

**STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION**

Resolution
No. 2007-16

A Resolution Recommending that the Board of Supervisors Certify the
Final Environmental Impact Report Prepared For the Camp Wawona
Redevelopment Project

WHEREAS, in 1991, following an unsuccessful attempt by the Central California Conference of Seventh Day Adventists (CCCSDA) Camp Wawona staff to obtain a building permit to renovate a demolished camp building on Assessors Parcel Number 010-280-009, a 30.45 acre parcel in the Mountain Residential land use in the community of Wawona, the Mariposa County Planning Director determined that the "church" provision listed under the "conditional uses" section of the Mountain Residential land use section of the Wawona Town Planning Area Specific Plan did not apply to a "church camp". This determination meant that the existing Camp Wawona facility was a non-conforming use; and

WHEREAS, in 1991, following the Planning Director's determination, the CCCSDA met with the National Park Service (NPS) Wawona District Ranger to discuss an amendment to the Specific Plan. The CCCSDA was pursuing an amendment to the Specific Plan to make their existing camp facilities a conforming use. The meeting with the National Park Service was necessary to obtain NPS support for the amendment based upon NPS and Mariposa County concurrent jurisdiction in Wawona; and

WHEREAS, in 1991, following the meeting with the Wawona District Ranger, the CCCSDA met with Yosemite National Park Superintendent Mike Finley to discuss an amendment to the Wawona TPA Specific Plan and the proposed re-development of Camp Wawona. Superintendent Finley required a land exchange in exchange for NPS support of the Specific Plan text amendment and redevelopment of Camp Wawona; and

WHEREAS, between 1992 and 1994, CCCSDA consultants developed project specific technical studies and site plan alternatives. CCCSDA consultants obtained authorization from NPS to proceed with the land exchange; and

WHEREAS, in the fall of 1994, a Memorandum of Agreement was signed between NPS and CCCSDA for the land exchange; and

WHEREAS, in the spring 1995, the NPS Regional Office formally initiated the "land exchange" process; and

WHEREAS, there were many delays with the processing of the land exchange with NPS as a result of the following circumstances:

- Desire to link SDA land exchange with an unrelated El Portal land exchange
- The 1997 Yosemite Flood

- Lawsuits arising from Merced River Plan and Yosemite Valley Plan
- Development of Implementation plans for the Merced River Plan and the Yosemite Valley Plan
- Change in NPS personnel; and

WHEREAS, on August 27, 2002 a formal application for Conditional Use Permit No. 2002-346 was submitted by the Central California Conference of Seventh Day Adventists (CCCSDA) to the County of Mariposa in accordance with the policies of Mariposa County together with Specific Plan/Zoning Amendment No. 2002-345 and Lot Line Adjustment No. 2002-318; and

WHEREAS, this project was known as the Camp Wawona Redevelopment Project and Proposed Land Exchange; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) implementing Guidelines, the County determined that an Environmental Impact Report (EIR) was required. Because the project involved the Federal land exchange, the project was also subject to the National Environmental Protection Act (NEPA). The County caused a joint EIR/EA (Environmental Assessment) to be prepared for the Project; and

WHEREAS, on the 8th day of December 2003, the Draft Environmental Impact Report/Environmental Assessment (EIR/EA) was released for the Camp Wawona Redevelopment Project and Proposed Land Exchange; and

WHEREAS, the Draft EIR/EA evaluated the Project's potentially significant impacts to (1) land use and planning; (2) air quality; (3) noise; (4) biological resources; (5) (cultural resources; (6) hydrology and water quality; (7) geology and soils; (8) aesthetics and visual resources; (9) traffic and transportation; (10) public utilities and services; and (11) hazards and hazardous materials. The Draft EIR/EA described four alternatives to the proposed project, and discussed an additional four alternatives that had been considered but eliminated from detailed review in the Draft EIR/EA; The Draft EIR/EA found that the Project would not result in any unavoidable significant impacts under CEQA; and

WHEREAS, on the 11th day of January 2004 and the 13th day of March 2004, public meetings were conducted on the Draft EIR/EA with the Wawona Town Planning Advisory Committee; and

WHEREAS, on the 23rd day of January and the 25th day of January 2004, public hearings were conducted on the Draft EIR/EA with the Planning Commission; and

WHEREAS, on the 9th day of February 2004, the public comment period on the Draft EIR/EA closed; and

WHEREAS, in May 2004, the current Yosemite National Park Superintendent determined that the Land Exchange would not be required in order for NPS to support the project. CCCSDA decided to revise the Master Plan to accommodate development on their

existing property. The Land Exchange with the National Park Service and the Lot Line Adjustment application were abandoned; and

WHEREAS, in August 2005, the CCCSDA submitted revised application materials to the Planning Department for redevelopment of the Camp Wawona facilities including an updated Master Plan, Master Plan Design Guidelines and other materials. Redevelopment of the camp was to be entirely on property owned by the SDA. This revised project was the “no land exchange” alternative described in the Draft EIR/EA. The project no longer included the proposed land exchange; and

WHEREAS, the County reviewed the revised application materials and determined that it would not result in any new or substantially greater significant environmental effects not previously discussed in the Draft EIR/EA. Based upon the revised application materials and the fact that revised project was a specifically identified, described and reviewed alternative in the Draft EIR/EA, the County determined that recirculation of the Draft EIR was not necessary. The County in consultation with the National Park Service also determined that, without the land exchange, the Federal Government was no longer a lead agency and that further processing of the project was only subject to CEQA; and

WHEREAS, between August 2005 and July 2006, additional technical information was submitted to the County of Mariposa by CCCSDA and additional analysis of the Project’s potential impacts was conducted; and

WHEREAS, on the 26th day of October 2006, the Final EIR was published and made available to the public; and

WHEREAS, the Final EIR found that the Project would not result in any significant unavoidable impacts under CEQA; and

WHEREAS, on the 1st day of November, 2006, Errata 1 to the EIR was issued by the Planning Department to correct an administrative proofing error, as outdated language from a previous “staff administrative review copy” had been retained in portions of the printed Final EIR distributed to the public; and

WHEREAS, on the 9th day of November 2006, a Staff Report to the Wawona Town Planning Advisory Committee was issued; and

WHEREAS, on the 19th day of November 2006 and the 12th day of January 2007, noticed public meetings were conducted on the Project and the Final EIR for the Wawona Town Planning Advisory Committee (WTPAC). WTPAC took action to recommend approval of the project with modifications:

- 1) Add a provision that if there is damage to Forest Drive by construction activities associated with the project, the owner is to repair Forest Drive (Condition No. 58).
- 2) Staff is to develop language to ensure that any and all man made noise be restricted to the property itself (Condition No. 89).

- 3) Condition No. 2 for the 1.76 acre parcel would add language to specify that there be no overnight usage; require toilets for day use; and no use of speakers or megaphones allowed.
- 4) Construction time is limited, so that there will be no construction on Saturdays or Sundays (Condition No. 41); and

WHEREAS, on the 16th day of March 2007, a noticed public “workshop tour” of the project site was conducted with the Planning Commission; and

WHEREAS, on the 16th day of March 2007, the project Staff Report to the Planning Commission was issued and made available to the public; and

WHEREAS, the Planning Commission has reviewed the project Staff Report for the Project; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on the 30th day of March 2007 after providing all proper notice as required by State Law and the Mariposa County Code at which time all members of the public were allowed to comment on the environmental and planning documents pertaining to Conditional Use Permit No. 2002-346 and Specific Plan/Zoning Amendment No. 2002-345; and

WHEREAS, Errata 2 to the EIR was described by the EIR consultant at the Planning Commission public hearing on the 30th day of March 2007 to correct another administrative proofing error, as outdated language from a previous “staff administrative review copy” had been retained in portions of the printed Final EIR distributed to the public; and

WHEREAS, at the conclusion of the meeting on the 30th day of March 2007, the Planning Commission closed the public input portion of the public hearing and continued the public hearing until the 18th day of May 2007 at 9:00 a.m. or as soon thereafter as possible to the Board Chambers of the Mariposa County Government Center, Mariposa, California. The purpose of the continuance was to give staff time to bring information back to the Commission as directed. The purpose of the continuance was also to allow the Planning Commission adequate time for deliberation; and

WHEREAS, Errata 3 to the EIR was described in the Supplement to Staff Report dated May 11, 2007 and approved by the Planning Commission on the 18th day of May 2007 to correct another administrative error, as the EIR Consultant misunderstood the scope of activities occurring on the 1.768 acre parcel and neglected to describe the overnight camping activities which have historically occurred on the parcel; and

WHEREAS, in accordance with CEQA, the Planning Commission has reviewed the EIR, which includes the Draft EIR, the Final EIR, and the Mitigation Monitoring and Reporting Program (MMRP) for the Project; has considered all oral and written comments on the EIR; and has formulated its recommendation to the Board of Supervisors.

NOW BE IT THEREFORE RESOLVED THAT the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors adopt a resolution

certifying the Final Environmental Impact Report for the Camp Wawona Redevelopment Project as complying in full with the requirements of California law.

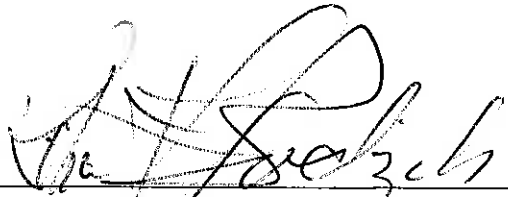
ON MOTION BY Commissioner Skyrud, seconded by Commissioner Ross; this resolution is duly passed and adopted this 18th day of May, 2007 by the following vote:

AYES: Hagan, Ross, Rudzik, Skyrud, and DeSantis

NOES: None

EXCUSED: None

ABSTAIN: None



Robert Rudzik, Chairman
Mariposa County Planning Commission

Attest:



Carol Suggs
Secretary to the
Mariposa County Planning Commission