COUNTY OF MARIPOSA

Wawona Town Planning
Area Specific Plan Update

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1 INTRODUCTION

1.1 Location and Geographic Scope of Plan

Wawona is located in eastern Mariposa County, and is within the boundary of Yosemite National Park. Access to the Wawona area is from State Highway 41 (known as Wawona Road within the Park) and from Chowchilla Mountain Road. This Specific Plan regulates all of the privately owned land within Section 35, Township 4 South, Range 21 East, Mount Diablo Base and Meridian.

1.2 History of Wawona

The Yosemite region was discovered and occupied by white men during the 1850’s. At this time the land was in the public domain having been acquired by the United States in 1848 by the Treaty of Guadalupe Hidalgo.

Legislation granting Yosemite Valley and the Mariposa Grove of Big Trees to the State of California for park purposes was passed by Congress and signed by President Lincoln in 1864. The Yosemite Act was the first legislation ever enacted by a central government anywhere for the purpose of preserving a scenic park reservation for the benefit of the general public. The Congressional charge was that “...said State shall accept the Grant upon the express conditions that the premises shall be held for public use, resort and recreation; shall be inalienable for all time....” It was the beginning of the national park movement for America and the world.

The Yosemite Act precluded any private ownership of land within the State Grant although “…leases not exceeding 10 years may be granted for portions of said premises”. Some private claims had been filed and patents issued, and the claimants found themselves with the prospect of leasing what they thought they owned.

A Board of Commissioners was appointed by the Governor of California to administer the park. The Commission experienced difficulties from the start by inviting the early homesteaders to vacate their holdings. There ensued a ten-year battle in the California and Federal Supreme Courts. The courts upheld the Yosemite Board of Commissioners, and the California State Legislature established the precedent for land acquisition in Yosemite by appropriating $60,000 to compensate the homesteaders.

By 1890 much public interest in Yosemite had been generated and nationwide support was behind the National Park movement. On October 1, 1890, a law was signed by Benjamin Harrison
which established a Forest Preserve of 42 townships which would later be called Yosemite National Park.

Local interests in the surrounding counties affected by the Federal Preserve immediately protested the idea of losing thousands of acres of taxable land and valuable timber, mining, and business rights. Relations between park administrators and owners of private properties became strained when the Federal Government failed to provide necessary funds to acquire private claims within the Park. Boundary revisions were a solution, and large areas on the east, west, and southwest of Yosemite were removed from the park in 1905 and 1906.

In 1916 Congress created the National Park Service (NPS) which was authorized by law to “promote and regulate the federal areas known as the national parks, monuments, and reservations”. Conservation of scenery and wildlife in the areas was declared by Congress to be a fundamental purpose of the new organization. Year after year, the Superintendent of Yosemite in his annual report requested funds from Congress to acquire remaining private interests in order to bring those lands under administrative control and preservation for public benefit. In 1930 a large area of timber holdings was acquired, half the cost being defrayed by John D. Rockefeller, Jr.

In 1932, the Wawona Basin, an 8,783 acre resort development of Forest Service and privately owned land and a major access to one-third of Yosemite’s backcountry, was purchased by matched federal and donated funds. Some private owners refused the option to sell and private acreage (in holdings) remains today in Wawona’s Section 35, constituting the largest privately owned area within Yosemite National Park’s exterior boundaries. Privately owned land, remnants of early homestead patents, is also held in the Foresta and Aspen Valley areas. Although publically owned the largest inholdings in Yosemite NP are those owned by the City and County of San Francisco.

The question of jurisdiction over private land within Yosemite was unclear because the presidential proclamation that added the Wawona Basin to Yosemite included the language “subject to all valid existing rights”. In 1940, an opinion of the California Attorney General concluded that jurisdiction over private land had not been ceded to the USA. The issue of jurisdiction became important to the NPS when Mariposa County adopted its first general plan. In 1978, then California Attorney General Evelle Younger concluded in an opinion that criminal jurisdiction over private land was ceded to the USA.

The NPS immediately began plans to establish federal land use controls for private land in Wawona and to implement a land acquisition plan. The federal land use controls that were sent to Wawona homeowners on March 25, 1981 included an official land use district map. The map covered all of Section 35 with five (5) land use districts or zones as follows: Mountain Residential, Limited Commercial, Park Activity, Environmental Protection and Flood Plain.

The Wawona Area Property Owners Association (WAPOA) took issue with the jurisdiction conflict and the NPS proposed seeking a Declarative Judgment in court that would define the legal game rules in Wawona and El Portal. In 1981, the Interior Field Solicitor opined that the Secretary of the Interior is authorized by law to retrocede legislative jurisdiction from exclusive to concurrent over areas within the Park. Meanwhile, the NPS proposed a division of responsibilities with the County with respect to Wawona that retained administration and enforcement of their land use controls.

In 1984, NPS Director Russell Dickenson initiated the relinquishment of partial legislative jurisdiction in a letter to California Governor Deukmejian. The state lands commission held a series
of hearings to accept state responsibility for concurrent jurisdiction in Wawona and its decision accepting concurrent jurisdiction was recorded on August 8, 1985.

Work continued on negotiating a Memorandum of Understanding (MOU) between the County and the NPS and the details of the land use regulations for Wawona. These documents were approved by the Board of Supervisors on October 1, 1985 and the MOU was signed by Yosemite Superintendent John Morehead on May 21, 1987. The MOU anticipated the Specific Plan and directed that it be incorporated in the MOU when approved. The Wawona Town Planning Area Specific Plan was adopted by resolution on October 13, 1987 and added to Title 17 of Mariposa County Code by ordinance dated October 20, 1987. These amendments were adopted in 2007.

The Specific Plan was amended in 1990 and again in 1991. Former Yosemite NP Superintendent Michael Finley, by letter in 1991, confirmed NPS approval of the current Specific Plan. In the late 1990s, the Wawona Town Planning Advisory Committee (WTPAC) began work on amending the Specific Plan to accommodate the historic use of property in Section 35 owned by the Central California Conference of the Seventh Day Adventist Church commonly known as Camp Wawona as an organized recreational camp.

In 2000, planning consultant Jones & Stokes completed a review of Mariposa General and Specific Plans. An update of the Wawona Specific Plan was recommended which is to include missing elements such as Circulation and Infrastructure. WTPAC continued to meet regularly reviewing standing subcommittee reports and other matters involved in the update process. It has responded to comments from the NPS based on their review of proposed changes to the Specific Plan. On July 15, 2000, WTPAC approved an update of the Land Use element and forwarded it on to the Mariposa Planning Commission for action.

The coincident process of updating the Mariposa General Plan raised concern about the future status of Mariposa County’s four (4) existing Specific Plans, including the Wawona Town Planning Area Specific Plan. The Wawona Town Planning Area Specific Plan is a part of the MOU between the County and the NPS. Referenced in the MOU is a unique appeals board that is structured to rule on appeals of Planning Commission actions in Wawona. The Wawona Town Planning Advisory Committee was reactivated in the fall of 1997, and Committee members were appointed. The Committee’s first meeting was in February of 1998 and it met regularly thereafter. Attached as Appendix 2 is a chronological history of the Wawona Area up to 1933 when construction of the Wawona Road (Highway 41 extension) was completed.
2 GUIDING PRINCIPLES

2.1 Wawona Specific Plan Guiding Principles

The Wawona Town Planning Area Specific Plan identifies the following Guiding Principles that serve as the objectives to be achieved over the life of the Plan.

1. Manage private development within the Wawona Town Planning Area for purposes of orderly community growth.
2. Classify land area for compatible commercial and residential development.
3. Preserve and protect the historical sites and historical structures.
4. Establish and manage a safe and efficient circulation system.
5. Protect, conserve, and enhance the ecology of the Wawona Basin and South Fork Merced River watershed.
6. Ensure the delivery of adequate and cost-effective public facilities and services.
7. Protect, conserve, and enhance the Wawona Basin character for residents and visitors.
8. Maintain the mountain, small community atmosphere of Wawona.

2.2 Rights of Private Property Owners

The unique relationship between private property owners in Wawona and the National Park Service creates issues normally not found in County Planning documents. Private property owners have faced Park policies intended to acquire private lands. These policies make retention of private property rights a significant issue in updating the Wawona Town Planning Area Specific Plan. The community defines the "rights of private property owners" as having several categories in addition to the peace and quiet enjoyment of property:

- The unfettered right to acquire, own, develop, and sell private property in section 35 consistent with the Wawona Town Planning Area Specific Plan.
- The rights to upgrade, improve, maintain, rebuild, reconstruct, and remodel private property consistent with the Wawona Town Planning Area Specific Plan.
- The right of legal access to privately owned property, i.e. a private property owner’s right of legal access to his or her property, shall not be deprived as a result of being surrounded by Yosemite National Park.
- The right to access available public utility services, including and not limited to wastewater disposal, potable water, electric power, and telecommunications.
2.3 Working Relationship with the National Park Service

General Planning Issues

General planning issues center around the preservation and enhancement of the mountain resort and residential character of Wawona integrated with its historic character. The private community has concerns regarding the potential for the NPS to impose "urban-scale" development on the Wawona basin. This concern is generated by the Yosemite National Park General Management Plan, adopted in the 1980 and certain subsequent planning activities by the NPS relating to its property in Section 35 in Wawona.

Cooperation With The National Park Service

It is the intent of the NPS that before undertaking new development of NPS property in Section 35, the identification and evaluation of development alternatives including, but not limited to housing, will be collaborative, with participation by appropriate county officials and representatives of the Wawona Town Plan Advisory Committee ("WTPAC") as described below. Decisions regarding the location of new employee housing will be in accordance with all applicable federal laws, regulations and policies including the Omnibus Parks and Lands Act of 1996. With regards to Wawona, it is the intent of the NPS to plan its property designating land uses and design concepts in areas it may seek to develop that are compatible in terms of intensity, scale and use with the rural mountain character and use of adjacent private land uses.

Mariposa County provides the National Park Service with the opportunity to comment on all discretionary projects that are considered by the Mariposa County Planning Commission for the Wawona Town Planning Area. The National Park Service is provided a "Request for Comments" information packet on all such discretionary applications, and provided 30 days to respond. The Mariposa County Planning Department has follow-up procedures to ensure that the National Park Service has an opportunity to comment. Also, all building permits in the Wawona Town Planning Area are sent to the National Park Service with a ten (10) day review and comment process.

The National Park Service will also continue in a collaborative planning process for the community of Wawona with the Wawona Town Planning Advisory Committee, the Mariposa County Planning Commission, and the Mariposa County Board of Supervisors. Although ultimate responsibility for regulating land uses in federal and private lands in Wawona will remain with the National Park Service and Mariposa County, respectively, the National Park Service will strive, to the maximum extent possible, to coordinate land use planning in Wawona with Mariposa County and the Wawona Town Planning Advisory Committee. The National Park Service and each party will designate a liaison as the principal contact in this collaborative process.
2.4 Relationship and Consistency with the Mariposa County General Plan

Introduction

The County’s General Plan includes the seven mandatory elements as required by California Government Code Section 65302; Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. It also contains six optional elements: Agricultural, Arts and Culture, Economic Development, Historic and Cultural resources, Local Recreation, and Regional Transportation.

The County General Plan specifically identifies “Planning Area” as a specific land use classification in Section 5.3.01 of the General Plan. Planning Areas are identified as “towns” “communities” and “special planning areas, that are implemented by area plans adopted by the Board of Supervisors. In the County General Plan, the Wawona Town Planning Area Specific Plan is considered an Area Plan for purposes of the General Plan. While Specific Plans are not incorporated in the General Plan as an element, the Wawona Town Planning Area Specific Plan must be consistent with the County General Plan.

The Wawona Town Planning Area Specific Plan is intended to identify and implement policies and goals to meet the localized needs of Wawona. This Plan creates policies which may differ from, but complement, the Mariposa County General Plan. Where the Wawona Town Planning Area Specific Plan is more restrictive (or more definitive with respect to land uses, particular parcels, development requirements, etc.) than the General Plan, the difference reflects intentional policy decisions, and the Wawona Town Planning Area Specific Plan overrides the more general provisions of the Mariposa County General Plan. No variances, waivers or exceptions are intended to be allowed from this Plan on the basis that the Mariposa County General Plan is less restrictive. If the Mariposa County General Plan is more restrictive, then it is the applicable policy document.

It is the intent of the Wawona Town Planning Area Specific Plan to adopt, by reference, the Mariposa County General Plan mandatory and optional elements, and the Goals, Policies and Implementation Measures of the General Plan as they apply to the Wawona Town Planning Area Specific Plan. By way of clarification, there are some Goals, Policies and Implementation Measures in the General Plan that may not specifically apply to the Wawona Town Planning Area, due to the nature of the County in general, and the specific needs of the Wawona area. An example of this would be many of the Goals and Policies pertaining to agriculture that do not have any relationship to the Wawona area. However, under no circumstance are the Goals, Policies and Implementation Measures of this Specific Plan to be in conflict with any of the Goals, Policies, and Implementation Measures of the County General Plan. As prepared, the Wawona Specific Plan is consistent with the Mariposa County General Plan.

The Wawona Town Planning Area is identified in the General Plan as an Area Plan covered by the current Wawona Town Planning Area Specific Plan. The text of the General Plan reads as follows:

Mariposa’s diverse communities create unique planning areas, each with their own distinct character. Therefore the County incorporates these area plans into the General Plan. Each area plan acts as a mini-General Plan and falls into one of three categories: town plans, community plans, or special plans.

The General Plan further states and clarifies:

Under the General Plan certain areas of the County are designated as a
“planning area,” which identify “towns,” “communities,” and “special” planning areas. Within these planning areas, the General Plan provides that area plans are to be adopted to meet the needs of each town, community, or uniquely identified special area. For Mariposa, Coulterville, Fish Camp and Wawona, the town planning area (TPA) designation remains the same as existed in the 1981 General Plan. Each of these communities currently has adopted “town planning area specific plans.” These plans will remain in effect and are incorporated into Volume II of the General Plan, though modifications or updates may be necessary to address new lands added to the communities or new policies.

2.4.1 County General Plan Elements

It is necessary to deal with two mandatory elements, the Land Use and Housing Elements, where clarification is necessary regarding this Specific Plan and what might be seen as apparent inconsistencies.

2.4.1.1 Land Use

Specific land uses for this Specific Plan are identified in Section 3 of this document. When the General Plan Update was adopted, all of the land use designations within the Specific Plan in effect at that time were incorporated. This Specific Plan includes all of those land use designations. However, it also adds one additional land use designation for the Mountain Residential District No. 2 (MR2).

The General Plan provides these additional statements regarding the planning area for Wawona and all of the other planning areas identified in the General Plan. This Wawona Town Planning Area Specific Plan is consistent with these statements:

Zoning Consistency
Each area plan’s land use classifications define consistent zoning districts. The area plan may use districts already incorporated into the County Code or create new zoning districts, which meet the precise needs of the area. Each of these zoning districts must demonstrate consistency with the area plan and the General Plan.

Population Density and Building Intensity
Each area plan establishes population densities and building intensities for its planning area. These are located in Volume II of the General Plan.

Adoption of Area Plans
The Board of Supervisors governs the planning areas and is responsible for adopting the area plans and associated regulations. To ensure area plans reflect local values, planning advisory committees are formed of local residents, property owners, and business owners, to advise the Planning Commission and Board of Supervisors on local issues. The preparation, review, and revision of area plans are a responsibility of the committee. The planning advisory committee sends its planning documents to the Planning Commission for recommendation and Board of Supervisors for adoption.

This Specific Plan is consistent with the Goals, Policies, and Implementation measures of the Land Use Element. Some specific Goals identified in the General Plan include:
- Maintain the rural character of Mariposa County.
- Create land use density and development patterns to manage growth in patterns avoiding sprawl.
- Designate land areas and establish siting criteria for public facilities to support current and future populations.
- Create collaborative planning efforts.
- Permit legally existing nonconformities to continue use and operation.

2.5 Implementation Measures Program

The statutory requirements for Specific Plans specify that this Plan identify a program of implementation measures, including regulations, programs, public works projects and financing measures necessary to carry out the plan. The following information is intended to meet this statutory requirement.

The 1987 Wawona Town Planning Area Specific Plan Land Use Policies and Standards Element was adopted by Mariposa County (Resolution 87-399 and County Ordinance 697) and approved by the National Park Service as an integral part of the on-going Memorandum of Understanding (MOU) between the County and the National Park Service. This Wawona Specific Plan Update has been prepared and reviewed with the assistance of the National Park Service, and reflects the latest policies regarding the Wawona Town Planning Area. When the MOU is updated by Mariposa County and the National Park Service it will reflect the latest policies within this Plan. There are numerous references contained herein to the "Superintendent" of Yosemite National Park with reference to mutual responsibilities of the County and the Park Service regarding application of the zoning regulations. The County anticipates full cooperation of the National Park Service in the implementation of these zoning regulations.

2.5.1 Regulations and Programs

The original approved Wawona Town Planning Area Specific Plan Land Use Policies and Standards Element, was adopted into Ordinance by the Mariposa County Board of Supervisors as Ordinance 697 in October, 1987. Section 17.040.035, of the Mariposa County Code, entitled Zoning Maps", references the Specific Plan maps for various Town Planning Areas, including the Wawona Town Planning Area Specific Plan. This Section of the County Code also includes language that states:

"The Official Zoning Maps and Specific Plan Land Use Maps and all notations, references, and other information shown thereon are included by reference as part of this Title as though they were fully described and set forth herein."

In addition to this Section in Title 17, the County also adopted an ordinance in June, 1990, that established Chapter 2.54, “Wawona Appeals Board” as part of the Mariposa County Code. This Chapter established a process by which recommendations would be made on appeals for variances, conditional use permits, or land division applications; and building permits that are objected to by the National Park Service.

With this Wawona Specific Plan, part of the implementation strategy will be to further modify ordinances, and/or codify the specific developments standards for the Wawona Town Planning Area into Title 17, Zoning. This will require further action by Mariposa County to conduct hearings on both this Specific Plan and the Zoning amendments/additions for the Wawona Town Planning Area.
Appendix 1 of this document identifies: 1) specific and general site use regulations and standards for the zoning in the Wawona Town Planning Area; and 2) potential administrative processes and procedures that need to be considered for codification in the Zoning Ordinance, Title 17, and other administrative procedures. Much of the information in Appendix 1 is in the current Land Use Element that was adopted by Ordinance 697, mentioned above. Appendix 1 is integral to and adopted with this Specific Plan. Appendix 1 is instrumental to the implementation of this Specific Plan.

The Mountain Residential District No.2 (MR2): The MR2 Land Use has been added to this Specific Plan (Section 3.7). For consistency, the MR2 Zoning District is also proposed. The Land Use and Zoning would apply to properties north of the South Fork of the Merced River. At present, the minimum parcel size of 1-1/12 acres in the MR2 Zone would prohibit the subdivision of any parcel in this area. The community is concerned about the viability of Wawona as a community of private inholdings without some consideration being given to the possible subdivision of property in the Wawona TPA. The MR2 Zone will be subject to periodic review and reconsideration for reducing the minimum parcel size for subdivision.

2.5.2 Amendments

2.5.2.A. Purpose and Intent:

The provisions of this Plan may be amended in accordance with this chapter whenever the public necessity, convenience, or welfare requires such amendment.

2.5.2.B. Initiation of Action:

An amendment to this Plan may be initiated by:

1. The verified petition of one or more owners of property affected by the proposed amendment. Such petition shall be filed with the Planning Department as an application in compliance with requirements established by the County, and accompanied by a fee as prescribed by the Board of Supervisors; or by

2. A Resolution of Intention by the Board of Supervisors which may be proposed by a recommendation of the Wawona Town Planning Advisory Committee; or by

3. A Resolution of Intention by the Planning Commission which may be proposed by a recommendation of the Wawona Town Planning Advisory Committee; or by

4. Action initiated by the Yosemite National Park Superintendent.

2.5.2.C. Planning Commission Hearing:

The Planning Commission will hold a public hearing on any proposed amendment to this Plan after giving the public notice required by this title. The purpose of the hearing shall be to receive testimony from parties interested in the proposed amendment, consider the recommendations of the Planning Director, and adopt a recommendation and submit this recommendation to the Board of Supervisors. Action shall be by resolution. The public hearing on a proposed amendment may be continued from time to time, provided that such hearing shall be completed and a recommendation adopted within sixty (60) days of the first noticed date of public hearing.
2.5.2.D. **Planning Commission Recommendation:**

After the public hearing, the Planning Commission shall submit a written recommendation to the Board of Supervisors on the proposed amendment, setting forth the reasons for the recommendation and the relationship of the proposed amendment to affected General Plan Elements and the Wawona Specific Plan.

2.5.2.E. **Board of Supervisors Hearing:**

Upon receipt of the recommendation of the Planning Commission, the Board of Supervisors shall hold a public hearing after giving notice in the manner specified by this Plan. The Board of Supervisors may approve, modify or disapprove the recommendation of the Planning Commission.

2.5.2.F. **Abandonment of Proceedings:**

Subsequent to the initiation of an amendment and prior to its enactment by the Board of Supervisors, the amendment proceedings may be terminated in the following ways

1. Any petition for an amendment may be withdrawn upon written application to the Planning Commission by a majority of the petitioners.

2. The Board of Supervisors or the Planning Commission, as the case may be, may by resolution abandon proceedings for an amendment initiated by its own Resolution of Intention, provided that such abandonment may be made only when the matter is before such body for consideration, and provided that any hearing of which public notice has been given shall have been held.

2.5.2.G. **Concurrent Proceedings:**

Any amendment to this Plan which requires an amendment to the Mariposa County General Plan, may be heard concurrently with the General Plan amendment hearings provided that all requirements of both amendment procedures are complied with and provided that action on any General Plan amendment is taken prior to action being taken on the amendment to this title.

2.5.2.H. **Approval of Superintendent:**

The Superintendent approval is required for any amendment to this Plan. A proposed amendment to this plan will be sent to the Superintendent for approval prior to final action by the Board of Supervisors. If no objections are received within sixty days (60) days, approval is deemed to have been granted. Requests for amendments to the Specific Plan will be sent by registered mail.

2.5.3 **Implementation Measures for Public Works Projects and Financing**

While no specific Public Works Projects are identified in this Specific Plan that requires immediate funding, such projects may become necessary in the future. Such projects will require implementation measures, and specific financial measures to be in place to implement such projects. This Section of the Specific Plan will briefly discuss current examples of financing measures
available to Mariposa County for the funding and implementation of such projects. As needed, this Specific Plan will be modified when such a project is identified, and funding measures for the project will be included as part of the implementation measures within this Specific Plan. This Section will be modified as funding measures change. In addition to the possible funding sources identified in Section 4.1.4 of this Specific Plan, with respect to Circulation, the following financing measures are available for the County and the community.

**Mello-Roos Community Facilities Act of 1982**

The Mello-Roos Act provides cities, counties, and special districts a means to create community facilities districts and to levy special taxes. These taxes can fund a variety of services and facilities required by a specific plan. In addition to providing funding for design work of a project, the tax may also provide funding for services such as flood protection, safety services, parks, and recreational programs.

**General Obligation Bonds**

General obligation bonds require a 2/3 vote by the jurisdiction’s voters. These funds can be used to finance the acquisition and construction of public facilities, and are repaid through an increase in the ad valorem property tax. These bonds can fund a variety of capital improvements.

**Certificates of Participation**

Certificates of Participation (COP) are used to fund certain public facilities, typically buildings, where a lease payment is being made by the local agency. The COP is an instrument that provides an investor with a pro rata share in a specific revenue stream, usually lease payments from the local agency. The COP entitles the holder to receive a share of participation in the lease payments. The local agency would typically assign the lease and lease payments to a trustee, which then distributes the lease payments to the certificate holders. Since a COP does not use tax money or general fund money, it does not require any vote from the electorate. A COP is typically used to construct major capital facilities such as libraries, administration buildings or court houses.

**Public Enterprise Revenue Bonds**

For revenue producing public enterprises, local governmental agencies can issue bonds to finance facilities. The bond debt payments developed under these funds are financed by user charges. Since these bonds are not payable from taxes or from the general fund of the local agency, they do not require a 2/3 vote. These bond funds are used for revenue producing facilities, such as airports, parking, hospitals, and refuse collection.

**Impact Fees and Exactions**

Impact fees are exactions intended to lessen the impacts of new development resulting from increases in population or increased demand on local services. The authority to impose such impact fees is granted by the State Constitution and/or specific statutes, such as the Subdivision Map Act. The exaction must be legally defensible with respect to 1), advancing a legitimate state interest (such as the protection of the public health, safety and welfare; and 2) mitigating the adverse impacts that would otherwise result from a project. Further, there needs to be a rough proportionality between the exactions and the impacts that they are intended to mitigate.
As discussed in Section 4.1.4, the Mariposa County General Plan has identified the need to establish impact fees for new development to pay for its fair share of road and other infrastructure improvements. Mariposa County has contracted with a consultant to review and analyze appropriate impact fees for new development, which would include the Wawona Town Planning Area.

Special Assessment Districts

Special assessment districts apply to defined geographical areas that a local government applies assessments to pay for public projects within the defined geographical area. The public projects include such things as streets, sewers, street lighting, and sidewalks. These assessment districts pay for projects that are of a specific and direct benefit to the properties being assessed.
3 LAND USE

3.1 Introduction

A portion of Wawona is an inholding of private property within Yosemite National Park, and is an historic resort community of approximately 262 year-round housing units. The 2000 Census indicates there were 174 residents in the area. The majority of the permanent residents are employed by either the National Park Service or the Yosemite Concessionaire.

Section 35, which is where all private landholdings in the community are located, contains the major portion of improvements located in the region. Approximately 200 acres, around thirty percent (30%) of the land in Section 35, are privately owned. The land ownership pattern, between private and public lands, is generally in a "checkerboard" pattern with a considerable potential for public and private use conflicts.

The NPS allows privately held lands in Wawona to be developed for resort residential uses subject to County regulations and approvals. This is in contrast to previous NPS policies that focused on acquiring private lands for public use by multiple means, including the exercise of eminent domain.

The administration, protection and development of that portion of Wawona which is privately owned will be accomplished in such a manner as to further the mutual best interests of the National Park Service and Mariposa County.

State and County standards are generally appropriate to achieve objectives of these regulations and they are adopted and will be enforced by the National Park Service as well as the County as part of these regulations.

A Specific Plan is an effective planning tool used by many cities and counties throughout California. This process was developed so cities or counties could address the special needs of areas within their jurisdictions where unique environmental, economic or social conditions necessitated individual regulation and planning.

Section 65451 of the California Government Code outlines the required contents of a specific plan including the distribution, location and extent of uses of land, identification of public facilities (sewage, drainage, water, transportation, etc.), and a program of implementation measures including regulations, programs, public works projects and financing.

The Specific Plan Process was selected as the most effective method to address Wawona's many unique concerns. Wawona, a historic community located within Yosemite National Park, posed many challenges for Mariposa County and the NPS with regard to land use issues and control. The jurisdictional question complicated many issues for both National Park Service and the County. After many years of discussion NPS ceded partial legislative jurisdiction over privately owned land in Section 35 to the State of California. This has resulted in concurrent civil jurisdiction pursuant to 16 U.S.C. 1a-3. The State of California has accepted this jurisdiction.
After many years of negotiations and discussions NPS and Mariposa County reached agreement on most major issues regarding the provision of services and shared responsibility and control. The Land Use Policies and Standards Element of the Specific Plan is the result of many years of discussion between the County, NPS and private landowners within Wawona. This document addresses the many unique concerns within Wawona while providing for shared jurisdictional control.

3.2 Land Use Issues

The Wawona area, located near the South entrance to Yosemite National Park, is a historic residential and resort community. Over one-third of the Park visitor's pass through this area or stay at accommodations available in the Wawona area. Park Service plans, attempting to "de-urbanize" the Yosemite Valley area of the Park, will result in a more intense use of the Wawona region of the Park. Due to the public/private landholding pattern of this area, this more intense use of Wawona will result in some very dramatic changes to the area and if development is not properly managed, the interest of the public at large and private landowners in the area could be jeopardized.

By and large, the public and private interests in Wawona can be served through a thoughtful application of development goals and policies. First and foremost, a land use plan for the Wawona area that recognizes the potential public/private use conflicts as well as the mutual concerns of the Park Service and private inholders is critical. In this vein, and in the expectation that all interest in the Wawona area can be served through cooperation and open communication, the following basic land use and development goals are suggested:

Given the land ownership pattern of checkerboard private/government ownership, and the fact that the United States of America has retroceded partial concurrent civil jurisdiction regarding the privately owned lands of Section 35 to the State of California, which the State has accepted, development regulation will necessarily require County and Park Service cooperation to be effective. Through Mariposa County's authority, as provided through California State law, and through federal regulation, a program of concurrent jurisdiction can be developed to regulate development of the Wawona area. This County/Park Service cooperation is envisioned to include the simultaneous adoption, through applicable County/Park Service procedures, of this development plan for Section 35. These regulations provide a framework for:

1. Ensuring that various uses of privately owned land are allowed in appropriate locations,
2. Ensuring that the needs of residents of Wawona are addressed,
3. Providing for development needs to serve residents and visitors and manage Park resources,
4. Protecting public health, safety and welfare, as well as the environment and
5. Ensuring that the purposes for which the Park was established are achieved.

3.3 Summary of Major Findings

There is a delicate balance between private ownership and management programs of the National Park Service. It is the intent of the Wawona Town Planning Area Specific Plan and its joint acceptance by the National Park Service and the County of Mariposa to recognize the
integrity and beneficial historic role of private property ownership in the Section 35 area of Wawona and to avoid the unfettered acquisition of private property within Section 35 by the exercise of eminent domain.

In keeping with the intent cited above, in instances where the NPS acquires privately owned lands in the Section 35 area of Wawona it will do so in adherence to due process of federal law, regulation and policy. As a general policy and in accordance with congressional direction, condemnation is the acquisition method of last resort when acquiring lands or interest in lands. Pursuant to NPS policy as found in Director’s Order #25: Land Protection: Sec. 3.6, “… acquisition by condemnation is sometimes necessary to establish just compensation, to clear title, or to prevent imminent damage or unacceptable threats to park resources.”

Through its approval of this Wawona Town Planning Area Specific Plan the NPS affirms its commitment to work cooperatively with property owners and residents of Section 35 to:

- Anticipate, avoid and resolve potential conflicts,
- Protect Yosemite National Park resources and values,
- Provide for visitor enjoyment, and
- Address mutual interests in the quality of life of community residents, including matters such as compatible economic development and resource and environmental protection.

As a result of the cooperative work described above in connection with the preparation of this Wawona Town Planning Area Specific Plan, the NPS has satisfied itself that uses of private lands in Section 35 that are consistent with this Specific Plan do not inflict imminent damage or pose unacceptable threats to park resources.

It is the NPS’s goal, when acquiring lands or interest in lands, to do so through a cooperative negotiation process with a willing seller not influenced by any form of duress from the NPS. As applies to acquisition of privately owned lands in Section 35 of Wawona the NPS shall use its best efforts to acquire privately owned property in a manner consistent with that goal.

3.4 Land Use Classification Goal, Policy and Implementation Measure

The basis of any plan or development program for an area is a land use plan. Within a land use plan, development standards are set forth for various areas based upon existing development patterns, environmental or physical site constraints, community and resident desires for the area, etc. Land use policies must address the location of housing, industry, business, open space and other land use activities. Within these designated use areas, standards for population density (persons or household per acre) and use intensity (building height, lot coverage, setbacks, etc.) must be addressed. The following land use goals, policies and implementation measures for Wawona are proposed and their application specifically designated on the land use map of the Wawona Town Planning Area.
Goal 3-1 Development of the Wawona Basin lands in Section 35 shall be undertaken only when it can reasonably be expected that such development will not result in the unnecessary or inappropriate degradation of the natural environmental amenities of the area.

Policy 3-1 In developing Land Use classifications and Standards, and applying them to properties, attention should be given to: 1. Surface and ground water quality, and quantity; 2. Natural terrain features including drainage; 3. Preservation and protection of unique flora and fauna of the area; 4. Preservation and protection of scenic areas open space uses; 5. Wawona Basin air quality; 6. Noise pollution; 7. Light Pollution and 8. Preservation of all significant sites and structures of historical significance.

Implementation Measure 3-1: Land Use classifications and standards are identified in this Specific Plan, and will be incorporated into any zoning ordinances adopted in compliance with the Land Use Classifications.

Goal 3-2 Land uses shall be allocated in a manner that will adequately accommodate the appropriate needs of residents and visitors to the Wawona area and situated so that non-compatible land uses are buffered from each other through physical terrain barriers and use of open space.

Policy 3-2 Use policies should recognize potential conflicts between: 1. Park visitors, campers, hikers, etc.; 2. Permanent residents including Park Service employees; 3. Seasonal employee housing, particularly dormitory housing accommodations; 4. Necessary tourist and resident commercial and administrative services; and 5. Second home area.

Implementation Measure 3-2: The land use classifications will be designated in appropriate areas within the Wawona Town Planning area, and standards for each land use classification will ensure appropriate buffers.

Goal 3-3 Development, within the various land use areas of the Wawona Basin, shall be designated in such a manner as to assure the availability of adequate public services for residents and visitors alike.

Policy 3-3 Public services or "infrastructure" consideration shall include, but not be limited to: 1. Street, road and parking facilities; 2. Water, sewer and drainage facilities; 3. Schools, playgrounds, public restrooms and similar facilities; 4. Essential public or quasi-public services such as fire protection, police protection, solid waste collection and disposal, and general public services including health care, social services, election and other assorted administrative services; 5. Electrical facilities; 6. Communication facilities.

Implementation Measure 3-3: Land use classifications will be designated in appropriate areas to ensure that public services and infrastructure are available.

Goal 3-4 Given the land ownership pattern of checkerboard private/government ownership, and the fact that the United States Government has retroceded partial civil jurisdiction regarding the privately owned lands of Section 35 to the State of California, which the State has accepted, development regulation will necessarily require County and Park Service cooperation to be effective.
Policy 3-4 Through Mariposa County's authority, as provided through California State law, and through Federal regulation, a program of concurrent jurisdiction should be developed to regulate development of the Wawona area.

Implementation Measure 3-4: The simultaneous adoption, through applicable County/Park Service procedures, of this development plan for Section 35. These regulations provide a framework for: 1. Preparing detailed plans for government development of publicly owned parcels or infrastructure within the privately owned areas of Section 35 (such as water systems) by National Park Service; 2. Ensuring that various uses of privately owned land are allowed in appropriate locations; 3. Ensuring that the needs of residents of Wawona are addressed; 4. Providing for development needs to serve residents and visitors and manage Park resources; 5. Protecting public health, safety and welfare, as well as the environment; and, 6. Ensuring that the purposes for which the Park was established are achieved.

Goal 3-5 All properties shall be allowed to continue their current use or operation, or those uses that are otherwise permitted by this Specific Plan, according to development standards contained therein.

Policy 3-5 A development or use lawfully in existence prior to the adoption of these regulations, but not now allowed in the applicable use district, shall be considered nonconforming and may continue (including routine repair and maintenance) subject to the provisions of adopted regulations and standards.

Implementation Measure 3-5: Appropriate zoning and administrative procedures will be adopted as part of the implementation program of this Specific Plan.

3.5 Land Use Classifications And Standards

Sections 3.6 through 3.10 of this Specific Plan identify the various land use classifications for Wawona. The objectives of these regulations are to:

1. Prohibit land uses other than those which are determined to be compatible with the purpose of the County and Yosemite National Park.

2. Promote the protection of private properties through appropriately designated land uses, acreage, setback, density, height, or other requirements.

New uses, and the location of new developments allowed under these regulations shall be harmonized with adjacent uses, improvements, and the natural features of Wawona, so as to minimize disruption of the area's values and to further the public and private purposes for which these regulations are established.

It is the intent of the National Park Service not to acquire private property within Section 35 by the use of condemnation so long as land use activities are in accordance with these regulations.

The subdividing or splitting of presently platted lots into smaller parcels will be consistent with the requirements in the Mountain Residential Districts. A landowner who wishes to subdivide or split a lot must notify the Mariposa County Planning Department, and follow the normal application procedures and comply with all Subdivision Laws of the State and County. If a subdivision is denied and the landowner proceeds to subdivide a lot, split a lot, or sell off a portion of the lot, or if a landowner so proceeds without notifying the County and applying for a subdivision permit,
the County shall take action to file a Notice of Violation in accordance with procedures and provisions of Section 66499.36 of the Government Code, thereby prohibiting the issuance of any development or building permits for the affected property. If the landowner does not resolve the violation, the National Park Service, at its discretion, reserves the right to:

1. Acquire by condemnation a development easement that would limit development on the presently platted lot to single family residential use or other development that is permitted by these regulations, or

2. Acquire by condemnation the full fee title to all or a portion of the presently platted lot.

An Official Land Use District Map, Section 35, Wawona, defining all use districts is attached hereto, marked Exhibit "A", and by this reference incorporated herein.

### 3.6 Mountain Residential District No. 1 (MR1)

#### 3.6.1 PURPOSE

Section 35 of the Wawona region is predominantly a residential area located adjacent to a major tourist service center in Yosemite National Park. The residential character of this area is profoundly affected by the tourist recreational nature of the area.

This district provides low density residential housing for permanent and seasonal residents, employees and Park visitors in a manner that maintains the mountain residential character. This district designation shall apply to all areas of Section 35 south of the South Fork of the Merced River.

#### 3.6.2 EXTENT OF USES

The Mountain Residential District No. 1 (MR1) Land Use classification is for uses compatible with its purpose, primarily single-family dwellings and vacation rentals. Uses considered accessory to primary uses include an office in the home.

Within this land use classification, small lots and parcels create a setting incompatible with non-single family residential uses. This means that no structures dedicated primarily for the purposes of assembly shall be sited within the MR1 Land Use Classification unless reviewed through a discretionary process. Such group activity uses belong in the community centers in order to preserve the residential character and protect the public health, safety and welfare.

#### 3.6.3 ZONING CONSISTENCY

Mountain Residential 1, MR1, Zoning District

#### 3.6.4 BUILDING INTENSITY

*Dwelling Units:* One dwelling per legal parcel

*Minimum Parcel Size*
For Subdivision: 1-1/2 Acres
Lot Coverage: 40% Maximum
Building Footprint Parcels less than 1.0 acres, 4,000 Square Feet Maximum
Parcels 1.0 acres or greater, 5,000 Square Feet Maximum

3.6.5 FIRE SAFETY

All single family dwellings shall be constructed in conformance with Fire Safe regulations established by the State of California and incorporated into the County of Mariposa General Plan. Additional standards as may be applicable from any Yosemite National Park Fire Management Plans shall also be applicable.

3.7 Mountain Residential District No. 2 (MR2)

3.7.1 PURPOSE

Section 35 of the Wawona region is predominantly a residential area located adjacent to a major tourist service center in Yosemite National Park. The residential character of this area is profoundly affected by the tourist recreational nature of the area.

This district provides low density residential housing for permanent and seasonal residents, employees and Park visitors in a manner that maintains the mountain residential character. This District designation shall apply to all areas north of the South Fork of the Merced River.

3.7.2 EXTENT OF USES

The Mountain Residential District No. 2 (MR2) Land Use classification is for uses compatible with its purpose, primarily single-family dwellings and vacation rentals. Uses considered accessory to primary uses include an office in the home.

Within this land use classification, small lots and parcels create a setting incompatible with non-single family residential uses. This means that no structures dedicated primarily for the purposes of assembly shall be sited within the MR2 Land Use Classification unless reviewed through discretionary process. Such group activity uses belong in the community centers in order to preserve the residential character and protect the public health, safety and welfare.

3.7.3 ZONING CONSISTENCY

Mountain Residential 2, MR2, Zoning District

3.7.4 BUILDING INTENSITY

Dwelling Units: One dwelling per legal parcel
Minimum Parcel Size For Subdivision: 1-1/2 Acres
Lot Coverage: 40% Maximum
3.7.5 **PERIODIC REVIEW OF SUBDIVISION POTENTIAL**

There is a concern that with the acquisition of private property by the NPS over time the viability of Wawona as a community of private inholdings will be jeopardized. In the same context, the MR2 Zoning District area has historically been developed as smaller lots than the MR1 Zone District. It is intended that the minimum parcel size for future subdivision in the MR2 Zone should be subject to periodic review and reconsideration.

3.7.5 **FIRE SAFETY**

All single family dwellings shall be constructed in conformance with Fire Safe regulations established by the State of California and incorporated into the County of Mariposa General Plan, Additional standards as may be applicable from any Yosemite National Park Fire Management Plans shall also be applicable.

### 3.8 Limited Commercial District (LC)

#### 3.8.1 PURPOSE

This district provides selected service and convenience goods retail items. This district is designed to stabilize and protect the essential characteristics of the mountain residential character of the area while providing a suitable delivery of essential services and convenience goods to the residents and transient residents of Section 35. Development is limited to restricted commercial uses plus those uses permitted in the Mountain Residential District.

#### 3.8.2 EXTENT OF USES

Primary commercial uses in the Wawona Commercial land use classification are intentionally limited to commercial retail and service uses intended to serve the needs of permanent and transient residents of the town. Although Wawona is a town, it is not intended to be a regional commercial and residential center. Intense land uses contrary to the mountain residential character are precluded. Residential uses are secondary and accessory to primary commercial use of such properties in the classification.

#### 3.8.3 ZONING CONSISTENCY

Limited Commercial, LC, Zoning District

#### 3.8.4 BUILDING INTENSITY

* **Dwelling Units:** Per project approval and permits

* **Maximum Building Density:** Per project approval and permits
3.8.5 SITE DEVELOPMENT POLICIES

Frontage on Maintained Road/Access

Development within the Wawona Commercial land use classification shall be required to front on a maintained road.

Design

Site development shall be compatible with the rural character and setting, terrain, and vegetation. This shall be reflected in the project’s mass, bulk, height, materials, architectural style, detail, landscaping, and siting. All development shall comply with the shielded or full cutoff fixture lighting standards established by the International Dark Sky Association.

Slope

Development sites with slopes over ten (10) percent shall be engineered for stability and designed to match the natural contours and topography in order to blend with the natural environment (land form grading). The use of cuts and fills shall be avoided.

Landscaping

Existing mature native landscaping shall be retained to the greatest extent possible. Native species suitable to the site characteristics shall be required, and the NPS will be consulted on appropriate plant suggestions. Non-native, invasive species are not permitted. Within the Wawona Commercial land use classification, landscaping shall be required and shall meet all required standards.

3.9 Environmental Protection District (EP)

3.9.1 PURPOSE

This district is comprised of those lands which, due to their environmental sensitivity and hazards, are not conducive to further human settlement and are designated for the purpose of protecting persons and their property, to aid the natural drainage of the land and maintain natural and open space resource areas for recreation and ecological balance. Included in the Environmental Protection District are the Chilmualna Creek Corridor and areas containing a slope of thirty percent (30%) or greater, as identified on the Official Land Use District Map, Section 35, Wawona.
3.9.2  EXTENT OF USES

Primary uses in the Environmental Protection land use classification shall be limited to existing single family dwellings and their reconstruction as necessary, existing accessory buildings, public facilities, and activities associated with environmental protection. No subdivision of land shall be permitted. No lot line adjustments shall be permitted if the action causes a buildable parcel to become un-buildable.

3.9.3  ZONING CONSISTENCY

Environmental Protection, EP, Zoning District

3.9.4  BUILDING INTENSITY

*Dwelling Units:* Only existing dwelling units shall be permitted, regardless of parcel size. No new dwelling units shall be constructed.

*Minimum Parcel Size For Subdivision:* No new subdivisions shall be permitted. Existing parcels, regardless of size, shall be allowed to remain at their present size.

*Maximum Building Density:* Lot coverage may not exceed the current percentage of lot coverage for any existing residence.

3.9.5  HISTORICAL PRESERVATION

Most if not all of the land within the Environmental Protection District is owned by the National Park Service. While not specifically identified in the Specific Plan, there may be historical structures or uses which are of a historical nature. The National Park Service has traditionally tried to preserve historical structures, and this Specific Plan encourages such preservation. Historical structures and uses shall be allowed to remain and be maintained as necessary.

3.10 Floodplain Overlay (FP-O)

3.10.1  PURPOSE

This overlay is applied to those lands which, due to their environmental sensitivity and hazards, are not conducive to human settlement and are designated for the purpose of protecting persons and their property, to aid the natural drainage of the land and maintain natural and open space resource areas for recreation and ecological balance. The area included in the Floodplain Overlay is the 100 year floodplain of the South Fork of the Merced River, as identified by the Federal Emergency Management Agency (FEMA) and as plotted using Geographic Information System (GIS) data.
3.10.2 EXTENT OF USES

The Floodplain overlay should remain free of further development. Primary existing uses are single family residences that can remain and be reconstructed if damaged or destroyed. Existing accessory structures may be permitted as long as the structure is only appurtenant to an existing residence, and is not for habitation. Any future uses within the floodplain shall conform to all County, state and federal floodplain regulations including applicable provisions the Wild and Scenic Rivers Act (“WSRA”).

3.10.3 ZONING CONSISTENCY

Floodplain, FP-0, Zoning Overlay

3.10.4 BUILDING INTENSITY

_Dwelling Units:_

Only existing dwelling units shall be permitted, regardless of parcel size. No new dwelling units shall be constructed.

_Minimum Parcel Size:_

_No new subdivisions shall be permitted. Existing parcels, regardless of size, shall be allowed to remain at their present size._

_For Subdivision_

Maximum Building Density:

_Lot coverage may not exceed the current percentage of lot coverage for any existing residential development._

3.10.5 SITE DEVELOPMENT POLICIES

No new residences shall be permitted in the Floodplain Overlay. Existing residences can be reconstructed if damaged or destroyed to accommodate the original use.

3.10.6 OVERLAY BOUNDARY DETERMINATION

The Floodplain Overlay represents the 100 year flood hazard area (“1% Annual Chance Floodplain Boundaries”) as established by FEMA. This overlay area reflects recent data provided by FEMA and parcel information from the Mariposa County Assessor. While the Floodplain Overlay boundary illustrated on the Wawona Land Use map is based upon the best data available, specific on-site data could locate the floodplain limits with greater accuracy.

For parcels on which the Floodplain Overlay is applied, if there is a question as to whether the development or permit is within the Overlay (within the “1% Annual Chance Floodplain Boundaries”), the landowner shall have the right to demonstrate to the County Planning Director that the development or structure is not within the Floodplain based upon specific on-site topographic or elevation data. The determination of the precise location of the 100 year floodplain will be processed as part of any development or building permit process, without a separate map amendment application or procedures.
CIRCULATION AND INFRASTRUCTURE

This chapter identifies circulation and infrastructure needs in the Wawona Town Planning Area. The circulation and infrastructure needs in the Wawona area are integral to the circulation and infrastructure needs identified in the Mariposa County General Plan, and to existing and future plans of the Yosemite National Park.

Utilities and public services are essential for the Wawona Town Planning Area. Public services and utilities provide transportation, water, wastewater, solid waste, emergency medical and law enforcement. Private utilities carry electricity, communication, and gas within the Town Planning Area. Wawona is unique in that some of the land is owned by the Federal Government, and Section 35 is surrounded by Yosemite National Park. Mariposa County and the Yosemite National Park have entered into Memorandums of Understanding wherein roles have been identified for each of the jurisdictions, and financial responsibilities have been agreed to.

4.1 Summary of Major Findings - Circulation

The current road system fits the lifestyle and character of the Wawona community. While some roads are narrower than desired, they are commensurate with the rural and historic resort character of the community. In the long term, the County, the NPS, and all Wawona residences and property owners, should jointly develop and implement a “Master Plan” for a system appropriate and suitable for current and future needs. The envisioned system must preserve the unique environmental character of the Wawona area and provide for emergency services and traditional activities.

Included as Appendix 3 of this Specific Plan is a discussion of long term issues that the Wawona community might want to address, in the future, as part of a Circulation Master Plan. The Master Plan should specify improvements, modifications, and additions to the existing road system that will ensure safe, all-weather driving conditions for normal functions, as well as emergency access and evacuation. Hiking, biking, and equestrian trails shall be delineated with emphasis on access to recreational and historical sites. The “Plan” should address requirements for parking considerations, not specified in the Land Use Element.

4.1.2 Circulation Goals, Policies, And Implementation Measures

Goal 4.1.2-1: To promote an effective and safe circulation system within the community.

Policy 4.1.2-1: As necessary, ensure continued repair and maintenance by Mariposa County of the streets in Section 35 which are on the List of Maintained Mileage.
Implementation Measure 6-1: Continue appropriate funding for Mariposa County Public works to repair and maintain the existing roads. Require appropriate road improvement standards for new development as it occurs.

4.1.3 Circulation Assessment

In 2005, an assessment was made of the existing circulation system in the Wawona Town Planning area. This assessment of the road inventory is included in this document as Appendix 4. This assessment was made as a preliminary step in the creation of this element of the Wawona Town Planning Area Specific Plan. While the roads in the Wawona area may not always meet the current road improvement standards for dedicated roads, they have been sufficient in both width and surface to manage the circulation in the community. The roads within Wawona are maintained by Mariposa County. No additional road improvements are required for the community at this time.

The following methodology was used in making the assessment:

A. It identified and described existing vehicular roadways. The description of roadways included: whether it public or private, the width and type of surface, and the presence of turnouts and turn-arounds.
B. It identified and described existing rights-of-way of record.
C. It identified and described existing drainage devices appurtenant to roadways.
D. It described possible deficiencies of existing vehicular roadway improvements and drainage facilities.
E. It identified existing hiking/pedestrian/equestrian trails and any rights-of-way for same.
F. It identified and described any possible deficient drainage devices of situations not appurtenant to roadways.

4.1.3 CIRCULATION NEEDS AND ISSUES

As new development occurs within the Wawona area, on-site road improvements will be required, as necessary, to serve the circulation needs within the on-site development. As appropriate, the Mariposa County Road Improvement and Circulation Policy will be utilized to determine appropriate on-site and/or off-site improvements. As noted in Section 5.1, in the long term the community would benefit by a Circulation Master Plan. The needs of this Plan and its contents are discussed in Appendix 3.

4.1.4 CIRCULATION IMPLEMENTATION

Where private development or redevelopment requires improvements and/or modifications pursuant to the Mariposa County Road Improvement and Circulation Policy, such work shall be the financial responsibility of the project applicant. Public or community improvement projects shall be financed by such public financing methods as may be feasible. In identifying future considerations for planning and development in Mariposa County, the Mariposa County General Plan has identified the need to establish impact fees for new development to pay for its fair share of road and other infrastructure improvements. New development in Mariposa County is also reviewed for compliance with the Fire Safe standards in Public Resources Code 4290.

With any circulation system, the aging and weathering of the road surfaces causes a need for maintenance. In addition, circumstances may change in the area, resulting in a need to improve
the road system to accommodate safety situations, increased traffic, or other circumstances that result in the need for making improvements to the roads, beyond simple maintenance.

Mariposa County has several funding sources to handle maintenance and road improvements. Some of these are in the form of normal funding sources, such as the State Transportation Improvement Program (STIP) while others are in the form of grant programs. There are also State funds available for such things as bike paths and pedestrian walkways. Mariposa County receives transportation money from Sales Tax and gasoline taxes which is budgeted each year for road maintenance and improvement. Mariposa County has also used portions of its Transient Occupancy Tax (TOT) for road maintenance and improvements. These types of funds are predicated upon planning and budgeting based upon the funds available for any given year. Since Mariposa County is responsible for road maintenance in the Wawona area, circulation needs would be managed through this process.

4.2 Summary of Major Findings - Infrastructure

Introduction

The Wawona Town Planning Area has existing infrastructure that is sufficient to meet the needs of this Wawona Town Planning Area Specific Plan. Wawona is unique in that it provides infrastructure and services for permanent residents, employee housing, and temporary rental properties for visitors to Yosemite National Park. This situation poses some additional challenges since infrastructure services are provided by both Mariposa County and the National Park Service. While services are always being evaluated to improve delivery and efficiency, Mariposa County and the National Park Service have established a working relationship to ensure that the basic needs of the community are being met.

4.2.1 Infrastructure Goals, Policies, And Implementation Measures

Goal 4.2-1: To promote continued collaboration between Mariposa County and The National Park Service

Policy 4.2-1: Work with the National Park Service in the maintenance and upgrade of infrastructure services.

Implementation Measure 5.2-1: Continue meeting with the National Park Service administration to coordinate infrastructure services.

Goal 4.2-2: Coordinate with private utility services to meet the Community’s needs

Policy 4.2-1: The County and the National Park Service should share information and plans with private utilities to coordinate service delivery.

Implementation Measure 5.2-1: County and the National Park Service staff should maintain technical and planning liaison with private utilities to ensure appropriate infrastructure maintenance and development.
4.3 Infrastructure Inventory

The following is an inventory of the current infrastructure within the Wawona Town Planning Area.

**Water**
In the 1980’s, the US Department of Interior (DOI) constructed water and sewer facilities in the Wawona basin to serve the Wawona Hotel, National Park Service (NPS) homes and offices and private homes and businesses located in Section 35. The systems serve areas of the Park beyond the Section 35 Specific Plan area.

The water system takes untreated water from a diversion dam on the South Fork of the Merced River at a location East of Section 35. The untreated water system has a design flow of 495 gpm of which 215 gpm is for golf course irrigation. The untreated water is conveyed in a 10 inch line to a treatment plant located on Gordon Way in North Wawona. The treatment plant has a design capacity of 280 gpm/403,200 gpd. Treated water is stored in tanks at two locations East of the Wawona Hotel. There are a total of 1,025,000 gallons of storage at the two locations including 660,000 gallons for fire protection.

A 12 inch water main serves the Wawona Hotel complex. Twelve and ten inch mains loop to serve the South side of Section 35. The North side is served by looped 8 inch & 6 inch mains.

The Hotel is the principal user of domestic water in Wawona. There are limitations on the amount of water that can be drawn from the river in the summer. On occasion, the NPS who operates the system imposes voluntary conservation measures.

Fire protection is an important feature of this water system. There is adequate storage and pressure for fire fighting with fire hydrants located throughout the community. This feature, including proximity of fire hydrants, provides lower home insurance rates. Approximately 75 fire hydrants are located within Section 35, with 53 on the North side and 22 on the South side of the river.

Although water lines were constructed to every lot in Wawona, very few private homes are connected to the system. Most are served by private wells or small independent water systems using common wells. There are twelve (12) independent water systems serving from 2 to 36 users each. There are also approximately 52 private wells found in Section 35, many of which are not in use. The combination of the DOI and private water systems are sufficient to address existing water needs and as required by the Land Use element of the Wawona Specific Plan.

The NPS has considered alternate sources for water. If an adequate source could be developed, it is likely that private wells could be eliminated and all homes would be served by the system. Until such time that alternative sources for water are developed, however, new development must demonstrate availability of water from either an onsite well or other private well system.

**Sewer**
The sewer system is also operated by the NPS and serves nearly the entire basin. Sewage is pumped from the gravity collection system to a treatment plant located in Section 34 North of Chilnualna Falls Road. Treated effluent from the plant is pumped to a network of irrigation lines in the Wawona golf course. The golf course cannot be irrigated on those days during the Winter when there is snow on the ground so the NPS has a state permit for discharging treated water into
the river. There is also a limited amount of effluent storage located at the plant site. Through
good seasonal management of the storage, the NPS has not had to discharge into the river in re-
cent years. Since the Hotel is the major water user, conservation measures also reduce the sew-
age that must be treated and discharged. In order to provide adequate water for the golf course in
the late summer, the storage tanks at the plant are filled with available untreated water in the
Spring to augment the treated effluent produced by the plant for irrigation.

The sludge drying beds at the plant have proven to be too small to adequately process sludge as
intended. Excess sludge is trucked to the NPS plant in El Portal where it can be adequately pro-
cessed and disposed of.

The North side of Section 35 has 8 inch and 6 inch gravity collector lines to a pump station with a
6 inch force main to the treatment plant. The South side has a 6 inch gravity collector line. There
are several 2 inch and 3 inch force mains with pump stations serving low areas along the river.
The sewer flow is limited to 105,000 gallons per day (gpd).

Private users of the water and sewer system pay for hooking up and a biannual fee. Fees are
based on economic studies of similar services provided by other agencies in California. The
treatment plant, collection system and disposal system serve existing development in the Wawona
basin. Future development may require expansion of the sewer system or provision of onsite sewer-
age treatment by the property owner.

Solid Waste
Solid waste collection within Section 35 is provided by a Special District created and operated by
Mariposa County. All property owners within the District pay a quarterly assessment for the
trash removal services. Dumpsters located strategically throughout Section 35 are emptied and
the trash taken by a County contractor to the landfill located on Highway 49 North of Mariposa.
Yard trash from annual pine needle cleanup is burned at a central location by the NPS when fire
conditions permit. Trash from the Hotel, NPS visitor facilities, NPS and Concessionaire employ-
ces, the Seventh Day Adventist Camp (SDA) and the Bass Lake School District are handled sepa-
rately.

Library Services
The Bassett Memorial Library was dedicated on April 12, 1997. A branch of the Mariposa Coun-
ty Library, it was a gift by the late Russ Bassett in memory of his son Ed. The building is owned
by the NPS and made available to the County in accordance with a Memorandum of Under-
standing. The Wawona Library was first established under a contract with Merced County in 1926. It
was re-established a year later by Mrs. Edna May and again in 1984 by Mrs. Jean Smith.

Fire Protection
Mariposa County is responsible for structural fire protection in Wawona. A Memorandum of
Understanding between the County and the NPS provides for fire protection by the NPS staff and
equipment located in Wawona. The County owns a small public safety building on West Bruce
which is presently used to house the NPS ambulance. Wildfire protection is provided by the NPS
and by the California Department of Forestry where needed. The NPS has a program of creating
defensible buffers at forest/urban interfaces.

Energy
Pacific Gas & Electric (PG&E) serves the Wawona community with an overhead power line from
Oakhurst. The impact of power outages is more severe in Wawona than in other communities
because Wawona is at the end of the line. These impacts can be reduced by under grounding
power lines thereby reducing the frequency of outages. In 1998, PG&E placed a portion of the line South of Fish Camp underground, which has improved reliability. PG&E has expressed interest in under grounding the line from Fish Camp to Wawona at such time that it has funding and can obtain NPS consent to do so. As an interim measure, PG&E is currently removing overhead lines from trees and placing them on poles.

Street lighting is provided by PG&E in very few places in Wawona.

Pursuant to Rule 20A of the California Public Utilities Commission, PG&E will, at its expense, replace overhead with underground wiring provided that Mariposa County establishes an Underground Utility District for the area. The homeowner’s nominal cost of conversion at the meter can be deferred by an assessment procedure.

**Telephone**
Overhead telephone service is provided by AT&T, formerly SBC, formerly Pacific Bell, from a microwave transmitter/receiver located near the Wawona stables. The signal is transmitted to Wawona from a reflector located on Signal Peak. Previously, Wawona was served from Yosemite Valley by a telephone cable lying on the ground. The cable was destroyed by the A-Rock fire in 1990.

Cell telephone service is provided in the Wawona basin from a site at Wawona Point in the Mariposa Grove. The cell site is subject to interruption due to power outages because it does not have a backup power source.

**Internet**
High speed DSL service is available in Wawona. Broadband service is available by satellite. T1 lines, providing broadband service have been installed to several locations including the Bassett Memorial Library which provide wireless (WiFi) service to its patrons.

**School**
A new elementary school was constructed on NPS land in Section 35 in 1995 by the Bass Lake School District. The district has a long term use permit from the NPS for the site. It continues the one-room school tradition with grades K through six. Middle school and high school students are bussed to Oakhurst to continue their education. The school has a long history in Wawona.

**Public Facilities**
Wawona is fortunate to have available the old one-room school building which is located near the West end of Section 35. While this building is owned by the NPS, it is managed by the Wawona Community Association and is available for use by local organizations and the NPS. In addition, the Bassett Memorial Library is available for meetings as well as the multi-purpose room in the new school. Wawona Property Management, Inc., “The Redwoods,” also has meeting facilities which are located in their office building. The County owned Wawona Fire Station building on West Bruce Road near Chilnualna Falls Road is currently being used by the NPS to house the ambulance.

**Public Transportation**
There is currently limited public transportation serving Wawona. The Yosemite Area Regional Transit System (YARTS) provided service to Yosemite Valley for a short time under a demonstration program. The Yosemite Transportation System operates a free bus service from Wawona to Mariposa Grove in the summer.
Roads
Wawona is accessed by the Wawona Road, from Oakhurst and Yosemite Valley. Wawona was an important way-station for travelers enroute to Yosemite Valley dating from 1875 when the original Wawona Toll Road was constructed. The historic Mariposa County-owned Chowchilla Mountain Road (still in use and maintained by Mariposa County) was Wawona’s route to Mariposa, the County seat. The NPS has exclusive jurisdiction over roads in the Park. However, within Section 35, Mariposa County has ownership of those streets and roads for which rights of way have been dedicated or granted, and responsibility for the repair and maintenance of dedicated streets, easements, and the historically maintained right-of-way from shoulder to shoulder of the roadways. The County has responsibility for snow removal on County roads within Section 35. Following construction of water and sewer lines within the street rights-of-way, the DOI repaved most of the County owned streets and public easements in Wawona.

Drainage
Water runoff in Wawona drains to the South Fork of the Merced River. Maintenance of street drainage is the responsibility of Mariposa County and, in certain instances private property owners.

Equestrian
The historic Wawona stables provide guided trail rides in the Wawona area. The NPS also has a horse camp available for park visitors. A private recreation camp located in Section 35 also operates equestrian activities. The horse trails to Chilnualna Falls or to the Mariposa Grove traverse Section 35 and visitors on horseback using these trails add to the beauty and charm of Wawona.

Pedestrian and Hiking
There are no sidewalks in Wawona. Pedestrians or hikers frequently use the paved streets for accessing trailheads. There are also several NPS social trails traversing Section 35. The historic Washburn ditch traverses Section 35 with portions of the right-of-way used for utility lines. It would help preserve the history of the Washburn ditch if there were an identified hiking trail along this right-of-way. It is necessarily a level grade, which would facilitate Wawona Hotel guest hiking to historic sites such as Stella Lake. Funding for such a project could be considered from a variety of sources to include private contributions, the County, the NPS or the concessionaire.

Parks and Open Space
Because Wawona is situated within Yosemite National Park, there is an abundance of open space and numerous opportunities for outdoor recreation. A ball field and track are located behind the elementary school which is also near the Wawona Community Center. A small outdoor basketball court is also located at the school.

A nine-hole golf course operated in conjunction with the Wawona Hotel provides recreation opportunities for both guests and residents. It is the oldest golf course in the Sierra Nevada Range.

The South Fork of the Merced River has attractive places for swimming and the swimming pools at the Hotel and SDA camp are sometimes available for used by local children.
5 SPECIFIC PLAN GLOSSARY

5.1 Defined Terms

Words used in the Specific Plan have their normal dictionary meanings unless they are specially defined in Section 5.2 or in the Mariposa County General Plan. Words defined in Section 5.2 are defined for the purposes used in the Specific Plan only. These words have the specific meaning stated, unless the context in the Specific Plan clearly suggests another meaning.

5.1.01 “SHALL” AND “MAY”

“Shall” is mandatory. The word “shall” means that the directives or requirements are mandatory and may not be waived or modified. “May” is permissive. The word “may” means that the directives or requirements are permissive or selective and are imposed at the option of the decision-maker.

5.1.02 SOURCES OF DEFINITIONS

It is not feasible to incorporate all possible definitions within the Specific Plan. Words which are not defined in the Specific Plan but are defined within the General Plan shall have the meaning as assigned in the General Plan, unless the context of the sentence in which the term is used clearly intends other meaning.

Words not defined within the Specific Plan or General Plan, and which are defined in other County planning documents, such as the Regional Transportation Plan, Airport Land Use Plan, or the Mariposa County Code shall have the meanings as established within the cited document. In the event a word is defined in both the Specific Plan and other official County documents, the definition within the Specific Plan shall apply to word usage within the Specific Plan.

For words not defined in the Specific Plan or other official County documents, the Specific Plan shall first use the meaning contained within The New Illustrated Book of Development Definitions, by Moskowitz and Lindbloom, published by the Center for Urban Policy Research of Rutgers University, Piscataway, New Jersey: 1995 edition or most current edition.

5.2 Glossary Definitions

The following words shall have the meaning assigned for use within the Wawona Specific Plan.

A. "Accessory structures" means a structure incidental or subordinate to the main use of the property, such as tool sheds, carports, and garages on residential property.
B. "Bed and Breakfast" Bed and breakfast establishments are defined in County Code Zoning Section 17.148.010.

C. "Building Footprint" The total footprint area of all buildings and other enclosed structures and on a lot.

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

E. "Conditional Uses" means a land use generally consistent with the purpose of the land use or zoning district, with characteristics which may affect the zone's purpose creating a requirement to assess site-specific criteria prior to approving the use privilege.

F. "Complex Slope" means the proposed lot has varying slopes and more than one exposure. For the purpose of this section, Complex Slope shall be calculated as follows:

\[
\text{Average Slope} = 2.29 \times 10^1 \frac{L}{A}
\]

where
- \(L\) = Vertical distance of contour interval in feet.
- \(L\) = Length of contour lines in scaled feet.
- \(A\) = Total number of acres in the parcel (or section of parcel).

G. "County" means Mariposa County.

H. "Fence" means an artificially constructed barrier of any material or combination of materials, erected to enclose or screen areas of land. Retaining walls which protect unsupported cut or fills of land shall not be considered fences. Fence height shall be measured vertically from natural grade to the highest point on the fence at any location.

I. "Frontage" means that portion of a lot abutting upon a street.

J. "Lot Coverage" means the area of a lot covered by buildings, enclosed structures and accessory structures expressed as a ratio of the total footprint area of buildings, enclosed structures and accessory structures (in square feet) to the total lot area (in square feet).

K. "Nonconforming Development, Structure or Use" means a structure, use or development which does not conform to the requirements of the land use district in which it is located.

L. "One Family Dwelling" means a detached building designated exclusively for occupancy by one family except as provided for by this Plan.

M. "Open Space Uses" means those uses not requiring structural improvements or significant topographic modifications. Such uses include non-commercial recreation, agriculture, public parks, pedestrian and equestrian paths and other similar uses or use.

N. "Organizational Recreation Camps" means an area containing one or more permanent buildings and/or developed campsites that is used for recreational purposes, for the intermittent accommodation of members and invitees of private associations or groups, and is not open to the general public. The recreational activities and camping are provided as part of an organized program that is managed and maintained by the private association or group.

O. "Permitted Uses" means a land use allowed by right within a land use or zoning district.

P. "Principal Structure or Use" means the main use of land structures as distinguished from a subordinate or accessory use.
Q. "Public Buildings" means buildings used primarily by the public, including but not limited to, schools, community centers, government offices, and libraries.

R. "Setback Line" means a line or lines designating the area outside of which buildings may not be erected.

S. "Sign" means any structure or device displaying advertising in the form of lettering, pictures, symbols, lights, banners, or other format. (The Flag of the United States, the Flag of the State of California, or any other familiar flag is not included in this definition.

T. "Small domestic animal" means a dog, cat or other small animal commonly maintained as a household pet.

U. "Streets" means County Roads and public easements.

V. "Subdivision" means the same as California Government Code Section 66424

W. "Superintendent" means the Superintendent of Yosemite National Park.

X. "Vacation Rentals" Vacation Rentals are defined in County Code, Zoning Section 17.148.010.

Y. "Wawona Appeals Board" means a Board composed of five (5) members who meet to consider appeals regarding variances, building permits, conditional use permits, subdivision applications, and other issues relevant to the County and NPS associated with building permits and development in Wawona.
Exhibit A

Official Land Use Map, Section 35, Wawona.
Appendix 1

Specific and General Site Use Regulations and Standards

Administrative Processes and Procedures – For Ordinance Codification or Referenced to Existing Codes
SUMMARY OF MAJOR FINDINGS

Many of the lots in Wawona are small in relation to residential parcel sizes in other rural areas of Mariposa County. Due to this, residential development that might not be intrusive in an area of larger parcels may be so in Wawona. Most Wawona property owners have an expectation that the rural and historic resort character of the community will be maintained to the maximum extent possible, even as more residential development occurs.

There is desire in the community to allow property owners flexibility in constructing residences on their parcels. There is an equal desire to avoid, to the maximum extent feasible, the construction of homes that are too large for the lots and are out of scale with the community (sometimes referred to as “overbuilding of lots”). Making these two goals compatible can be achieved through the establishment of development standards, such as lot coverage and setback regulations, and structure height restrictions.

Likewise, the purpose for establishing lot coverage and setback standards is necessary to balance two potentially conflicting factors: (1) the placement of structures that are in too close a proximity to neighboring structures, thereby creating privacy and fire transmission concerns, and (2) the desire to not unduly restrict the size of homes.

The unique shared jurisdictional control allows a wider range of implementation tools yet it also results in a longer planning process as agreements must be reached with another agency. It is expected that the NPS will be adopting the Land Use Policies and Standards under Title 36. This will provide a means of joint enforcement of the provisions in order to implement the many land use policies. NPS can also provide the means for implementing the plan through support for public improvements. The opportunity for a wider range of implementation methods is available but this process may require substantial time as most major NPS policy decisions are made through other NPS offices and through the political process in Washington, D.C. In light of these shared jurisdictional controls, and the need to involve officials at the national level, it’s appropriate to identify appropriate administrative procedures and process.
A1.1 REGULATIONS APPLICABLE TO SPECIFIC LAND USE DISTRICTS

A1.1.1 MOUNTAIN RESIDENTIAL DISTRICT NO. 1 (MR1)

STANDARDS

A. Permitted Uses: The following shall be permitted uses in the MR1:

1. One one-family dwelling unit per legal parcel. A one-family dwelling unit can be modular if the unit is consistent with Mariposa County Mobile Home Standards and all State Codes regarding mobile home construction.
2. Open space uses.
3. Public parks, playgrounds and other recreational uses.
4. Camping, Temporary as defined in Mariposa County Code, Chapter 17.148 as long as the temporary camping use is not detrimental to adjoining residential areas and uses by reason of traffic, noise dust, smoke, increased wildland fire hazards, odor or other emissions.
5. Accessory buildings and uses.

B. Conditional Uses: The following shall be conditional uses in the MR1:

1. Utility substations and similar utility and public/quasi-public facilities designed and necessary for the provision of service to adjacent residential areas.
2. Churches.
3. Organizational Recreation Camps on parcels greater than 1-3/4 acres in size.
4. Public libraries.

C. Lot Size:

1. The minimum parcel size for new development or redevelopment (in order to obtain a building permit) of property shall be one legal parcel, providing that if the parcel is less than six thousand (6,000) square feet it can meet all building code and health requirements without the aid of a variance. Any parcels which are less than one and one-half acre in size must have been in existence prior to the effective date of these regulations.
2. In addition to parcel size requirements of Section E(I), any proposed improvements to properties requiring either or both individual well or sewage disposal systems shall be consistent with Mariposa County policies and regulations and the State of California Health and Sanitation Regulations.
3. Lot line adjustments may be considered to enlarge the building site of nonconforming sized parcels. However, no adjustment proposing to either reduce a parcel below six thousand (6000) square feet, or establish a buildable parcel below six thousand (6000 square feet, may be approved.

D. Building Height Limitations: No building may be constructed higher than thirty-five (35) feet from highest ground level or more than two stories unless approved as to compliance with fire safe regulations of the agency providing structural fire protection service in the area. No accessory structure shall exceed twenty (20) feet in height from highest ground level within the perimeter of the structure footprint.

E. Setbacks:

1. Yard Requirements
   a. Front yard: A front yard shall be defined as any portion of a lot between a public road and the nearest line or point of a building. Each lot shall have only one designated front yard. The minimum setback for a front yard shall be twenty (20) feet from the edge of the right-of-way of a public road or private easement.
   b. Side yard: A side yard shall be defined as that portion of a lot from a lot line not designated as a front lot line or rear lot line to the nearest line or point of a building. The minimum side yard setback shall be five (5) feet from property line or road easement.
   c. Rear yard: A rear yard shall be defined as that portion of a lot from the lot line opposite the front lot line to the nearest line or point of a building. The rear yard setback shall be opposite the front yard. The minimum rear yard setback shall be ten (10) feet from property line or road easement.
   d. There must be a twenty (20) foot setback from the edge of the right-of-way of all county roads.

2. Distance between buildings on the same lot.
   a. Twenty-five (25) feet between buildings used for residential purposes.
   b. Ten (10) feet between a building used for residential purposes and an accessory building.

F. Subdivision Requirements:

1. Minimum parcel size shall be one and one-half (1-1/2) acres.
2. All applications for subdivisions shall include an archeological reconnaissance report or similar study.
3. The subdivision shall comply with all State and Local regulations.

G. Special Residential Use Standards: The general use regulations within the Mountain Residential District are modified as follows:

1. Domestic Animal Maintenance:
a. Small domestic animals: May be maintained on a parcel of land providing that none is secured closer than forty (40) feet from any other residence. Animals must be in an enclosed yard or under voice control at all times. Domestic animal owners must comply with County Ordinances regarding domestic animals.

b. Large animals: A maximum of one (1) horse or similar animal per one acre of land. Four (4) per acre permitted on a transient basis for a period not to exceed 48 hours.

2. Home occupations:

a. Home based operations are permitted in residential areas. "Home Occupation" shall mean a use which is customarily carried on within a dwelling, accessory structure, or mobile home by the inhabitants thereof, which use is clearly incidental and secondary to the residential use of the dwelling, accessory structure, or mobile home, and which use:

i. Is confined completely within the dwelling or mobile home and occupies not more than thirty-three (33%) percent of the gross area of one (1) floor thereof;

ii. Is operated only by the family occupying the dwelling or mobile home;

iii. Produces no evidence of its existence in the external appearance of the dwelling, mobile home, or premises, or in the creation of noise, odors, smoke, or other nuisances to a degree greater than that normal for the neighborhood in which such use is located;

iv. Does not generate pedestrian or vehicular traffic beyond that normal for the neighborhood in which use is located;

v. Meets the requirements of the Building Department and fire district of jurisdiction;

vi. Requires no additions or extensions to the dwelling or mobile home, unless approved under use permit provisions; and

vii. No signs allowed for advertising business.

b. Prior to the establishment of a home occupation, the following procedures shall be followed:

i. A notice of intent to establish a home occupation shall be filed with the Mariposa County Planning Department on a form approved by the Planning Department and a fee paid as established by ordinance by the Board of Supervisors;

ii. The Mariposa County Planning Department shall post a notice on the subject property, or residence in a conspicuous manner for a period of fifteen (15) consecutive days and notice to be sent to the National Park Service and
all property owners within three hundred (300) feet of the proposed home occupation;

iii. The notice shall briefly describe the intended home occupation;

iv. The filing of a petition signed by fifty percent (50%) of the residents or property owners residing within three hundred (300) feet of the proposed home occupation site, which protests the intended activity and filed with the Mariposa County Planning Department within twenty (20) calendar days of posting subject property, shall require such proposed home occupation to be permitted by conditional use permit only;

v. Absence of such a protest petition being filed as described above, the Planning Department shall issue a notice of approval to the applicant within ten (10) working days of the closing of a protest petition filing date.

3. Transient Lodging:

Standards for vacation rentals are as established by County Code, Zoning Section 17.108.180 with the following exceptions:

a. Parking:
   i. Number of vehicles may not exceed space provided on site. Parking on the traveled way of streets or roads shall be prohibited.

b. Rental Limitations:
   In addition to the requirements established by County Code, Zoning Section 17.108.180 each vacation rental unit shall comply with the following:
   i. Only one single family dwelling per legal parcel.

c. In addition to the requirements to establish a vacation rental pursuant to County Code, Zoning Section 17.108.180, the following procedures shall be followed:
   i. The National Park Service shall be sent notice of the application pursuant to other provision contained herein.
A1.1.2 MOUNTAIN RESIDENTIAL DISTRICT NO. 2
(MR2)

STANDARDS

A. Permitted Uses: The following shall be permitted uses in the MR2:

1. One one-family dwelling unit per legal parcel. A one-family dwelling unit can be modular if the unit is consistent with Mariposa County Mobile Home Standards and all State Codes regarding mobile home construction.

2. Open space uses.

3. Public parks, playgrounds and other recreational uses.

4. Camping, Temporary as defined in Mariposa County Code, Chapter 17.148 as long as the temporary camping use is not detrimental to adjoining residential areas and uses by reason of traffic, noise dust, smoke, increased wildland fire hazards, odor or other emissions.

5. Accessory buildings and uses.

B. Conditional Uses: The following shall be conditional uses in the MR2:

1. Utility substations and similar utility and public/quasi-public facilities designed and necessary for the provision of service to adjacent residential areas.

2. Churches.

3. Organizational Recreation Camps on parcels greater than 1-3/4 acres in size.

4. Public libraries.

C. Lot Size:

1. The minimum parcel size for new development or redevelopment (in order to obtain a building permit) of property shall be one legal parcel, providing that if the parcel is less than six thousand (6,000) square feet it can meet all building code and health requirements without the aid of a variance. Any parcels which are less than one third acre in size must have been in existence prior to the effective date of these regulations;

2. In addition to parcel size requirements of Section C(I), any proposed improvements to properties requiring either or both individual well or sewage disposal systems shall be consistent with Mariposa County policies and regulations and the State of California Health and Sanitation Regulations.

3. Lot line adjustments may be considered to enlarge the building site of nonconforming sized parcel. However, no adjustment proposing to either reduce a parcel below six thousand (6000) square feet, or establish a buildable parcel below six thousand (6000 square feet, may be approved.
D. **Building Height Limitations:** Same as Mountain Residential District No. 1 (MR1).

E. **Setbacks:** Same as Mountain Residential District No. 1 (MR1).

F. **Subdivision Requirements:**
   1. Minimum parcel size shall be one and one-half (1-1/2) acres.
   2. All applications for subdivisions shall include an archeological reconnaissance report or similar study.
   3. The subdivision shall comply with all State and Local regulations.

G. **Special Residential Use Standards:** Same as Mountain Residential District No. 1 (MR1).

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**A1.1.3 LIMITED COMMERCIAL DISTRICT (LC)**

**STANDARDS**

A. **Permitted Uses:** The following are permitted uses in the LC:

1. Any use permitted in the Mountain Residential District.
2. Gasoline station.
3. Food store.
4. Eating and/or drinking establishment.
5. Barber and or Beauty Shop.
7. Accessory buildings and uses.
8. Rental management and service facility.
9. Other similar uses as determined by the Mariposa County Planning Director.

B. **Conditional Uses:** The following are conditional uses in LC:

1. Other convenience commercial uses limited primarily to services for residents, landowners and occasional users of Section 35, as determined by the Mariposa County Planning Commission.
2. Churches.

C. **Lot Size:** Same as Mountain Residential District No. 1 (MR1).

D. **Building Height:** Same as Mountain Residential District No. 1 (MR1).

E. **Frontage:** The minimum lot frontage allowed for new development shall be sixty (60) feet. No building permits shall be issued for new development if lot frontage is less than sixty (60) feet.

F. **Setbacks:** Same as Mountain Residential District No. 1 (MR1).

G. **Subdivision of Lots:** Same as Mountain Residential District.

H. **Parking Standards:**
a. Retail stores and restaurants: a minimum of one (1) space for each one hundred (100) square feet of gross floor areas, excluding storage and loading.

b. Parking spaces must be off the traveled way of streets.

c. Parking may be allowed within the designated setback area but not closer than five (5) feet from a residential lot boundary.

I. Special Residential Use Standards: Same as Mountain Residential District No. 1 (MR1).

**A1.1.4 ENVIRONMENTAL PROTECTION DISTRICT (EP)**

**STANDARDS**

A. **Prohibited Uses:** No new construction of buildings or structures is permitted in this district.

B. **Permitted Uses:** The following uses shall be permitted in the EP:

1. Recreational use activities such as picnicking, hiking trails, and nature study.
2. Management of fish and wildlife habitat.
3. Open space uses.

C. **Conditional Uses:** Other uses that are, in the opinion of the Superintendent and the County Planning Commission, compatible with the purposes of these regulations and of this districts, as described in the definition, and for which a permit from County has been issued.

D. **Residences:** Any residences that exist within this district shall be subject to the Residential Use Standards as outlined in the Mountain Residential District.

**A1.1.5 FLOODPLAIN - OVERLAY (FP-O)**

**STANDARDS**

A. **Prohibited Uses:** No new construction of dwellings is permitted in this overlay. Re-modeling and/or reconstruction of existing buildings or structures which are existing in the Floodplain upon approval of this Plan shall not be considered new construction hereunder.

B. **Permitted Uses:** The following uses shall be permitted in the FP-O:

1. Recreational use activities such as picnicking, hiking trails, and nature study.
2. Camping, Temporary as defined in Mariposa County Code, Chapter 17.148 as long as the temporary camping use is not detrimental to adjoining residential areas and uses by reason of traffic, noise dust, smoke, increased wildland fire hazards, odor or other emissions and only if specifically permitted by the underlying Land Use or Zoning District.

3. Restoration and management of fish and wildlife habitat.

4. Open space uses.

C. **Conditional Uses**. Other uses that are, in the opinion of the Superintendent and the County Planning Commission, compatible with the purposes of these regulations and of this district, as described in the definition, and for which a permit from County has been issued.

D. **Residences**. The few residences that exist within this district shall be subject to the Residential Use Standards as outlined in the Mountain Residential District.

E. **Wild and Scenic River Rules**. Certain provisions of the Wild and Scenic Rivers Act apply to lands and are hereby incorporated within the river management plan for Section 35. The Wild and Scenic Rivers Act (WSRA) was adopted as Public Law 90-542 with amendments thereto, and incorporated within Chapter 16 of the United States Code as Sections 1271 through 1287.

1. The river is classified or designated “Recreational” within Section 35, in keeping with pre-existing private land use and development. The planning boundary is measured as one-quarter mile from the ordinary high water mark of the South Fork Merced River.

2. WSRA Section 6 establishes the obligations of the NPS and rights of landowners. Owners will be permitted to maintain continuous ownership, transfer interests in ownership, and use or improve their property according to the provisions of this Specific Plan.

3. WSRA Section 7 reserves federal authority to permit structural encroachments or other improvements in the flood plain. Land owners may be subject to laws other than those contained in the Specific Plan or Mariposa County zoning ordinance. The NPS is not a permitting authority for river revetments or fill projects on private land that is located in the flood plain. Permits may be required under the Clean Water Act, and other federal regulations. The NPS will not regulate the use or development of private lands beyond the provisions of Section 7.

F. For parcels on which the Floodplain Overlay is applied, if there is a question as to whether the development or permit is within the Overlay (within the “1% Annual Chance Floodplain Boundaries”), the landowner shall have the right to demonstrate to the County Planning Director that the development or structure is not within the Floodplain based upon specific on-site topographic or elevation data. The determination of the
precise location of the 100 year floodplain will be processed as part of any development or building permit process, without a separate map amendment application or procedures.

A1.2 REGULATIONS APPLICABLE TO ALL DISTRICTS

The following regulations are common to all use districts in Section 35. Any existing use at the time of the adoption of these regulations which is an unlawful use shall be discontinued within six (6) months from the adoption of these regulations.

A1.2.1 Water and Sewer Services

All private parcels of land for which construction is proposed and that require the provisions of sewage disposal shall be required to use the central sewer system if available. Existing structures, where well and/or septic-leach field systems are utilized, will also be required to use a central sewer system within a reasonable period of time from the date of availability of such system as specified by County and Superintendent. The NPS has identified several privately owned properties for which the central sewer system is not available and would be exempt from the requirement to connect to the sewer system. See the footnote below. ¹ In the event a landowner or developer is required to use a central sewer system and the landowner or developer is unable to obtain the easements necessary to accomplish the hook-up, then in that event, National Park Service shall obtain said necessary easements at developer’s expense.

A1.2.2 Signs

Only those permanent signs related to an allowed use and which do not exceed one (1) square foot in area for a residential use or do not exceed thirty-two (32) square feet in area for a commercial use are allowed; only those temporary signs that do not exceed four (4) square feet in area for advertisement of the sale or rental of property are allowed. Commercial signs can be illuminated by indirect lighting that is directed downward so as to confine lighting directly on the premises and shall not shine light upon other property or roadways. Signs may be placed only on the property on which the associated use occurs, or on the property which is advertised for sale or rental. Signs shall be subdued in appearance, harmonizing in design and color with the surroundings, and shall not be attached to a tree or shrub. Road signs shall conform to County sign design standards. Signs for identification of public

¹ The following Assessors Parcel Numbers were specifically identified in a letter from the NPS dated March 23, 1990: 010-240-001; 010-240-002; 010-240-004; 010-240-007; 010-240-008; 010-240-009; 010-240-014; 010-240-015; 010-240-017; 010-280-002; 010-280-003; 010-280-007; 010-280-008
rights-of-way and public facilities shall be provided by the County. No billboards shall be permitted.

Nothing contained herein shall prohibit persons residing in Wawona from displaying name identification signs on street corners which shall comply with the above standards.

A1.2.3 Nonconforming Uses and Structures:

A use or structure lawfully in existence prior to the adoption of these regulations, which is not in conformance with the policies, standards and regulations of this Specific Plan, shall be considered a nonconforming use or structure and may continue (including routine repair and maintenance) subject to the provisions of this subsection.

A1.2.3.1 Change in Nonconforming Uses and Structures:

A nonconforming use or structure shall not be altered, enlarged, moved or extended (excepting routine repair and maintenance) unless such alteration, enlargement, movement, or extension conforms to the policies, standards and regulations of this Specific Plan.

A nonconforming use which has been abandoned for more than one (1) year shall not be resumed or replaced by either the abandoned or another nonconforming use.

A1.2.3.2 Reconstruction of Nonconforming Uses and Structures:

When a building or other structure, which does not conform to the provisions of this Specific Plan is damaged or destroyed, it may be restored or rebuilt as it previously existed to accommodate its original use. Such restoration or rebuilding shall conform to current building codes.

The reconstruction process shall be commenced within one (1) year of the damage, destruction, or abandonment, after which all construction development and use shall comply with the standards of this Specific Plan.

A1.2.4 Extraction of Natural Resources:

No extraction of natural resources for other than personal use, including minerals, rock, or gravel is allowed except in accordance with state law. Extraction for commercial purposes is prohibited.

A1.2.5 Fencing Standards:

1. Except as specifically provided for in this section, no fence shall be erected in Wawona except for fences that allow for substantially unrestricted visibility from one side of the fence through to the other side of the fence. The maximum height of fences shall be three (3) feet except for parcels of 1 acre or larger in size upon which a 4 1/2 foot high fence is allowed provided the fence is set back a minimum of 40 feet from all property lines.

2. Privacy fences - Solid privacy fences with a maximum height of 6 feet are allowed subject to compliance with all of the following standards:
i. The fence shall enclose an area not exceeding 50% of the footprint of
the residential structure except that a minimum enclosure size of 500
square feet shall be allowed in all cases.

ii. The fence shall be attached to or within 25 feet of the residential
structure and shall not extend farther into the front yard area than the
residential structure. Privacy fences not attached to or within 25 feet of a
residence shall also be allowed which enclose swimming pools, spas or
other similar facilities. Such fences shall be the minimum size necessary to
enclose the pool or spa and allow a 10 feet wide area between the edge of
the pool or spa and the fence.

3. Temporary fences designed to protect a garden area or tree and not
enclosing an area of greater than 400 sq. ft. and constructed of materials that
allow for substantially unrestricted visibility from one side of the fence
through to the other side of the fence may be constructed at any location on a
lot and shall have a maximum height of 8 feet.

A1.2.6 Lighting Standards:

All exterior lighting shall be designed and located so as to confine lighting
directly on the premises and shall not shine light upon other properties in the
vicinity. All new lighting, whether on private or federal property, shall be of
the full cutoff, downcast type to protect dark sky nights. A light source shall
not shine upon or illuminate directly on any surface other than the area
required to be lighted. Lighting shall not be of the type or in a location which
constitutes a hazard to vehicular traffic, either on private property or on
abutting private or public roads.

A1.3 APPLICATION PROCESSING

A1.3.1 Use Permits:

A. Use Permits shall be processed in accordance with Mariposa County Code,
Chapter 17.112.

B. Approval of Superintendent: Notwithstanding anything to the contrary
contained herein, no use permit shall be issued without the approval of the
Superintendent, except upon successful appeal to the Wawona Appeal Board.

A1.3.2 Variances:

A. Variances shall be processed in accordance with Mariposa County Code,
Chapter 17.120.

B. Approval of Superintendent: Notwithstanding anything to the contrary
contained herein, no variance shall be issued without the approval of the
Superintendent, except upon successful appeal to the Wawona Appeal Board.

A1.3.3 Building Permits and Occupancy:
A. **When Required:** When a permit is required by the Uniform Codes adopted by the County, a permit shall be obtained from the County. This permit is required in addition to the water and sewer system permits required in 36 CFR Sec. 7.16(j), from the Superintendent.

B. **Application:** All applications for permits must conform to County Code regarding issuance of building permits.

C. **Permit Fee:** Fees shall be charged pursuant to the fee of County.

D. **Permit Approval:** A permit application that is complete and proposes development that is in conformance with these regulations will be approved and notice of approval sent to the applicant. Applicants should request approval for the entire development, including all new construction, well, accessory structures, grading (etc.). County shall notify the National Park Service, in writing, of all building permit applications within five (5) working days of receipt of the application. If the National Park Service does not object within ten (10) working days of receipt of notice, County may issue or deny the permit requested. If the National Park Service objects, in writing, within ten (10) working days of receipt of the application and there exists a dispute between County and National Park Service regarding the issuance or denial of the permit, then the matter shall be submitted to the Wawona Appeals Board for recommendation to the Board of Supervisors.

E. **Permit Denial:** A permit application that is incomplete will be returned to the applicant without action. A permit application that proposes development that is not in conformance with these regulations will be denied.

F. **Occupancy:** Prior to occupancy or use of a newly constructed or reconstructed building or a portion of a building, County must certify the building fit for occupancy.

### A1.4 Administrative Procedures

#### A1.4.1 Violation of Regulations:

A. Violations of any of the standards and regulations of this Plan shall be processed in accordance with Mariposa County Code, Chapter 17.144, Enforcement, and Mariposa County Code, Chapter 16.32.

#### A1.4.2 Wawona Board of Appeals:

A. Appeals of Planning Commission actions shall be processed in accordance with Mariposa County Code, Chapter 2.54.
Appendix 2

Chronological History of the Wawona Area
The following is a chronological history of the Wawona area.

1851  Major James D. Savage and the Mariposa Battalion of volunteer Indian fighters camp on South Fork of the Merced River enroute to their discovery of Yosemite Valley.

1852  Mariposa Grove of Giant Sequoias discovered by a party of prospectors

1855  Mann brothers begin construction of a toll trail to Yosemite Valley, completed in

1856  Galen Clark settles in the area of Wawona, homesteads 160 acres, and calls place "Clark's Crossing" or "Clark's Station."

1857  Clark builds bridge over the South Fork of the Merced River. Clark and Milton Mann explore and publicize Mariposa Grove.

1864  Yosemite Valley and Mariposa Grove deeded to state of California to be held in trust for the people in perpetuity. Total size of the grant is 48.6 square miles. Galen Clark later appointed Guardian of the grant and builds crude, one room cabin in the grove.

1869  Edwin Moore acquires half-interest in Clark's Station, renaming it "Clark and Moore's."

1870  Road from Mariposa to Wawona completed; work begins on road from Wawona to Yosemite Valley.

1875  Washburn brothers purchase Clark and Moore's and name it "Wawona," the word used by the Miwoks to describe the giant sequoias. They derived the word from the sound of the great horned owl, deity and protector of the great trees.

1875  Washburn brothers complete the road between Wawona and Yosemite Valley.

1878  Wagon road constructed into Mariposa Grove. Clark's original hotel burns and is replaced.

1879  Present Wawona Hotel building constructed.

1881  Wawona Tunnel Tree cut.

1884  State of California replaces "Galen's Hospice," the cabin in the Mariposa Grove with another one room structure. Clark Cottage constructed, as is the building used today as the manager's cottage. Thomas Hill establishes a summer studio adjacent to the Wawona Hotel, where he paints and displays his works until his death in 1908. Seven mile section of Wawona Road within boundaries of Yosemite Grant purchased by state.

1890  Yosemite National Park created.

1891  Yosemite's first acting superintendent, Captain A. E. Wood, arrives in Yosemite with a contingent of troops and establishes headquarters on the South Fork of the Merced River at Wawona.

1892  First plant of trout (rainbow) made in Yosemite by California Fish and Game Commission.

1895  Fish hatchery at Wawona constructed, and operated by the state.
1896 Moore Cottage (Small Brown) constructed, as part of the Wawona Hotel complex.

1900 Washburn Cottage (Long Brown) constructed as part of the Wawona Hotel complex.

1902 State adds an additional room to the Mariposa Grove cabin to serve as an office for the Guardian.

1904 Arboretum established at Wawona.

1905 Boundaries of Yosemite National Park redrawn.

1906 Yosemite Valley and the Mariposa Grove receded to federal government from the state, to become a part of the national park.

1913 Camp A. E. Wood moves from Wawona to Yosemite Valley. Automobiles legally enter Yosemite National Park for the first time. This is also the last year that U.S. Army cavalry units took responsibility for the patrol and protection of the national park.

1914 Civilian rangers replace U.S. Army units in Yosemite. Wawona and Big Oak Flat roads open to auto traffic.

1915 Motor stages replace horse-drawn stages used in transporting tourists from Wawona to Glacier Point, the Yosemite Valley, and the Mariposa Grove.

1916 National Park Service Act passed 25 August; Stephen Mather becomes first director. W. B. Lewis appointed first superintendent of Yosemite.

1917 Wawona Hotel Company constructs Annex. Balance of Wawona Road and Glacier Point branch turned over to National Park Service. Chinese laundry building, later the plumbing shop and today, the carriage shop, constructed.

1920 Wawona Hotel Company constructs Sequoia Hotel. Wawona wagon shop constructed. Big Trees Lodge built at Mariposa Grove by Desmond Park Service Company.

1929 Work begins on new Wawona Road to Yosemite Valley.

1930 Old log cabin in Mariposa Grove replaced with new structure, standing today as the Mariposa Grove Museum.

1931 Mariposa Grove comfort station constructed.

1932 Big Trees Lodge constructed at Sunset Point in Mariposa Grove, replacing the tent cabins built earlier. Washburn sells Wawona interests to Park Service and facilities leased to Yosemite Park and Curry Company. Wawona Basin acquired through donated funds of $180,300, matched by congressional appropriation. Presidential proclamation of 13 August adds 8,785 acres to national park. Barn constructed at Wawona to replace one removed for a road right-of-way prior to the acquisition.

1933 Work on Wawona Road and tunnel completed, and structure dedicated 10 June. Five Civilian Conservation Corps (CCC) camps established in park, two at Wawona.
Appendix 3

Circulation Needs, Issues and Master Plan Discussion
Introduction

While this Specific Plan finds that the current circulation system fits the character of the community, and no circulation improvements are necessary for implementation, in the long term, the community will want to develop policies for continued improvement of the circulation system. This appendix identifies some of the challenges that the community will want to address in the future.

Master Plan

The Wawona Town Planning Advisory Committee (WTPAC) has become aware of the need for a policy dealing with, and improvement of, the circulation element of Section 35 of Wawona. Access to the Section is by State Highway 41. Section 35 is transected by a generally-west-flowing South Fork of the Merced River. On the north and the south sides of the river a main arterial serves each part of the community, dead-ending approximately two miles up the river from Wawona Road. Forest Drive, on the south side, is basically one-lane with no turn-outs. Chilnualna Road, on the north, allows passing but is too narrow to permit a center stripe. Connecting to these roads are various lateral roads and easements, generally without interconnections. These roads and trails have developed over the last 100 plus years in a “piece-meal” fashion to support the immediate needs of various small increments of development and numerous recreational, commercial and residential activities.

Several natural and man made hazards exist. Section 35 is in a river canyon, subject to winter and spring flooding. Because we are surrounded by Yosemite National Park, there is an abundance of fuel from downed trees and brush. There has been no cleansing fire in the area in over four decades. In addition, falling trees, caused by a combination of high winds, snow, and over-matured, protected trees, have destroyed three houses and blocked roads, as recently as 1996-97. The population needing protection is expanding, especially with the probability of the NPS and the concessionaire moving additional personnel into the area. With the loss of visitor accommodations in the Valley, The Redwoods and other private rental properties are having increased numbers of transient renters.

In the long term, it would be beneficial to identify weakness, faults, and omissions in the existing circulation system and to develop and implement a “Master Plan” for a system appropriate and suitable for current and future needs. The envisioned system must preserve the unique environmental character of the Wawona area and provide for emergency services and traditional activities.

The “Master Plan” shall specify improvements, modifications, and additions to the existing road system that will ensure safe, all-weather driving conditions for normal functions, as well as emergency access and evacuation. Hiking, biking, and equestrian trails shall be delineated with emphasis on access to recreational and historical sites. The “Plan” will address requirements for parking considerations, not specified in the Land Use Element.

When the Assessment and Master Plan are completed, the Master Plan shall become the essence of the new circulation element of the Wawona Town Planning Area Specific Plan. Action will be necessary at that time to amend this Specific Plan to incorporate the findings and implementation measures necessary for implementation of the master Plan. It shall be used along with the Land Use Element and the other elements of the Specific Plan as the guide and regulating document for future private development, redevelopment and community-instigated improvements in Section 35, Wawona.
CIRCULATION AND DRAINAGE MASTER PLAN CONTENT

A. The Plan shall include existing facilities and describe proposed roadway improvements including:
   1. Modifications to existing vertical and horizontal road alignments to provide adequate site distance.
   2. Road widening sufficient to allow safe two-way traffic, where feasible.
   4. Provision of turn-arounds at significant dead-end conditions.
   5. River crossing(s) where necessary for emergency access and evacuation.

B. The Plan shall describe proposed new drainage facilities and modifications required in order to make existing facilities adequate.

C. The Plan shall include right-of-way requirements for correction of existing deficiencies, as-well-as for improvements.

D. The Plan shall include requirements for graphics to control traffic on vehicular roadways and identify trails.

E. The Plan shall include standards for the proposed improvements by reference or by specific detail. In general, roadway improvements shall conform to California Department of Forestry (CDF) Fire Safe Regulations 42-92 and Mariposa County Department of Public Works Standards.

The Master Plan should include, but is not be limited to, the following major considerations and concerns:

1. Improvement of Forest Drive to allow vehicles to pass and turn around, including trucks, busses and emergency vehicles.
   This is #1 because of the imminent potential new construction of the Seventh Day Adventist (SDA) Church Camp at the end of the Drive.

2. Provide a connection which joins the north and south roads near their ends for emergency use.
   A feasible site should be determined by survey and access to land. An ideal solution is a bridge located at an appropriate site. A ford should be constructed and maintained, followed by a bridge, when available. The connecting roads on each side should be maintained for emergency traffic.

3. Establish emergency connections between dead end residential roads and easements.
   a. Historic roads and easements, per plats and survey maps, shall be re-established and maintained for emergency use only.
   b. New connections, for emergency use only, will be created for the mutual benefit of the affected landowners.

4. Establish turnarounds at end of dead end roads.

5. Establish/re-establish equestrian, bicycle and hiking trails.
   a. Establish a bicycle/pedestrian loop joining N. and S. sides of the Section.
   b. Restore the Washburn Ditch as a hiking trail.
   c. Create paths adjacent to North and South arteries.

6. Maintain existing roads in a safe condition.
7. Mitigate against future flooding by identifying deficient drainage devices or situations, appurtenant to, and remote from, roadways and correcting these deficiencies.
Appendix 4

Road Inventory
ROAD INVENTORY

Main Artery – Minimum of 6 measurements (spaced out) to get an average pavement width and shoulder width. Also state conditions and surfacing i.e., paved, oiled, graveled

Note: Dimensions in feet. Roads paved and speed limit 15 mph unless otherwise noted.

Forest Drive: 14, 14, 12, 12, 11, 12, 11.5, 11.5, 12
Chilnualna Falls Road: 18, 18, 18, 16, 18, 18, 16
Upper Chilnualna/Loop Road: 11, 12, 10, 14, 14, 14

Collectors – Minimum of 3 measurements spaced out

Spelt: 14, 14, 10
Mariposa Avenue: 12, 12, 10
West Bruce/East Bruce: 14, 14, 14, 14
N. Hoover Way: 14, 12, 11
Greeley/Koon Hollar: 11, 9, 9 (paved and dirt)
Larke Street: 22, 22, 22
Yosemite Avenue: 12, 12, 12
River Road: 14, 14, 15, 12, 12
River Street: 16 (gravel), 14 (concrete bridge), 12 (dirt) (additional surface information provided by Chuck Jones, May 17, 2005)

Minor Collectors

– 2 measurements on any 3 of these
Willow Street: 12, 12 (dirt)
Fir Street: 10, 10 (gravel)
Pine Street: 14, 14 (gravel)
Alder Street: 10, 14 (gravel)
Oak Street: 20, 20 (gravel)
Graham Rd. 9, 9 (paved and gravel)

-1 measurement on 2 of these
Bogey, Cedar and Birdie Circles: 14

-2 measurements on each
English Lane: 13, 14
Leonard Way: 10, 10 (decomposed asphalt)
Wawona Way: 11, 10

-2 measurements on 4 of these
Larkspur Lane: 11, 11
Raccoon Rd: 10, 11
Woodpecker Way: 10, 10
Sugar Pine Way: 11, 11
Cedar Lane: 10, 10
Blue Jay Way: 9, 9 (gravel)
Van Campen Way: 10, 10 Gravel

Revised May 15, 2005