



# MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

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January 21, 2021

## Notice of Public Hearing

**Project Name and Number:** General Plan/Area Plan/Zoning Amendment No. 2020-167; Design Review No. 2019-035

**Applicant's Name:** Self-Help Enterprises

**Property Address:** 5118 Fournier Road, Mariposa, CA.

**Assessor's Parcel Numbers (APNs):** 012-140-024 and portion of 012-140-023 (legal with 012-140-022)

**PROJECT DESCRIPTION SUMMARY:** General Plan/Area Plan/Zoning Map Amendment application (GP/ZA No. 2020-167) proposes to change the designation of an approximately 0.50 acre portion of APN 012-140-023 from Single Family Residential 9,000 square feet to Multi-Family Residential in order to develop a stormwater detention basin and basketball half-court for a 42 unit multi-family housing project that was previously approved on APN 012-240-024. The previous approvals were completed in 2019 through GP/ZA No. 2019-036 and Design Review No. 2019-035. A lot line adjustment is currently in process to include this approximately 0.50 acre portion with APN 012-240-024 for the stormwater detention basin and basketball half-court.

**Design Review No. 2019-035** was previously approved but is being scheduled for Planning Commission and Board of Supervisors review as requested by the Planning Commission and Board of Supervisors for review of final design information. The project will include a total of 42 units with 18 one-bedroom units, 13 two-bedroom units, and 11 three-bedroom units, with units ranging in size from 629 sq. ft. to 1,200 sq. ft, a centrally located community building, basketball half-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.

The project previously received 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. Additionally, the applicant is requesting a development concession to allow fencing to exceed height limits in the front yard setbacks to install a fence up to six feet in height. The project has also requested a development concession to waive the requirement that all power lines on the project site be undergrounded. These requests were previously made and are now being made pursuant to State law in order to be able to develop the project.

Pursuant to these requested concessions, changes to project conditions are being requested. This will entail modifying conditions to allow for the waiver to the undergrounding of utilities requirement and a modification to required timing of the proof of affordability to before Certificate of Occupancy.

A modification to the project proposal is also being requested for the required road improvement width. The initial portion of Antone Road only has a 36 foot wide easement. For this portion of the road, it has been

requested that the travel way be reduced to 22 feet wide. The rest of the road will be improved to a 24 foot wide travel way.

As part of the project, improvements to the MPUD water lines will be required. These improvements will require the installation of water lines along Fournier Road, including under Mariposa Creek. The utility line improvements under Mariposa Creek are proposed to be installed using horizontal directional drilling or bore & jack construction, which will avoid the bed, bank, and channel of Mariposa Creek.

The 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 on-site 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 (MPUD).

This matter requires a public hearing and on **Friday, February 12, 2021**, the Mariposa County Planning Commission will consider **GP/ZA Application No. 2020-167 and Design Review No. 2019-035, Self Help Enterprises; Applicant.**

**PLEASE NOTE: The previously approved project is not scheduled for review. The only issues the Planning Commission (and Board of Supervisors) will review are the NEW aspects of the project (the GP/ZA for the added 0.50 acre area, the updated design details, the development concessions for the fence height standard and the on-site power line undergrounding requirement, and the modification of conditions for power line undergrounding, timing of proof of affordability, and access road width.**

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, February 12, 2021** 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 adopting a resolution recommending that the Mariposa County Board of Supervisors find that the new aspects of the project described above are exempt from environmental review (Mitigated Negative Declaration was previously adopted and is in effect); adopt an ordinance amending the designation of the approximately 0.50-acre portion of APN 012-240-023 from the Single Family Residential-9,000 sq. ft. zone to the Multi-Family Residential Zone and review design details relative to prior approval action of the Design Review application.

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) you have previously asked us to inform you about projects associated with this property, or (3) you are an affected/reviewing state or local agency.

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 **February 3, 2021** 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.

This action of the Planning Commission is not the final action on these projects. 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 these projects.

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 a future court challenge. If you 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 hearings described in this notice, or in written correspondence delivered to the Planning Commission (or Board of Supervisors) at, or prior to, the public hearings.

For further information regarding this notice of the project, contact Alvaro Arias, Deputy Director, at (209)966-5151 or by email at [aarias@mariposacounty.org](mailto:aarias@mariposacounty.org).

You may also write us at P.O. Box 2039 Mariposa CA 95338.

Sincerely,

Alvaro Arias  
Deputy Director

Mailed: 1/21/2021- Posted: 1/21/2021  
Posting Locations: Mariposa County Clerk's Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

Please leave posted until 5 p.m. February 12, 2021

**Attachments:**  
Project Vicinity Map  
Reduced Site Plans

# Mariposa County Planning Department Project Vicinity Map



0 400 800 Feet

1:4,132

**PROJECT TYPE:** GPZA 2020-167

**APPLICANT:** Self-Help Enterprises

**APN:** 012-140-0240 ; 012-140-0220; 012-140-0230

**SITE ADDRESS:** 5118-5121 Fournier Road, Mariposa, CA, 95338; Unassigned

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

Date: Friday, November 20, 2020

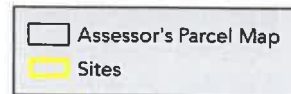
Data Source: Mariposa County Planning Department GIS;

Assessor's Parcel Map Update: 7/2020

Map Credit: J.W.



Mariposa County Planning Department  
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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

