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Mandatory Questions CUP

- 1. Adequate open space is being provided.**
 - a. Yes. The property consists of ~3.96 acres and the proposed site plan includes ample open space between proposed RV pads, and includes vegetated hillsides, undisturbed woodlands on the southern boundary, walking paths, nature viewing decks, and natural areas for gathering and recreation. The site is optimized to work with nature, not against it, and will be a fantastic outdoor hospitality experience for guests.
- 2. The site is physically suited for the proposed development.**
 - a. Yes. The property has operated as a 9-room motel and 12-space special occupancy park since the 1960s. Nearly all of the usable area within the ~3.96 acres has been developed for the motel/park and we will be mirroring our impacts within the same footprint. The proposed Special Occupancy Park is very well suited by the property's physical characteristics and historic use.
- 3. Adequate provisions have been made for sewage disposal and the handling of solid waste.**
 - a. Yes. The project site is connected to the Coulterville Municipal District for sewer collection services, ensuring adequate sanitation. Solid waste handling, including a trash enclosure with routine pickup service will be included and is highlighted in our site plan and operating plan. "Recology" has historically been a solid waste removal service provider for this property and this general area.
- 4. The proposed development will have adequate potable water for public use and fire.**
 - a. Yes. The project site is connected to the Coulterville Municipal District for domestic water services, ensuring adequate and clean water supply. There are two fire hydrants at both ends of the property along CA-49 for fire protection, and each campsite will have an individual water connection and a fire extinguisher. Additionally, CalFire has a fire department 0.50 miles (<1 minute) north of the property. Lastly, the site has a private well that can be utilized for fire protection, if necessary.
- 5. The project complies with all standard and special setback requirements, and appropriate buffers have been provided for adjacent land uses.**
 - a. Yes. The proposed site plan complies with the 10-foot front yard setback required in the Highway Service Commercial Zone, as outlined in the Coulterville Town Plan. There are no side or rear yard setbacks required, per the Town Plan.
- 6. That appropriate access is available or is proposed to the development.**
 - a. Yes. The property has an existing two-way ingress/egress on CA-49, which has been the point of access to this property since it was established as a commercial use in the 1960s. Upgrades to the driveway/apron will be made (please see Kimley Horn traffic analysis attached in the exhibits), if deemed necessary by CalTrans.
- 7. That the proposed use is consistent with the policies and standards of the general plan and any applicable specific plan.**

- a. Yes. The proposed use aligns with the general plan and the goals of the Coulterville Town Plan, taking into consideration the historic use of the property as a motel / special occupancy park and the proposed rezone of the entire parcel to Highway Service Commercial.
- 8. That the project as approved will not have a significant effect on the environment, or the significant impacts have been eliminated or substantially lessened, or determined that the significant effects are unavoidable and acceptable due to overriding concerns.**
 - a. Yes. The project aims to mitigate any environmental impact through careful planning and adherence to applicable regulations. The entire property has been utilized for commercial and recreational use since the 1960s and the applicant will continue to utilize the same impacted areas for the proposed project, which have been commented on by all relevant agencies during the pre-application process. The proposed development will actually improve the site's current hazardous condition removing garbage/debris and reducing fire risk, all which negatively impact the environment.
- 9. That the establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the county. The planning commission shall impose any conditions and/or requirements it finds necessary to guarantee compliance with the findings in this Section.**
 - a. The proposed project will significantly enhance the character by remedying the current dilapidated state of the property, addressing health, safety and welfare concerns. By bringing the site into compliance with all enforced codes and regulations and addressing existing violations, the project will not be detrimental to the neighborhood, but rather improve it. Any conditions imposed by the planning commission will further ensure the project's positive impact on the community.

Mandatory Findings GPZA

- 10. That such an amendment is in the general public's interest and would not have a significant or adverse effect on the general public's health, safety, peace, and welfare.**
 - a. The proposed amendment is in the general public's interest and would not have a significant or adverse effect on the general public's health, safety, peace, and welfare because it aims to reclassify a small portion of the property to align with the existing use of the rest of the site. This reclassification to Highway Service Commercial (HSC) will allow for the development of a Special Occupancy Park, providing improved and safer facilities for guests. The project will include modern infrastructure and amenities that comply with current safety standards, contributing positively to the community's well-being.
- 11. That such an 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.**
 - a. The proposed amendment is desirable for the purpose of improving the Mariposa County General Plan by creating a cohesive land use designation for the entire parcel, which simplifies the planning process and supports consistent development. By reclassifying the parcel to Highway Service Commercial (HSC), the amendment aligns with long-term county development goals and provides a clear, unified zoning classification that facilitates day-to-day decision-making for both county officials and property developers.
- 12. That such an amendment conforms with the requirements of state law and county policy.**
 - a. The proposed amendment conforms with the requirements of state law and county policy by ensuring that the new zoning classification is appropriate for the intended use of the property and adheres to the regulatory framework governing land use in Mariposa County. The amendment follows legal procedures for zoning changes and aligns with the guidelines set forth by the California Department of Housing and Community Development and other relevant state and local regulations.
- 13. That such an amendment is consistent with other guiding policies, goals, policies, and standards of the Mariposa County General Plan.**
 - a. The proposed amendment is consistent with other guiding policies, goals, policies, and standards of the Mariposa County General Plan. It supports the county's objectives of promoting tourism and economic development by enhancing the availability of quality lodging options. The amendment also aligns with the county's goals of maintaining public safety, environmental sustainability, and community welfare, as it facilitates the development of a well-regulated and safe camping facility that meets modern standards.
- 14. In the case of an amendment to the zoning classification on an individual parcel or General Plan Land Use Map: 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

- a. The subject parcel is physically suitable for the requested land use designation of Highway Service Commercial (HSC) given its existing access from California State Highway 49, the access to adequate municipal water and sewer services, and the accessibility to utilities such as electric service provided by PG&E. Additionally, the land is compatible with adjoining uses and has no physical constraints that would inhibit its development as a Special Occupancy Park. The presence of existing infrastructure, such as the established interior road network and footpaths, further supports the parcel's suitability for the proposed land use.

15. The proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public. (Ord. 912 Sec.II, 1997; Ord. 704 Sec.1, 1988).

- a. The proposed zoning is logical and desirable as it provides expanded employment opportunities and essential services to both the immediate residential population and the touring public. By transitioning the land use to entirely Highway Service Commercial (HSC), the property can offer modern facilities for guests, benefiting the community by attracting tourism and providing enhanced outdoor hospitality experiences. This change in zoning aligns with the county's broader goals of fostering economic growth and tourism development, thereby contributing to the overall vitality of the area.

Mandatory Questions Design Review

Project Description for Design Review: Please see full CUP submission for project description.

Existing Infrastructure: *(please see existing conditions site plan in the exhibits for clear reference)*

- Single-story motel building with nine (9) units (approx. 3,600 sq. ft.)
- Interconnected office/reception area and manager's residence, (approx. 2,600 sq. ft.)
- Two (2) mobile home spaces
- Six (6) RV spaces with drains and four (4) RV spaces without drains
- Laundry building
- Small shop building
- Bathroom/shower building
- Shell of a former 2-unit "short term rental" structure
- Mobile home "unit"
- Established interior road and footpath network consisting of both one- and two-way roads composed of concrete, compacted gravel, and compacted dirt
- Motel and Campground related wayfinding signage
- Landscaping areas
- Yard ornaments
- Street lamp lighting
- Trash enclosure
- 30-35 parking stalls
- Various concrete slabs
- PG&E power poles/overhead lines, RV park electric meters, municipal sewer access, municipal water meter, private water well
- Concrete paved driveway