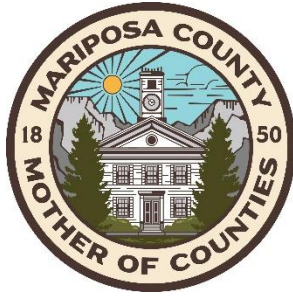


# Mariposa County

Steve Engfer  
Planning Director



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August 10, 2023

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

**Project name and number:** General Plan/Zoning Amendment Application No. 2020-096; Site Plan Review Application No. 2023-064  
**Applicants' names:** Kenneth G. & Janet M. LeBlanc  
**Property address:** 7548 Henness Circle, Yosemite, CA 95389 (Yosemite West) 6.22 acres  
**Assessor's Parcel Number:** 006-150-003

Additional parcels involved or potentially involved in project implementation are as follows: APN 006-150-002; 7549 Henness Circle (31+ acres) and APN 006-150-006, 7555 Henness Ridge (15+ acres) Yosemite, CA 95389

**PROJECT DESCRIPTION SUMMARY:** To achieve the desired development on the 6.22-acre project site, the project proponent proposes to reclassify the parcel from the Yosemite West Special Planning Area land use classification to the Special Plan land use classification and rezone the parcel from the Rural Residential zone to a new zone called Yosemite West Mixed-Use Zone. The additional parcels potentially involved in project development are not proposed for reclassification and rezone.

The new zone as proposed by the project proponents includes the following as permitted uses:

- Multi-family units up to four dwelling units per acre.
- Laundromats not for public use.
- Maintenance support facilities for servicing local home enterprises
- Private office space.
- Self-storage facilities for private use.

Conditional Uses are proposed to be:

- Bulk storage of gasoline, propane, or similar petroleum products for private use.

(Note: It is likely that single family residences and secondary residences as well as vacation rental and bed and breakfast uses will be added as permitted uses in the final version of the new mixed-use zoning text that will be considered for adoption.

Key components of site development as would be allowed by the reclassification and rezone are as follows:

Employee Housing:

The project includes five multi-unit buildings; three small buildings of about 1,100 sq. ft. each would contain two 1-bed, 1-bath units; two larger buildings of about 2,400 sq. ft. each would contain four units each, two 1-bed, 1-bath and two 2-bed, 2-bath units. There will be a one-bed apartment unit in the laundry facility structure. These facilities will total approximately 10,808 square feet. The units are proposed to house 32 people.

Laundry Facility:

The conversion of an existing garage building on the site will include the installation of a 600 sq. ft. laundry facility to be used to centralize laundry services for the vacation rental facilities managed by Scenic Wonders. The project proponents state that the laundry facility will save approximately 12,068 round trips per year to vacation homes within Yosemite West by Scenic Wonders housekeeping staff, which would be about a 63 percent reduction in local traffic.

This matter requires a public hearing and on **Friday, September 15, 2023**, the Mariposa County Planning Commission will consider **General Plan/Zoning Amendment Application No. 2020-096 and Site Plan Review Application No. 2023-064**.

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, September 15, 2023** 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 the adoption of a resolution recommending that the Board of Supervisors adopt a resolution adopting a Mitigated Negative Declaration for the project; approving General Plan/Zoning Amendment Application No. 2020-096 and Site Plan Review Application No. 2023-064 with findings, conditions, and mitigation measures; and adopting an ordinance approving the zone change on APN 006-150-003 pursuant to General Plan/Zoning Amendment No. 2020-096.

You are receiving this notice as required by State law and County code because (1) you own property within 600 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, local or federal 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 biological resources, cultural resources, geology and soils (septic systems) and Transportation (intersection), 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 intends to adopt a Mitigated Negative Declaration for the project. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration will be accepted during the public review period and may be directed to Steve Engfer, Planning Director, Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email [sengfer@mariposacounty.org](mailto:sengfer@mariposacounty.org). Public review of the Initial Study will commence on **August 10, 2023** and will

August 10, 2023

continue until 5:00 p.m. on **September 11, 2023**. Those wishing to comment specifically on the Initial Study/proposed Mitigation Negative Declaration must do so before 5:00 p.m. on September 11, 2023.

**COPIES FOR PUBLIC INSPECTION:** The Initial Study/proposed Mitigated Negative Declaration 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. The proposed Mitigated Negative Declaration and Initial Study and documents used in the preparation of the proposed Mitigated Negative Declaration/Initial Study are also available for review at the Mariposa County Planning Department projects web page <https://www.mariposacounty.org/2455/Scenic-Wonders>.

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. You may submit comments on the project itself in the same manner of submittal for the environmental document. Comments received prior to September 6, 2023 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.

The Board of Supervisors will take final action on the project. The board's hearing on the project will be noticed separately. 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 final action of the Board of Supervisors on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, the Board of Supervisors public hearing, or in written correspondence delivered to the Planning Commission or Board of Supervisors at, or prior to, the public hearings.

For further information, contact Steve Engfer, Planning Director, at (209) 966-5151 or by email at [sengfer@mariposacounty.org](mailto:sengfer@mariposacounty.org).

Mailed: August 10, 2023

Posted: August 11, 2023

Posting Locations: Mariposa County Clerk's Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
Yosemite West Community Board  
[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

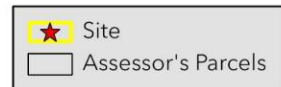
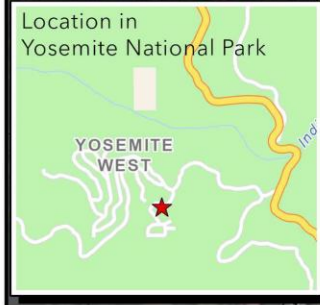
Please leave posted until 5pm September 15, 2023

**Attachments:**

Project Vicinity Map

Reduced Site Plan

# Mariposa County Planning Department Project Vicinity Map



**PROJECT TYPE:** GPZA 2020-096 & SITE PLAN REVIEW 2023-064

**APPLICANT:** K L WATER AND LAND CO.

**APN:** 006-150-003-000

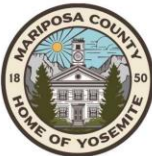
**SITE ADDRESS:** 7548 HENNESS CIRCLE, YOSEMITE NATIONAL PARK, CALIFORNIA 95389

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

Map Date: Wednesday, June 14, 2023

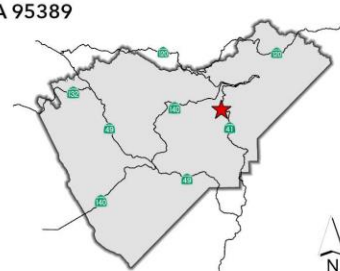
Data Source: Mariposa County Planning Department GIS; Assessor's Parcel Map Update: 01/2023

Map Credit: BEN OGREN, Sr. GIS Specialist



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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

C:\Users\logren\Documents\GIS\Projects\Site Plan Review\2023-064\Site Plan Review 2023-064.aprx

