



Mariposa County

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Mariposa County AGENDA of the Planning Commission



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JOHN MCCAMMAN

DISTRICT I
DISTRICT IV
DISTRICT II
DISTRICT III
DISTRICT V

AGENDA OF THE PLANNING COMMISSION

April 4, 2025

AMENDED (3/31/25)

TIME: 9:00 A.M.
LOCATION: GOVERNMENT CENTER UPPER FLOOR
BOARD OF SUPERVISORS CHAMBERS
5100 BULLION STREET, MARIPOSA

AUDIO OF THE MEETING STREAMS ON THE INTERNET BUT HAS A 1-4 MINUTE TIME LAG. CONSEQUENTLY, MEMBERS OF THE PUBLIC WHO WISH TO PROVIDE INPUT FROM OFF-SITE ARE INVITED TO DO SO BY SUBMITTING WRITTEN COMMENTS (SEE BELOW) OR BY JOINING THE TELECONFERENCE (CHARGES MAY APPLY) BY CALLING:

Call In-Number 929-352-1921 ID# 999 713 026#

The Planning Commission commenting process is different than the Board of Supervisors. Please see below:

WRITTEN COMMENTS: Written comments may be submitted via U.S. Postal Service, email or may be dropped off at the Planning Department. In your written communication please note in the subject line "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM".

1. Mail - Send written communication to:

Mariposa County Planning Department
PO Box 2039
Mariposa, CA 95338

2. Email - Send an email to the planningdept@mariposacounty.org

3. Drop Off - Written Communication can be dropped off at:

Mariposa County Planning Department

5100 Bullion Street, 1st Floor
Mariposa, CA 95338

No matter which of these formats you choose to use for written communication (Mail, Email or Drop Off) please know that in order to ensure distribution to the Commission prior to their consideration of the agenda, and in order for your written comments to be placed into the record it must be received no later than 8:00 a.m. on the day of the meeting.

Public Comment on Non-Agenda Items: The law provides the opportunity for the public to be heard on any item within the subject matter jurisdiction of the Commission.

Persons who, due to a disability, need assistance or special accommodations in order to participate in this meeting should, as soon as possible prior to the meeting, contact the Clerk of the Board at (209) 966- 3222, option 2 (voice) or email board-clerk@mariposacounty.org to request special accommodations for persons with disabilities.

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board's Office.

A. Call to Order and Roll Call**B. Pledge of Allegiance****C. Public Comment on Non-Agenda Items****D. Approval of Minutes****1. Planning**

Approve the March 21, 2025 Planning Commission Minutes

E. Public Hearing**1. Planning**

Adopt a resolution approving Time Extension 2024-122 with findings, including a finding that the previously adopted Mitigated Negative Declaration for MS No. 2009-052 satisfies the requirement for environmental review pursuant to the California Environmental Quality Act (CEQA) and the action is exempt from further environmental review; Applicant JCS Capital Resources LLC - William R. Stuart; APN: 016-110-049 located at 2748 Highway 140, Catheys Valley, CA

2. Planning

A resolution recommending that the Board of Supervisors: Adopt a resolution adopting a Mitigated Negative Declaration and approving General Plan/Area Plan Amendment Application No. 2024-100; Conditional Use Permit Application No. 2024-101 and Major Design Review Application No. 2024-102 with findings, conditions, mitigation measures, and mitigation monitoring program, and Adopt ordinances amending the Land Use Diagram in the Coulterville Town Planning Area Town Plan, to change the Single Family Residential 2.5-acre land use classification within APN 002-220-001 to the Highway Service Commercial classification; and amend the text of Section VI(A)(1) of the Coulterville Town Plan to add Special Occupancy Parks as defined in the State Health and Safety Code as a conditional uses in the Highway Service Commercial land use classification pursuant to General Plan/Area Plan Amendment Application No. 2024-100 for applicant, Topos Ventures LLC. The project site is located at 10407 Highway 49, Coulterville, CA

F. Discussion and Actions**1. Planning**

Continued Discussion and Preliminary Action on the Draft Development Code Update, Articles 2, 3 & 9

G. Commissioner Reports**H. Information Items**

I. Future Agenda Items

J. Adjournment