

## Notice of Determination

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

From: Mariposa County  
Board of Supervisors  
c/o Mariposa Planning  
P.O. Box 2039  
Mariposa, CA 95338  
Contact: Steve Engfer  
Phone: (209) 966-5151

**FILED**

NOV 27 2023  
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 2023080273**

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**Project Title: General Plan/Zoning Amendment (GP/ZA) Application No. 2020-096; Site Plan Review Application No. 2023-064**

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### Project Location:

LOCATION: 7548 Henness Circle, Yosemite, CA 95389; Assessor Parcel Number: 006-150-003 (6.22 acres). Other parcels potentially involved for project implementation are 7549 Henness Circle; APN 006-150-002 (31+ acres) and 7555 Henness Ridge, Yosemite, CA 95389; APN 006-150-006 (15+ acres).

Northwest ¼ of Section 25 T3S, R20E., M.D.B.&M.

The general latitude and longitude for the total potential project site is 37.648043° and -119.713848° within the El Capitan, California U.S. Geological Survey 7.5 minute quadrangle.

The project site is located in the Yosemite West Special Planning Study Area as identified in the Mariposa County General Plan.

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### Project Description:

The project reclassifies the 6.22-acre parcel from the Residential land use classification (LUC) to a new LUC called Special Plan and rezones the parcel from Rural Residential to a new zone called Yosemite West Mixed Use Zone. The reclassification requires text and map amendments in the Mariposa County General Plan. The rezone amends Title 17, Mariposa County Zoning Ordinance, by adding a chapter for the new zone and amends the Mariposa County Zoning Map.

The amendment allows the construction of employee housing for the Scenic Wonders housekeeping staff that serves the vacation rental sector in Yosemite West and a central laundry facility. The project includes the following structures:

- Ten (10) 1-bed, 1 bath multi-family units with laundry facilities
- Four (4) two bed, 1 bath units with laundry facilities
- Garage/Central laundry facility/apartment

The approved site plan for the project includes four driveways connecting to Henness Circle, parking areas, and a site for septic disposal. The additional parcels potentially involved in the project would contain infrastructure in support of the project.

The new uses allowed are considered Phase II of site development. Phase I is the development of two single family residences on the project site as allowed by existing Rural Residential zoning.

Notice of Determination, General Plan/Zoning Amendment Application No. 2020-096 and Site Plan Review Application No. 2023-064, Mariposa County Board of Supervisors.

The reclassification and rezone allow additional uses as either permitted or conditional. The text for the new zone includes specific development standards within the zone.

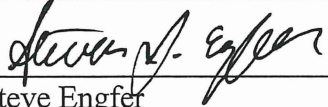
This is to advise that the Mariposa County Board of Supervisors, as Lead Agency approved the above described project on the 21<sup>st</sup> day of November 2023 and has made the following determination regarding the above described project:

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.  
 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 Planning Department, 5100 Bullion Street, Mariposa, CA 95338

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	11/27/23	Director
Steve Engfer	Date	Title

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Date Received for filing at OPR \_\_\_\_\_

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



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print**      **Scan Over**      **Save**

RECEIPT NUMBER:  
 22 — 11/27/2023 — 006  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY Mariposa County	LEAD AGENCY EMAIL sengfer@mariposacounty.org	DATE 11/27/2023
COUNTY/STATE AGENCY OF FILING Mariposa	DOCUMENT NUMBER	

**PROJECT TITLE**

General Plan/Zoning Amendment (GP/ZA) Application No. 2020-096; Site Plan Review Application No. 2023-064

PROJECT APPLICANT NAME Kenneth G. and Janet M. LeBlanc	PROJECT APPLICANT EMAIL ken@scenicwonders.com	PHONE NUMBER (310) 740-6871
PROJECT APPLICANT ADDRESS 1230 Hill St	CITY Santa Monica	STATE CA
		ZIP CODE 90405

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency       School District       Other Special District       State Agency       Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |          |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,839.25 | \$ | 0.00     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,764.00 | \$ | 2,764.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ | 0.00     |

- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

**PAYMENT METHOD:**

- Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$    2,814.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Brian Watson, Deputy County Clerk, County of Mariposa
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State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

**Filing Notice of Exemption (NOE)** *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

**Within 30 days after the end of each month in which the environmental filing fees are collected**, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090

COUNTY OF MARIPOSA - CASH RECEIPTS  
\*\*\* CUSTOMER RECEIPT \*\*\*

Batch ID: BWATSON            11/22/23 00            Receipt no:    2341

Type	SvcCd	Description	Amount
DU		CL/NEGATIVE DECLARATION	
	Qty	1.00	\$2764.00
Trans number:			2458711
CLERK'S TRUST / DET	10300002047007		
DK		CL/MISC CLERK FEES	
	Qty	1.00	\$50.00
Trans number:			2458712
CIVIL PROCESS SERVI	00101203079002		
F&G KL WATER AND LAND LLC			
Total tendered:		\$2814.00	
Total payment:		\$2814.00	

Trans date: 11/27/23      Time: 16:06:05

COUNTY OF MARIPOSA