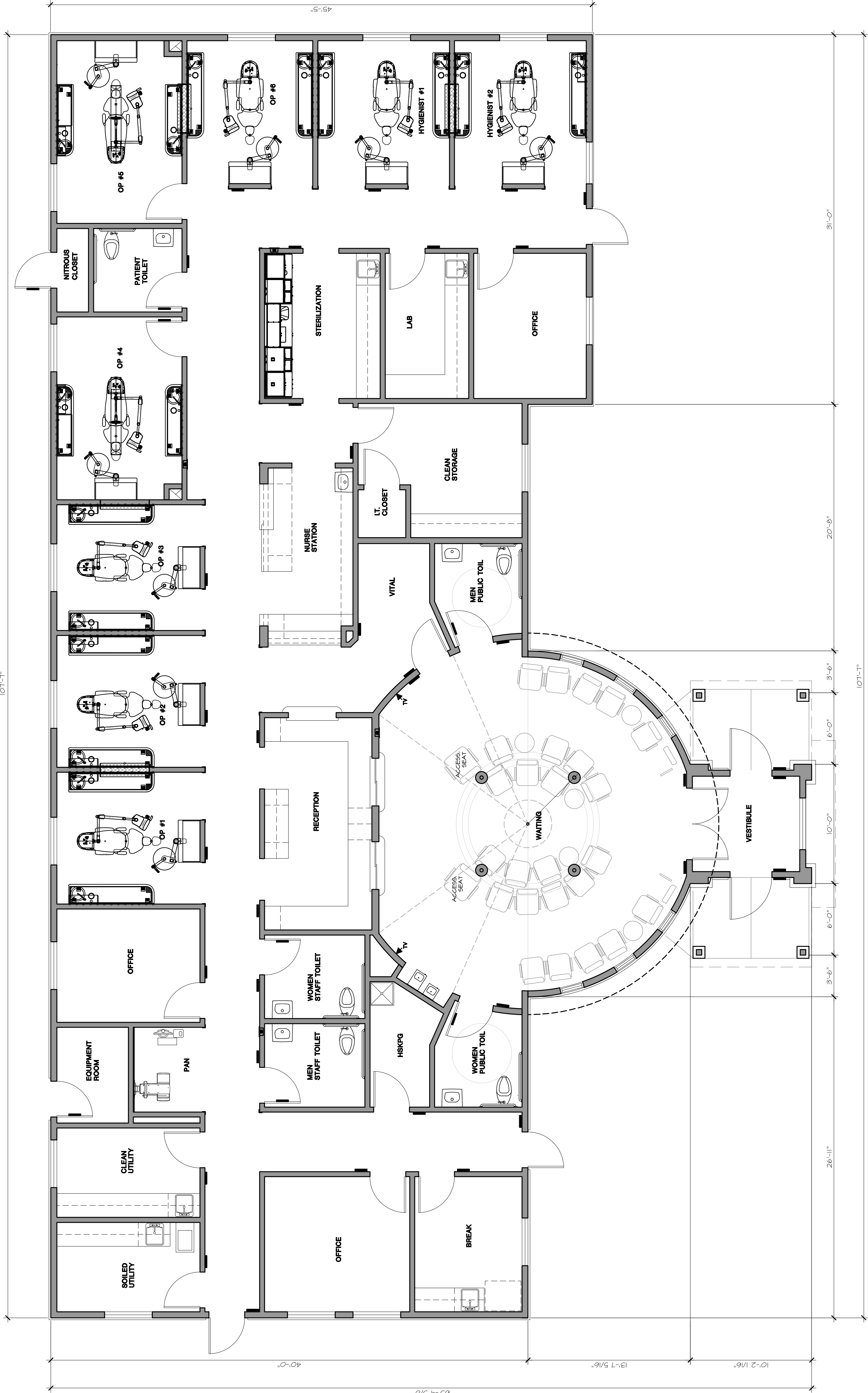
19 PROPOSE OVERALL SITE PLAN

SCALE: 1/16" = 1' - 0"





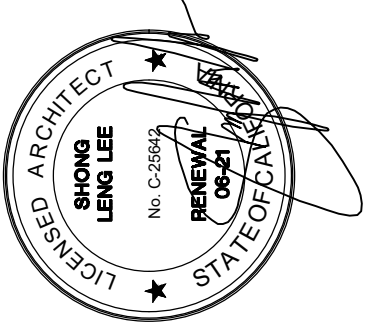
4,885 SQ.FT.



#		ISSUED FOR	DATE
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MACT HEALTH BOARD, INC.
NEW DENTAL CLINIC FOR:
MARIPOSA, CALIFORNIA 95338
APN:013-020-034 & 036

MACT
HEALTH BOARD, INC.
Mariposa
Armadillo
Calaveras
Tuolumne

AGENCY APPROVALS

APN: 013-020-034 & 035
PERMIT NO. .

PROPOSE FLOOR PLAN

JOB 212010.15
SCALE AS SHOWN
ISSUED FOR COUNTY DESIGN REVIEW
MAY 19, 2021

SHEET NO. **A-101**



Richard C. Smith, PE richard@hcs-eng.com
 Bhupendra Patel, PE bhupendra@hcs-eng.com
 Elizabeth Aguilar elizabeth@hcs-eng.com

PROJECT # 2020.246

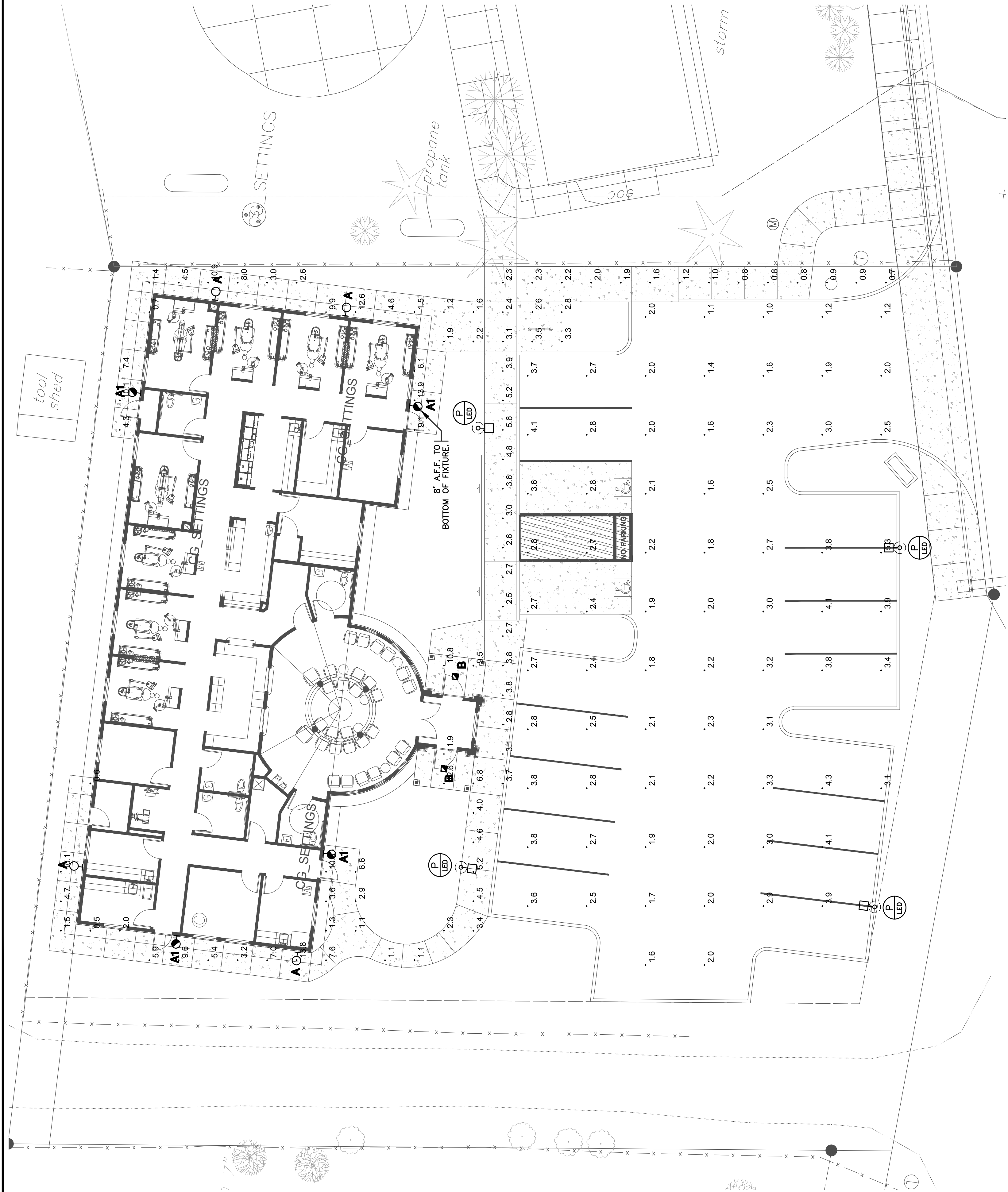


LIGHT FIXTURE SCHEDULE

	A	LED 4608LM 4000K	1.3"XW11-1/2"DX8-9"TH FITURE W/CLAR TEMPERED GLASS LENS. TEXTURED BLACK FINISH. WET LABEL.	TERON #GDT-L35-120/277V-0-10V-TB-45K	0-10V LED DIMMING DRIVER	120	35
	A1	LED 4608LM 4000K	SAME AS FIXTURE TYPE "A" EXCEPT WITH INTEGRAL 10.4W EMERGENCY BATTERY PACK #EBCA.	TERON #GDT-L35-120/277V-0-10V-TB-45K -EBCA	0-10V LED DIMMING DRIVER	120	35
	B	LED 1500LM 3500K	6" DIA. RECESSED LED DOWNLIGHT WITH MATTE DIFFUSER, OPEN REFLECTOR, WHITE TRIM RING. INTEGRAL EMERGENCY 10W BATTERY PACK.	LITHONIA #LDN6-35/15-L06-WR-LD-120- ET10WCP	0-10V DIMMING LED DRIVER	120	17.5

	A1	LED 4608LM 4000K	SAME AS FIXTURE TYPE "A", EXCEPT WITH INTEGRAL 10.4W EMERGENCY BATTERY PACK #EBCA.	TERON #COT-L35-120/277V-0-10V-TB-45K -EBCA	0-10V DIMMING LED DRIVER	120	35
	B	LED 1500LM 3500K	6" DIA. RECESSED LED DOWNLIGHT WITH MATTE DIFFUSER, OPEN REFLECTOR, WHITE TRIM RING, INTEGRAL EMERGENCY 10W BATTERY PACK.	LITHONIA #LDN6-35/15-L06-WR-LD-120- ET10WCP	0-10V DIMMING LED DRIVER	120	17.5

	B	LED 1500LM 3500K	6" DIA, RECESSED LED DOWNLIGHT WITH MATTE DIFFUSER, OPEN REFLECTOR, WHITE TRIM RING, INTEGRAL EMERGENCY 10W BATTERY PACK.	LITHONIA #LDN6-35/15-L06-WR-LD-120- E10WCP	0-10V DIMMING LED DRIVER	120	17.5
---	---	------------------------	--	--	--------------------------------	-----	------



SINGLE LUMINAIRE
LITHONIA DSXO LED-40C-700-40K-T3M-MVOLT-SPA-
LUTHERA PIRH-DBDXD
LAMP: 40 LEDS, 700MA DRIVER 4000K COLOR
9000lm, 91 WATTS
VOLTAGE: 277
FINISH: DARK BRONZE
INTEGRAL MOTION SENSOR
SENSOR SWITCH #SBCR-6-0DP

DISTRIBUTION: TYPE 3, MEDIUM

4" SQ. WITH POLYESTER
POWDER COAT FINISH
TOUCH UP BY ELECT. CONTR.

Handhole at base

Base cover securely affixed by tamperproof screws

Base secured with bolts with 15" embedment finished grade

3/4" rebar hoops (3" min. top 5" w/ base)

Concrete base 24" dia. min.

Conduit w/ cables per plan, provide ground lugs at pole base.

PVC sch 40 conduit

2' MIN. U.O.N.

2' CLEAR

5' - 6"

3" CLEAR

2' - 6"

CURB

24"

1/2"

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MARIPOSA, CALIFORNIA 95338

M.A.C.T. HEALTH BOARD, INC.
APN:013-020-034 & 036



AGENCY APPROVALS

A.P.N.

PERMIT NO.

PHOTOMETRIC STUDY
SITE PLAN

JOB 2/2010.15

SCALE

FOR	COUNTY RESIGN REVIEW
DN	AUGUST 14, 2020

SHEET NO. _____

E-101

Landscape Design Concept

The landscape design concept for the M.A.C.T. Health Board Dental Office is to provide an eco-friendly, inviting and picturesque space for visitors and employees to enjoy. Dry creek beds provide the anchor for the landscape design, with a combination of drought-tolerant grasses and ornamental plantings to compliment the building architecture and surrounding site. Contrasting color and texture characteristics in tandem with the repetitive massing of plant varieties provide a rich and striking visual appeal.

In addition to the aesthetic elements of the design, the landscape is comprised of predominantly low-water-use, hardy plant materials that perform well in the climate of the Sierra Foothills, while meeting the Mariposa County's Water Efficient Landscape Ordinance (WELo).

Irrigation

The site will be irrigated using a fully automatic system designed to meet the Maricopa County's Water Efficient Landscaping Ordinance (WELO). The system will be on a dedicated irrigation line with a backflow prevention device to meet local building codes. The irrigation system will be comprised of point-source drip irrigation for the shrub and groundcover areas. The trees will be irrigated independently with bubblers. A Smart[®] controller will operate the system in tandem with a weather sensor that will suspend irrigation during rain and frost events and will provide automatic daily run time adjustments based on current weather conditions.

A complete irrigation design showing all irrigation equipment, model numbers, placement and installation details will be provided with the construction documents.

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELCO code requirements will always remain.

ETO for Mariposa - 49.0

Age/Zone	Age	Type of trees	Mean size	Plant density	%	Type of irrigation	Proportion efficiency	Prod.
1	Low	Shrubs	2,973 sf	0.3	76.4 sf	Drop emitter	.81	33,451.8
2	Medium	Trees	0.4	250 sf	6.3%	Bubbler	.81	3,750.6
3	None	Cobble only	0	719 sf	18.2%	None	1	0
TOTAL								37,202.4 Gallons

TOTAL	3,942 sf	37,202.4 Gallons
Maximum Applied Water Allowance (MAWA)	53,891.1 gallon/year	

Estimated Total Water Usage (ETWU)

Average Irrigation Efficiency

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements.

Parking Lot Shade Calculations

Radius of trees was provided by the County of Mariposa referenced standards and guidelines as well as information contained in the Sunset Western Garden Book. Calculated tree canopies are those that shade parking lot spaces as well as associated drive aisles.

Tree Type	Symbol	Full (100%)	Three Quarter (75%)	Half (50%)	Quarter (25%)
<i>Lagerstemia indica</i>	LAG IND	1 @ 314-314	0	0	0
<i>Cercis occidentalis</i>	CER OCC	0	0	1 @ 157=157	0
<i>Quercus agrifolia</i>	QUE AGR	0	0	0	1 @ 241=241
<i>Platanus chinensis</i> 'Keith Davey'	PIS KEI	1 @ 964-964	1 @ 723=723	4 @ 482=1 928	0

Total Parking Area

30% Shade Requirement

Total Shaded 4,327 Sq. Ft.

Percent Shaded 76.7%

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use
ACE OCT	Acer rubrum 'October Glory'	October Glory Red Maple	15 gal	4	Medium
CER OCC	Cercis occidentalis	Western Redbud	15 gal	3	Very Low
LAG TUS	Lagerstroemia x 'Tuscarora'	Crape Myrtle Coral Pink	15 gal	5	Low
PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	6	Low
QUE AGR	Quercus agrifolia	Coast Live Oak	24" box	1	Very Low
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use
ACE HOW	Acrostaphylos densiflora 'Howard McMin'	Howard McMin Manzanita	5 gal	17	Low
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	27	Low
CAR TUM	Carex tumulicola	Foothill Sedge	1 gal	69	Low
LIG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal	16	Low
LOW BRE	Lomandra longifolia 'Breeze'	Mat Rush	1 gal	75	Low
MUH RIG	Muhlenbergia rigens	Deer Grass	5 gal	18	Low
OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	29	Very Low
RHA JOH	Rhamnus alaternus 'John Edwards'	Italian Buckthorn	5 gal	9	Low
SAL GRA	Salvia daveandii 'Gracias'	Cleveland Sage	1 gal	13	Low
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use
ARC EME	Acrostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal	94 sf	Low
BAC TWI	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks Coyote Brush	1 gal	44 sf	Low
COT LOW	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	1 gal	191 sf	Low

Misc. Landscape Materials

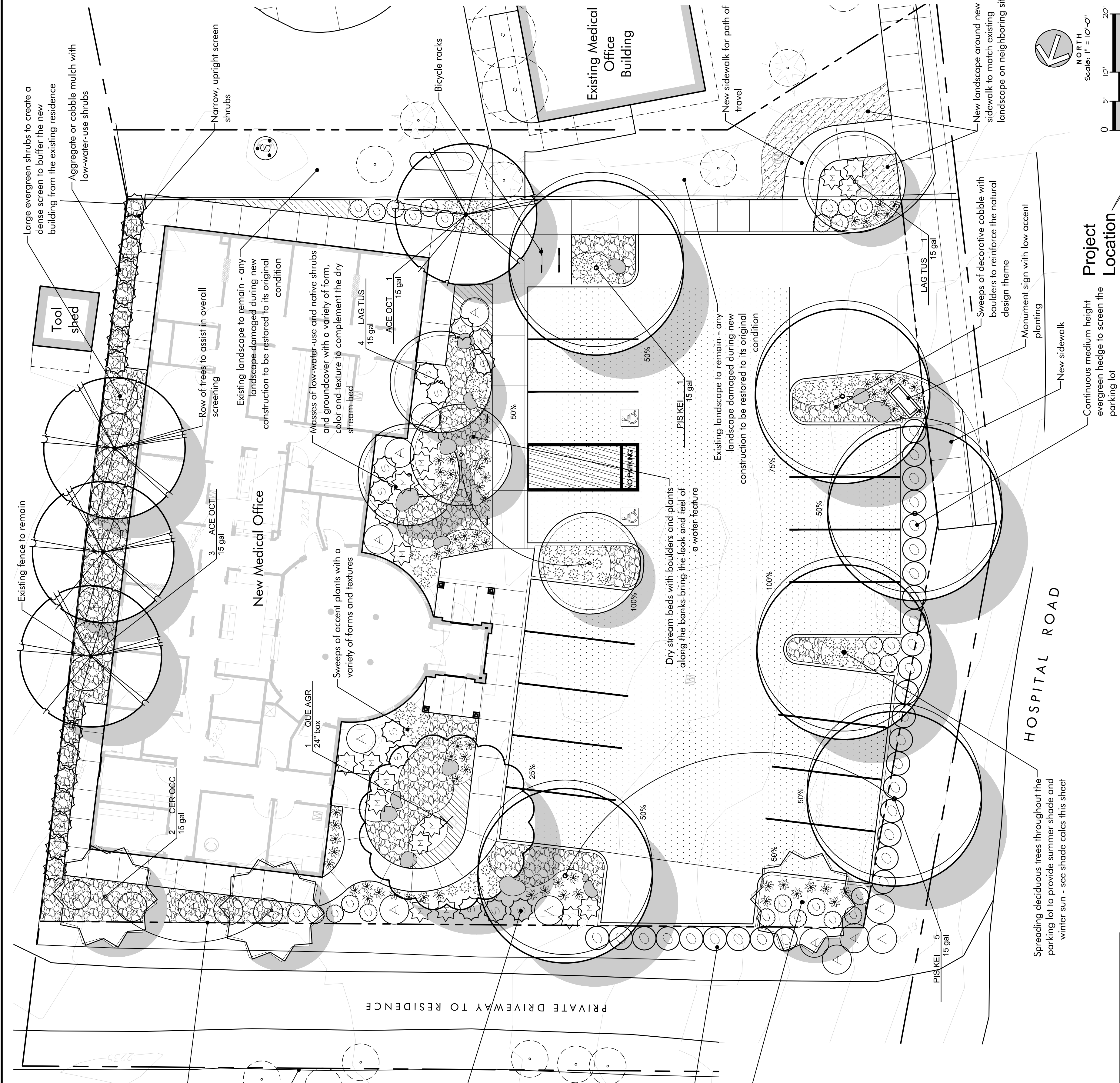
All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minimum in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gottlia-Hair") is not acceptable.

6" layer of 2"-4" diameter Noyia cobblestone. Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co.

 Varied size (12"-48") moss rock boulders placed in loose random groups to appear as natural rock outcroppings. Boulders to be approved by Landscape Architect prior to installation.

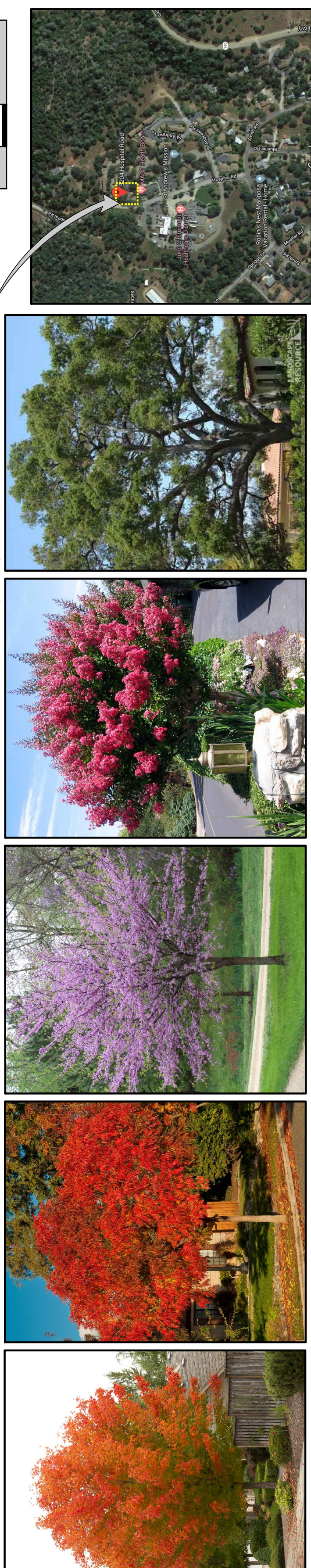
This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet Mariposa County's codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

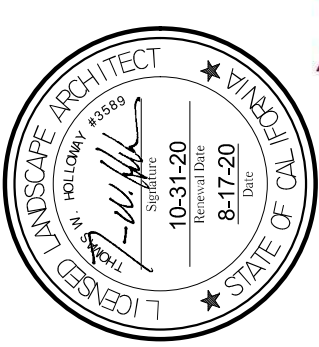


HOSPITAL ROAD

Project
Location



**ASPEN STREET
ARCHITECTS, INC.**
Architecture • Planning
Feasibility Studies
494 North Main Street
P.O. Box 370
Angels Camp, CA 95222
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www.aspenstreetarchitects.com



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Sonoma, CA 95370
(209) 532-2856
www.kla-ca.com

66 RD, INC.
OR:
MARIPOSA, CALIFORNIA 95338



AGENCY APPROVALS

A.P.N.	.
PERMIT NO.	.

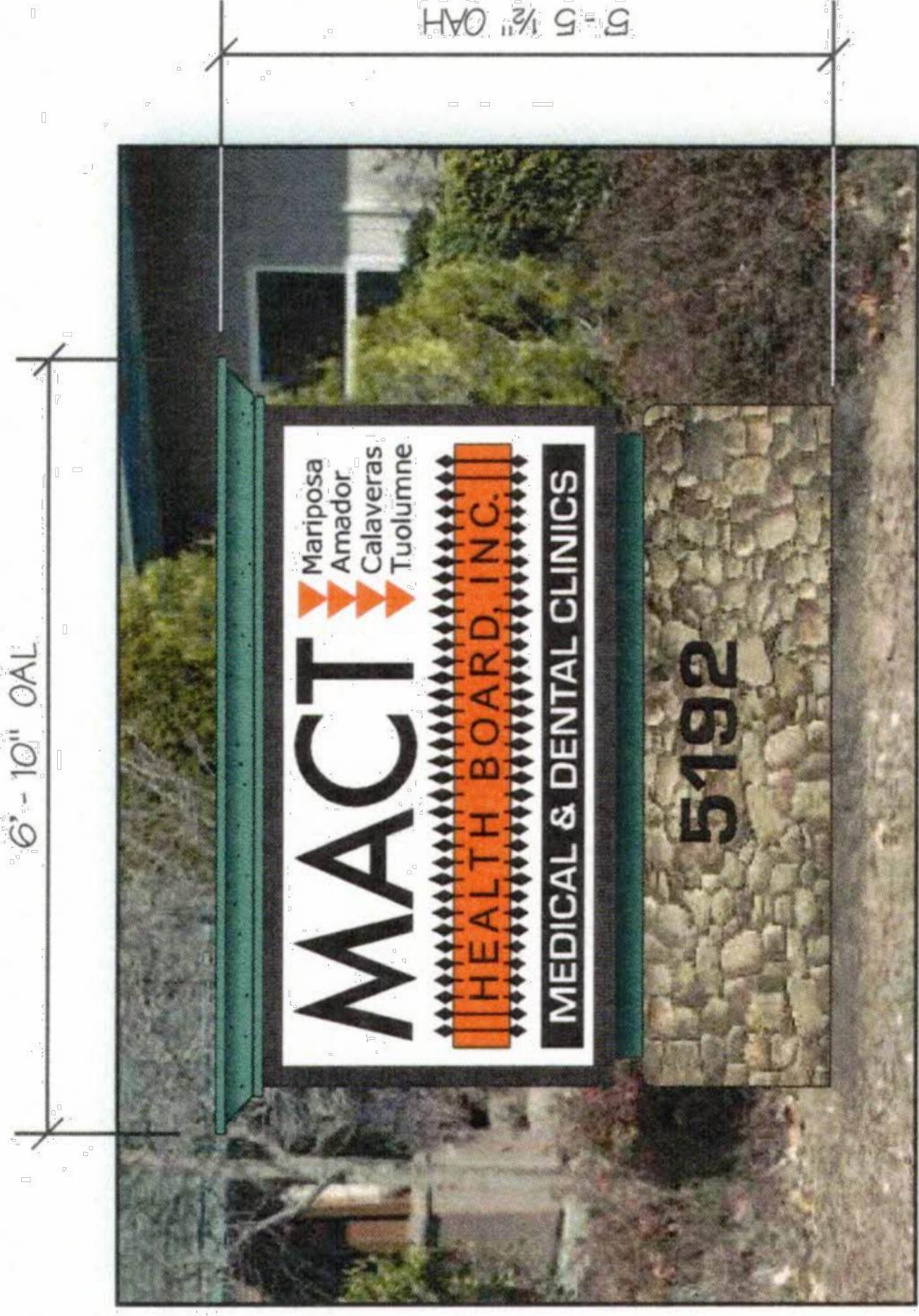
Preliminary Landscape Plan

JOB	21201015/KLA 20-2217
SCALE	
ISSUED	COUNTY DESIGN REVIEW
2	AUGUST 17, 2020
SHEET NO. 10	



EXISTING NON-ILLUM SIGN **A** SOUTH ELEVATION
(TO BE REMOVED BY OTHERS)

- NOTES
- (A) NEW SIGN **A** TO BE INSTALLED IN SAME LOCATION AS OLD NON-ILLUMINATED SIGN **A**.



PROPOSED SIGNAGE **A** SOUTH ELEVATION
INSTALL AS INDICATED



CAPITOL NEON
5920 ROSEBUD LANE
SACRAMENTO, CA 95841
(916) 349-1800
CCL #668634

ACCOUNT: MACT MARIPOSA
LOCATION: 5192 HOSPITAL RD.
MARIPOSA, CA 95338
SALES REP: RON UNDERWOOD

CONTACT: JOHN ALEXANDER
PHONE: (209) 754-6258
DATE: 01-30-18
PERMIT: MARIPOSA COUNTY

DRAWING #: 019-18 MARTIN
REVISION: (A) 05-15-18 MH
FILE NAME: MACT MARIPOSA (A)
SCALE: N.T.S.

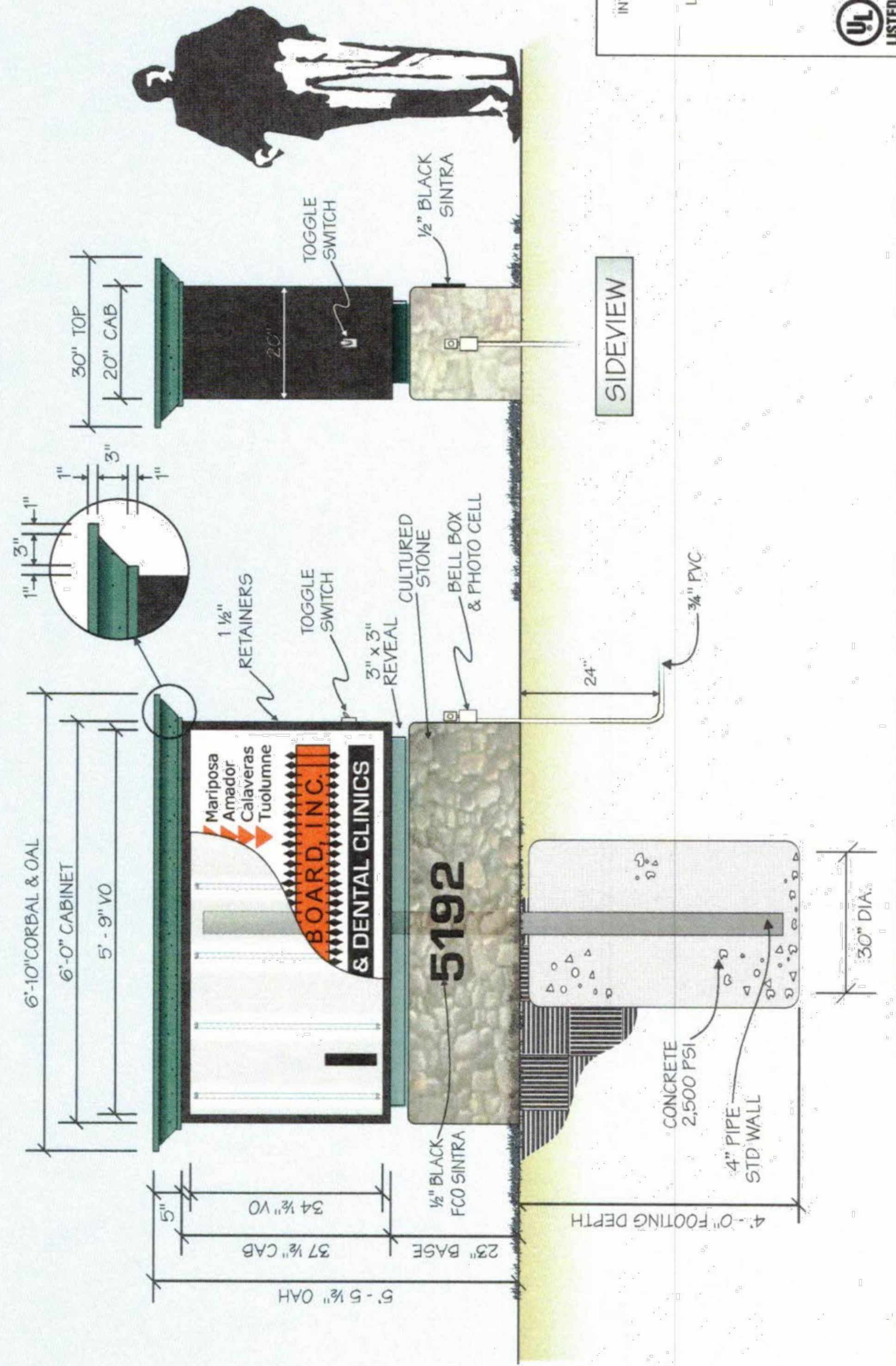
I have studied the above drawing and find the following details acceptable.

☐ COPY AND LETTERSTYLE
☐ MATERIALS
☐ COLORS
☐ DIMENSIONS

APPROVALS

CUSTOMER: _____

LANDLORD: _____



SIDEVIEW

S/F MONUMENT SIGN - INT ILLUM (LED'S)

CABINET SIZE - 37 1/2" X 6' - 0" X 20" WIDE
CABINET - 24 GA S/METAL, TEXCOATED
CABINET COLOR - SW TRICOAT BLACK, SEMIGLOSS LATEX
CORBAL & REVEAL - TEXCOAT & PTM GREEN (TO MATCH BUILDING GUTTERS)
FACE TYPE - .150 LEXAN WITH TRANSLUCENT VINYL
BACKGROUND COLOR - 015 WHITE LEXAN
COPY COLOR(S) - 015 WHITE WITH 220-22 MATTE BLACK
AND 230-44 ORANGE VINYL OVERLAY
ADDRESS - 1/2" FCO, BLACK SINTRA, VHB TAPE & SILICONE
RETAINERS - 1 1/2" TYPE - PICTURE FRAME
VISIBLE OPENING - 34 1/2" X 69"
ILLUMINATION - LED LAMPS, GE NB 2000
ALL SIGNAGE TO BE UNDERWRITERS LABORATORIES LISTED
BASE - S/METAL - RIVER ROCK VENEER (CULTURED STONE, CSV-2057)
STOREFRONT - 60' - 0" (WEST ELEVATION) SETBACK - 10' MINIMUM

CAPITOL NEON TO FABRICATE & INSTALL

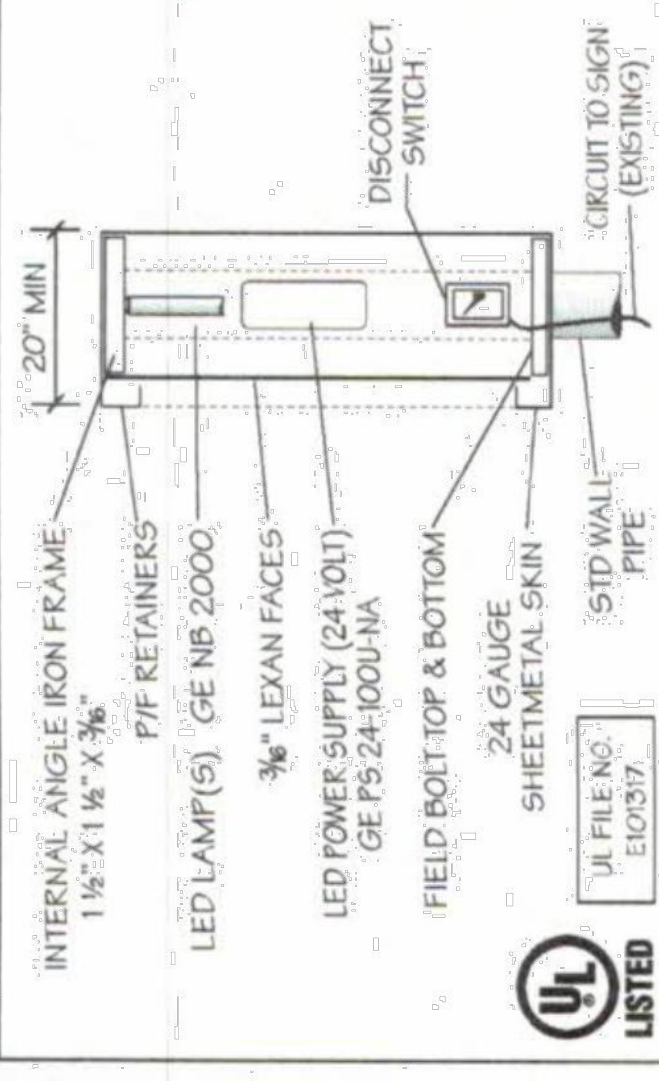
SQ. FEET
18.75 ϕ

ILLUMINATION SPECS:

LAMPS	6 EACH, LED
LAMP SIZE	F36 OW LED
LAMP TYPE	GE NB 2000 LED
LAYOUT	VERTICAL
POWER SUPPLY	24 VOLT, ELECTRONIC

TITLE 24 COMPLIANT

PHOTOCELL	INTERMATIC K412C; STEM MOUNT, (15 AMP)
POWER SUPPLY (S)	24 VOLT ELECTRONIC



SINGLE FACE SIGN CABINET - LED LAMPS

FOOTING SPECIFICATIONS

PIPE SIZE = 4" STD
FOOTING DEPTH (d) = 48"
FOOTING DIAMETER (b) = 30"

SCOPE OF JOB

- (A) FABRICATE & INSTALL ONE S/F LED ILLUMINATED MONUMENT SIGN **A**.
- (B) - EXISTING NON-ILLUMINATED SIGNAGE **A** TO BE REMOVED BY OTHERS.
- (C) DIGGING OF FOOTING HOLE AND CONCRETE (ROTATING CART) FOR FOOTING TO BE PROVIDED BY OTHERS. EXISTING GROUND LIGHT TO BE REMOVED AND CHRISTIE BOX FOR ELECTRICAL TO BE BY OTHERS.
- (D) CAPTOL NEON TO INSTALL PIPE & SIGNAGE ON SITE.
- (E) SECURE PERMIT, MARIPOSA COUNTY.



PROPOSED SIGNAGE **A** WEST ELEVATION
INSTALL AS INDICATED



CAPITOL NEON
5920 ROSEBUD LANE
SACRAMENTO, CA 95841
(916) 349-1800
CCL # 668634
CSA

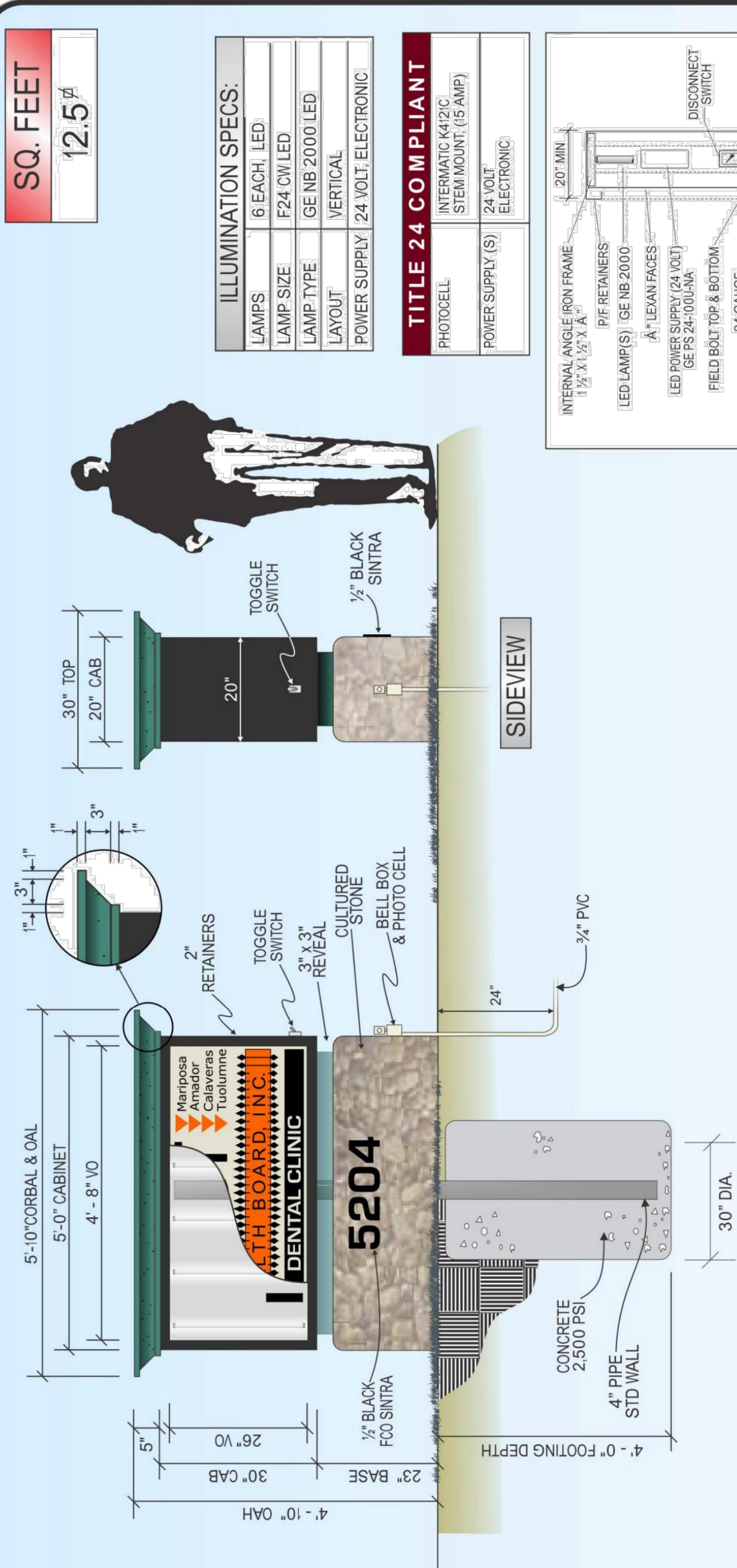
ACCOUNT:	MACT MARIPOSA:
LOCATION:	5192 HOSPITAL RD.
	MARIPOSA, CA 95338
SALES REP:	RON UNDERWOOD

CONTACT:	JOHN ALEXANDER
PHONE:	(209) 754-6258
DATE:	03-09-20
PERMIT:	MARIPOSA COUNTY

DRAWING #:	037-20 MARTIN
REVISION:	NONE
FILE NAME:	MACT MARIPOSA SMALL
SCALE:	NTS

I have studied the above drawing and find the following details acceptable.	
☐ COPY AND LETTERSTYLE	☐
☐ MATERIALS	☐
☐ COLORS	☐
☐ DIMENSIONS	☐

APPROVALS	
CUSTOMER:	
LANDLORD:	



S/F MONUMENT SIGN - INT ILLUM (LED'S)

CABINET SIZE - 30" X 5'-0" X 20" WIDE
CABINET - 24 GA S/METAL, TEXCOATED
CABINET COLOR - SW TRICORN BLACK, SEMIGLOSS LATEX
CORBAL & REVEAL - TEXCOAT & PTM GREEN (TO MATCH BUILDING GUTTERS)
FACE TYPE - 150 LEXAN WITH TRANSLUCENT VINYL
BACKGROUND COLOR - 015 WHITE LEXAN WITH 230-005 IVORY OVERLAY
COPY COLOR(S) - 230-005 IVORY, 220-22 MATTE BLACK
AND 230-44 ORANGE VINYL OVERLAY
ADDRESS - 1/2" FCO, BLACK SINTRA, VHB TAPE & SILICONE
RETAINERS - 2" TYPE - PICTURE FRAME
VISIBLE OPENING - 26" X 4'-8"
ILLUMINATION - LED LAMPS, GE NB 2000
ALL SIGNAGE TO BE UNDERWRITERS LABORATORIES LISTED
BASE - S/METAL - RIVER ROCK VENEER (CULTURED STONE, CSV-2057)
STOREFRONT - SETBACK -

CAPITOL NEON TO FABRICATE & INSTALL

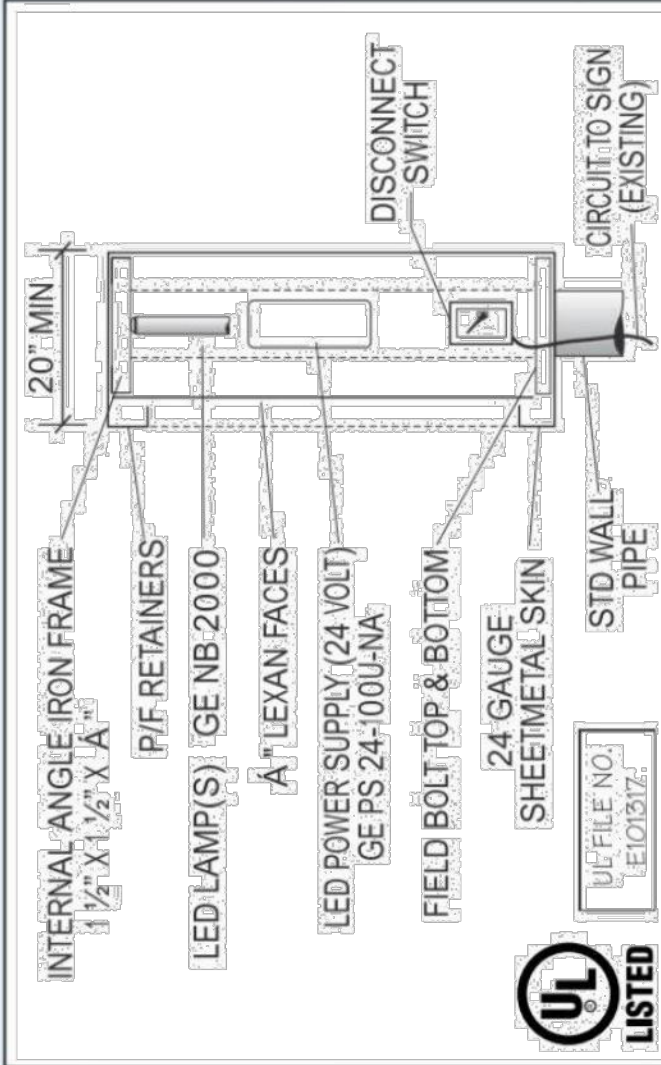
FOOTING SPECIFICATIONS

PIPE SIZE = 4" STD
FOOTING DEPTH (d) = 48"
FOOTING DIAMETER (b) = 30"

SCOPE OF JOB

- (A) FABRICATE & INSTALL ONE S/F LED ILLUMINATED MONUMENT SIGN **A**
- (B) ELECTRICAL TO SIGN BY OTHERS
- (C) DIGGING OF FOOTING HOLE AND CONCRETE FOR FOOTING TO BE PROVIDED BY OTHERS (ROTATING CART)
- (D) CAPITOL NEON TO INSTALL PIPE & SIGNAGE ON SITE
- (E) SECURE PERMIT, MARIPOSA COUNTY

SINGLE FACE SIGN CABINET - LED LAMPS



TITLE 24 COMPLIANT

PHOTOCELL	INTERMATIC K412IC STEM MOUNT, (15 AMP)
POWER SUPPLY (S)	24 VOLT ELECTRONIC

ILLUMINATION SPECS:

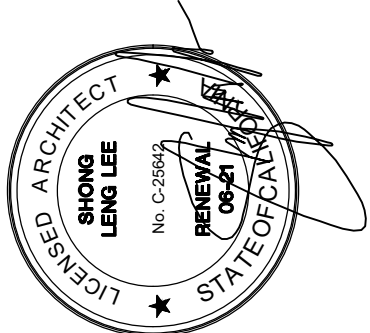
LAMPS	6 EACH, LED
LAMP SIZE	F24 CW LED
LAMP TYPE	GE NB 2000 LED
LAYOUT	VERTICAL
POWER SUPPLY	24 VOLT, ELECTRONIC

SQ. FEET

12.5

#	ISSUED FOR	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

ASA
ASPEN STREET ARCHITECTS, INC.
Architecture • Planning
Feasibility Studies
494 North Main Street
P.O. Box 370
Angels Camp, CA 95222
t: 209.736.0882 f: 209.736.9071
www.aspenstreetarchitects.com



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MACT HEALTH BOARD, INC.
NEW DENTAL CLINIC FOR:
M.A.C.T. HEALTH BOARD, INC.
APN: 013-020-034 & 036
6204 HOSPITAL ROAD
MARIPOSA, CALIFORNIA 95338

AGENCY APPROVALS

APN:	013-020-034 & 035
PERMIT NO.	
DENTAL CLINIC BUILDING SIGN	
JOB	2120015
SCALE	AS SHOWN
FOR	COUNTY DESIGN REVIEW
ISSUED	MAY 19, 2021
SHEET NO.	SG-002

Draft
STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution
 No. 2021-xxx

A Resolution Recommending the Board of Supervisors Approve General Plan/Area Plan/Zoning Amendment No. 2020-054; Parcel Merger No. 2020-055; and Design Review No. 2020-056 with Findings and Conditions, Including the Finding that the Project is Exempt from Environmental Review. MACT Health Board Inc., applicant. Assessor Parcel Numbers 013-020-003, 013-020-034, and 013-020-036.

WHEREAS, an application for a General Plan/Area Plan/Zoning Amendment, Parcel Merger and Design Review were received on April 27, 2020 from MACT Health Board Inc. for properties located at 5204 and 5192 Hospital Road in Mariposa, also known as Assessor Parcel Number 013-020-003, 013-020-034, and 13-020-036; and

WHEREAS, the Planning Department circulated the application among trustee and responsible agencies, interested public organizations, and others as appropriate; and

WHEREAS, a duly noticed public hearing was scheduled for the 23rd day of July 2021; and

WHEREAS, the Planning Director found the project to be exempt from environmental review in accordance with the California Environmental Quality Act and local administrative procedures; and

WHEREAS, a Staff Report was prepared pursuant to the California Government Code, Mariposa County Code, and local administrative procedures; and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report, testimony presented by the public concerning the application, and the comments of the applicants.

NOW THEREFORE, BE IT RESOLVED THAT, the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors find that the project is exempt from environmental review.

BE IT THEREFORE FURTHER RESOLVED THAT, the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors approve General Plan/Area Plan/Zoning Amendment No. 2020-054 with findings and conditions including a finding that the project is exempt from environmental review, with the land use change and Design Review approval effective on the effective date of the zone change; based upon the findings set forth in Exhibit 1.

BE IT THEREFORE FINALLY RESOLVED THAT, the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors conditionally approve Parcel Merger No. 2020-055 and Design Review No. 2020-056, based upon the conditions set forth in Exhibit 2.

ON MOTION BY Commissioner _____, seconded by Commissioner _____, this resolution is duly passed and adopted this 23rd day of July 2021 by the following vote:

AYES:

NOES:

EXCUSED:

ABSTAIN:

Ed Walls, Chair
Mariposa County Planning Commission

Attest:

Carol Suggs, Secretary to the
Mariposa County Planning Commission

Exhibit 1—Recommended Findings for Approval

In accordance with Section 17.128.050 of the Mariposa County Zoning Code, the following findings are made for General Plan Area Plan Zoning Amendment (GPZA) Application No. 2020-054, Parcel Merger (PM) Application No. 2020-055 and Major Design Review (DR) Application No. 2020-056:

General Plan/ Area Plan / Zoning Amendment Findings

1. **FINDING:** This amendment is in the general public interest and will not have a significant adverse effect on the general public health, safety, peace, and welfare.

EVIDENCE: The project will provide affordable dentistry near both the existing developed multi-family housing and the health care hub of John C. Fremont hospital in the town of Mariposa. The project proposes 4,885 square foot dental clinic that will serve the Native American population as well as low income households. The project site encroachment to the proposed 17-space parking lot is proposed to be improved. The project will be implemented in accordance with all requirements contained in state and local codes relating to drainage, building and utility construction, roadway/driveway and parking lot construction and signage. The property is located within the Mariposa Town Planning Area, the area of Mariposa County which serves as the central commercial center, providing services to residents. Adequate provisions for water, wastewater, garbage, and parking facilities are available at the project site to ensure that the area will not be negatively impacted. The proposed dental clinic project will be required to meet all development standards except those waived or reduced in accordance with applicable state law.

2. **FINDING:** This amendment is desirable for the purpose of improving the Mariposa County General Plan with respect to providing a long term guide for County development and a short term basis for day-to-day decision making.

EVIDENCE: Amending the land use of 0.52 acres of the project site to the Professional Office land use classification and the rezoning of the subject property to the Professional Office zoning classification provides a clear plan for the future development of the area in a manner consistent with the General Plan. Removing 0.52 acres from Multi-family Residential zone will not impact the County's ability to achieve the goal of providing multi-family residential housing in accordance with the 2019-2024 Housing Element contained in the General Plan. It will not impact the county's ability to meet its Regional Housing Assessment Needs. The project helps to implement General Plan goals, policies and implementation measures. Implementation Measure 5-2a(4) states that *"No urban expansion shall occur within the Mariposa Town Planning Study Area unless water and sewage disposal are available from a centrally coordinated and managed system."* The dental office building will connect to Mariposa Public Utility District water and sewer facilities. Policy 5-4a of the General Plan states: *"Cluster commercial and service development in planning areas and Rural Economic land use classifications."* The project is located in the Mariposa Town Planning Area. Implementation Measure 5-4a(1) that implement this policy specifically identify healthcare facilities that serve the greater County population and a regional or greater customer base as uses that are required to be located in Town Planning Areas. Implementation Measure 5-4a(2) identifies healthcare facilities that are intended to serve the neighborhood needs as uses that may be located in Planning Areas. The amendment will allow for additional medical services for Native American residents as well as affordable dentistry to residents of Mariposa County. The project site is adjacent to the John C. Fremont hospital and other medical office buildings as well as multiple apartment complexes that provide low cost and senior housing. The project will assist in centrally locating healthcare services, effectively creating a "healthcare hub" adjacent to the densely populated multi-family apartment complexes. Transit services are available near the project

site and provide public transportation to the dental clinic from outlying communities such as Midpines and Catheys Valley.

3. **FINDING:** This amendment conforms to the requirements of State law and County policy.

EVIDENCE: State law governing the adoption of general plans requires that the adopted plan include provisions for amendments. Those provisions are included in the adopted Mariposa County General Plan and in the Mariposa County Zoning Code. This application has been processed in accordance with all requirements of State laws and local ordinances.

4. **FINDING:** This amendment is consistent with other guiding policies, goals, policies and standards of the Mariposa County General Plan.

EVIDENCE: The development of services unrelated to tourism is consistent with the guiding principles of the General Plan to create a sustainable and diverse economy. The project is consistent with the goals and policies in the Economic Development section of the General Plan. Economic development policies include the expansion of career opportunities by encouraging economic diversification. This project has the potential to create several professional career opportunities for county residents. Expansion of essential healthcare services within the County provides an economic benefit, allowing residents to spend money locally and reducing the need for to seek services outside of the community. The availability of additional local services also provides an environmental benefit by reducing the need to commute out of the area for services. The project location is ideal for preventing urban sprawl by utilizing an already developed site in an area with similar uses. The site has existing services on-site such as sewer, water and access. Rezoning a 0.52-acre area from Multi-Family residential to Professional Office will not have a significant impact on the County's ability to meet its Regional Housing Needs Allocation as established by the California Department of Housing and Community Development. The project is not inconsistent with nor does it conflict with the 2019-2024 Housing Element contained in the Mariposa County General Plan. The amendment is consistent with other guiding policies, goals, policies and standards of the Mariposa County General Plan. The project will be subject to all applicable to all land use development policies contained in the General Plan.

5. **FINDING:** The subject parcel is physically suitable (including, but not limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development.

EVIDENCE: The subject parcel is found to be physically suitable for the proposed zoning classification. Water, sewer, phone, and power are already installed at the subject property, with frontage access to Hospital Road. The sites will require minimal changes to accommodate the proposed dental clinic. The project is proposed at a site with several similar uses within the Mariposa Town Planning Area. The site is similar to other properties nearby in the town of Mariposa that are zoned Professional Office. Approximately half of the parcels in the immediate vicinity of the project site are zoned Professional Office or Public/Quasi Public and house the hospital and other healthcare facilities. The remainder of the adjacent parcels are zoned Multi-Family Residential and provide low income and senior apartments with some vacant Single Family Residential ½ acre. The proposed medical professional office project will be consistent with the intended use anticipated for the area. The site is physically suited to the type of development proposed. There are no physical constraints that would preclude the implementation of the project. Site development will conform to all applicable standards contained in the Mariposa Town Planning Area Town Plan and additional regulations relating to grading practices.

6. **FINDING:** The proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public.

EVIDENCE: The proposed zoning is logical and desirable in that it provides much needed dental services to Native American and low income residents of the county. It will also provide several high paying technical and professional jobs for residents of Mariposa County. Expanding dental services will help to diversify the economy by providing jobs that do not depend on tourism.

Parcel Merger Findings

7. **FINDING:** The parcel size, configuration, and density standards conform to the Professional Office Zoning development standards.

EVIDENCE: The merged parcel and additional development on the parcel will conform to all size, parcel configuration, setback, and density standards. The pre-merged parcels currently comply with all zoning, parcel configuration, setbacks and density standards. The merged parcel will comply with all development standards as a result of the zone change, parcel merger and design review.

Design Review Findings

8. **FINDING:** Major Design Review No. 2020-056 shall comply with all applicable zoning and land use requirements as defined in Section 17.320 of the Mariposa County Zoning Ordinance, Professional Office Zone.

EVIDENCE: Approval of the proposed zone change from Multi-Family to Professional Office will allow for the development of the dental clinic as a permitted use. The site has all services available to support the structures, including community sewer and water services. Thus, this project complies with Section 17.320 of the Mariposa County Zoning Ordinance and conforms to applicable zoning and land use requirements.

9. **FINDING:** Development within the Design Review Overlay Zone shall conform to architectural theme and development guidelines established by the board of supervisors pursuant to Subsection (G) of Section 17.66.010 of the Mariposa County Zoning Ordinance.

EVIDENCE: Based upon the recommended conditions, the final site plan and project design will be required to comply with all applicable sections of 17.366.060 of the Mariposa County Zoning Ordinance and shall conform to applicable Architectural Theme and Development Review Guidelines and Design Review Overlay Zone requirements relating to exterior color schemes and materials, landscaping, parking, shading, and signage as required in the Design Review Guidelines.

10. **FINDING:** Buildings should generally be light colors in warm tones. Trim may be brighter or darker colors to compliment architectural features as defined in Section 17.366.060.B.6 of the Mariposa County Zoning Ordinance.

EVIDENCE: The project proposes to use materials and colors that match the applicant's adjacent building. The building finishes will be stucco painted in a light color to match the existing medical offices with a stucco brick façade also painted in to match the existing building and provide a contrast to the light color base. The project also proposes a green standing seam metal roof.

11. **FINDING:** Parking shall consist of one (1) space for each two hundred (200) sq. ft. of gross floor area, except floor area used exclusively for storage for medical offices

EVIDENCE: The project is proposing to utilize both the existing parking lot with thirty-seven (37) spaces and is proposing to construct an additional seventeen (17) spaces in a separate lot adjacent to the proposed dental clinic for a total of fifty-two (54) parking spaces. The project requires forty-eight (48) parking spaces based on the combined square footage of the existing and proposed medical offices.

- 12. FINDING:** Landscaping is necessary to enhance architectural features, screen unsightly areas and provide an attractive transition from street to building and between adjacent developments. Landscaping shall include existing and planned vegetation, fences, walls, pedestrian ways, exterior furniture and patios, berms, and irrigation systems. Landscaping shall also utilize indigenous and/or water conserving plants as defined in Section 17.366.070.C of the Mariposa County Zoning Ordinance and comply with the state Model Water Efficient Landscaping Ordinance (MWELo).

EVIDENCE: The project proposes to extend the existing sidewalk from the frontage of the existing medical offices along the frontage of the proposed dental clinic. The project is proposing to use drought tolerant vegetation that perform well in the Mariposa County climate. Irrigation will be fully automatic and conform to state MWELo requirements.

- 13. FINDING:** Planting areas for interior landscaping shall be designed so as to maximize provision of shade throughout the parking area during the summer months.

EVIDENCE: The project proposes to incorporate several such as western redbud and costal live oak to provide shading for parking in the proposed seventeen (17) space parking lot. The project will provide one (1) tree per every five (5) spaces in the proposed parking lot for a total of three (3) shade trees minimum.

- 14. FINDING:** Internally lit signs or signs not made of natural materials or modern materials which closely resemble natural materials, shall have maximum area of thirty-two (32) square feet for each sign and the aggregate of all signs for each business. If external lighting is used for signs, the lighting shall be shielded and directional and shall not shine light off-site.

EVIDENCE: The project proposes to replace signage at the existing medical offices and install an internally lit, seventeen (17) square foot sign on a stone pedestal. The project also proposes a similar internally lit, eleven (11) square foot sign for the proposed dental clinic. The proposed signs will compliment and integrate into the overall site design.

ENVIRONMENTAL REVIEW FINDING:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Exemptions established by CEQA Guidelines Section 15061 (b)(3) – Common Sense Exemption. The site has been significantly disturbed by the development of a single family residence. The demolition of the existing residence and the construction of the dental office building will be subject to all existing permitting requirements. Utilities are available to the project site and new infrastructure will be constructed to all applicable standards. Design of the new structure will be subject to all applicable design review standards.

Exhibit 2 – Recommended Conditions of Approval

PROJECT DESCRIPTION

GPZA No. 2020-054, PM No. 2020-055 and Design Review No. 2020-056 propose to change the designation of a 0.52 acre parcel from Multi-Family Residential (MFR) to Professional Office (PO) and merge that parcel with the adjacent MACT Health Clinic in order to develop a dental clinic. The properties are located at 5204 and 5192 Hospital Road in Mariposa, CA and are also known as Assessor's Parcel Number 013-020-034 and 036 (Parcel A) and APN 013-020-030 (Parcel B).

The project proposes to remove the existing single-family residence consisting of a 1,761 square foot living area, a 546 square foot garage, and a 610 square foot porch and to construct a new 4,885 square foot dental clinic office building with landscaping and signage. Seventeen parking spaces are proposed to be constructed as part of the project.

Primary access to the project will be from Hospital Road and existing encroachment to be improved. The project site is currently served by Mariposa Public Utility District (MPUD) for both water and sewer. There is an existing well on the property that the applicant proposes to use for landscape irrigation.

CONDITIONS OF APPROVAL

General Conditions

1. Approval is for the project as described in the Project Description above and the site plans dated May 20, 2021.
2. The applicant has three (3) years to obtain a grading or building permit for construction of the project. The applicant may request one or more-time extensions of up to eighteen (18) months. Time extension applications must be submitted prior to the expiration date of the approval.

(Section 17.08.170 of Mariposa County Zoning Ordinance)

3. The Design Review shall be vested by the issuance of the first building permit within 36 months from the effective date of approval of the project.

(Section 17.08.170 of Mariposa County Zoning Ordinance)

4. Prior to the issuance of a building permit and prior to issuance of a Certificate of Occupancy, all fees associated with the County's processing of this project and filing of associated documents shall be paid.

(Section 17.08.050 of Mariposa County Zoning Ordinance)

5. Prior to the issuance of any grading or building permits, the applicant shall submit the following FINAL plans with the Grading or Building Permit Application for approval by the Planning Director:
 - a. Site Plan, which shows all easements, parking lots, building locations and any other significant features including but not limited to trash and recycling areas, any backup generators that may be contemplated and retaining walls and fencing.
 - b. Landscape/Hardscaping Plans, which show all vegetation types, sidewalks, pathways, stairs and railings, irrigation methods and Model Water Efficient Landscape Ordinance (MWEL) calculations, and retaining walls with proposed material types for the walls, plans shall include the treatments of all retaining walls on-site.

- c. Building Elevations for all buildings and all outbuildings with proposed finishes and door and window schedules.
- d. Signage Plans, which show dimensions, materials, locations, fonts and colors for all signs including wayfinding signs.
- e. Lighting Plans, which show the exterior lighting fixture schedule with fixture locations and elevations. (Lighting must meet International Dark Sky Association requirements per Mariposa County General Plan).
- f. All exterior mechanical equipment shall be shown on plans including proposed screening. Mechanical equipment shall be enclosed or screened from public view either by utilizing materials compatible with the building or locating them away from public view.

The final plans shall clearly be labeled to match the approved plans for Design Review 2020-056 and conditions established herein. All physical construction for the project shall be in substantial conformance with the FINAL approved plans.

(Section 17.336.060 of Mariposa County Zoning Ordinance)

- 6. No changes to the approved site plan, exterior design, color, or materials of any structure or landscaping shall be permitted without review by and written approval of the Planning Director pursuant to applicable conditions for the project.

(Section 17.066.010 of Mariposa County Zoning Ordinance)

- 7. Minor amendments in the configuration and materials of the proposed development may be approved by the Planning Director provided that any expansion does not exceed 10% of the size of area of the approved facility (any amount of a reduction in size of area of the facility may be allowed), and provided a finding can be made that the modification does not create impacts which were not addressed in the original project approval.

(Mariposa Planning Recommendation)

- 8. Prior to issuance of a Certificate of Occupancy, the Planning Director or her designee shall conduct a site inspection to ensure that all applicable conditions have been satisfied.

(Section 17.066.010 of Mariposa County Zoning Ordinance)

- 9. Noncompliance with any of the conditions of approval for Design Review No. 2020-056 may be grounds for revocation of the approval.

(Mariposa Planning Recommendation)

Construction Conditions

- 10. No site disturbance activities shall commence without the issuance of a grading or building permit.

(Planning Department Recommendation)

- 11. Prior to the commencement of any grading, building, encroachment improvements, road improvements, frontage improvements, construction or other maintenance activities required as a condition of approval for the project a consultation meeting with the Public Works Department, the Planning Department, the applicant, the agent, the road/construction contractor, MPUD, and CALFIRE shall occur. Any and all costs associated with the consultation shall be the responsibility of the applicant. The County Engineer

shall verify that this condition has been met prior to issuance of any encroachment permit required for this project and prior to the scheduling of any on-site inspections of road or other improvements.

(Public Works Recommendation)

12. Construction activities occurring outdoors shall not commence prior to the hours of 7:00 a.m. Monday through Friday, and 8:00 a.m. on Saturdays. All construction activities occurring outdoors shall cease by sunset Monday through Saturday. No outdoor construction shall be permitted on Sundays. The Planning Department shall monitor noise through complaints by the neighbors.

(Mariposa Planning Department Recommendation)

13. Provisions shall be made for the on-site storage of all solid waste generated during construction and operation of the project. All solid waste shall be placed in trash bins to maintain the site in a safe and attractive condition. Solid waste which cannot be contained in trash bins on site shall be removed from the site on a weekly basis.

(Mariposa Planning Recommendation)

Environmental Conditions

14. All applicable Air Pollution Control District (APCD) requirements, including but not limited to, Naturally Occurring Asbestos, dust mitigation and idling diesel engines shall be met prior to building or grading permit issuance, during construction, prior to occupancy, and during operation to the satisfaction of the County Air Pollution Control Officer.

(Mariposa Planning Recommendation)

15. The project shall install and maintain onsite pollutant control measures during project construction and operation as required to ensure NPDES compliance. The permit holder shall provide the Planning Director with a copy of its approved State Water Resources Control Board Construction Activity Storm Water Permits prior to issuance of a building or grading permit and any other State Water Resources Control Board operational permits as may be required.

(Mariposa Planning Recommendation)

16. The project shall install and maintain onsite runoff attenuation facilities with sufficient capacity to reduce 100-year project stormwater runoff rates (or as required by the Building Department or County Engineer) to those currently generated by the project site. The project engineered grading plans shall include these facilities. County Engineer approval of the plan is required prior to grading or building permit issuance.

Fire/Safety Conditions

17. Prior to the issuance of any building or grading permits, the Planning Director shall receive a letter from the CALFIRE indicating the final design meets the State Responsibility Area Firesafe Requirements for signage, driveways, gates, roads, emergency water supply, fire hydrants, defensible space, and as otherwise specified in 14 CCR§1270 et. Seq.

(Mariposa Planning Recommendation)

18. Prior to the issuance of any building or grading permits, MPUD verification indicating the final design meets the MPUD requirements for fire flow adequacy is required.

(Mariposa Planning & MPUD Recommendation)

19. The project shall meet all applicable standards of PRC 4290, PRC 4291, Mariposa County Fire, and requirements of the State Fire Marshall's Office for commercial structures as may be applicable.

(Mariposa Planning Recommendation)

Utility Conditions

20. All utilities, except for propane storage tanks, shall be underground within the project site.

(Section 17.336.060, Mariposa County Code)

21. Prior to grading or building permit issuance, MPUD approval of the proposed final plans shall be required. Connection to the Mariposa Public Utility District (MPUD) water and wastewater services and compliance with the MPUD Fire Protection Ordinance is required. The applicant shall contact MPUD for permit requirements, including any necessary infrastructure to provide adequate fire flows and fire hydrants. MPUD approval is required prior to final occupancy of the project.

(Section 17.336.050.B, Mariposa County Code)

22. The telephone company shall be contacted prior to construction in order to coordinate the location of telephone facilities.

(Sierra Telephone Recommendation)

Parking Conditions

23. Final parking design shall be submitted with the building permit application. The plans shall include the design of the required parking area drawn to scale. Final design shall include all parking spaces and maneuvering areas, curb cuts, landscaping, shading calculations and other improvements. The FINAL parking lot design shall be identified on the plans submitted with the building permit application and approved by the Planning Director prior to building permit issuance and shall be inspected on site by Planning Director or her designee for substantial conformance with the FINAL approved plans prior to issuance of a Certificate of Occupancy.

(Section 17.336.030 of the Mariposa County Zoning Ordinance)

24. Planting areas for interior landscaping shall be designed so as to maximize provision of shade throughout the parking area for both the existing and proposed parking lots during the summer months. Tree coverage shall be determined by the approximate crown diameter of each tree at fifteen (15) years as estimated on the approved tree list. The percentage of area required to be shaded shall be based upon the number of parking spaces provided.

(Section 17.336.060.C of Mariposa County Zoning Ordinance)

25. The parking lot shall comply with all handicapped accessibility requirements as established by Title 24 of the California Code of Regulations. The Building Director shall approve the parking lot pursuant to these regulations prior to issuance of a grading permit for the project. Verification by the Building Director that the parking lot meets Title 24 of California Code of Regulations shall be required prior to issuance of Certificate of Occupancy.

(Title 24 California Code of Regulations)

Frontage and Road Improvement Conditions

26. A commercial driveway encroachment permit for access onto Hospital Road shall be obtained from the Public Works Department prior to issuance of a grading or building permit. All required encroachment improvements shall be completed and approved by Public Works prior to issuance of a Certificate of Occupancy.

(Mariposa County Road Improvement and Circulation Policy)

27. The construction of any of the required access and/or frontage improvements for this project shall not negatively impact any off-site improvements or parcels such as, but not limited to, existing driveways serving existing development.

(Mariposa County Recommendation)

28. All proposed road improvements shall be done in accordance with the Mariposa County Improvement Standards. The Hospital Road extension road from the end of the existing Hospital Road paved section directly adjacent the project site, along the project frontage, shall be improved to a Town Class IV standard, which requires a twenty-four (24) foot, paved road with parking, curb and gutter, and sidewalks. The resulting roadway section shall meet these minimum criteria prior to issuance of a Certificate of Occupancy. The proposed road improvements shall be completed in accordance with the Road Improvement and Circulation Policy (RICP) and the County Improvement Standards and shall be approved by the County Engineer or a licensed civil engineer with a signed, wet-stamped letter indicating that the improvements meet the RICP and the County Improvement Standards. Engineered improvement plans prepared by a Registered Civil Engineer shall be required and approved by the County Engineer prior to commencement on the proposed road improvements. If required, any necessary encroachment permits from the Public Works Department shall be obtained.

(Applicant Proposal; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy)

29. A formal request for acceptance of the project improved Hospital Road extension to the Public Works Department, for acceptance by the County into the County maintained road system by the Board of Supervisors is required. To be accepted into the County Road system, offers of dedication would be required to provide for a continuous easement to a road currently within the County Road system.

If acceptance into the County maintained road system does not occur, one of the follow two alternatives must be met:

Alternative 1: A road maintenance association shall be formed to provide for the maintenance of the off-site easement roads providing access to the project site (Hospital Road). Maintenance shall include, but not be limited to, drainage and erosion control devices, fuel modification, and upkeep of road surfaces. The Road Maintenance Association provisions shall be developed by the applicant so that the project site served by the easement roads shall be responsible for road maintenance. These provisions shall be reviewed and approved by the County Engineer prior to issuance of a Certificate of Occupancy and shall:

- a. Be in effect for the life of the project unless said maintenance is taken over by the County, a special district, or other governmental entity.
- b. Provide for annual maintenance and the immediate correction of emergency and hazard situations.
- c. Include the project parcel.
- d. Provide a mechanism for the road maintenance association to collect delinquent payments or assessments for the maintenance described above by filing a lien on the delinquent properties.
- e. Provide a mechanism for new parcels to be added to the association.

Or

Alternative 2: The applicant may join into an existing Road Maintenance Association for Hospital Road, if there is one which is active, and which generally accomplishes the objectives described in this condition. If the applicant elects this alternative, the applicant shall provide evidence that the subject parcel is legally “joined” into the existing association and shall provide information about the association.

County Engineer verification that this condition has been met shall be required prior to Certificate of Occupancy for the project.

(Public Works Department Recommendation; Section II.I, Road Improvement and Circulation Policy)

Draft
STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION

Resolution
 No. 2021-xxx

A Resolution Recommending the Board of Supervisors Approve General Plan/Area Plan/Zoning Amendment No. 2020-054; Parcel Merger No. 2020-055; and Design Review No. 2020-056 with Findings and Conditions, Including the Finding that the Project is Exempt from Environmental Review. MACT Health Board Inc., applicant. Assessor Parcel Numbers 013-020-003, 013-020-034, and 013-020-036.

WHEREAS, an application for a General Plan/Area Plan/Zoning Amendment, Parcel Merger and Design Review were received on April 27, 2020 from MACT Health Board Inc. for properties located at 5204 and 5192 Hospital Road in Mariposa, also known as Assessor Parcel Number 013-020-003, 013-020-034, and 13-020-036; and

WHEREAS, the Planning Department circulated the application among trustee and responsible agencies, interested public organizations, and others as appropriate; and

WHEREAS, a duly noticed public hearing was scheduled for the 23rd day of July 2021; and

WHEREAS, the Planning Director found the project to be exempt from environmental review in accordance with the California Environmental Quality Act and local administrative procedures; and

WHEREAS, a Staff Report was prepared pursuant to the California Government Code, Mariposa County Code, and local administrative procedures; and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report, testimony presented by the public concerning the application, and the comments of the applicants,

NOW THEREFORE, BE IT RESOLVED THAT, the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors find that the project is exempt from environmental review.

BE IT THEREFORE FURTHER RESOLVED THAT, the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors approve General Plan/ Area Plan/Zoning Amendment No. 2020-054; Parcel Merger No. 2020-055; and Design Review No. 2020-056 based upon the findings set forth in Exhibit 1;

BE IT THEREFORE FURTHER RESOLVED THAT, the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors conditionally

Attachment: Attachment C - Draft NOE (2021-PCRES-13 : GPZA 2020-054, PM 2020-055, DR 2020-056 MACT Dental Clinic)

approve Design Review No. 2020-056, based upon the findings set forth in Exhibit 1 and based upon the conditions set forth in Exhibit 2.

ON MOTION BY Commissioner _____, seconded by Commissioner _____, this resolution is duly passed and adopted this 23rd day of July 2021 by the following vote:

AYES:

NOES: None

EXCUSED: None

ABSTAIN: None

 Ed Walls, Chair
 Mariposa County Planning Commission

Attest:

 Carol Suggs, Secretary to the
 Mariposa County Planning Commission

Exhibit 1—Recommended Findings for Approval

In accordance with Section 17.128.050 of the Mariposa County Zoning Code, the following findings are made for General Plan Area Plan Zoning Amendment (GPZA) Application No. 2020-054, Parcel Merger (PM) Application No. 2020-055 and Major Design Review (DR) Application No. 2020-056:

General Plan/ Area Plan / Zoning Amendment Findings

1. **FINDING:** This amendment is in the general public interest and will not have a significant adverse effect on the general public health, safety, peace, and welfare.

EVIDENCE: The project will provide affordable dentistry near both the existing developed multi-family housing and the health care hub of John C. Fremont hospital in the town of Mariposa. The project proposes 4,885 square foot dental clinic that will serve the Native American population as well as low income households. The project site encroachment to the proposed 17-space parking lot is proposed to be improved. The project will be implemented in accordance with all requirements contained in state and local codes relating to drainage, building and utility construction, roadway/driveway and parking lot construction and signage. The property is located within the Mariposa Town Planning Area, the area of Mariposa County which serves as the central commercial center, providing services to residents. Adequate provisions for water, wastewater, garbage, and parking facilities are available at the project site to ensure that the area will not be negatively impacted. The proposed dental clinic project will be required to meet all development standards except those waived or reduced in accordance with applicable state law.

2. **FINDING:** This amendment is desirable for the purpose of improving the Mariposa County General Plan with respect to providing a long term guide for County development and a short term basis for day-to-day decision making.

EVIDENCE: Amending the land use of 0.52 acres of the project site to the Professional Office land use classification and the rezoning of the subject property to the Professional Office zoning classification provides a clear plan for the future development of the area in a manner consistent with the General Plan. Removing 0.52 acres from Multi-family Residential zone will not impact the County's ability to achieve the goal of providing multi-family residential housing in accordance with the 2019-2024 Housing Element contained in the General Plan. It will not impact the county's ability to meet its Regional Housing Assessment Needs. The project helps to implement General Plan goals, policies and implementation measures. Implementation Measure 5-2a(4) states that *"No urban expansion shall occur within the Mariposa Town Planning Study Area unless water and sewage disposal are available from a centrally coordinated and managed system."* The dental office building will connect to Mariposa Public Utility District water and sewer facilities. Policy 5-4a of the General Plan states: *"Cluster commercial and service development in planning areas and Rural Economic land use classifications."* The project is located in the Mariposa Town Planning Area. Implementation Measure 5-4a(1) that implement this policy specifically identify healthcare facilities that serve the greater County population and a regional or greater customer base as uses that are required to be located in Town Planning Areas. Implementation Measure 5-4a(2) identifies healthcare facilities that are intended to serve the neighborhood needs as uses that may be located in Planning Areas. The amendment will allow for additional medical services for Native American residents as well as affordable dentistry to residents of Mariposa County. The project site is adjacent to the John C. Fremont hospital and other medical office buildings as well as multiple apartment complexes that provide low cost and senior housing. The project will assist in centrally locating healthcare services, effectively creating a "healthcare hub" adjacent to the densely populated multi-family apartment complexes. Transit services are available near the project

site and provide public transportation to the dental clinic from outlying communities such as Midpines and Catheys Valley.

3. **FINDING:** This amendment conforms to the requirements of State law and County policy.

EVIDENCE: State law governing the adoption of general plans requires that the adopted plan include provisions for amendments. Those provisions are included in the adopted Mariposa County General Plan and in the Mariposa County Zoning Code. This application has been processed in accordance with all requirements of State laws and local ordinances.

4. **FINDING:** This amendment is consistent with other guiding policies, goals, policies and standards of the Mariposa County General Plan.

EVIDENCE: The development of services unrelated to tourism is consistent with the guiding principles of the General Plan to create a sustainable and diverse economy. The project is consistent with the goals and policies in the Economic Development section of the General Plan. Economic development policies include the expansion of career opportunities by encouraging economic diversification. This project has the potential to create several professional career opportunities for county residents. Expansion of essential healthcare services within the County provides an economic benefit, allowing residents to spend money locally and reducing the need for to seek services outside of the community. The availability of additional local services also provides an environmental benefit by reducing the need to commute out of the area for services. The project location is ideal for preventing urban sprawl by utilizing an already developed site in an area with similar uses. The site has existing services on site such as sewer, water and access. Rezoning a 0.52-acre area from Multi-Family residential to Professional Office will not have a significant impact on the County's ability to meet its Regional Housing Needs Allocation as established by the California Department of Housing and Community Development. The project is not inconsistent with nor does it conflict with the 2019-2024 Housing Element contained in the Mariposa County General Plan. The amendment is consistent with other guiding policies, goals, policies and standards of the Mariposa County General Plan. The project will be subject to all applicable to all land use development policies contained in the General Plan.

5. **FINDING:** The subject parcel is physically suitable (including, but not limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development.

EVIDENCE: The subject parcel is found to be physically suitable for the proposed zoning classification. Water, sewer, phone, and power are already installed at the subject property, with frontage access to Hospital Road. The sites will require minimal changes to accommodate the proposed dental clinic. The project is proposed at a site with several similar uses within the Mariposa Town Planning Area. The site is similar to other properties nearby in the town of Mariposa that are zoned Professional Office. Approximately half of the parcels in the immediate vicinity of the project site are zoned Professional Office or Public/Quasi Public and house the hospital and other healthcare facilities. The remainder of the adjacent parcels are zoned Multi-Family Residential and provide low income and senior apartments with some vacant Single Family Residential ½ acre. The proposed medical professional office project will be consistent with the intended use anticipated for the area. The site is physically suited to the type of development proposed. There are no physical constraints that would preclude the implementation of the project. Site development will conform to all applicable standards contained in the Mariposa Town Planning Area Town Plan and additional regulations relating to grading practices.

6. **FINDING:** The proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public.

EVIDENCE: The proposed zoning is logical and desirable in that it provides much needed dental services to Native American and low income residents of the county. It will also provide several high paying technical and professional jobs for residents of Mariposa County. Expanding dental services will help to diversify the economy by providing jobs that do not depend on tourism.

Parcel Merger Findings

7. **FINDING:** The parcel size, configuration, and density standards conform to the Professional Office Zoning development standards.

EVIDENCE: The merged parcel and additional development on the parcel will conform to all size, parcel configuration, setback, and density standards. The pre-merged parcels currently comply with all zoning, parcel configuration, setbacks and density standards. The merged parcel will comply with all development standards as a result of the zone change, parcel merger and design review.

Design Review Findings

8. **FINDING:** Major Design Review No. 2020-056 shall comply with all applicable zoning and land use requirements as defined in Section 17.320 of the Mariposa County Zoning Ordinance, Professional Office Zone.

EVIDENCE: Approval of the proposed zone change from Multi-Family to Professional Office will allow for the development of the dental clinic as a permitted use. The site has all services available to support the structures, including community sewer and water services. Thus, this project complies with Section 17.320 of the Mariposa County Zoning Ordinance and conforms to applicable zoning and land use requirements.

9. **FINDING:** Development within the Design Review Overlay Zone shall conform to architectural theme and development guidelines established by the board of supervisors pursuant to Subsection (G) of Section 17.66.010 of the Mariposa County Zoning Ordinance.

EVIDENCE: Based upon the recommended conditions, the final site plan and project design will be required to comply with all applicable sections of 17.366.060 of the Mariposa County Zoning Ordinance and shall conform to applicable Architectural Theme and Development Review Guidelines and Design Review Overlay Zone requirements relating to exterior color schemes and materials, landscaping, parking, shading, and signage as required in the Design Review Guidelines.

10. **FINDING:** Buildings should generally be light colors in warm tones. Trim may be brighter or darker colors to compliment architectural features as defined in Section 17.366.060.B.6 of the Mariposa County Zoning Ordinance.

EVIDENCE: The project proposes to use materials and colors that match the applicant's adjacent building. The building finishes will be stucco painted in a light color to match the existing medical offices with a stucco brick façade also painted in to match the existing building and provide a contrast to the light color base. The project also proposes a green standing seam metal roof.

11. **FINDING:** Parking shall consist of one (1) space for each two hundred (200) sq. ft. of gross floor area, except floor area used exclusively for storage for medical offices

EVIDENCE: The project is proposing to utilize both the existing parking lot with thirty-seven (37) spaces and is proposing to construct an additional fifteen (17) spaces in a separate lot adjacent to the proposed dental clinic for a total of fifty-two (54) parking spaces. The project requires forty-eight (48) parking spaces based on the combined square footage of the existing and proposed medical offices.

- 12. FINDING:** Landscaping is necessary to enhance architectural features, screen unsightly areas and provide an attractive transition from street to building and between adjacent developments. Landscaping shall include existing and planned vegetation, fences, walls, pedestrian ways, exterior furniture and patios, berms, and irrigation systems. Landscaping shall also utilize indigenous and/or water conserving plants as defined in Section 17.366.070.C of the Mariposa County Zoning Ordinance and comply with the state Model Water Efficient Landscaping Ordinance (MWELo).

EVIDENCE: The project proposes to extend the existing sidewalk from the frontage of the existing medical offices along the frontage of the proposed dental clinic. The project is proposing to use drought tolerant vegetation that perform well in the Mariposa County climate. Irrigation will be fully automatic and conform to state MWELo requirements.

- 13. FINDING:** Planting areas for interior landscaping shall be designed so as to maximize provision of shade throughout the parking area during the summer months.

EVIDENCE: The project proposes to incorporate several such as western redbud and costal live oak to provide shading for parking in the proposed fifteen (17) space parking lot. The project will provide one (1) tree per every five (5) spaces in the proposed parking lot for a total of three (3) shade trees minimum.

- 14. FINDING:** Internally lit signs or signs not made of natural materials or modern materials which closely resemble natural materials, shall have maximum area of thirty-two (32) square feet for each sign and the aggregate of all signs for each business. If external lighting is used for signs, the lighting shall be shielded and directional and shall not shine light off-site.

EVIDENCE: The project proposes to replace signage at the existing medical offices and install an internally lit, seventeen (17) square foot sign on a stone pedestal. The project also proposes a similar internally lit, eleven (11) square foot sign for the proposed dental clinic. The proposed signs will compliment and integrate into the overall site design.

ENVIRONMENTAL REVIEW FINDING:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Exemptions established by CEQA Guidelines Section 15061 (b)(3) – Common Sense Exemption. The site has been significantly disturbed by the development of a single family residence. The demolition of the existing residence and the construction of the dental office building will be subject to all existing permitting requirements. Utilities are available to the project site and new infrastructure will be constructed to all applicable standards. Design of the new structure will be subject to all applicable design review standards.

Exhibit 2 – Recommended Conditions of Approval

PROJECT DESCRIPTION

GPZA No. 2020-054, PM No. 2020-055 and Design Review No. 2020-056 propose to change the designation of a 0.52 acre parcel from Multi-Family Residential (MFR) to Professional Office (PO) and merge that parcel with the adjacent MACT Health Clinic in order to develop a dental clinic. The properties are located at 5204 Hospital Road in Mariposa, CA and is also known as Assessor's Parcel Number 013-020-034 & 036 (Parcel A) and 5192 Hospital Road, APN 013-020-030 (Parcel B).

The project proposes to remove the existing single-family residence consisting of a 1,761 square foot living area, a 546 square foot garage, and a 610 square foot porch and to construct a new 4,885 square foot dental clinic office building with landscaping and signage. Seventeen parking spaces are proposed to be constructed as part of the project.

Primary access to the project will be from Hospital Road and existing encroachment to be improved. The project site is currently served by Mariposa Public Utility District (MPUD) for both water and sewer. There is an existing well on the property that the applicant proposes to use for landscape irrigation.

CONDITIONS OF APPROVAL

General Conditions

1. Approval is for the project as described in the Project Description above and the site plans dated May 20, 2021.
2. The applicant has three (3) years to obtain a grading or building permit for construction of the project. The applicant may request one or more-time extensions of up to eighteen (18) months.

(Section 17.08.170 of Mariposa County Zoning Ordinance)

3. The Design Review shall be vested by the issuance of the first building permit within 36 months from the effective date of Planning Director approval of the project.

(Section 17.08.170 of Mariposa County Zoning Ordinance)

4. The Planning Director may impose any conditions and/or requirements she finds necessary to guarantee compliance with the project approval findings.

(Section 17.08.160 of Mariposa County Zoning Ordinance)

5. Prior to the issuance of a building permit and prior to issuance of a Certificate of Occupancy, all fees associated with the County's processing of this project and filing of associated documents shall be paid.

(Section 17.08.050 of Mariposa County Zoning Ordinance)

6. Prior to the issuance of any grading or building permits, the applicant shall submit the following FINAL plans with the Grading or Building Permit Application for approval by the Planning Director:
 - a. Site Plan, which shows all easements, parking lots, building locations and any other significant features including but not limited to trash and recycling areas, any backup generators that may be contemplated and retaining walls and fencing

- b. Landscape/Hardscaping Plans, which show all vegetation types, sidewalks, pathways, stairs and railings, irrigation methods and Model Water Efficient Landscape Ordinance (MWELO) calculations, and retaining walls with proposed material types for the walls, plans shall include the treatments of all retaining walls on-site.
- c. Building Elevations for all buildings and all outbuildings with proposed finishes and door and window schedules.
- d. Signage Plans, which show dimensions, materials, locations, fonts and colors for all signs including wayfinding signs.
- e. Lighting Plans, which show the lighting fixture schedule with fixture locations and elevations. (Lighting must meet International Dark Sky Association requirements per Mariposa County General Plan).
- f. All exterior mechanical equipment shall be shown on plans including proposed screening. Mechanical equipment shall be enclosed or screened from public view either by utilizing materials compatible with the building or locating them away from public view.

The final plans shall clearly be labeled to match the approved plans for Design Review 2020-056 and conditions established herein. All physical construction for the project shall be in substantial conformance with the FINAL approved plans.

(Section 17.336.060 of Mariposa County Zoning Ordinance)

- 7. No changes to the approved site plan, exterior design, color, or materials of any structure or landscaping shall be permitted without review by and written approval of the Planning Director pursuant to applicable conditions for the project.

(Section 17.066.010 of Mariposa County Zoning Ordinance)

- 8. Minor amendments in the configuration and materials of the proposed development may be approved by the Planning Director provided that any expansion does not exceed 10% of the size of area of the approved facility (any amount of a reduction in size of area of the facility may be allowed), and provided a finding can be made that the modification does not create impacts which were not addressed in the original project approval.

(Mariposa Planning Recommendation)

- 9. Prior to issuance of a Certificate of Occupancy, the Planning Director or her designee shall conduct a site inspection to ensure that all applicable conditions have been satisfied.

(Section 17.066.010 of Mariposa County Zoning Ordinance)

- 10. Noncompliance with any of the conditions of approval for Design Review No. 2020-056 may be grounds for revocation of the approval.

(Mariposa Planning Recommendation)

Construction Conditions

- 11. No site disturbance activities shall commence without the issuance of a grading or building permit.

(Planning Department Recommendation)

- 12. Prior to the commencement of any grading, building, encroachment improvements, road improvements, frontage improvements, construction or other maintenance activities required as a condition of approval

for the project a consultation meeting with the Public Works Department, the Planning Department, the applicant, the agent, the road/construction contractor, MPUD, and CALFIRE shall occur. Any and all costs associated with the consultation shall be the responsibility of the applicant. The County Engineer shall verify that this condition has been met prior to issuance of any encroachment permit required for this project and prior to the scheduling of any on-site inspections of road or other improvements.

(Public Works Recommendation)

13. Construction activities occurring outdoors shall not commence prior to the hours of 7:00 a.m. Monday through Friday, and 8:00 a.m. on Saturdays. All construction activities occurring outdoors shall cease by sunset Monday through Saturday. No outdoor construction shall be permitted on Sundays. The Planning Department shall monitor noise through complaints by the neighbors.

(Mariposa Planning Department Recommendation)

14. Provisions shall be made for the on-site storage of all solid waste generated during construction and operation of the project. All solid waste shall be placed in trash bins to maintain the site in a safe and attractive condition. Solid waste which cannot be contained in trash bins on site shall be removed from the site on a weekly basis.

(Mariposa Planning Recommendation)

Environmental Conditions

15. All applicable Air Pollution Control District (APCD) requirements, including but not limited to, Naturally Occurring Asbestos, dust mitigation and idling diesel engines shall be met prior to building or grading permit issuance, during construction, prior to occupancy, and during operation to the satisfaction of the County Air Pollution Control Officer.

(Mariposa Planning Recommendation)

16. The project shall install and maintain onsite pollutant control measures during project construction and operation as required to ensure NPDES compliance. The permit holder shall provide the Planning Director with a copy of its approved State Water Resources Control Board Construction Activity Storm Water Permits prior to issuance of a building or grading permit and any other State Water Resources Control Board operational permits as may be required.

(Mariposa Planning Recommendation)

17. The project shall install and maintain onsite runoff attenuation facilities with sufficient capacity to reduce 100-year project stormwater runoff rates (or as required by the Building Department or County Engineer) to those currently generated by the project site. The project engineered grading plans shall include these facilities. County Engineer approval of the plan is required prior to grading or building permit issuance. This requirement also applies to the off-site road work.

Fire/Safety Conditions

18. Prior to the issuance of any building or grading permits, the Planning Director shall receive a letter from the CALFIRE indicating the final design meets the State Responsibility Area Firesafe Requirements for signage, driveways, gates, roads, emergency water supply, fire hydrants, defensible space, and as otherwise specified in 14 CCR§1270 et. Seq.

(Mariposa Planning Recommendation)

19. Prior to the issuance of any building or grading permits, MPUD verification indicating the final design meets the MPUD requirements for fire flow adequacy is required.

(Mariposa Planning & MPUD Recommendation)

20. The project shall meet all applicable standards of PRC 4290, PRC 4291, Mariposa County Fire, and requirements of the State Fire Marshall's Office for commercial structures as may be applicable.

(Mariposa Planning Recommendation)

Utility Conditions

21. All utilities, except for propane storage tanks, shall be underground within the project site.

(Section 17.336.060, Mariposa County Code)

22. Prior to grading or building permit issuance, MPUD approval of the proposed final plans shall be required. Connection to the Mariposa Public Utility District (MPUD) water and wastewater services and compliance with the MPUD Fire Protection Ordinance is required. The applicant shall contact MPUD for permit requirements, including any necessary infrastructure to provide adequate fire flows and fire hydrants. MPUD approval is required prior to final and occupancy of the project.

(Section 17.336.050.B, Mariposa County Code)

23. The telephone company shall be contacted prior to construction in order to coordinate the location of telephone facilities.

(Sierra Telephone Recommendation)

Parking Conditions

24. Final parking design shall be submitted with the building permit application. The plans shall include the design of the required parking area drawn to scale. Final design shall include all parking spaces and maneuvering areas, curb cuts, landscaping, shading calculations and other improvements. The FINAL parking lot design shall be identified on the plans submitted with the building permit application and approved by the Planning Director prior to building permit issuance and shall be inspected on site by Planning Director or her designee for substantial conformance with the FINAL approved plans prior to issuance of a Certificate of Occupancy.

(Section 17.336.030 of the Mariposa County Zoning Ordinance)

25. Planting areas for interior landscaping shall be designed so as to maximize provision of shade throughout the parking area for both the existing and proposed parking lots during the summer months. Tree coverage shall be determined by the approximate crown diameter of each tree at fifteen (15) years as estimated on the approved tree list. The percentage of area required to be shaded shall be based upon the number of above-ground and uncovered parking spaces provided.

(Section 17.336.060.C of Mariposa County Zoning Ordinance)

26. The parking lot shall comply with all handicapped accessibility requirements as established by Title 24 of the California Code of Regulations. The Building Director shall approve the parking lot pursuant to these regulations prior to issuance of a grading permit for the project. Verification by the Building

Director that the parking lot meets Title 24 of California Code of Regulations shall be required prior to issuance of Certificate of Occupancy.

(Title 24 California Code of Regulations)

Frontage and Road Improvement Conditions

27. A commercial driveway encroachment permit for access onto Hospital Road shall be obtained from the Public Works Department prior to issuance of a grading or building permit. All required encroachment improvements shall be completed and approved by Public Works prior to issuance of a Certificate of Occupancy.

(Mariposa County Road Improvement and Circulation Policy)

28. The construction of any of the required access and/or frontage improvements for this project shall not negatively impact any off-site improvements or parcels such as, but not limited to, existing driveways serving existing development.

(Mariposa County Recommendation)

29. All proposed road improvements shall be done in accordance with the Mariposa County Improvement Standards. The Hospital Road extension road from the end of the existing Hospital Road paved section directly adjacent the project site, along the project frontage, shall be improved to a Town Class IV standard, which requires a twenty-four (24) foot, paved road with parking, curb and gutter, and sidewalks. The resulting roadway section shall meet these minimum criteria prior to issuance of a Certificate of Occupancy. The proposed road improvements shall be completed in accordance with the Road Improvement and Circulation Policy (RICP) and the County Improvement Standards and shall be approved by the County Engineer or a licensed civil engineer with a signed, wet-stamped letter indicating that the improvements meet the RICP and the County Improvement Standards. Engineered improvement plans prepared by a Registered Civil Engineer shall be required and approved by the County Engineer prior to commencement on the proposed road improvements. If required, any necessary encroachment permits from the Public Works Department shall be obtained.

(Applicant Proposal; Chart A and Section II.D.2.a, Road Improvement and Circulation Policy)

30. A formal request for acceptance of the project improved Hospital Road extension to the Public Works Department, for acceptance by the County into the County maintained road system by the Board of Supervisors is required. To be accepted into the County Road system, offers of dedication would be required by all off-site owners to provide for a continuous easement to a road currently within the County Road system.

An alternative, which may be considered would be acceptance by the County in the event the inclusion in the County maintained Road system is not feasible,

A road maintenance association shall be formed to provide for the maintenance of the off-site easement roads providing access to the project site (Hospital Road). Maintenance shall include, but not be limited to, drainage and erosion control devices, fuel modification, and upkeep of road surfaces. The Road Maintenance Association provisions shall be developed by the applicant so that the project site served by the easement roads shall be responsible for road maintenance. These provisions shall be reviewed and approved by the County Engineer prior to issuance of a Certificate of Occupancy and shall:

- a. Be in effect for the life of the project unless said maintenance is taken over by the County, a special district, or other governmental entity.
- b. Provide for annual maintenance and the immediate correction of emergency and hazard situations.
- c. Include the project parcel.
- d. Provide a mechanism for the road maintenance association to collect delinquent payments or assessments for the maintenance described above by filing a lien on the delinquent properties.
- e. Provide a mechanism for new parcels to be added to the association.

Or As an alternative to what is required above, the applicant may join into an existing Road Maintenance Association for Hospital Road, if there is one which is active, and which generally accomplishes the objectives described in this condition. If the applicant elects this alternative, the applicant shall provide evidence that the subject parcel is legally “joined” into the existing association and shall provide information about the association.

County Engineer verification that this condition has been met shall be required prior to Certificate of Occupancy for the project.

(Public Works Department Recommendation; Section II.I, Road Improvement and Circulation Policy)



General Plan/Zoning Amendment Application No. 2020-054 Parcel Merger Application No. 2020-055 Design Review Application No. 2020-056

M.A.C.T. Dental Clinic

Planning Commission Public Hearing

July 23, 2021

Project Consideration and Recommendation to the
Board of Supervisors
Applicant: MACT

Project Background

- General Plan Land Use
 - Mariposa Town Planning Area
- Zoning
 - Professional Office and Multi Family Residential
 - Design Review District Overlay
- Current on-site uses
 - Residential- Vacant SFR and MACT Health Clinic (Parcel Merger)
 - Adjacent Land Uses
 - Medical - JCF
 - Multi Family Residential
 - Single Family Residential

Project Background

- The project involves three APNs totaling 1.55 acres
- 013-020-034 (unassigned address)
- 013-020-036 (5204 Hospital Road)
- 013-020-003 (5192 Hospital Road)
- *Parcel merger approval would mean the existing MACT Health Clinic and the proposed MACT Dental Clinic would be on the resultant merged parcel.*

Mariposa County Planning Department Project Vicinity Map

5.A.e



0 25 50 Feet
1:1,000

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 II FIPS 5403 Feet
Date: Tuesday, April 28, 2020
Data Source: Mariposa County Planning Department GIS
Assessor's Parcel Map Update: 5/2020

Map Credit: JRM



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>

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

Attachment: PC PPT Presentation (2021-PCRES-13 : GPZA 2020-054, PM 2020-055, DR

Project Summary Description - Three Actions

- General Plan Area Plan Zoning Amendment
- Parcel Merger
- Design Review



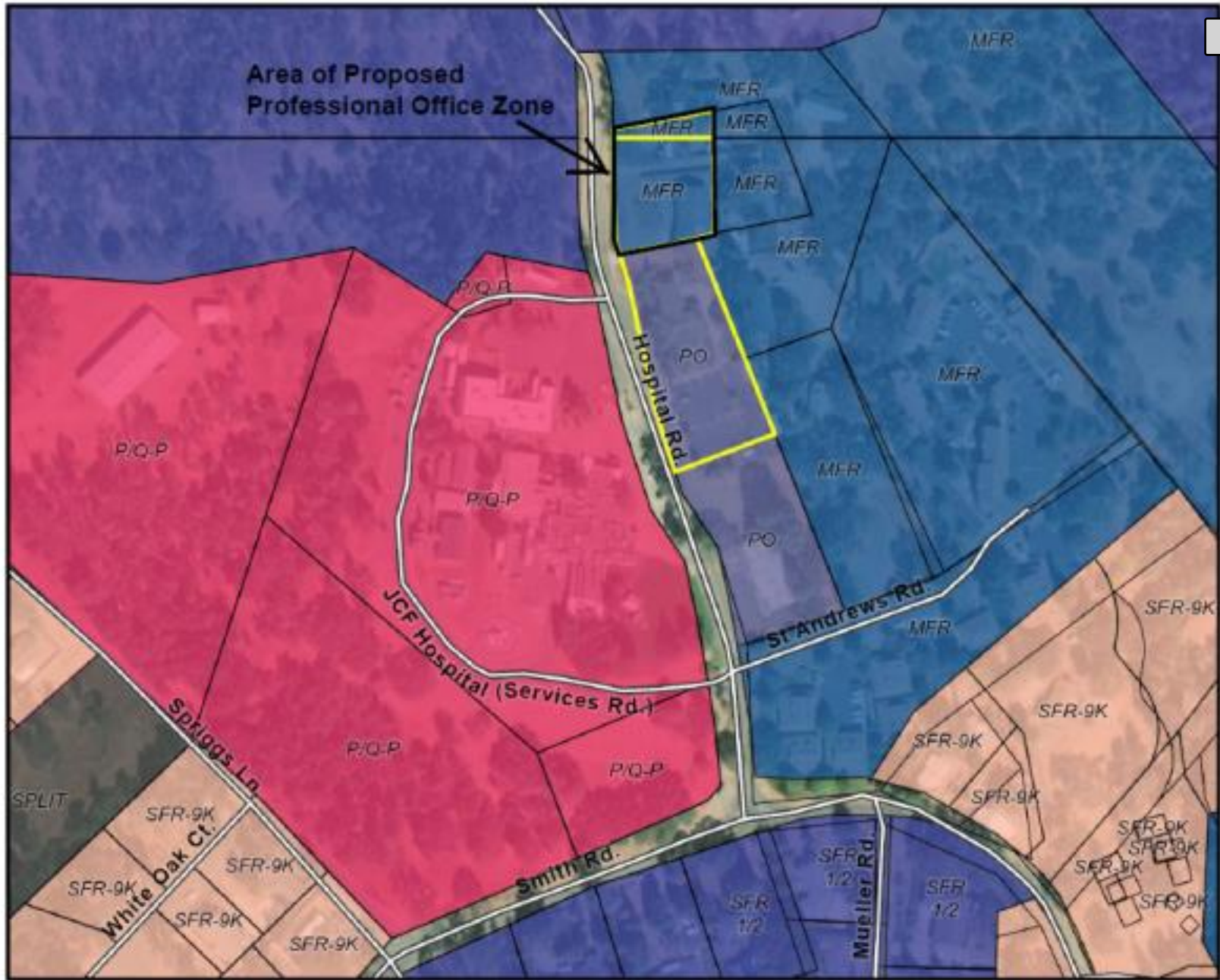






Project Description- General Plan Zoning Amendment

- Change APNS- 013-020-034 and 013-030-036 to Multi-Family Residential to Professional Office
- Professional Office is the appropriate zoning for the proposed dental office use



Project Description-Parcel Merger

- Merge subject parcels into one parcel
 - The merged configuration assists the project in meeting development standards and site constraints
 - Allows for connectivity of the project to the adjacent MACT Health Clinic
 - Eliminates setback issues born of a transecting lot line
 - Affords opportunity through Merger Map to record relocated easements for utilities etc.

TENTATIVE MAP FOR PARCEL MERGER

FOR

M.A.C.T. HEALTH BOARD
P.O. BOX 939
ANGELS CAMP, CA 95338 (209) 754-6258

BEING A MERGER OF APN: 013-020-036,
013-020-034 & 013-020-003 SITUATED IN A
PORTION OF PROJECTED SECTIONS 14 & 15, T.
R.18E., M.D.M., RANCHO LAS MARIPOSAS

MARIPOSA COUNTY CALIFORNIA
DECEMBER, 2019 SCALE: 1" = 40'

TOTAL MERGED AREA: 1.55 Ac. +/-

PARCEL A:
0.52 Ac. +/-
22,651 sq.ft. +/-

PARCEL B:
1.03 Ac. +/-
45,302 sq.ft. +/-

NOTES:

- Contours are for pictorial purposes only.
- Contours determined by U.S.G.S. Quad maps and field reconnaissance.
- Average elevation of parcels: 2232' above sea level.
- Arrowed lines indicate direction and approximate percent of slope.
- Domestic water supply: Mariposa town water system.
- Sewage disposal: Mariposa town sewer system.
- No grading is proposed for building sites at this time.
- - - Approximate location of powerlines.
- Power pole
- Distances, acreages, contours and the location of improvements shown are approximate and/or tentative.
- Source of Map Data: Assessor's Maps, recorded maps, deeds and survey data.
- - - Property line to be eliminated
- Water meter
- Telephone riser
- Sewer Manhole

VICINITY MAP

T.5S., R.18E., M.D.M.
Rancho Las Mariposas



PREPARED
BY:

Richard A. Seaman, L.S. 5339

FREEMAN & SEAMAN LAND SURVEYOR

P.O. Box 1305
Mariposa, CA 95338
(209) 956-7926

ECR 12/9/19

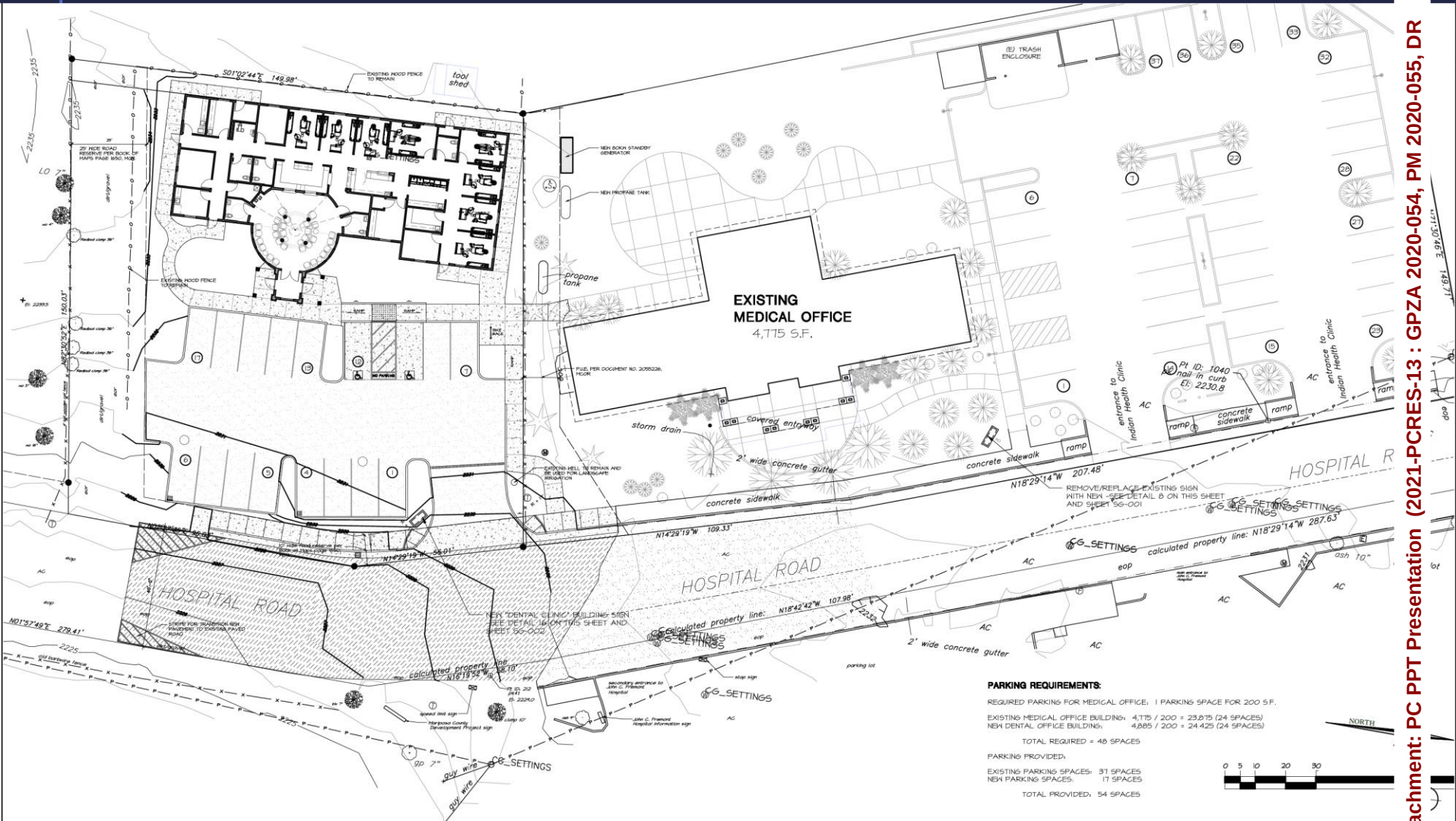
140404.crd/180102SPMSeaman.dwg

Project Description-Design Review

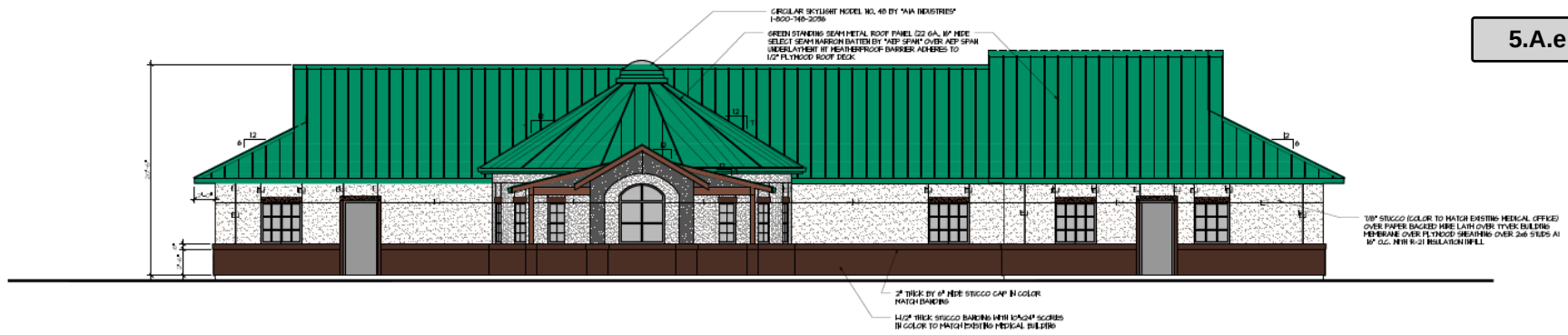
- Demolition of the existing residence
- Construct a 4885 sf. Dental Office Building
- Sidewalks and Parking (17 spaces)
- Landscaping, Lighting, Signage
- Frontage/ Road Improvements (Hospital Road Extension)
 - Built to Town Class IV standard, one side curb gutter and sidewalk
 - Recommended to be taken into the County Maintained Road system upon completion.

Project Summary Description

- Water and Sewer - Mariposa Public Utility District
 - Water sufficient for both domestic and firefighting purposes
 - Sewage disposal sufficient for project
 - **All MPUD requirements must be met for utility infrastructure improvements**
- Utility Undergrounding (except propane if needed)
 - (Relocation and improvements at developer's expense)
- Architectural Design Features and treatments to adhere to Design Review Requirements
- Landscaping, Lighting and Signage adhere to Design Review requirements.

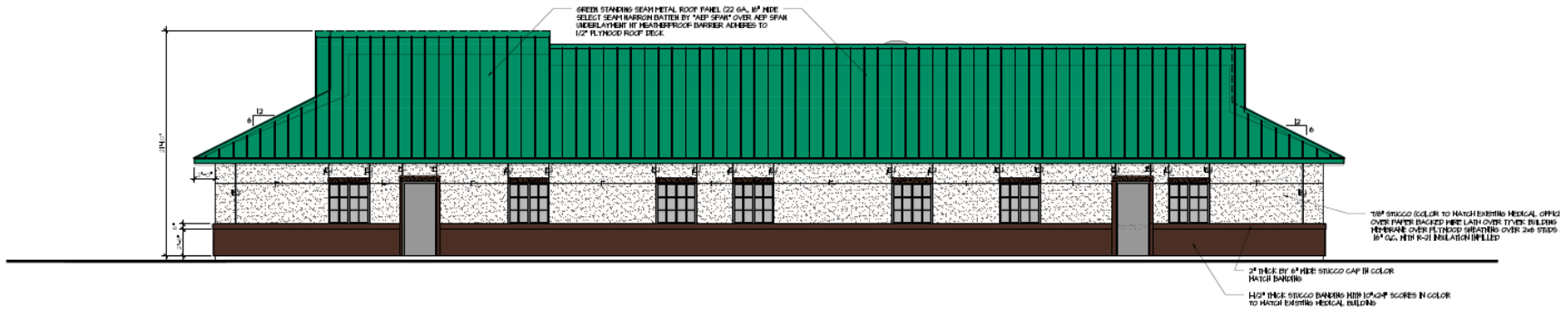






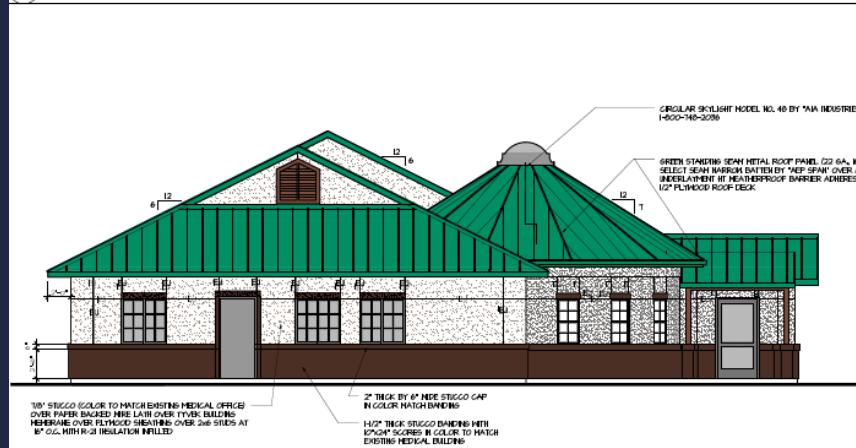
10 FRONT - NORTH ELEVATION

SCALE 3/8" = 1'



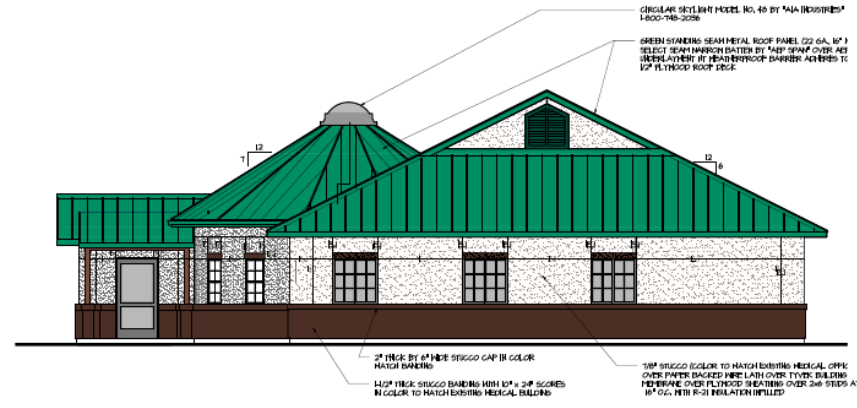
11 REAR - SOUTH ELEVATION

SCALE 3/8" = 1'

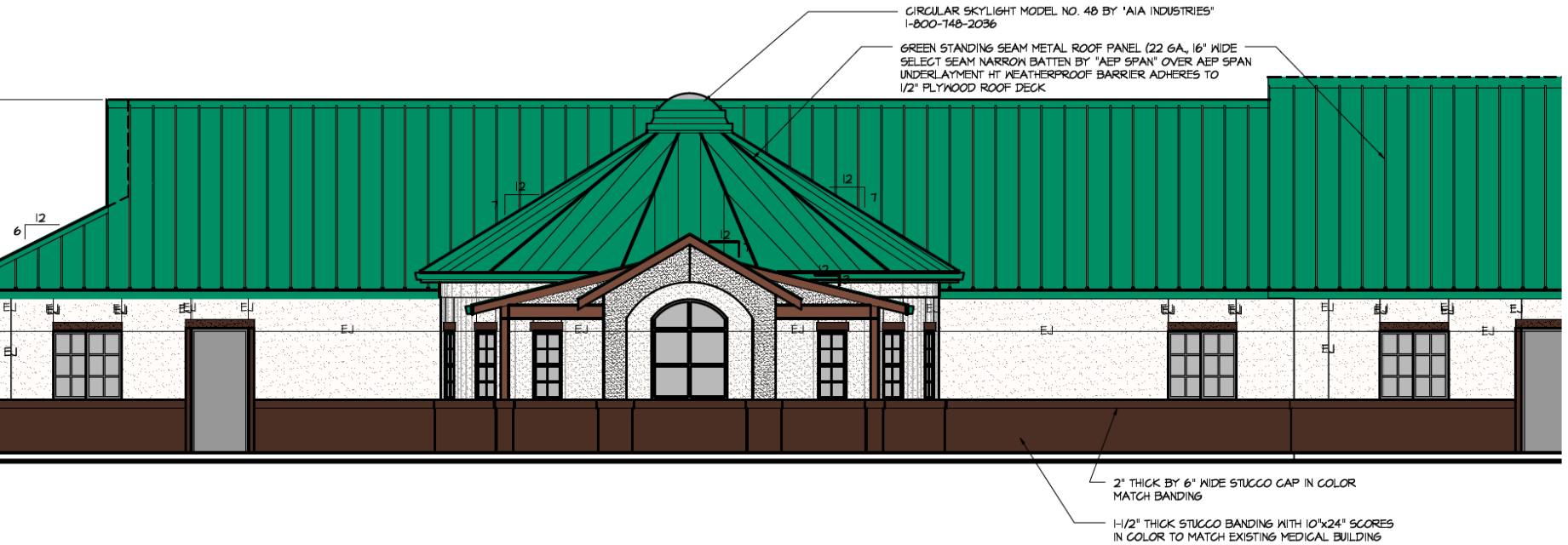


12 SIDE - EAST ELEVATION

SCALE 3/8" = 1'



6 SIDE - WEST ELEVATION



ION

The landscape design concept for the M.A.C.T. Health Board Dental Office is to provide an eco-friendly, inviting and picturesque space for visitors and employees to enjoy. Dry creek beds provide the anchor for the landscape design, with a combination of drought-tolerant grasses and ornamental plantings to complement the building architecture and surrounding site. Contrasting color and texture characteristics in tandem with the repetitive massing of plant varieties provide a rich and striking visual appeal.

In addition to the aesthetic elements of the design, the landscape is comprised of predominantly low-water-use, hardy plant materials that perform well in the climate of the Sierra Foothills, while meeting the Mariposa County's Water Efficient Landscape Ordinance (WELCO).

The site will be irrigated using a fully automatic system designed to meet the Mariposa County's Water Efficient Landscape Ordinance (WELSO). The system will be on a dedicated irrigation water service and meter with a backflow prevention device to meet local building codes. The irrigation system will be comprised of pressure pipe irrigation for the shrubs and groundcover and drip irrigation for the trees and lawn areas. The system will be designed to operate the system in tandem with a weather sensor that will suspend irrigation during rain and frost events and will provide automatic daily run time adjustments based on current weather conditions.

A complete irrigation design showing all irrigation equipment, model numbers, placement and installation details will be provided with the construction documents.

The following calculations represent the intended hydrocrosse and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WRFO code requirements will always remain.

ETO for Mariposa - 49.0								
Area	Size	Area	Size	Area	Size	Area	Size	Area
1	Shrub	Low	0.3	2,973 sf	75.4%	Open Shrub	.81	38,401.8
2	Trees	Medium	0.6	250 sf	6.3%	Subtree	.81	3,750.6
3	Cuttings only	None	0	719 sf	18.2%	None	1	0
TOTAL				3,942 sf				37,202.4 CuYds

Maximum Applied Water Allowance (MAWA)	13,891.7 gal/lot/year
Estimated Total Water Usage (ETWU)	37,302.4 gal/lot/year
Assessors Irrigation Efficiency	61

ETWU is less than MWRA, therefore water usage as designed exceeds code requirements

Radius of trees was provided by the County of Mariposa referenced standards and guidelines as well as information contained in the Sunset Western Garden Book. Calculated tree canopies are those that shade parking lot space as well as associated drive aisles.

Tree Type	Symbol	Full (100%)	Three Quarter (75%)	Half (50%)	Quarter (25%)
<i>Lagerstœmia indica</i>	LAG IND	1 @ 314=314	0	0	0
<i>Cercis occidentalis</i>	CER OCC	0	0	1 @ 157=157	0
<i>Quercus agrifolia</i>	QUE AGR	0	0	0	1 @ 241=241
<i>Pistacia chinensis</i> 'Keith Davey'	PSIS KEI	1 @ 964=964	1 @ 723=723	4 @ 482=1,926	0

Total Shaded	4,327 Sq. Ft.
Percent Shaded	76.7%

THREAT	<u>POTENTIAL NAME</u>	<u>COMMON NAME</u>	<u>COUNT</u>	<u>QTY</u>	<u>Water Use</u>
ASER GUS	Asier adonis 'Crimson Glory'	Crimson Glory Daylily	15 gal	4	Very Low
GER GOC	Gerac octocaulis	Western Redbud	15 gal	3	Very Low
LAL LOC	Lagenstroemia x 'Tuscany'	Crape Myrtle Gold Pink	15 gal	5	Low
PBS KET	Peltandra chinensis 'Keith Davy'	Keith Davy Chinese Platane	15 gal	6	Low
GUE AGR	Quercus agrifolia	Coast Live Oak	24" box	1	Very Low
SHRUBS					
THREAT	<u>POTENTIAL NAME</u>	<u>COMMON NAME</u>	<u>COUNT</u>	<u>QTY</u>	<u>Water Use</u>
ARC HGW	Adiantum species 'Howard McMini'	Howard McMini Mantis	5 gal	17	Low
CHC KAC	Celastrus x scutellari 'Karl Foerster'	Feather Reed Grass	5 gal	27	Low
CAR TUM	Cercocarpus	Florida Sedge	1 gal	89	Low
LID TEX	Ligustrum japonicum 'Teasman'	Wax Leaf Privet	1 gal	16	Low
LOM BRE	Loropetalum 'Broom'	Red Rush	1 gal	75	Low
MUN PBG	Munsterbergia	Deer Grass	1 gal	10	Low
OUE LIT	Olea europaea 'Little Olea'	Little Olea Olive	5 gal	29	Very Low
RHA JOH	Rhamnus latifolia 'John Edwards'	Italian Buckthorn	5 gal	9	Low
SAL GRA	Salix glauca 'Gracilis'	Cleveland Sage	1 gal	13	Low
GROUND COVERS					
THREAT	<u>POTENTIAL NAME</u>	<u>COMMON NAME</u>	<u>COUNT</u>	<u>QTY</u>	<u>Water Use</u>
ARO GME	Andropogon x 'Emerald Carpet'	Emerald Carpet Monarda	48" x 4"	94 ft	Low
BAC TIM	Baccharis pilularis 'Twain Peaks #2'	Twain Peaks Coyote Brush	1 gal	60" x 4"	44 ft Low
COZ LOW	Cotoneaster dammeri 'Lowland'	Lowland Beadberry Cotoneaster	1 gal	60" x 4"	109 ft Low

All shrub and groundcover areas shall be top-dressed with a 2" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Golf Course Hair") is not acceptable.

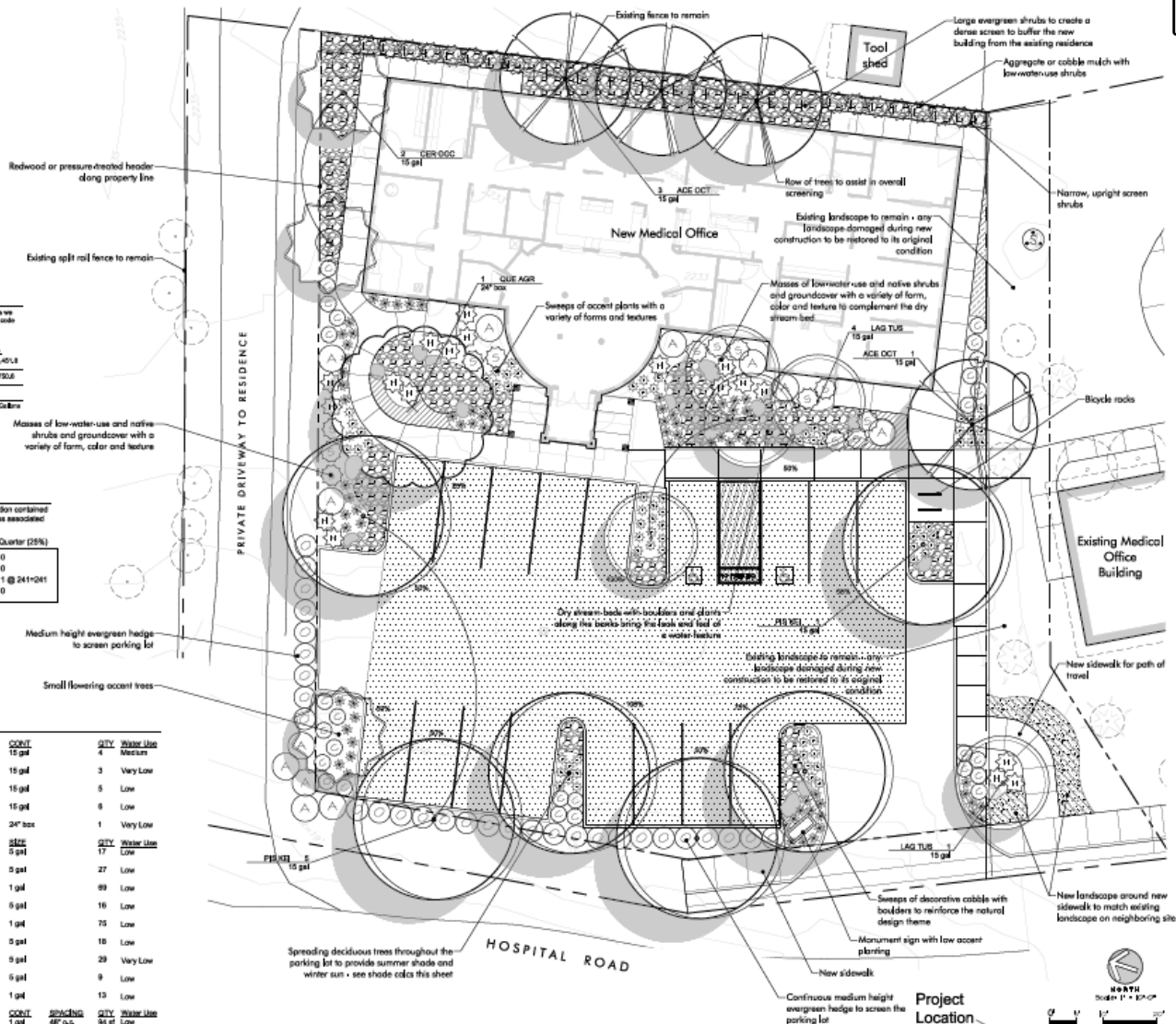
6" layer of 2"-4" diameter Nojia cobblestones. Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JO Russell Co.

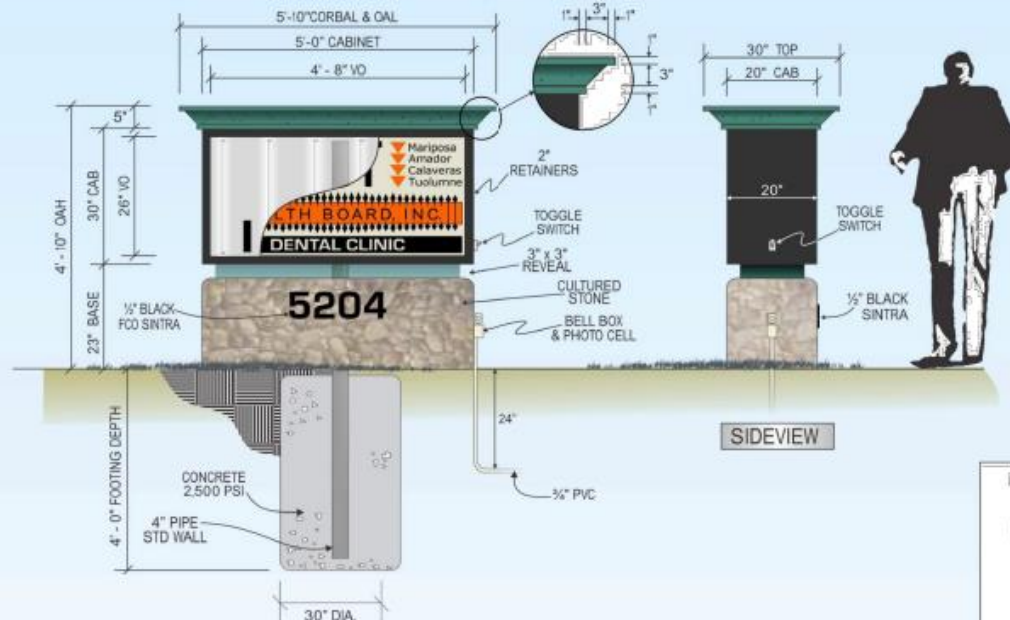
Varied size (12'-48") mass rock boulders placed in loose random groups to appear as natural rock outcroppings. Boulders to be arranged in a random pattern, distributed across the installation.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the same as

shown. Additionally, some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet Maricopa County's codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.





5.A.e

SQ. FEET

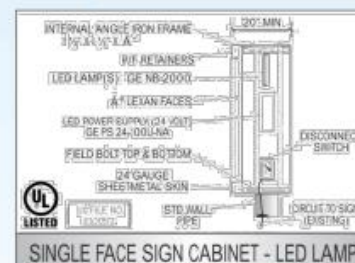
12.5

ILLUMINATION SPECS:

LAMPS	6 EACH LED
LAMP SIZE	E24 CWLED
LAMP TYPE	GE NB 2000 LED
LAYOUT	VERTICAL
POWER SUPPLY	24 VOLT ELECTRONIC

TITLE 24 COMPLIANT

RH30CELL	INTERMATIC K4(2)C STEM MOUNT (15 AMP)
POWER SUPPLY (S)	24 VOLT ELECTRONIC



FOOTING SPECIFICATIONS

PIPE SIZE = 4" STD
FOOTING DEPTH (d) = 48"
FOOTING DIAMETER (b) = 30"

SCOPE OF JOB

- FABRICATE & INSTALL ONE S/F LED ILLUMINATED MONUMENT SIGN (A).
- ELECTRICAL TO SIGN BY OTHERS.
- DIGGING OF FOOTING HOLE AND CONCRETE FOR FOOTING TO BE PROVIDED BY OTHERS (ROTATING CART).
- CAPITOL NEON TO INSTALL PIPE & SIGNAGE ON SITE.
- SECURE PERMIT: MARIPOSA COUNTY.



PROPOSED SIGNAGE A WEST ELEVATION
INSTALL AS INDICATED

S/F MONUMENT SIGN - INT ILLUM (LED'S)

CABINET SIZE - 30" X 5'-0" X 20" WIDE
CABINET - 24 GA S/METAL, TEXCOATED
CORBAL & REVEAL - TEXCOAT & PTM GREEN (TO MATCH BUILDING GUTTERS)
FACE TYPE - .150 LEXAN WITH TRANSLUCENT VINYL
BACKGROUND COLOR - 015 WHITE LEXAN WITH 230-005 IVORY OVERLAY
COPY COLOR(S) - 230-005 IVORY, 220-22 MATTE BLACK
AND 230-44 ORANGE VINYL OVERLAY
ADDRESS - 1/2" FCO, BLACK SINTRA, VHB TAPE & SILICONE
RETAINERS - 2" TYPE - PICTURE FRAME
VISIBLE OPENING - 26" X 4'-8"
ILLUMINATION - LED LAMPS, GE NB 2000
ALL SIGNAGE TO BE UNDERWRITERS LABORATORIES LISTED
BASE - S/METAL - RIVER ROCK VENEER (CULTURED STONE, CSV-2057)
STOREFRONT - SETBACK -

CAPITOL NEON TO FABRICATE & INSTALL



CAPITOL NEON

5920 ROSEBUD LANE
SACRAMENTO, CA 95821
(916) 349-1800
CCL-668634

ACCOUNT: MACT MARIPOSA

LOCATION: 5192 HOSPITAL RD.
MARIPOSA, CA 95338

SALES/REP: RON UNDERWOOD

CONTACT: JOHN ALEXANDER

PHONE: (209) 754-8258

DATE: 03-09-20

PERMIT: MARIPOSA COUNTY

DRAWING: 037-20 MARTIN

REVISION: NONE

FILE NAME: MACTMARIPOSA SMALL

SCALE: NTS

I have studied the above drawing and
find the following details acceptable.

- ☐ COPY AND LETTERSTYLE
☐ MATERIALS
☐ COLORS
☐ DIMENSIONS

APPROVALS

CUSTOMER:

LANDLORDS:

Project Summary – Agency Review

- Agency Review and Comment on the project through the project evaluation process to the following:
- Mariposa County Public Works, Mariposa County Environmental Health Unit, Mariposa County Fire Department, Mariposa County Assessor, California the American Indian Council of Mariposa County, Mariposa County Unified School District, CALFIRE, Pacific Gas & Electric, Sierra Telephone, and the Mariposa Public Utility District.

Project Summary – Agency Review

- Agency Review and comments detail are included in the Planning Commission agenda packet which includes the project staff report
- Comments were received from Mariposa County Public Works, Sierra Telephone and the Mariposa Public Utility District and the AICMC AKA Southern Sierra Miwuk Nation
 - AICMC support the project
- Comments are addressed in the project staff report
 - Recommended project findings and conditions address the comments.

Public Noticing and Comment

- Prior to the Planning Commission public hearing Public noticing was conducted as follows:
 - July 2, 2021 - Mailed to property owners within 300 feet of the proposed project site
 - July 8, 2021- Published in the Mariposa Gazette Notices
 - July 12, 2021- Posted at courthouse, Planning Department, and on the Planning Department's website.
- No Public Comments were received prior to preparation of this presentation.

- Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – common sense exemption – (there is no possibility the activity in question may have a significant effect on the environment), CEQA Guidelines.

Conclusion and Recommendation

Staff recommends the Planning Commission adopt a resolution recommending that the Board of Supervisors:

1. Adopt a resolution recommending the Board of Supervisors approve GPZA No. 2020-054; Parcel Merger No. 2020-055; and Design Review No. 2020-056 with findings and conditions, including the finding that the project is exempt from environmental review, with the land use change and Design Review approval effective on the effective date of the zone change; and
2. Adopt an ordinance amending the Zoning from Multi-Family Residential to Professional Office on APNs 013-020-034 and 013-030-036 pursuant to GPZA No. 2020-054.