

**MARIPOSA COUNTY
PROPOSED
MITIGATED NEGATIVE DECLARATION**

(Pursuant to California Administrative Code, Section 15070)

APPLICANT/APPLICATION: **General Plan/Specific Plan/Zoning Amendment (GP/SPZA) Application No. 2019-216 & Major Design Review (DR) No. 2020-008 Bown Bear Hotel Conference Center and Multifamily Housing project. MRCC Properties, LLC; Sierra Trail Homes, LLC; and Richard Roesch applicants.**

PROJECT DESCRIPTION: The project is known as the Brown Bear Hotel and Conference Center. There are two components to the project; an amendment to the land use and zoning map for the Mariposa Town Planning Area Specific Plan, and a design review for the entirety of the project. The Mariposa Town Planning Area (TPA) Specific Plan is a component of Volume II of the Mariposa County General Plan; therefore, a general plan amendment is required to be processed for the project.

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

Change in the land use and zoning designation 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 132,000 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. Subject to design review will be the 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 to 200 rooms; a 5,000 square foot conference center with a seating capacity of 250; an 1,800 sq. ft. restaurant with a seating capacity of 80; a 1,426 sq. ft. lobby lounge with a seating capacity of 40; a 575 sq. ft. fitness center; outdoor pool; garden area; outdoor wedding venue; an outdoor barbecue area and parking areas to serve the site.

Also subject to design review standards will be a multi-family residential project located adjacent to the hotel/conference center, to the east, and will consist of several, two story multi-family housing buildings targeting living wage renters, containing 100 to 120 residential units with parking areas to serve the project. That portion of the project will be located on existing APNs 013-050 and 013-071-003

The project will take primary access from Brown Bear Lane, which intersects with Highway 49N, and an additional ingress/egress point off of Highway 49N roughly 280 feet to the southeast of Brown Bear Lane. The project will be required to develop an emergency egress, separate from the two main ingress/egress points, in order to comply with state Fire Safe standards.

Project Location:

Southeast corner of the intersection of Brown Bear Lane and Highway 49N within the boundaries of the Mariposa Town Planning Area Specific Plan, roughly 0.3 miles west of the intersection of Highways 49 and 140 in Mariposa. The project involves six parcels; Assessor’s Parcel Numbers are as follows:

- 013-050-008 (unassigned address)
- 013-050-009 (5243 Highway 49 N)
- 013-050-057 (unassigned address)
- 013-050-059 (4987 Brown Bear Lane)
- 013-050-060 (unassigned address)
- 013-071-003 (5225 Highway 49 N)

The site is in Projected Section 15 T. 5 S., R. 18 E., Rancho Las Mariposas, M.D.B.&M.

FINDINGS: No significant effect is based on the following findings:

1. The project has the potential to impact biological and cultural resources. Potential impacts to biological resources are impacts to listed species and nesting birds. This study also found that project implementation has the potential to impact cultural resources. Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels.
2. The project will result in increased air emissions, water use, noise and traffic, demand for public services and need to relocate utility facilities and easements. However, with the exception of impacts on fire protection services, these impacts are not considered to be significant, are individually limited, and not cumulatively considerable. The project has the potential to significantly impact fire protection services. Mitigation is proposed to reduce this potentially significant impact to a less than significant level.
3. The project has the potential to cause direct substantial adverse air quality, noise and traffic effects on human beings. Potential impacts on air quality are associated with reactive organic gas emissions and the potential for asbestos-containing rock being found on the site during project construction. The project has the potential to have significant noise impacts on neighboring properties. The project has the potential to impact offsite traffic operations and circulation. Mitigation is proposed to reduce these potentially significant impacts to less than significant levels.

Based upon the environmental review conducted within this Initial Study, and the anticipated level of impact as a result of the project, a mitigated negative declaration will be adopted for the project.

No significant effect is based on review procedures of the following County Departments or Divisions:

- | | | | |
|-------------------------------------|---------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> | Building Department | <input checked="" type="checkbox"/> | County Environmental Health Unit |
| <input checked="" type="checkbox"/> | Planning Commission | <input checked="" type="checkbox"/> | Public Works Department |

Other: Mariposa County Unified School District, California Department of Forestry and Fire Protection (Cal Fire), Sierra Telephone, Mariposa County Fire Department, Mariposa County

Assessor, CALTRANS, California Department of Fish and Wildlife, Southern Sierra Miwok Nation, Mariposa County Agricultural Commissioner, Mariposa County Health and Human Services Environmental Health Unit, Mariposa County Resource Conservation District, and Pacific Gas & Electric.

No significant effect is based on additional conditions as follows:

DRAFT- As approved by the Mariposa County Planning Commission and Board of Supervisors

Initial Study was prepared by Steve Engfer, Senior Planner, and is on file at Mariposa County Planning Department, 5100 Bullion Street, Mariposa, California 95338

Sarah Williams, Director
Mariposa Planning

Date

CONDITIONS AND MITIGATION MEASURES

1. Insert as approved by the Planning Commission and Board of Supervisors