

Notice of Determination

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

From: Mariposa County
Board of Supervisors
c/o Development Services Department
P.O. Box 2039
Mariposa, CA 95338
Contact: Greg Thompson
Phone: (209) 966-5151

FILED

SEP 18 2026
COURTNEY PROGNER MORROW
MARIPOSA COUNTY CLERK

To: 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 2026070488

Project Title: Missouri Gulch Workforce Housing Project

Project Applicant: Mogavero Architects

Project Location:

LOCATION: 5158/5160 Jones Street, Mariposa, CA 95338 (APNs 013-030-004, 006, and 014.); Mariposa County; Project site is located in the Mariposa Town Planning Area. 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, M.D.B.&M.

Project Description:

The project amends the Mariposa Town Planning Area Town Plan Zoning Map by rezoning 3.3± acres of land from the Single Family Residential (9,000 sq. ft.) and Professional Office zones to the Multi-Family Residential Zone on APNs 013-030-006 and 014 (5158/5160 Jones Street, Mariposa, CA.) to allow for the construction of an 80-unit workforce/affordable housing project. The residential units will consist of one-bedroom, two-bedroom and three-bedroom units. Twenty (20) percent of the units will be reserved for affordable housing. The total project site is 9.7± acres and includes APN 013-030-004; however, the remaining 6.4± acres of the project site will remain designated as Single Family Residential – 9,000 sq. ft. and will not be developed under the proposed project. The project also involved the approval of a Major Design Review. The apartment units will be contained in five structures with an overall building area of 98,542± square feet. The project will also include 5,000 sq. ft. of outdoor community and recreational space, offices, and an approximately 950 sq. ft. community room. The project was processed as General Plan/Area Plan/Zoning Map Amendment Application No. PLAN-DIS-2026-00083 and Major Design Review Application No. PLAN-DIS-2026-00082.

This is to advise that the Mariposa County Board of Supervisors, as Lead Agency approved the above described project on the 15th day of September 2026 and has made the following determination regarding the above described project:

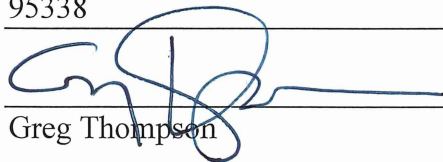
1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

Notice of Determination, General Plan/Area Plan/Zoning Map Amendment Application No. PLAN-DIS-2026-00083 and Major Design Review Application No. PLAN-DIS-2026-00082
Mariposa County Board of Supervisors.

- ☒ 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 Development Services Department, 5100 Bullion Street (lower floor), Mariposa, CA 95338



Greg Thompson

9-17-2026

Date

Director

Title

Date Received for filing at OPR _____

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