



MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

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Alvaro Arias, Deputy Director

aarias@mariposacounty.org

May 3, 2019

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

Project name and number: General Plan/Area Plan/Zoning Amendment No. 2019-036; Design Review No. 2019-035

Applicant's name: Self-Help Enterprises

Property address: 5118 Fournier Road, Mariposa, CA.

Assessor's Parcel Number: 012-140-024

PROJECT DESCRIPTION SUMMARY: General Plan/Area Plan/Zoning Map Amendment application (GPZA No. 2019-036) and Design Review No. 2019-035 proposes to change the designation of a 2.39 acre parcel from Single Family Residential 9,000 square feet to Multi-Family in order to develop a multi-family rental housing development with 42 units. The property is located at 5118 Fournier Road in Mariposa, CA and is also known as Assessor's Parcel Number 012-140-024. The project will include approximately (subject to change) 19 one-bedroom units, 12 two-bedroom units, 11 three-bedroom units, with units ranging from 629-1,200 sq. ft, a centrally located community building, basketball court and a playground. One unit will be designated for the on-site manager. The on-site community building will include a computer lab, large room for on-site services, and private office space. The applicant has proposed to improve the access from the end of the bridge over Mariposa Creek at Joe Howard Street to the project site entrance to a paved 24-foot wide road, creating reliable all-weather road access to and from the site.

The project is requesting development concessions from existing development standards to reduce the number of required parking and allow the height of the structures to exceed the 35 foot maximum height limit established by County Code. These requests are being made pursuant to State law in order to be able to develop the project.

The proposed project will provide multifamily housing units targeted to low-, very-low, and extremely-low income households. Eleven of the units will be designated as Permanent Supportive Housing. Individuals for these units will be referred through the Coordinated Entry System and services will be provided onsite by Mariposa County Health and Human Services.

Primary access to the project is proposed to be from Joe Howard Street to Antone Road to the project site. Water and sewer services are proposed to be obtained from the Mariposa Public Utility District.

This matter requires a public hearing and on **Friday, May 24, 2019**, the Mariposa County Planning Commission will consider **GP/ZA Application No. 2019-036 and Design Review No. 2019-035, Self Help Enterprises; Applicant.**

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, May 24th, 2019** 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 Planning staff's recommendation that the Planning Commission adopt a resolution recommending that the Mariposa County Board of Supervisors adopt a Mitigated Negative Declaration for the project; adopt an ordinance amending the designation of the project parcel from the Single Family Residential-9,000 sq. ft Zone to Multi-Family Zone and approved the Design Review application.

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) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local 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 proposes to adopt a Mitigated Negative Declaration. Public review of the Initial Study will commence on May 3, 2019 and will continue until 5:00 p.m. on May 22, 2019. Those wishing to comment specifically on the Initial Study/proposed Mitigated Negative Declaration must do so before 5:00 p.m. on May 22, 2019. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration are to be submitted during the public review period to Alvaro Arias, Deputy 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 aarias@mariposacounty.org. The proposed Mitigated Negative Declaration and Initial Study 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. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338.

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. Comments received prior to **May 16, 2019** will be included in the 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.

This action of the Planning Commission is not the final action on these projects. You will receive another mailed notice regarding a future public hearing which will be scheduled for the Board of Supervisors in accordance with County regulations. The Board of Supervisors is the final action authority for these projects.

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 an appeal or a future court challenge. If you appeal the action of the Planning Commission to the Board of Supervisors or challenge the action of the Board of Supervisors in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Alvaro Arias, Deputy Director, at (209)966-5151 or by email at aarias@mariposacounty.org.

You may also write us at P.O. Box 2039 Mariposa CA 95338, or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,

Alvaro Arias
Deputy Director

Mailed: 5/3/2019- Posted: 5/3/2019

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

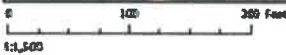
Please leave posted until 5pm May 24, 2019

Attachments:

Project Vicinity Map

Reduced Conceptual Site Plan

Mariposa County Planning Department Project Vicinity Map



PROJECT TYPE: General Plan Zoning Amendment 2019-036 & Major Design review 2019-035

APPLICANT: Self Help Enterprises

APN: 012-140-0240

SITE ADDRESS: 5118 Fournier Road

Coordinate System: NAD 1983 StatePlane California III FIPS 5403 Feet

Date: Monday, April 01, 2019

Data Source: Mariposa County Planning Department GIS,

Assessor's Parcel Map Update: 02/2018

Map Credit: J W



Mariposa County Planning Department
PO BOX 2039 5100 Bullion Street
Mariposa, California 95338-2039
209.966.5151 FAX 209.742.5024
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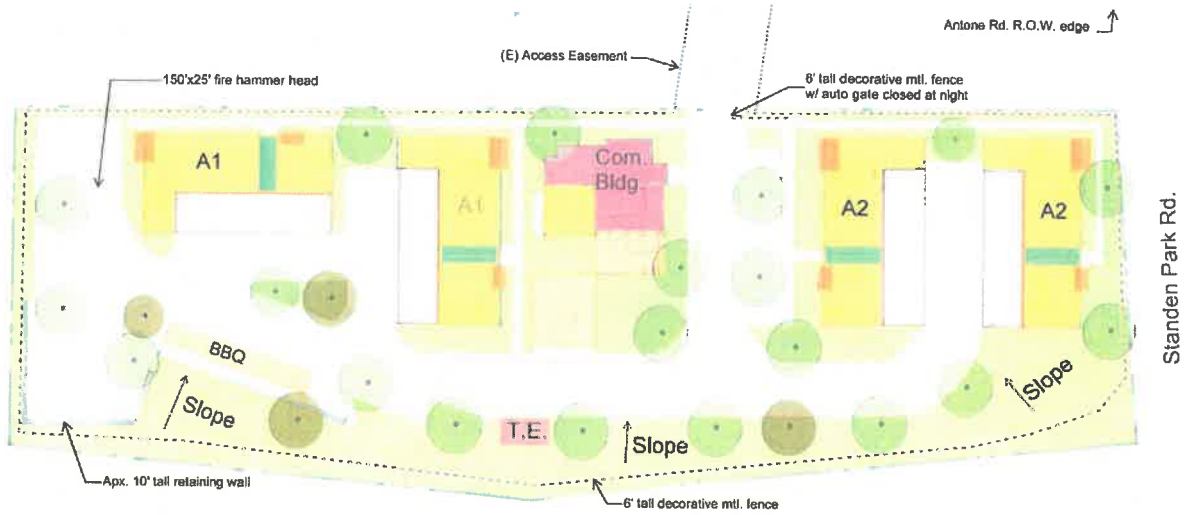
Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.
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Legend

 5118 Fournier Rd



Location in Mariposa County



Mariposa Family Apartments

Unit Count:

(3) Bldg. Type A1, three stories
Tuck-under parking
10 units: (4)1BR, (3)2BR, (3)3BR

(1) Bldg. Type A2, three stories
Tuck-under parking
11 units: (6)1BR, (3)2BR, (2)3BR

(1) Community Bldg., two stories
1 unit: (1)1BR

Totals: 42 units total
(19)1BR, (12)2BR, (11)3BR

Parking: 42 spaces.

Standen Park Rd.

1"=40'
R.J.5/2/2019

