

1 MARIPOSA COUNTY RESOLUTION NO. 87-399

2 A RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR AND
3 ADOPTION OF, THE WAWONA TOWN PLANNING AREA SPECIFIC PLAN.

4 The Board of Supervisors of Mariposa County, a political subdivision
5 of the State of California, hereby resolves as follows:

6 WHEREAS, Government Code Section 65450 through 65457 provides for the
7 development, adoption and implementation of Specific Plans as a means of
8 implementing the General Plan; and

9 WHEREAS, the County of Mariposa has determined that a Specific Plan
10 for the community of Wawona, known as the Wawona Town Planning Area, is
11 necessary for the orderly development of the area and implementation of the
12 Mariposa County General Plan; and

13 WHEREAS, such a Specific Plan and Environmental Impact Report has been
14 prepared in accordance with the Government Code and Public Resources Code; and

15 WHEREAS, the Mariposa County Board of Supervisors and Planning
16 Commission has held a public hearing on said EIR and Specific Plan in the
17 community of Wawona to receive comments on the documents; and

18 WHEREAS, the Mariposa County Planning Commission considered and
19 responded to the comments at continued public hearings, and has recommended
20 approval of the plan, the EIR, and implementing ordinances and resolutions;

21 WHEREAS, the Board of Supervisors, at a subsequent, separately noticed
22 hearing considered testimony on the Planning Commission's recommendations, and
23 deliberated on all aspects of this matter and comments received;

24 BE IT THEREFORE RESOLVED that the Board of Supervisors hereby adopts
25 the Wawona Town Planning Area Specific Plan Land Use Policies and Standards
26 subject to the revisions in attached Exhibit 'A',

27 BE IT FURTHER RESOLVED that the Environmental Impact Report is certified
28 as recommended by the Planning Commission and that the attached revisions do

1 not constitute significant changes and further environmental review.

2 PASSED AND ADOPTED by the Mariposa County Board of Supervisors this
3 13th day of October , 1987 by the following vote;

4 AYES: BAGGETT, ERICKSON, RADANOVICH, TABER

5 NOES: NONE

6 ABSTAINED: NONE

7 EXCUSED: DALTON

Leroy Radanovich

LERROY RADANOVICH, Chairman
Mariposa County Board of Supervisors

10 ATTEST:

Margie Williams

MARGIE WILLIAMS, Clerk of the Board

12 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Jeffrey G. Green

JEFFREY G. GREEN, County Counsel

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EXHIBIT "A"

REVISIONS IN DRAFT PLAN

Page 2, last sentence

The wording be revised to read as follows:

Once completed the majority of privately held homes in Wawona will be able to connect to the new system and no longer will be forced to use septic systems which have frequently failed due to their age, improper design or installation, and poor maintenance.

Page 3, 2nd Paragraph, 1st sentence

The wording be revised to read as follows:

In order to address this urgent need for land use controls, the citizens of Wawona and the County of Mariposa have decided to develop and adopt the Specific Plan in two phases.

Page 4, Section B, second line

Change the word "various" to "appropriate".

Page 8, Section C

The definition of "Building Height be revised as follows:

"Building Height" means the vertical distance from the top of the building to the average finished grade of the foundation.

Page 9, Section D

Add "Churches" as new number 2 under conditional uses.

Page 9, Section E

Add provision regulating lot line adjustments as new number 3 as follows:

3. Lot line adjustments may be considered to enlarge the building site of nonconforming lots. However, no adjustment proposing to either reduce a lot below 6000 square ft., or establish a buildable lot below 6000 square feet, may be approved.

Page 10, Section G. 1. a., second sentence

Change the word "from" to "for".

Page 12, Section 3., a., iii

The provision for a conditional use permit be deleted based on a prohibition against any parking on streets (delete subject section).

Exhibit "A"
page 2

Page 13, Section B

Add new permitted use of "Rental management and service facility" and move #8 to become #9.

Page 13, Section C

Add "Churches" as new number 2 under conditional uses.

Page 14, Section K

Revise to read as follows:
Same as Mountain residential District (Chapter V, Section J).

Page 16, Section C., 3., i.

Add reference to minimum parcel size by revising provision to read as follows:

If a nonconforming development or use is severely damaged, destroyed, or rendered a hazard, whether by fire, natural disaster, abandonment or neglect, to an extent exceeding fifty percent (50%) of the value, no reconstruction is allowed, except in conformance with these standards and regulations, including Section V. E.

Page 22, Section XIII, C

The membership selection for the Wawona Appeals Board is revised as follows:

C. Membership: The Wawona Board of Appeals shall consist of five (5) members to be selected as follows:

The Supervisor whose district includes the private sector of Section 35; one record property owner of private land in Section 35 to be selected by the Board of Supervisors of Mariposa County; Two employees of the National Park Service selected by the Superintendent of Yosemite National Park; and one Mariposa County resident mutually selected by the Board of Supervisors and the Superintendent of Yosemite National Park.

Page 22, Section D

The section be deleted to allow non-resident property owners to be represented on Appeals Board. All other subsequent sections be re-titled.

Page 24, Section L

Exhibit "A"
page 3

The quorum provisions for the Appeals Board be revised from two to three.

Page 24, Section P

Delete item #5 to retain legislative actions with appropriate agency.

Page 27, Section H

Delete "except upon successful appeal to the Wawona Appeal Board."



Mariposa County Planning Department

LARRY J. RED
Planning Director

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Mariposa CA. 95338
(209) 966-5151

October 7, 1987

TO: BOARD OF SUPERVISORS
FROM: LARRY J. RED
SUBJECT: WAWONA TOWN PLANNING AREA LAND USE POLICIES AND STANDARDS

SUMMARY

Attached for your consideration is a resolution for adoption of the Wawona Specific Plan. This was prepared as a result of your hearing on October 6, 1987, and in response to your action adopting the Plan and certifying the EIR. Also attached for appropriate action are the implementing ordinances and fee resolution.

RECOMMENDATION

The Planning Department recommends the Board of Supervisors approve the attached resolutions and introduce the ordinances, waiving the first reading.

DISCUSSION

The attached resolution references an exhibit which reflects revisions agreed to by the Board of Supervisors. Changes have also been made as necessary to the implementing ordinances to accommodate those revisions. With final action on the resolution, a complete document will be prepared containing the Specific Plan, as revised, the Final Environmental Impact Report, the Board and Commission resolutions, and all letters of comment.

In regard to the second dwelling unit issue, special findings and regulations have been added to the Title 17 amendment. The ordinance will have to be submitted to the State Department of Housing and Community Development within 60 days of its adoption. The implementing ordinances will be scheduled next week for second reading as routine items by the Clerk of the Board.