



MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

209. 966. 5151 • FAX 209. 742. 5024

Sarah Williams, Director

swilliams@mariposacounty.org

Alvaro Arias, Deputy Director

aarias@mariposacounty.org

June 17, 2021

Notice of Planning Commission Public Hearing

Project Name and Number: Amended Conditions for Design Review No. 2019-035
Applicant's Name: Self-Help Enterprises
Property Address: 5118 Fournier Road, Mariposa, CA.
Assessor's Parcel Numbers (APNs): 012-140-024 and portion of 012-140-023

Project Description: Amended Conditions for Design Review No. 2019-035. The Design Review application was previously approved for a total of 42 units with 18 one-bedroom units, 13 two-bedroom units, and 11 three-bedroom units, with units ranging in size from 629 sq. ft. to 1,200 sq. ft, a centrally located community building, basketball half-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. 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 (MPUD). Building permits have been issued and on-site project construction has commenced.

A change to project Condition No. 13 is being requested. Condition No. 13 limits construction activity to no earlier than 7:00 a.m. Monday-Friday. The applicant is requesting that the condition be modified to temporarily allow for a start time of 3:00 a.m. for their concrete pour. The temporary allowance would not exceed four days. Concrete is a heat reactive material that finds stability in cooler temperatures. To insure the long term quality of the concrete, the project applicant is requesting the early construction start time for a maximum of five separate days due to the cooler temperatures earlier in the day.

This matter requires a public hearing and on **Friday, July 9, 2021**, the Mariposa County Planning Commission will consider **Amended Conditions for Design Review No. 2019-035, Self Help Enterprises; Applicant.**

PLEASE NOTE: The previously approved project is not scheduled for review. The only issue the Planning Commission will review is the above described amended condition request.

Hearing Time: 9:00 a.m. or as soon thereafter as possible, **Friday, July 9, 2021.**

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

Action: The Mariposa County Planning Commission will consider the applicant's request to amend Condition No. 13 to allow for a temporary modification to the allowed construction start time from 7:00 a.m. to 3:00 a.m. for a period not to exceed five days. A Mitigated Negative Declaration has been previously adopted for the project.

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 or local agency.

Written comments on the amended condition request 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 **June 30, 2021** will be included in the staff report. Comments received after that date will be copied and given to the Planning Commission prior to the hearing. The staff report for the project will be available approximately one week prior to the hearing.

All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to the amended condition 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 Planning Commission 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 regarding this notice of the project, 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.

Sincerely,

Alvaro Arias
Deputy Director

Mailed: June 17, 2021- Posted: June 21, 2021

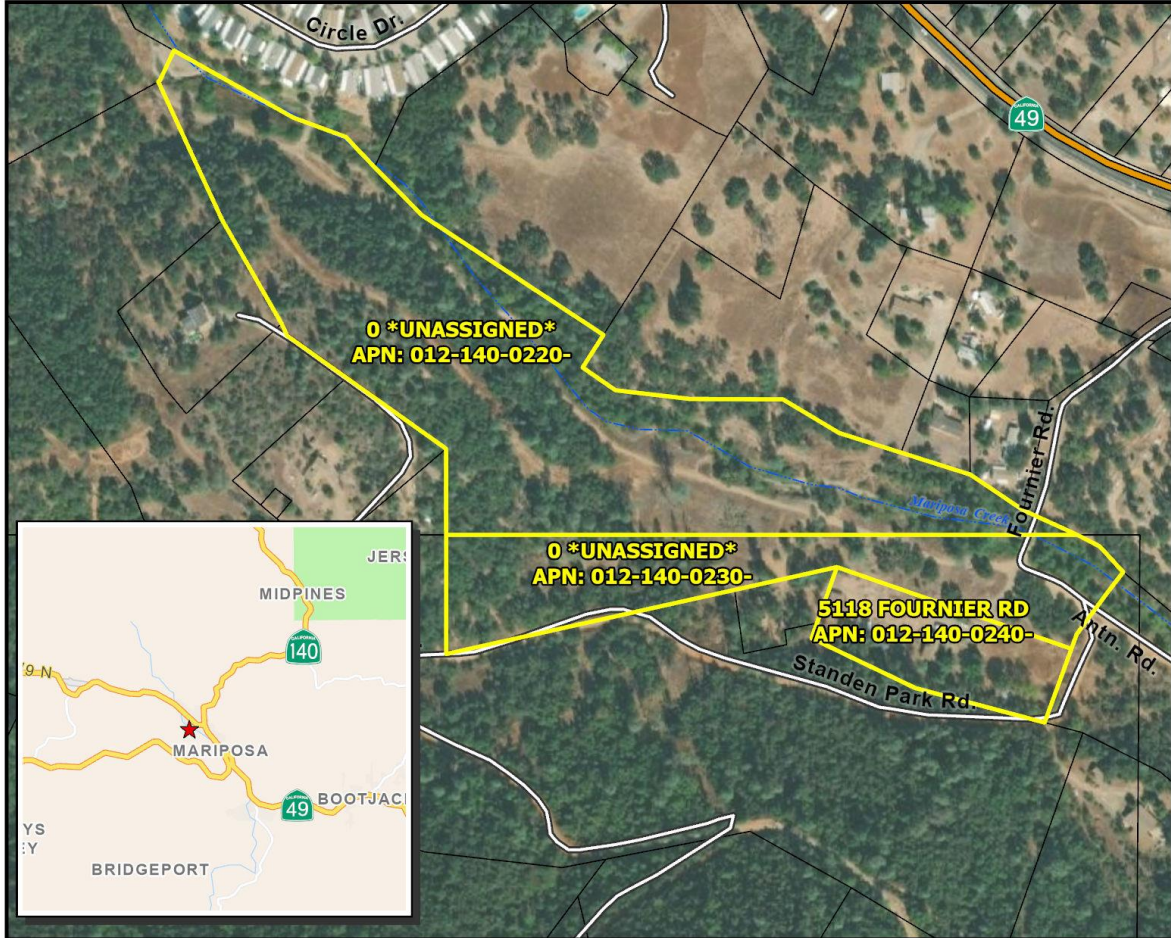
Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
www.mariposacounty.org/planning

Please leave posted until 5 p.m. July 9, 2021

Attachments:

Project Vicinity Map
Reduced Site Plan

Mariposa County Planning Department Project Vicinity Map



0 400 800 Feet
1:4,132

PROJECT TYPE: GPZA 2020-167

APPLICANT: Self-Help Enterprises

APN: 012-140-0240 ; 012-140-0220; 012-140-0230

SITE ADDRESS: 5118-5121 Fournier Road, Mariposa, CA, 95338; Unassigned

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Friday, November 20, 2020

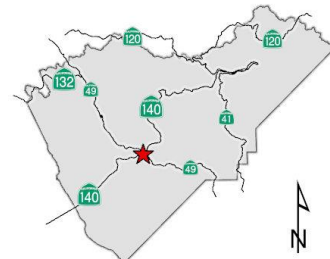
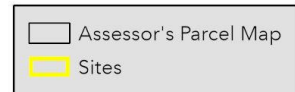
Data Source: Mariposa County Planning Department GIS;

Assessor's Parcel Map Update: 7/2020

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
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

