

DEPARTMENT OF TRANSPORTATION

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a California Way of Life.*

May 31, 2019

Governor's Office of Planning & Research

MAY 30 2019

STATE CLEARINGHOUSE

MPA-49-PM 018.724
General Plan/Area Plan/
Zoning Amendment
No. 2019-036

Mr. Alvaro Arias
Deputy Director
Mariposa County Planning Department
5100 Bullion Street
Mariposa, CA 95338

Dear Mr. Arias:

The California Department of Transportation (Caltrans) District 10 appreciates the opportunity to review the General Plan Zoning Amendment application (GPZA No. 2019-036) and Design Review No. 2019-035 from Self-Help Enterprises, which proposes to change the designation of a 2.39 acre parcel from Single Family Residential 9,000 square feet to Multi-Family to develop an affordable multi-family rental housing development with 42 units. The property is located at 5118 Fournier Road in Mariposa, California under Assessor's Parcel Number 012-140-024. The project, subject to change, will include approximately 19 one-bedroom units, 12 two-bedroom units, and 11 three-bedroom units, with units ranging from 629-1,200 square feet. The applicant proposes to construct a central community building, basketball court, and playground. The applicant also proposes to improve the access from the end of the bridge over Mariposa Creek at Joe Howard Road to the project site entrance to a paved 24-foot wide road, creating reliable all-weather road access to and from the site.

Based on the provided Mariposa Planning package, the developer proposes to provide only 42 parking spaces for this residential community. Caltrans recommends that traffic mitigation and impact fees should be collected toward future improvements on State Route (SR) 140/49 and Coakley Circle, as well as SR 49 and Joe Howard Road. If the developer changes the number of parking spaces in future, or any other feature or design changes occur, Caltrans District 10 would like an opportunity to review the project again.

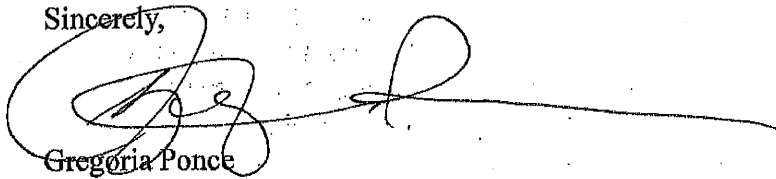
If project construction activities will encroach into Caltrans right of way, the proponent must submit an application for an Encroachment Permit to Caltrans District 10 Permit Office. Appropriate environmental studies must be submitted with this application. These studies will

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include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans right of way at the project site. California Environmental Quality Act (CEQA) documentation with supporting technical studies is required when submitting the Encroachment Permit.

If you have any questions, please contact me at (209) 948-7325 (gregoria.ponce@dot.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregoria Ponce', with a long horizontal flourish extending to the right.

Gregoria Ponce
Chief, Office of Rural Planning

c: State Clearinghouse