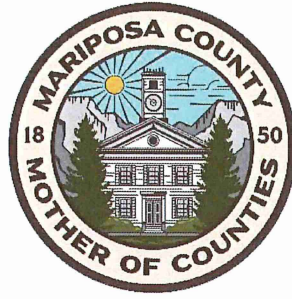


Mariposa County

Steve Engfer
Planning Director



5100 Bullion Street
PO Box 2039
Mariposa, CA 95338
209-966-5151 FAX 209-742-5024
sengfer@mariposacounty.org
www.mariposacounty.org

March 14, 2025

Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration

Project name and number: General Plan/Area Plan Amendment Application No. 2024-100; Conditional Use Permit Application No. 2024-101; Major Design Review Application No. 2024-102

Applicant's names: Topos Ventures LLC

Property address: 10407 Highway 49, Coulterville, CA 95311

Assessor's Parcel Number: 002-220-001 (3.49± acres)

PROJECT DESCRIPTION SUMMARY:

The project proposes a Special Occupancy Park on the project site, which was partially used as a state-permitted Special Occupancy Park since the mid-1960s until it was closed down roughly four years ago. The former project also included a 9-unit motel.

- **General Plan/Area Plan Map Amendment:** In order to implement the Special Occupancy Park project, the approximately one third of the project site currently classified as Single-Family Residential (SFR) 2½ acres would need to be reclassified to the Highway Service Commercial (HSC) classification, thereby making the entire site Highway Service Commercial. Reclassification of a portion of the project site will require a general plan amendment since the Coulterville Town Planning Area Town Plan is included in Volume II of the county's General Plan; therefore, any change to that Plan is an amendment to the General Plan.
- **General Plan/Area Plan Text Amendment:** Special Occupancy Park uses, such as proposed by this project, are not listed as either permitted or conditionally permitted in the HSC land use classification. Except for single-family residential and accessory uses, every use in the HSC classification is a conditional use. Section VI(A)(1) – *Highway Service Commercial* in the Coulterville Town Plan lists hotels and motels as conditional uses in the HSC classification. In order to implement the project, the applicant seeks an amendment to this section of the Town Plan to add Special Occupancy Park uses as conditional in the HSC classification. Should the text amendment be approved, Special Occupancy Parks would be conditional uses within the 30.40-acre area in Coulterville currently classified HSC. The approximately one third of the project site acreage proposed for reclassification on the project site would bring the total land classified HSC to approximately 31 acres. The project proponent has submitted a site plan for the amendment.
- **Conditional Use Permit (CUP):** The Special Occupancy Park project would be subject to the processing and approval of a conditional use permit if the text amendment is approved. The project proponent has submitted a preliminary site plan for the CUP application.

- **Major Design Review:** The Coulterville Town Plan contains development standards for commercial uses. The project would be subject to those standards, which address grading, placement of utilities, building design, landscaping and signs. The project proponent has submitted preliminary grading, landscaping and sign plans as well as exterior elevations of proposed structures.

Proposed Project by Topos Ventures LLC:

- Demolish and remove the motel building, office/reception/manager's residence (AKA "Lodge"), laundry building, shop building, bathroom/shower building, mobile homes, cabin shells, and other unusable remnants of the former motel/HCD Special Occupancy Park.
- Decommission private water supply well in favor (and continued use) of municipal public water service.
- Reorganize the park layout to accommodate 25 RV pad sites. Twenty-five Recreational Vehicle Industry Association (RVIA) and Housing and Community Development Department RVs (park models) will be docked at each pad and continuously hooked up; No transient RV spaces would be offered for rental.
 - RV pads would be compacted gravel and would be "full hookup" with 50-amp electric pedestals, potable water supply, and 3" sewer cleanout connections.
 - One (1) mobile home site will be reserved for workforce housing of no more than two (2) employees.
- Two (2) 250 sq. ft. enclosed and conditioned structures for communal gathering.
- 250 sq. ft. check-in building with "camp store" and ½ bathroom complete with electrical, water and sewer connections.
- 200 sq. ft. electric sauna and cold-plunge tank
- 800 sq. ft. pavilion for gatherings.
- Two (2) 120 sq. ft. nature viewing decks.
- 240 sq. ft. bathhouse with toilets, showers and sinks for guests.
- 33 parking stalls
- New signage, landscaping and lighting meeting Coulterville Town Planning Area design standards.
- Underground domestic water, sewer collection, and electric throughout the site will feature code compliant design and construction material standards.
- Ensure compliance with all applicable statutes, regulations and standards.

This matter requires a public hearing and on **Friday, April 4, 2025**, the Mariposa County Planning Commission will consider **General Plan/Area Plan Amendment Application No. 2024-100; Conditional Use Permit Application No. 2024-101; and Major Design Review Application No. 2024-102.**

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, April 4, 2025** will be available from this office one week prior to the hearing.

Hearing Location: Mariposa County Government Center (upper floor)
5100 Bullion Street, Mariposa California

Action: The Planning Commission will consider the adoption of a resolution recommending that the Board of Supervisors adopt a resolution adopting a Mitigated Negative Declaration for the project; 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, and mitigation measures; and adopting ordinances to amend text and the land use diagram in the Coulterville Town Plan.

March 14, 2025

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

Environmental Review

Based on the Initial Study prepared for the project, the project would have a less than significant effect on the environment when mitigation measures are incorporated. Although the project has the potential to significantly impact biological resources and cultural resources, there will not be significant impacts because proposed mitigation measures will reduce these potentially significant impacts to less than significant levels. The County of Mariposa intends to adopt a Mitigated Negative Declaration for the project. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration will be accepted during the public review period and may be directed to Steve Engfer, Planning Director, Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email sengfer@mariposacounty.org. Public review of the Initial Study will commence on **March 20, 2025** and will continue until 5:00 p.m. on **April 21, 2025**. Those wishing to comment specifically on the Initial Study/proposed Mitigation Negative Declaration must do so before 5:00 p.m. on **April 21, 2025**.

COPIES FOR PUBLIC INSPECTION: The Initial Study/proposed Mitigated Negative Declaration and all documents referenced in the Initial Study are available for review at the Planning Counter of the Mariposa County Planning Department during normal business hours commencing on March 20, 2025.. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338. The proposed Mitigated Negative Declaration and Initial Study and documents used in the preparation of the proposed Mitigated Negative Declaration/Initial Study are also available for review at the Mariposa County Planning Department projects web page: <https://ca-mariposacounty.civicplus.com/1129/Current-Projects>

PROJECT REVIEW: Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public portion of the public hearing time. You may submit comments on the project itself in the same manner of submittal for the environmental document. Comments received prior to **March 26, 2025**, will be included in the Planning Commission staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing.

The Board of Supervisors will take final action on the project. The Board's hearing on the project will be noticed separately. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice if those issues are to be used for the basis of a future court challenge. If you challenge the final action of the Board of Supervisors on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, the Board of Supervisors public hearing, or in written correspondence delivered to the Planning Commission or Board of Supervisors at, or prior to, the public hearings.

For further information, contact Steve Engfer, Planning Director, at (209) 966-5151 or by email at sengfer@mariposacounty.org.

Mailed: March 14, 2024

Posted: March 14, 2025

Posting Locations: Mariposa County Clerk's Office

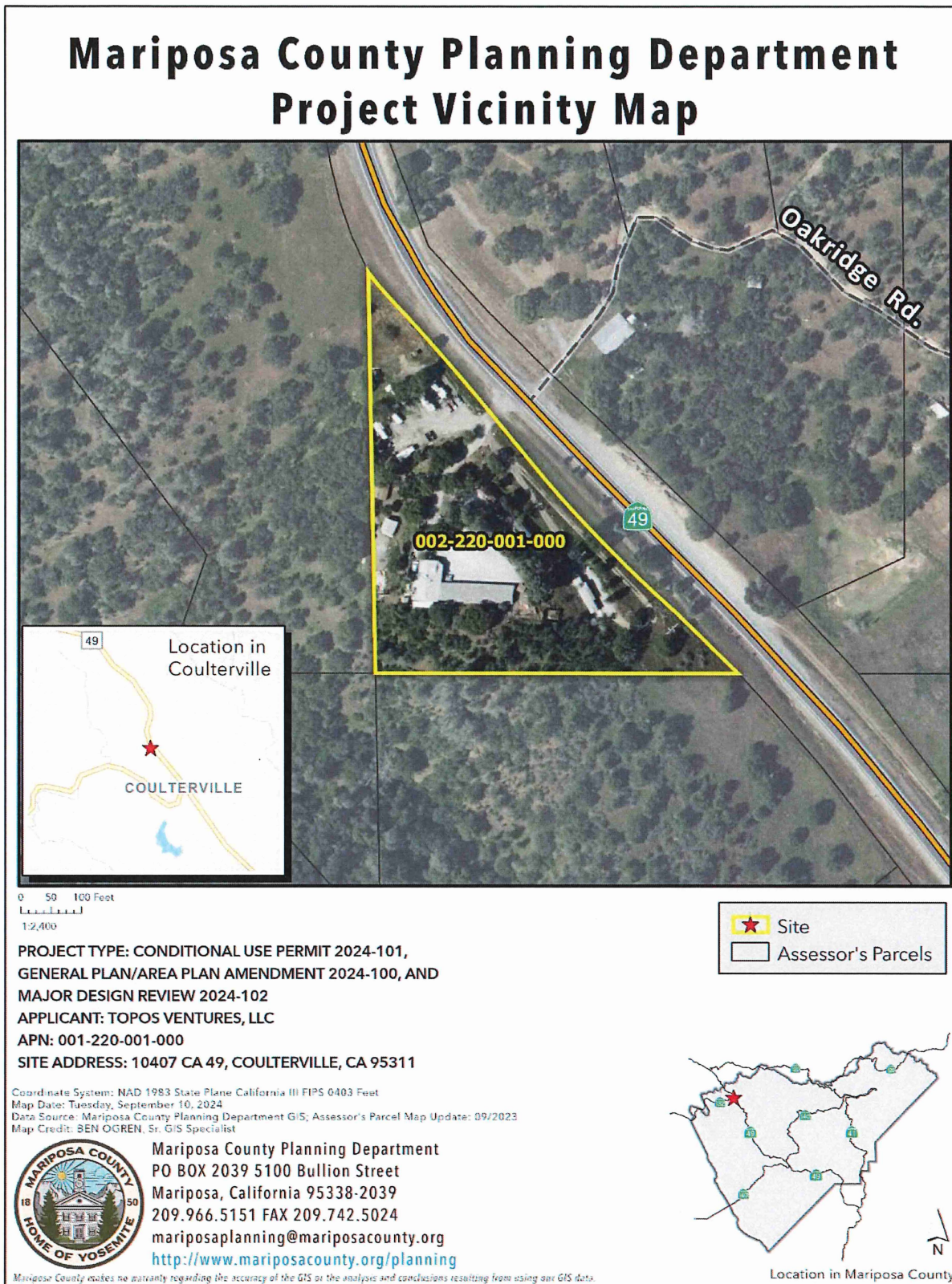
March 14, 2025

Mariposa County Courthouse
Mariposa County Planning Department
Coulterville Post Office
www.mariposacounty.org/planning

Please leave posted until 5pm April 4, 2025

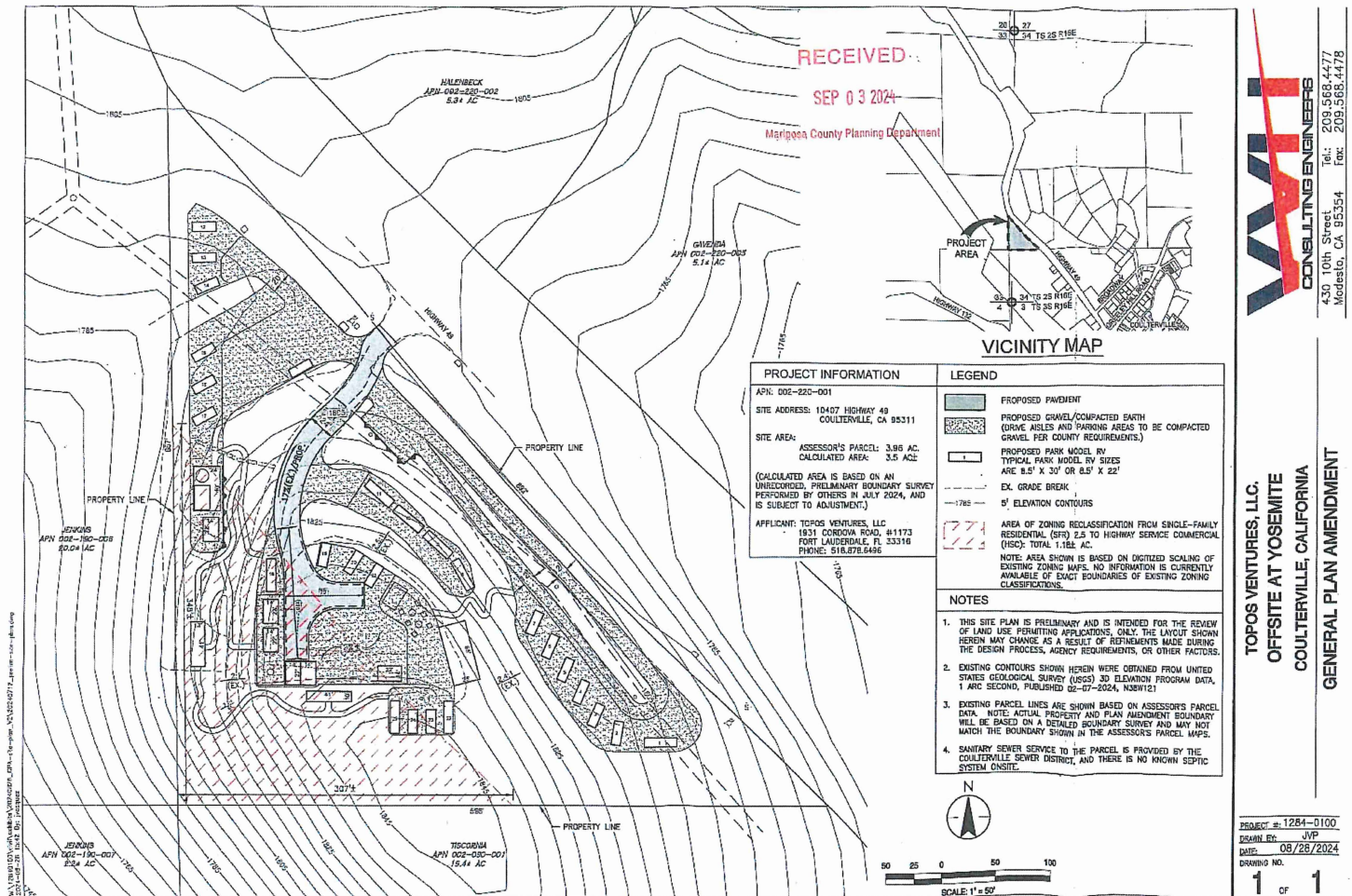
Attachments:

Project Vicinity Map
Reduced General Plan/Area Plan Amendment Map
Reduced Conditional Use Permit Site Plan



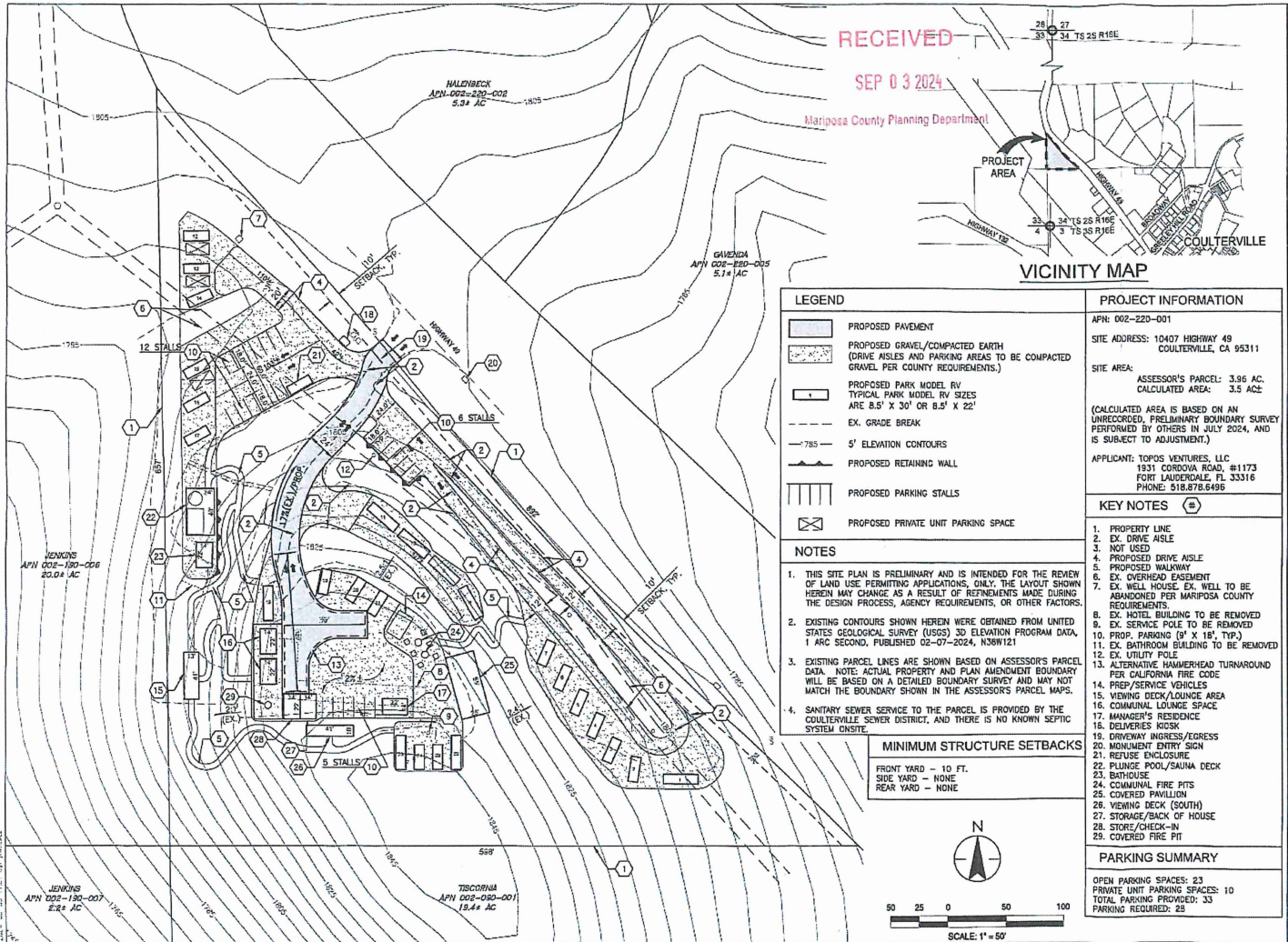
March 14, 2025

Proposed General Plan/Area Plan Map Amendment



March 14, 2025

Conditional Use Permit Site Plan



TOPOS VENTURES, LLC.
OFFSITE AT YOSEMITE
COULTEVILLE, CALIFORNIA
CONDITIONAL USE PERMIT SITE PLAN

PROJECT #: 1284-0100
DRAWN BY: JVP
DATE: 08/21/2024
DRAWING NO. 1 OF 2

WAT
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