

**MARIPOSA COUNTY**  
**(Draft) MITIGATED NEGATIVE DECLARATION**

**(Pursuant to California Administrative Code, Section 15070)**

**APPLICANT/APPLICATION:**     *General Plan/Area Plan/Zoning Amendment No. 2019-036 and Design Review No. 2019-035; Self-Help Enterprises, applicant*

**PROJECT DESCRIPTION:**     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.

Southwest corner of the intersection of Standen Park Road and Fournier Road/Antone Road; 5118 Fournier Road, Mariposa. APN 012-140-024

Portion of Projected Section 22 T. 5 S., R. 18 E., Rancho Las Mariposas, M.D.B.&M.

Mariposa USGS 15' Quadrangle map. (37° 29' 25" N; 119° 58' 40" W).

No significant effect is based on the following findings:

1.     The project has the potential to impact biological and cultural resources. Potential impacts to biological resources are impacts to listed species. Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. This study also found that project implementation has the potential to impact cultural resources. A mitigation measure is proposed to reduce these potentially significant impacts to less than significant levels.
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.

No significant effect is based on review procedures of the following County Departments or Divisions:

- |                                     |                     |                                     |                          |
|-------------------------------------|---------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/>            | Building Division   | <input checked="" type="checkbox"/> | County Health Department |
| <input checked="" type="checkbox"/> | Planning Commission | <input checked="" type="checkbox"/> | Public Works Department  |

Other: Mariposa County Unified School District, California Department of Forestry and Fire Protection (Cal Fire), Sierra Telephone, Mariposa County Fire Department, Mariposa County Assessor, California Department of Fish and Wildlife, Southern Sierra Miwok Nation, Mariposa County Agricultural Commissioner, Mariposa County Resource Conservation District, Sheriff's Department, John C. Fremont Hospital, and Pacific Gas & Electric.

No significant effect is based on additional conditions as follows:

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Initial Study was prepared by Alvaro Arias, Deputy Director, and is on file at Mariposa County Planning Department, 5100 Bullion Street, Mariposa, California 95338

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Sarah Williams, Director  
Mariposa Planning

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Date

## CONDITIONS & MITIGATION MEASURES

1. *Insert as approved by the Planning Commission*