



MARIPOSA PLANNING

COUNTY OF MARIPOSA
5100 BULLION STREET • POST OFFICE BOX 2039
MARIPOSA, CALIFORNIA 95338-2039
209. 966. 5151 • FAX 209. 742. 5024

Sarah Williams, Director
swilliams@mariposacounty.org
Steve Engfer, Senior Planner
sengfer@mariposacounty.org

October 30, 2020

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

Project name and number: General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008 for Brown Bear Hotel & Conference Center and Multifamily Housing

Applicant's name: MRCC Properties, LLC et al

Property address: 5243 Highway 49 N, 4987 Brown Bear Lane, 5225 Highway 49 N, and three (3) unassigned parcels Mariposa

Assessor's Parcel Number: 013-050-008, 009, 057, 059, 060, and 013-071-003

PROJECT DESCRIPTION SUMMARY:

General Plan/Specific Plan/Zoning Amendment No. 2019-216:

Change in the land use and zoning designations for all of a 7.02-acre parcel (APN 013-050-060) and a portion (0.18± acre) of a split zoned 0.39-acre parcel (APN 013-050-059) from Multi-Family residential to General Commercial in order to develop a 130,743+/- square foot hotel/conference center project. APNs 013-050-009, 057 and the majority of 013-050-059 are currently in the General Commercial zone. Upon approval of the amendment, land in the General Commercial zone would total 11.2 acres.

Design Review No. 2020-008:

The project is in the Design Review Overlay District and will be subject to the design review standards contained in the Mariposa Town Planning Area Specific Plan. The project proposes a hotel and conference center to be located on existing APNs 013-050-009, 057, 059, and 060. The hotel/conference center will consist of 180 rooms; a 5,300+/- square foot conference center with a seating capacity of 250; an 1,800+/- sq. ft. restaurant with a seating capacity of 122; a 1,125+/- sq. ft. lobby lounge; a 425+/- sq. ft. fitness center; outdoor pool; garden area; outdoor wedding venue; and an outdoor barbecue area. Project includes parking and internal access routes and potential new YARTS bus stop.

The project also proposes a multi-family residential project located adjacent to the hotel/conference center, to the east, and will consist of three story workforce multi-family housing buildings targeting living wage renters, containing 96 residential units with a mix of 1 and 2 bedrooms with parking and appurtenances to serve the project. That portion of the project will be located on existing APNs 013-050-008 and 013-071-003.

Primary Access to the project is Highway 49 N and Brown Bear Lane and proposed new on-site access roadways. Water and sewer services are proposed to be obtained from the Mariposa Public Utility District.

This matter requires a public hearing and on **Friday, November 20th, 2020**, the Mariposa County Planning Commission will consider **General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review No. 2020-008 MRCC Properties, LLC et al, applicant.**

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, November 20th, 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 Planning staff's recommendation that the Planning Commission adopt a resolution recommending that the Mariposa County Board of Supervisors adopt a resolution adopting a Mitigated Negative Declaration and approving GP/SPZA No. 2019-216 and Design Review No. 2020-008 with findings, conditions, and mitigation measures with the land use and zoning designation change and Design Review approval effective on the effective date of the zone change, and adopt an ordinance approving the change of zoning from Multi-Family Residential to General Commercial pursuant to GP/SP/ZA No. 2019-216.

You are receiving this notice as required by State law and County code because (1) you own property within 300 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 on the issues of biological resources, cultural resources, noise, public services (fire protection) and transportation (encroachment/driveway accesses), 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. The Public review of the Initial Study was previously noticed, and the comment period was from June 30, 2020 to July 30, 2020. The Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study are available for review at the Planning Counter of the Mariposa County Planning Department during normal business hours. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338.

PUBLIC COMMENT: 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 **November 11, 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. Please send comments to Steve Engfer, Senior Planner, Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or by email sengfer@mariposacounty.org.

October 30, 2020

This action of the Planning Commission is not the final action on the project. You will receive another mailed notice regarding a future public hearing which will be scheduled for the Board of Supervisors in accordance with County regulations. The Board of Supervisors is the final action authority for the project.

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 Board of Supervisors 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 Steve Engfer, Senior Planner, at (209) 966-5151 or by email at sengfer@mariposacounty.org. You may also write us at P.O. Box 2039 Mariposa CA 95338 to review available information.

Sincerely,



Steve Engfer
Senior Planner

Mailed Notice Date: 10/30/2020 Posted Notice Date: 11/6/2020
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 November 20, 2020

Attachments:

Project Vicinity Map
Site Plan
Zone Change Map

Mariposa County Planning Department Project Vicinity Map



0 100 200 Feet

1:2,757

**PROJECT TYPE: General Plan/Specific Plan Zoning Amendment 2019-216
& Design Review 2020-008**

APPLICANT: MRCC PROPERTIES, LLC & Sierra Trail Homes, LLC

APN: 013-050-008, 009, 057, 059, 060 & 013-071-003

SITE ADDRESS: 4987 BROWN BEAR LN, 5225 HWY 49 NORTH & UNASSIGNED, MARIPOSA

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Friday, October 30, 2020

Data Source: Mariposa County Planning Department GIS;

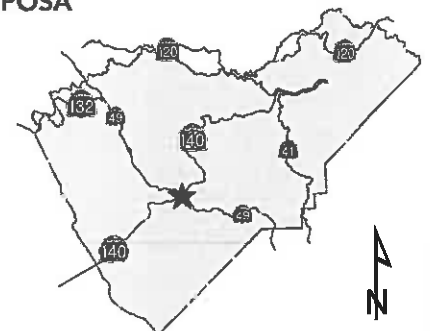
Assessor's Parcel Map Update: 12/2019

Map Credit: J.W.



Mariposa County Planning Department
PO BOX 2039 5100 Bullion Street
Mariposa, California 95338-2039
209.966.5151 FAX 209.742.5024
mariposaplanning@mariposacounty.org
<http://www.mariposacounty.org/planning>

-  Design Review
-  GP/SP Zoning Amendment



Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

Location in Mariposa County

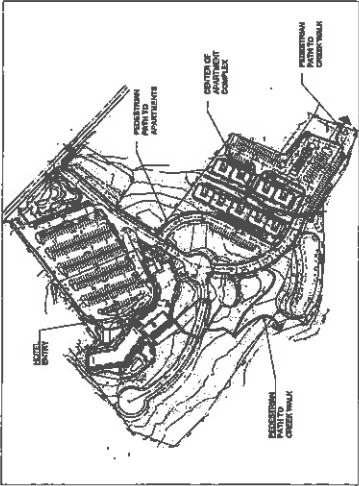
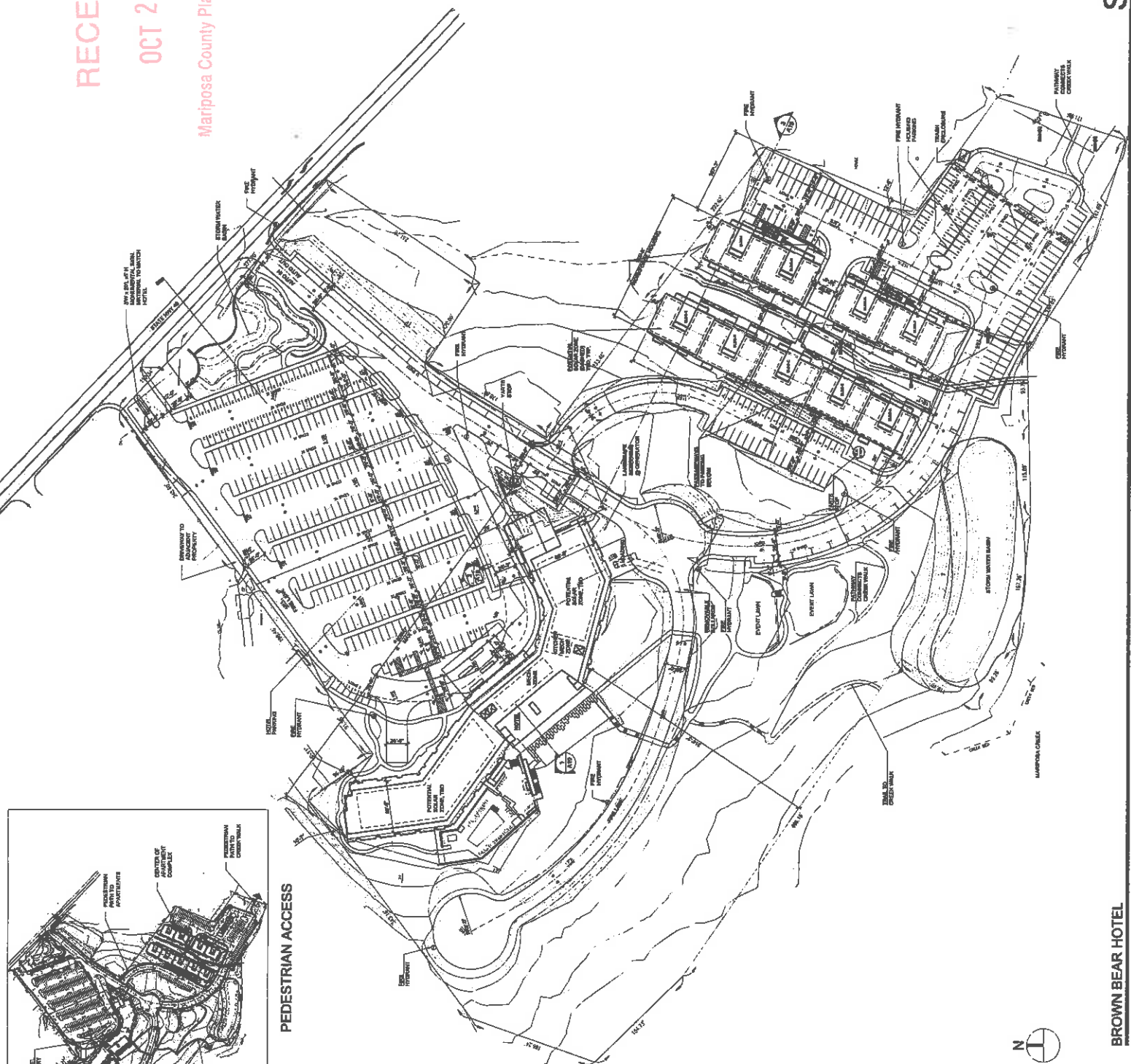
HOTEL

RECEIVED

OCT 29 2020

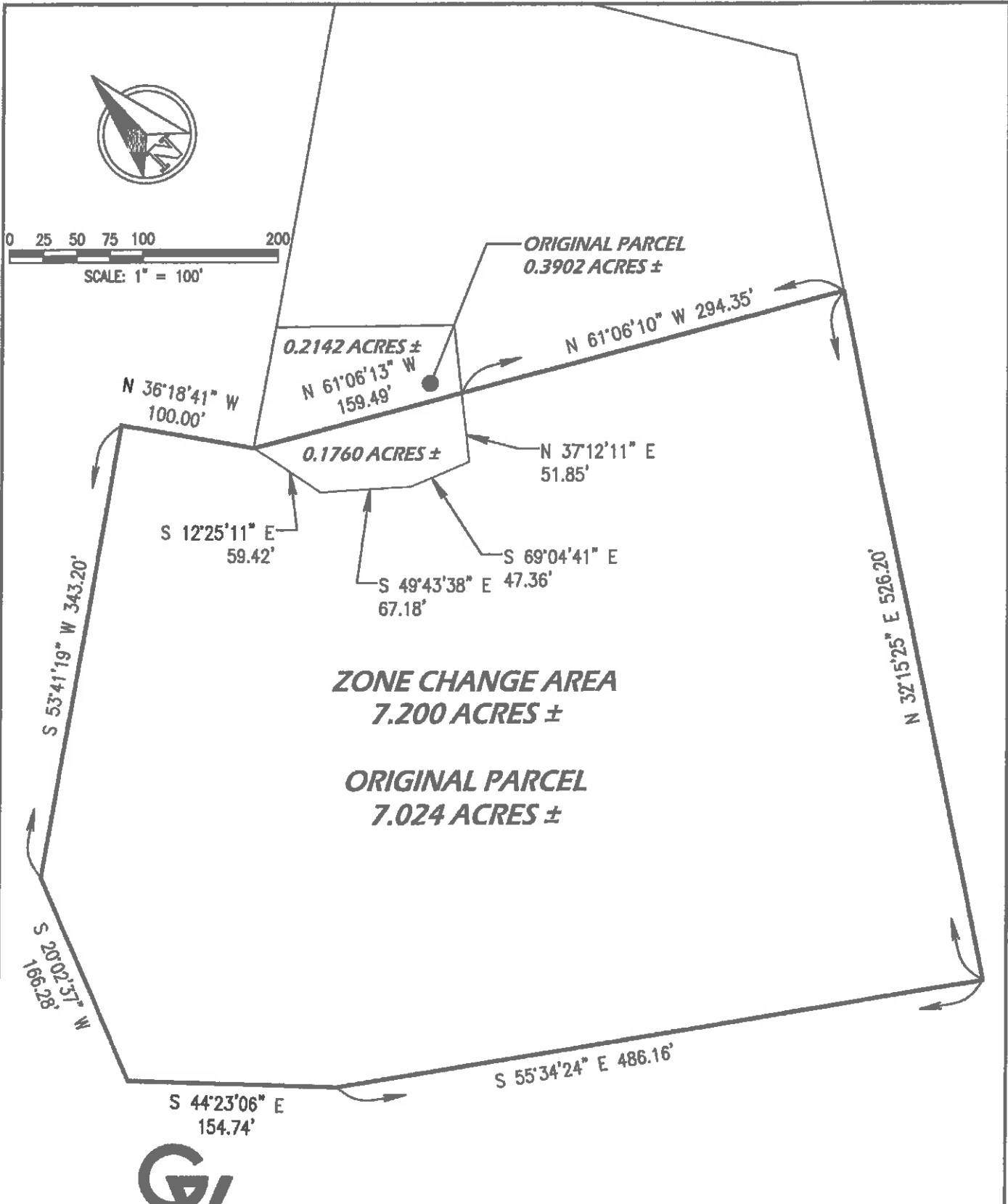
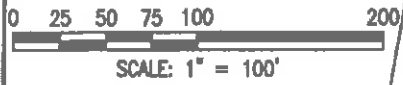
Mariposa County Planning Department

SITE PLAN A01



BROWN BEAR HOTEL
10/30/2020

NADEL
ARCHITECTS + PLANNERS



W:\land projects\18064 R. Reesch\New Hotel\LEGAL DESCRIPTION\18064 Exhibit c.dwg, 1/7/2020 8:24:30 AM, Samsung X4300 Series (192,168,1,141)



GOLDEN VALLEY
ENGINEERING & SURVEYING

405 W. 19th Street • P.O. Box 349 • Merced, CA 95340
Phone (209) 722-3200 • Fax (209) 722-3254

Job No. 18064 Date: 12-23-2019

EXHIBIT 'B'

An exhibit map showing proposed zone change area in projected section 15, T.5.S.R18 E., M.D.B.&M., Mariposa County California