Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Gen. Plan/Area Plan/Zoning Amendment (GP/ZA) 2019-036; Design Review 2019-035, Self-Help Ent.

Lead Agency: Mariposa County Board of Supervisors

Contact Name: Alvaro Arias, Deputy Director, Mariposa County Planning Department

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Project Location: Mariposa, Mariposa
City *County*

Project Decription (Proposed actions, location, and/or consequences).

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 an affordable 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, and a playground. 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 road leading to the site from the end of the bridge on Antone Road to the project site to a 24' wide paved road. The project is requesting concessions to 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 pursuant to State law. The reduction in parking and increase in height will allow the development of the proposed units in fewer structures.The proposed project will provide multifamily housing units targeted to low-, very-low and extremely low income households. Primary access to the project is proposed to be from Joe Howard Street to Antone Road to the project site. Improvements to this path will be required. Water and sewer services are proposed to be obtained from the Mariposa Public Utility District.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

1. The project has the potential to impact biological and cultural resources. Potential impacts to biological resources are impacts to listed species and to nesting birds. Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. The mitigation measures would require pre-construction surveys to identify whether the listed species are on site and require additional measures if they are located. This study also found that project implementation has the potential to impact cultural resources that may be buried. A mitigation measure is proposed to reduce these potentially significant impacts to less than significant levels by requiring work stoppage and monitoring should anything be identified during ground disturbance activities.

2. The project will result in increased air emissions, water use, noise and traffic and demand for public services. However, these impacts are not considered to be significant, are individually limited, and not cumulatively considerable.

3. The project does not have the potential to cause substantial adverse effects on human beings, either directly or indirectly.

Based upon the environmental review conducted within this Initial Study, and the anticipated level of impact as a result of the project, a mitigated negative declaration will be adopted for the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
CAL FIRE
Regional Water Quality Control