



MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

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May 5, 2020

Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration

Project name and number: Land Division Application No. 2019-125
Applicant's name: Reza Abrahamzadeh
Property address: 5565 Meadow Lane, Mariposa
Assessor's Parcel Number: 015-090-006

PROJECT DESCRIPTION SUMMARY: Land Division Application No. 2019-125 proposes to subdivide one 21.04 +/- acre parcel, APN 015-090-0060, into three (3) parcels: Parcel A – 5.08+/- acres, Parcel B – 10.95+/- acres, and Parcel C – 5.01 +/- acres. The lots are located within the residential land use classification for the Mountain Home Zone and will be available for residential uses. Proposed Parcels B and C have existing homes and independent septic systems. Parcel C houses a well, which serves homes on both proposed Parcels B and C. Parcel A is undeveloped except for a driveway. Access is proposed via Meadow Lane, and an existing 40-foot wide private access with turnaround to connect to a proposed 40-foot wide private easement with turnaround.

This matter requires a public hearing and on **Friday, June 12, 2020**, the Mariposa County Planning Commission will consider **Land Division Application 2019-125, Reza Abrahamzadeh, Applicants.**

NOTE: DUE TO THE CURRENT COVID-19 SITUATION PHYSICAL ATTENDANCE AT THE PUBLIC HEARING MAY NOT BE POSSIBLE. IF PHYSICAL ATTENDANCE IS NOT POSSIBLE THERE ARE STILL WAYS TO PARTICIPATE IN THE MEETING. PLEASE VISIT THE PLANNING COMMISSION WEB PAGE (SEE LINK BELOW) FOR ADDITIONAL INFORMATION AS THE HEARING DATE GETS CLOSER AND FOR INSTRUCTIONS ON PUBLIC PARTICIPATION.

<http://www.mariposacounty.org/263/Planning-Commission>

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, June 12, 2020** will be available from this office one week prior to the hearing.

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

Action: The Planning Commission will consider the adoption of a resolution adopting a Mitigated Negative Declaration and approving the project with findings, conditions, and mitigation measures.

You are receiving this notice as required by State law and County code because (1) you own property within 600 feet of the subject property; (2) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local agency.

ENVIRONMENTAL REVIEW: Based on the Initial Study prepared for the project, the project would have a less than significant effect on the environment when mitigation measures are incorporated. Although the project has the potential to significantly impact biological resources and cultural resources, there will not be significant impacts because proposed mitigation measures will reduce these potentially significant impacts to less than significant levels. The County of Mariposa proposes to adopt a Mitigated Negative Declaration. Public review of the Initial Study will commence on May 5, 2020 and will continue until 5:00 p.m. on June 4, 2020. Those wishing to comment specifically on the Initial Study/proposed Mitigated Negative Declaration must do so before 5:00 p.m. on June 4, 2020. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration are to be submitted during the public review period to Keasha Blew, Associate Planner, Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or by email kblew@mariposacounty.org. The proposed Mitigated Negative Declaration and Initial Study will also be available for review at the Mariposa County Planning Department projects web page (<https://www.mariposacounty.org/DocumentCenter/Index/2847>). Should you require a physical copy of the proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study contact the Mariposa County Planning Department during normal business hours.

Written comments on the project itself 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 4, 2020** will be included in the staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available 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 project 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, contact Keasha Blew, Associate Planner, at (209) 966-5151 or by email at kblew@mariposacounty.org. You may also write us at P.O. Box 2039 Mariposa CA 95338 to review available information.

Sincerely,

Keasha Blew
Associate Planner

Mailed: 5/5/2020- Posted: 5/5/2020
Posting Locations: Mariposa County Clerk's Office
Mariposa County Government Display Center Board
Mariposa County Planning Department
www.mariposacounty.org/planning

Please leave posted until 5pm June 12, 2020

Attachments:

Project Vicinity Map
Reduced Tentative Map