

## Notice of Determination

# FILED

JUN 17 2019

**KEITH M. WILLIAMS**  
MARIPOSA COUNTY CLERK

*Karen M. Herman*  
**KAREN M. HERMAN**

To: X Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

From: Mariposa County  
Planning Commission  
c/o Mariposa Planning  
P.O. Box 2039  
Mariposa, CA 95338  
Contact: Alvaro Arias  
Phone: (209) 966-5151

To: X County Clerk  
County of Mariposa  
P.O. Box 247  
Mariposa, CA 95338

### Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**State Clearinghouse Number:** SCH 2019059023

**Project Title:** General Plan/Area Plan/Zoning Amendment No. 2019-036 & Design Review No. 2019-035 –Mariposa Village SCH 2018051041  
Self-Help Enterprises, applicant

### Project Location:

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).

### 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.

Notice of Determination

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 is to advise that the Mariposa County Board of Supervisors, as Lead Agency has approved the above described project on the 11<sup>th</sup> day of June 2019 and has made the following determination regarding the above described project:

1. The project [  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [ was  was not] adopted for this project.
5. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and record of project approval is available to the General Public at:

Mariposa County Planning Department, 5100 Bullion Street, Mariposa, CA 95338

 6/11/19 Director  
Sarah Williams Date Title

Governor's Office of Planning & Research  
Date Received for filing at OPR

**JUNE 20 2019**

**STATE CLEARINGHOUSE**

Authority cited: Section 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code

**MARIPOSA COUNTY  
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.

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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:

Building Division  
Planning Commission

County Health Department  
Public Works Department

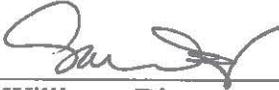
Other: Mariposa County Unified School District, California Department of Forestry and Fire Protection (Cal Fire), Sierra Telephone, Mariposa County Fire Department, Mariposa County Assessor, California Department of Fish and Wildlife, Southern Sierra Miwok Nation, Mariposa County Agricultural Commissioner, 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:

See Board of Supervisors Resolution No. 2019-333

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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

6/11/19

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Date



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**Print**    **StartOver**    **Finalize&Email**

RECEIPT NUMBER:  
 22 — 6/17/2019 — 015  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 SCH 2019059023

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>Mariposa County Planning Department</b>	LEAD AGENCY EMAIL <b>aarias@mariposacounty.org</b>	DATE <b>6/17/2019</b>
COUNTY/STATE AGENCY OF FILING <b>Mariposa</b>		DOCUMENT NUMBER <b>2019-035, 2019-036</b>
PROJECT TITLE		

General Plan/Area Plan/Zoning Amendment No.2019-036 & Design Review No.2019-035-Mariposa Village SCH 2018051041 Self-Help Enterprises, applicant

PROJECT APPLICANT NAME <b>Self Help Enterprises</b>	PROJECT APPLICANT EMAIL <b>betsyg@selfhelpenterprises.org</b>	PHONE NUMBER <b>(559) 802-1653</b>
PROJECT APPLICANT ADDRESS <b>PO Box 6520</b>	CITY <b>Visalia</b>	STATE <b>CA</b>
		ZIP CODE <b>93290</b>

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |          |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,271.00 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,354.75 | \$ | 2,354.75 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | 0.00     |
| <br>  |            |    |          |
| <input type="checkbox"/> Exempt from fee  |            |    |          |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |    |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)           |            |    |          |

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 2,404.75

SIGNATURE

**X Karen M. Herman**  
 Digitally signed by Karen M. Herman  
 Date: 2019.06.17 13:42:38 -07'00'

AGENCY OF FILING PRINTED NAME AND TITLE

**Karen M. Herman, Deputy County Clerk, County of Mariposa**



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a No Effect Determination signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

**Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))**

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090