

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Missouri Gulch Workforce Housing Project

Lead Agency: County of Mariposa

Contact Person: Will Fassett

Mailing Address: 5100 Bullion St

Phone: (209) 966-5151

City: Mariposa

Zip: 95338

County: Mariposa

Project Location: County: Mariposa City/Nearest Community: unincorporated community of Mariposa

Cross Streets: north side of Jones Street Zip Code: 95338

Longitude/Latitude (degrees, minutes and seconds): 37 ° 29 ' 42.7 " N / 119 ° 58 ' 11.2 " W Total Acres: 4.1

Assessor's Parcel No.: 013-030-006, 013-030-014, and 013-038-004

Section: 14

Twp.: 05S

Range: 18E

Base: MDMB

Within 2 Miles: State Hwy #: SR 140/49

Waterways: Missouri Gulch Drainage

Airports:

Railways:

Schools: Mariposa Elementary School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: Lot line adjustment, Design Review**Development Type:**☒ Residential: Units 85 Acres 4.1☐ Office: Sq.ft. Acres Employees☐ Transportation: Type☐ Commercial: Sq.ft. Acres Employees☐ Mining: Mineral☐ Industrial: Sq.ft. Acres Employees☐ Power: Type MW☐ Educational:☐ Waste Treatment: Type MGD☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type MGD☐ Other:**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

GP - Mariposa Town Plan & DRO - Design Review Overlay/Zone SFR-9K PO Split for 013-030-006

Project Description: (please use a separate page if necessary)

See attached Project Description

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 10	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 4	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	Other: _____
☐ Housing & Community Development	Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 16, 2026

Ending Date August 17, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Provost & Pritchard Consulting Group
Address: 455 W. Fir Ave
City/State/Zip: Clovis, CA 93611
Contact: Briza Grace Sholars
Phone: (559) 449-2700

Applicant: Mogavero Architects
Address: 1331 T Street
City/State/Zip: Sacramento, CA 95811
Phone: (916) 443-1033

Signature of Lead Agency Representative: _____

Date: 7/8/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

Project Location

The proposed housing Project is located within the unincorporated community of Mariposa in Mariposa County, California, approximately 110 miles southeast of Sacramento and 150 miles northwest of Bakersfield. The Project site is located within the *Mariposa* U.S. Geological Survey (USGS) 7.5-minute quadrangle within the southwest portion of Section 14, Township 05 South, Range 18 East. The Project site is located on Assessor’s Parcel Number(s) 013-030-006, 013-030-014, and 013-038-004.

General Plan Designation and Zoning

Table 0-1: General Plan Land Use and Zoning Designation

Project site	General Plan Designation	Zoning District
ONSITE	Mariposa Town Planning Area	SFR-9K Professional Office (PO) Split for 013-030-006 DRO – Design Review Overlay
ADJACENT LANDS	Mariposa Town Planning Area	SFR-9K ½ MFR and PO DRO – Design Review Overlay

Project Description

The proposed workforce housing Project would involve development of a multi-family residential complex containing up to 85 dwelling units within five three-story residential buildings, located on three parcels north of Jones Street totaling approximately 9.7 acres within the unincorporated community of Mariposa. The parcels are owned by the Yosemite Conservancy and consist of largely undeveloped land characterized by varying topography and an on-site drainage feature. The site was partially burned during the 2024 French Fire. Due to steeper terrain in the northern portion of the site, development would be concentrated in the southern approximate 4.1 acres of the property along the Jones Street frontage. The northern area would remain largely undisturbed and continue to exist in its current condition.

The proposed Project would be developed in two phases. Phase 1 would consist of low-income units, and the second phase would be units priced at market value. The units would include a mix of one-, two-, and three-bedroom units. One additional building, located adjacent to Jones Street, would include limited non-residential space intended to serve residents and the surrounding community, including offices, a conference room, and an approximately 950 square-foot (SF) community room. The Project will comply with California Fire Codes as well as local fire department requirements. Specifically, the proposed buildings will be developed with 1-hour fire rated construction, utilize fire resistant finishes, and provide full National Fire Protection Association (NFPA) fire sprinkler protection. The Project site will be designed and detailed to provide sufficient defensible space around the buildings and resist wildfires.

The five residential buildings would have a combined maximum building footprint of approximately 40,000 SF. The building adjacent to Jones Street will have a split use ground floor which includes a community room, offices, and several residential units. There will be two curb cuts on Jones Street, but one drive aisle will be Emergency Vehicle (EV) Access only. It will be used only for emergency vehicles or for emergency site evacuation and will serve as the primary pedestrian access route through site. The proposed Project will include internal drive aisles and parking areas providing approximately 90 parking spaces for residents and visitors. (Parking areas and drive aisles would occupy up to approximately 32,000 SF). In addition, the Project would incorporate electric vehicle charging stations, in compliance with California’s Green Building Code (CALGreen) requirements. Up to three trash enclosure structures would be located within the parking areas on site to serve the development.

The proposed Project would include approximately 5,000 SF of outdoor community and recreational space, which may include landscaped open space, a garden, a playground, or similar type amenities for residents. A recreational trail segment may also be constructed through the Project site to provide sustainable mobility. In addition, the proposed Project may include the use of a car sharing service. This car sharing service would be based on the Project site and would include the use of electric vehicles that can be booked by residents or visitor, on an hourly or daily basis. This would provide users to take advantage of a convenient, inexpensive, emission-free option ridesharing program to get to their destination, whether it be a workplace, school, or other location. Bus passes may also be included as an incentive for residents.

The site contains an existing drainage feature locally known as Missouri Gulch; however, the proposed Project design would intentionally avoid this feature. All development would occur outside of the topographic top-of-bank associated with the drainage channel, and no grading or construction would occur within the bed or banks of the waterway.

The proposed Project would connect existing public utilities provided by Mariposa Public Utility District who serves the Mariposa Town Planning Area, including water and wastewater, and storm drainage systems maintained by Mariposa County Public Works. The proposed Project would implement an exclusive 100% all-electric design, completely omitting natural gas and propane plumbing infrastructure. To achieve this, no combustion-based heating systems will be integrated, and no gas lines or flues will be installed, ensuring a zero-emissions, modern, and energy-efficient facility. Furthermore, the proposed Project would include up to five on site underground detention basins to capture on-site storm flows. The detention basins would be designed to release stormwater runoff at existing rates to the County storm drainage system. Sustainable design features may include rooftop photovoltaic solar panels on the residential buildings, passive design to maximize solar gain and air flow, with ultimate configuration determined during final design. Construction would involve typical activities including site preparation, grading, utility installation, building construction, paving, and landscaping.

In order to permit the proposed Project, Mariposa County would require a General Plan/Zoning Amendment (GP/ZA), Lot Line Adjustment(LLA), and Design Review. The GPA and ZA would pertain to the 4.1 acres proposed to be developed. The remaining 6.2 acres would remain SFR-9K and Split.

The proposed GPA would change the existing land use from Single Family Residence (SFR) ½ and SFR 9K to Multi-Family Residential (MFR) to accommodate the proposed multi-family residential complex. The proposed ZA would change the existing zoning designations from SFR-9K and PO to MFR to accommodate the proposed multi-family residential complex. The LLA would be necessary to adjust the Project site to meet proposed design standards. The current Project site consists of three APNs and an LLA would result in up to three parcels. The proposed Design Review is required because the proposed Project is located within the Design Review Overlay (DRO) Zone District. The DRO is intended to protect and regulate the design of new structures and changes in the appearance of existing structures. The purpose of this district is to ensure that proposed buildings, structures, signs, and landscaping and modifications to buildings, structures, signs, and landscaping within these areas are in harmony with the surrounding areas. The intent of the zone is to enhance tourism and to stabilize and increase property values.

The Area of Potential Effect (APE) and Project Site encompass approximately 4.1 acres located on the north side of Jones Street. All proposed construction activities are strictly confined within this 4.1-acre footprint.

Because the final project site design was not yet established during preliminary planning in 2025, environmental compliance surveys evaluated a larger study area to ensure comprehensive coverage. Consequently, the Biological Evaluation surveyed approximately 11.6 acres, and the Phase I Cultural Resources Assessment surveyed approximately 5.88 acres.