RECOMMENDED ACTION AND JUSTIFICATION:

Public Hearing for the SDA Camp Wawona Redevelopment Project

Specific Plan/Zoning Text Amendment No. 2002-345: A text amendment to change the Wawona Town Specific Plan, to create a new conditional use designation for "Organizational Recreation Camp", a new conditional use in the Mountain Residential Land Use and Zone: "An area containing one or more permanent buildings and or developed campsites that are used for recreational purposes, for the transitory accommodation of members and invitees of private organizations 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 owned, managed, controlled and maintained by the private not-for-profit organization or group." The Board of Supervisors will also consider a recommended amendment to the Specific Plan lot coverage standards for the Mountain Residential Land Use and Zone to clarify applicability to this project.

Conditional Use Permit No. 2002-346: A proposed permit to conditionally approve the proposed phased redevelopment plan for the Seventh Day Adventists' organizational recreation camp, which includes demolition of existing camp buildings and facilities and construction of new buildings and facilities and associated site work on the camp's existing property. Note that the land exchange with the National Park Service has been abandoned and is no longer a part of the project. All redevelopment activities will occur on existing SDA owned property. The applicant has proposed architectural design guidelines, elevations, a site plan, a phasing plan, and a preliminary grading plan.

Environmental Impact Report No. 2002-292: The Environmental Impact Report (EIR) must be certified with mitigation measures to approve the project as recommended. There are several mitigation measures resulting from the environmental review of the project, one of which includes limits on occupancy of the facility based upon the condition of Forest Drive.

The project applicant is the Central California Conference of Seventh Day Adventists (CCCSDA).

Camp Wawona, an existing camp facility, is located on two parcels of privately owned land in the southeastern corner of Section 35 of Township 4 South, Range 21 East Mount Diablo Base & Meridian, inside Yosemite National Park, within the community of Wawona in Mariposa County. APN 010-280-009, a 30.45 acre parcel is the last privately owned parcel at the southeastern end of Forest Drive (8110 Forest Drive) and the parcel on which the redevelopment activity is proposed. APN 010-280-010, a 1.768 acre parcel is located on the north side of Forest Drive, between Forest Drive and the South Fork of the Merced River. Access to the site is from Forest Drive.

The Board of Supervisors conducted a public hearing on August 14, 2007. On August 14, 2007, the Board of Supervisors completed the staff presentation, applicant presentation, and public testimony portions of the public hearing process. The Board of Supervisors continued the public hearing to October 16, 2007 in order to conduct the deliberation portion of the public hearing process, and to consider the format action documents. A further continuance to November 6, 2007 was necessary in order for staff to complete preparation of the Board packet.

Staff has prepared the following documents and recommends:

1. Adoption of a Resolution certifying Environmental Impact Report, adopting CEQA findings, and approving MMRRP for Camp Wawona Redevelopment Project;
2. Waiver of first reading and introduction of ordinance approving amendment to the Wawona Town Planning Area Specific Plan;
3. Adoption of a Resolution approving Specific Plan/Zoning Amendment No. 2002-345; and

Recommended action is based upon the Planning Commission’s recommendations. Additional information regarding recommended action is provided in attached memorandum to Board.
Staff has also requested that the second reading and the adoption of the ordinance be agendized for the November 13, 2007 meeting. All actions will be effective 30 days following the adoption of the ordinance.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

On June 13, 2007 the Board of Supervisors conducted an official on-site information tour of the SDA Camp Wawona Redevelopment Project.

On June 19, 2007, the Board of Supervisors scheduled the public hearing for this project for August 14, 2007.

On August 14, 2007, the Board of Supervisors conducted the public hearing for this project at the Camp Green Meadows Facility in Fish Camp. The staff made a presentation regarding the project. The applicant made a presentation to the Board of Supervisors. Public testimony was taken. The Board of Supervisors closed the public input portion of the hearing and continued the hearing to October 16, 2007 in order to provide adequate time for deliberations.

On October 16, 2007, the Board of Supervisors continued the public hearing to November 6, 2007.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

1. Modify conditions of approval.
2. Modify findings supporting action.
3. Deny project.

Negative action, or denying the project applications, will mean that mean that the existing camp will remain a non-conforming use. Non-conforming uses in Wawona have a 50 year amortization period (from 1987), which means that the camp will have to cease operation by the end of the year 2036.

Financial Impact? ( ) Yes (x) No Current FY Cost: $  
Budgeted in Current FY? ( ) Yes ( ) No ( ) Partially Funded  
Additional Funding Needed: $8  
Unanticipated Revenue _______ 4/5’s vote  
Transfer Between Funds _______ 4/5’s vote  
Contingency _______ 4/5’s vote  
( ) General ( ) Other  

CLERK’S USE ONLY: Res. No.: 02-523 
Res. No.: 02-524 
Vote - Ayes: ___ Noes: ___ 
Absent: ___  
( ) Approved  
( ) Minute Order Attached ( ) No Action Necessary  
The foregoing instrument is a correct copy of the original on file in this office. 
Date: ___/___/___  
Attest: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California  
By: ___/___/___  
Deputy

COUNTY ADMINISTRATIVE OFFICER:  
Requested Action Recommended  
☑ No Opinion  
Comments: ___/___/___  

Revised Dec. 2002
TO: KRIS SCHENK, Planning Director
FROM: MARGIE WILLIAMS, Clerk of the Board
SUBJECT: PUBLIC HEARING for the Seventh Day Adventist (SDA) Camp Wawona Redevelopment Project

RESOLUTION 07-523, 07-524 & 07-525

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on November 6, 2007

ACTION AND VOTE:

Kris Schenk, Planning Director;
PUBLIC HEARING for the Seventh Day Adventist (SDA) Camp Wawona Redevelopment Project
(Continued from August 14 & October 16, 2007) (Deliberation Phase)

The Project Consists of the Following:

A) Specific Plan/Zoning Text Amendment No. 2002-345: A Text Amendment to Change the Wawona Town Specific Plan, to Create a New Conditional Use Designation for “Organizational Recreation Camp”, a New Conditional Use in the Mountain Residential Land Use and Zone. “An Area Containing One or More Permanent Buildings and or Developed Campsites that are Used for Recreational Purposes, for the Transitory Accommodation of Members and Invitees of Private Organizations 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 Owned, Managed, Controlled and Maintained by the Private Not-for-profit Organization or Group.” The Board of Supervisors will also Consider a Recommended Amendment to the Specific Plan Lot Coverage Standards for the Mountain Residential Land Use and Zone to Clarify Applicability to this Project.

B) Conditional Use Permit No. 2002-346: A Proposed Permit to Conditionally Approve the Proposed Phased Redevelopment Plan for the Seventh Day Adventists’ Organizational Recreation Camp, which Includes Demolition of Existing Camp Buildings and Facilities and Construction of New Buildings and Facilities and Associated Site Work on the Camp’s Existing Property. Note that the Land Exchange with the National Park Service has Been Abandoned and is no Longer a Part of the Project. All Redevelopment Activities will Occur on Existing SDA Owned Property. The Applicant has Proposed Architectural Design Guidelines, Elevations, a Site Plan, a Phasing Plan, and a Preliminary Grading Plan.

C) Environmental Impact Report No. 2002-292: The Environmental Impact Report (EIR) must be Certified with Mitigation Measures to Approve the Project as Recommended. There are Several Mitigation Measures Resulting from the Environmental Review of the Project, one of Which Includes Limits on Occupancy of Facility Based Upon the Condition of Forest Drive.

The Project Applicant is the Central California Conference of Seventh Day Adventists (CCCSDA).
Camp Wawona, an Existing Camp Facility, is located on Two Parcels of Privately Owned Land in the Southeastern Corner of Section 35 of Township 4 South, Range 21 East Mount Diablo Base & Meridian, Inside Yosemite National Park, within the Community of Wawona in Mariposa County. APN 010-280-009, a 30.45 Acre Parcel is the Last Privately Owned Parcel at the Southeastern End of Forest Drive (8110 Forest Drive) and the Parcel on Which the Redevelopment Activity is Proposed. APN 010-280-010, a 1.768 Acre Parcel is located on the North Side of Forest Drive, Between Forest Drive and the South Fork of the Merced River. Access to the Site is from Forest Drive.

**Board Action:** Kris Schenk reviewed the history of the tour and hearing on this project; and he advised that Steve Heipel/development of the EIR (Environmental Impact Report); and Attorney Bill Abbott/land use counsel from Abbott & Kindermann were present.

Sarah Williams, Deputy Planning Director, presented the staff report; and she responded to questions from the Board relative to the involvement by the National Park Service in the review of the conditions for the project; and relative to their approval of the Specific Plan text amendment. Sarah Williams reviewed the eighteen amended conditions for the Conditional Use Permit; the Wawona Facilities Matrix amendment; the 20-year construction schedule for the project; and the issue relative to occupancy numbers. She advised of six typographical and grammatical corrections to the resolutions. She reviewed the recommended actions and asked that the adoption of the Ordinance be scheduled for November 13th.

Sarah Williams, Steve Heipel and Attorney Abbott responded to questions from the Board relative to the tree removal conditions and timeframes; the timber harvest plan; the two-foot freeboard requirement for hauling loads; relative to the grading conditions to eliminate the import of fill material and whether that would affect the ability to be able to haul in sand to accommodate the sub-base for pouring of concrete; and relative to the conditions for pilot cars for the buses and construction vehicles on Forest Drive and from the Southern entrance to the Park.

4:27 p.m. The Board recessed for staff to prepare language changes for the Board’s review; and Chair Bibby reminded everyone that the Board is in the deliberation phase of the hearing.

4:36 p.m. The Board reconvened. Sarah Williams advised of a recommended language change to clarify the requirement for pilot cars on Forest Drive for the buses and construction vehicles, and only for construction vehicles from the Southern entrance to the Park. She noted that this was the recommendation of the National Park Service and was not included in the EIR. The Board concurred with the recommended language change. Staff responded to additional questions from the Board as to whether the pilot car conditions apply to the use or just during the construction period; and relative to the reason for requiring 24-hours notice to the Park of construction vehicles planning to enter the Park. Sarah Williams advised of a change to the mitigation measure for air quality to add text to reflect “cover loads or maintain at least a two-foot freeboard.” She responded to a question from the Board relative to defining “large and over-sized” construction vehicles.

5:01 p.m. The Board recessed for staff to prepare a language change for the Board’s review to define “large and over-sized” construction vehicles.

5:13 p.m. The Board reconvened. Sarah Williams advised of a recommended language change to define “large and over-sized” construction vehicles as those being over eight-foot and six-inches in body width or having three axles or more; and the Board concurred with the change. Sarah Williams suggested that the condition for grading be clarified to reflect “rough” grading, and the Board concurred. Sarah Williams advised that she will make the changes as agreed to by the Board, along with those corrections that she reviewed in her staff report, and she will make sure that the changes are consistent throughout the documents; and the Board concurred.

(M)Pickard, (S)Aborn, Res. 07-523 was adopted certifying the final EIR, adopting the CEQA findings, and approving the Mitigation Monitoring and Reporting Program prepared for the Camp Wawona Redevelopment Project, including the corrections and changes as directed/Ayes: Unanimous.

(M)Pickard, (S)Fritz, Res. 07-524 was adopted approving Specific Plan/Zoning Amendment No. 2002-345, an amendment to the Wawona Town Planning Area Specific Plan, including any corrections and changes as directed/Ayes: Unanimous.

(M)Pickard, (S)Turpin, the first reading was waived and an Ordinance introduced approving an amendment to the Wawona Town Planning Area Specific Plan. The Clerk of the Board read the title of the Ordinance into the record. Ayes: Unanimous.

(M)Pickard, (S)Fritz, Res. 07-525 was adopted approving Conditional Use Permit No. 2002-346, approving the Camp Wawona Redevelopment Project, including the corrections and changes as directed/Ayes: Unanimous.
(M)Aborn, (S)Turpin, the Board approved the scheduling of the adoption of the Ordinance approving an amendment to the Wawona Town Planning Area Specific Plan on November 13th. Board members commented on the long process for this project and thanked everyone involved for their participation, including staff for their work. Ayes: Unanimous.

Cc:    Thomas P. Guarino, County Counsel
        Becky Crafts, Assessor
        File
RECOMMENDED ACTION AND JUSTIFICATION:

Public Hearing for the SDA Camp Wawona Redevelopment Project

Specific Plan/Zoning Text Amendment No. 2002-345: A text amendment to change the Wawona Town Specific Plan, to create a new conditional use designation for "Organizational Recreation Camp", a new conditional use in the Mountain Residential Land Use and Zone: "An area containing one or more permanent buildings and or developed campsites that are used for recreational purposes, for the transitory accommodation of members and invitees of private organizations 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 owned, managed, controlled and maintained by the private not-for-profit organization or group." The Board of Supervisors will also consider a recommended amendment to the Specific Plan lot coverage standards for the Mountain Residential Land Use and Zone to clarify applicability to this project.

Conditional Use Permit No. 2002-346: A proposed permit to conditionally approve the proposed phased redevelopment plan for the Seventh Day Adventists' organizational recreation camp, which includes demolition of existing camp buildings and facilities and construction of new buildings and facilities and associated site work on the camp's existing property. Note that the land exchange with the National Park Service has been abandoned and is no longer a part of the project. All redevelopment activities will occur on existing SDA owned property. The applicant has proposed architectural design guidelines, elevations, a site plan, a phasing plan, and a preliminary grading plan.

Environmental Impact Report No. 2002-292: The Environmental Impact Report (EIR) must be certified with mitigation measures to approve the project as recommended. There are several mitigation measures resulting from the environmental review of the project, one of which includes limits on occupancy of the facility based upon the condition of Forest Drive.

The project applicant is the Central California Conference of Seventh Day Adventists (CCCSDA).

Camp Wawona, an existing camp facility, is located on two parcels of privately owned land in the southeastern corner of Section 35 of Township 4 South, Range 21 East Mount Diablo Base & Meridian, inside Yosemite National Park, within the community of Wawona in Mariposa County. APN 010-280-009, a 30.45 acre parcel is the last privately owned parcel at the southeastern end of Forest Drive (8110 Forest Drive) and the parcel on which the redevelopment activity is proposed. APN 010-280-010, a 1.768 acre parcel is located on the north side of Forest Drive, between Forest Drive and the South Fork of the Merced River. Access to the site is from Forest Drive.

The Board of Supervisors conducted a public hearing on August 14, 2007. On August 14, 2007, the Board of Supervisors completed the staff presentation, applicant presentation, and public testimony portions of the public hearing process. The Board of Supervisors continued the public hearing to October 16, 2007 in order to conduct the deliberation portion of the public hearing process, and to consider the format action documents. A further continuance to November 6, 2007 was necessary in order for staff to complete preparation of the Board packet.

Staff has prepared the following documents and recommends:

1. Adoption of a Resolution certifying Environmental Impact Report, adopting CEQA findings, and approving MMRP for Camp Wawona Redevelopment Project;

2. Waiver of first reading and introduction of ordinance approving amendment to the Wawona Town Planning Area Specific Plan;

3. Adoption of a Resolution approving Specific Plan/Zoning Amendment No. 2002-345, and

Recommended action is based upon the Planning Commission's recommendations. Additional information regarding recommended action is provided in attached memorandum to Board.
Staff has also requested that the second reading and the adoption of the ordinance be agendized for the November 13, 2007 meeting. All actions will be effective 30 days following the adoption of the ordinance.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

On June 13, 2007 the Board of Supervisors conducted an official on-site information tour of the SDA Camp Wawona Redevelopment Project.

On June 19, 2007, the Board of Supervisors scheduled the public hearing for this project for August 14, 2007.

On August 14, 2007, the Board of Supervisors conducted the public hearing for this project at the Camp Green Meadows Facility in Fish Camp. The staff made a presentation regarding the project. The applicant made a presentation to the Board of Supervisors. Public testimony was taken. The Board of Supervisors closed the public input portion of the hearing and continued the hearing to October 16, 2007 in order to provide adequate time for deliberations.

On October 16, 2007, the Board of Supervisors continued the public hearing to November 6, 2007.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

1. Modify conditions of approval.
2. Modify findings supporting action.
3. Deny project.

Negative action, or denying the project applications, will mean that mean that the existing camp will remain a non-conforming use. Non-conforming uses in Wawona have a 50 year amortization period (from 1987), which means that the camp will have to cease operation by the end of the year 2036.

Financial Impact? ( ) Yes (x) No Current FY Cost: $  
Budgeted In Current FY? ( ) Yes ( ) No ( ) Partially Funded

Additional Funding Needed: $  
Source:  
Internal Transfer  
Unanticipated Revenue  
Transfer Between Funds  
Contingency  
( ) General ( ) Other

List Attachments, number pages consecutively  
Memorandum to Board with Attachments:  
1. Draft Resolution Certifying EIR  
2. Draft Ordinance Approving ZA  
3. Draft Resolution Approving SF/ZA  
4. Draft Resolution Approving CUR  
5. October 22, 2007 Correspondence from NPS  
6. October 16, 2007 Water Supply Assessment

CLERK’S USE ONLY:
Res. No.: 13 Ord. No. 104  
Vote – Ayes:  
Noes:  
Approved  
Minute Order Attached  No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date:  
Attest: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California  
E: Deputy

COUNTY ADMINISTRATIVE OFFICER:  
Requested Action Recommended  
( ) No Opinion  
Comments:

CAO:  
Revised Dec. 2002
MARIPOSA COUNTY ORDINANCE NO. 1041
(Not to be Codified)

AN ORDINANCE APPROVING AN AMENDMENT TO THE WAWONA TOWN PLANNING AREA SPECIFIC PLAN

WHEREAS, a proposal to amend the Wawona Town Planning Area Specific Plan was initiated by the Central California Conference of Seventh Day Adventists on August 27, 2002; and

WHEREAS, the application is known as Specific Plan/Zoning Amendment Application No. 2002-345, and proposes three changes to the text of the Wawona Town Planning Area Specific Plan. Amendment No. 1: The application proposes to amend Section IV. Definitions, to add a definition for “Organizational Recreation Camps”. Amendment No. 2: The application proposes to change Section V.D, the list of Conditional Uses in the Mountain Residential District to add a new conditional use, “Organizational Recreation Camps”. Amendment No. 3: The application also proposes to change Section V.H, the Lot Coverage standards, to establish different maximum lot coverage standards for conditional uses on parcels undergoing review through the conditional use permit process; and

WHEREAS, the Planning Commission held a duly noticed public hearing on Specific Plan/Zoning Amendment No. 2002-345 on the 30th day of March 2007, continued to the 18th day of May 2007, in accordance with State Law and County Code; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on Specific Plan/Zoning Amendment No. 2002-345 on the 14th day of August 2007, continued to the 16th day of October 2007, and the 6th and 13th days of November 2007, in accordance with State Law and County Code; and

WHEREAS, an Environmental Impact Report has been prepared for Specific Plan/Zoning Amendment No. 2002-345 in accordance with the California Environmental Quality Act and state law, and the Board of Supervisors has reviewed and evaluated the EIR, which includes the Draft EIR, the Final EIR, Errata 1, 2, and 3, and the Mitigation Monitoring and Reporting Program (MMRP) for the Project, and has considered all oral and written comments on the EIR.

NOW THEREFORE BE IT ORDAINED, the Board of Supervisors does hereby amend the Wawona Town Planning Area Specific Plan pursuant to Specific Plan/Zoning Amendment No. 2002-345. Amendments are made as follows:

Amendment No. 1:

IV. DEFINITIONS

...
K. Organizational Recreation Camps: An area containing one or more permanent buildings and or developed campsites that are used for recreational purposes, for the transitory accommodation of members and invitees of private organizations 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 owned, managed, controlled and maintained by the private not-for-profit organization or group.

Amendment No. 2:

V. MOUNTAIN RESIDENTIAL DISTRICT

D. Conditional Uses: The following shall be conditional uses in the MRD:

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

Amendment No. 3:

V. MOUNTAIN RESIDENTIAL DISTRICT

H. Lot Coverage: The maximum coverage of principal and accessory uses on residential lots shall be forty percent (40%) of the total square footage of the lot or four thousand (4,000) square feet, whichever is smaller. The maximum coverage of conditional uses on parcels undergoing review through the conditional use permit process shall be established through the conditional use permit process, however under no circumstance shall coverage exceed forty percent (40%) of the total square footage of the lot.

SECTION II: This ordinance shall become effective thirty (30) days after final passage pursuant to Government Code Section 25123.

PASSED AND ADOPTED on this 13th day of November, 2007 by the following vote.

AYES: ABORN, TURPIN, BIBBY, PICKARD
NOES: NONE
ABSTAINED: NONE
EXCUSED: FRITZ
NOT VOTING: NONE

Janet Bibby, Chair
Mariposa County Board of Supervisors
Attest:

MARGIE WILLIAMS, Clerk of the Board
Mariposa County Board of Supervisors

APPROVED AS TO FORM:

THOMAS P. GUARINO, County Counsel
STATE OF CALIFORNIA
COUNTY OF MARIPOSA
BOARD OF SUPERVISORS

Resolution
No. 07-523

A Resolution Certifying the Final Environmental Impact Report,
Adopting the CEQA Findings, and Approving the Mitigation Monitoring
and Reporting Program Prepared For the Camp Wawona
Redevelopment Project.

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

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

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

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

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

WHEREAS, in the spring 1995, the NPS Regional Office formally initiated the “land
exchange” process; and
WHEREAS, there were many delays with the processing of the land exchange with NPS as a result of the following circumstances:

- Desire to link SDA land exchange with an unrelated El Portal land exchange
- The 1997 Yosemite Flood
- Lawsuits arising from Merced River Plan and Yosemite Valley Plan
- Development of Implementation plans for the Merced River Plan and the Yosemite Valley Plan
- Change in NPS personnel; and

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

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

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

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

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

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

WHEREAS, on the 23rd day of January and the 25th day of January 2004, public hearings were conducted on the Draft EIR with the Planning Commission; and
WHEREAS, on the 9th day of February 2004, the public comment period on the Draft EIR closed; and

WHEREAS, in May 2004, the current Yosemite National Park Superintendent determined that the Land Exchange would not be required in order for NPS to support the project. CCCSDA decided to revise the Master Plan to accommodate development on their existing property. The Land Exchange with the National Park Service and the Lot Line Adjustment application were abandoned; and

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

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

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

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

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

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

WHEREAS, on the 9th day of November 2006, a Staff Report to the Wawona Town Planning Advisory Committee was issued; and
WHEREAS, on the 19th day of November 2006 and the 12th day of January 2007, noticed public meetings were conducted on the Project and the Final EIR for the Wawona Town Planning Advisory Committee (WTPAC). WTPAC took action to recommend approval of the project with modifications:

1) Add a provision that if there is damage to Forest Drive by construction activities associated with the project, the owner is to repair Forest Drive (Condition No. 58).
2) Staff is to develop language to ensure that any and all man made noise be restricted to the property itself (Condition No. 88).
3) Condition No. 2 for the 1.76 acre parcel would add language to specify that there be no overnight usage; require toilets for day use; and no use of speakers or megaphones allowed.
4) Construction time is limited, so that there will be no construction on Saturdays or Sundays (Condition No. 41); and

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

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

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

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

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

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

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

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

WHEREAS, on the 18th day of May 2007 the Planning Commission of the County of Mariposa adopted Planning Commission Resolution No. 2007-16, recommending that the Board of Supervisors certify the Environmental Impact Report as complying with the full requirements of California law; and

WHEREAS, on the 13th day of June 2007, a noticed public “workshop tour” of the project site was conducted with the Board of Supervisors; and

WHEREAS, on the 19th day of June 2007, the Board of Supervisors scheduled the public hearing for the project for the 14th day of August 2007; and

WHEREAS, on the 3rd day of August 2007, the project Staff Report to the Board of Supervisors was issued and made available to the public; and

WHEREAS, the Board of Supervisors reviewed the project Staff Report; and

WHEREAS, in accordance with CEQA, the Board of Supervisors has independently reviewed and evaluated the EIR, which includes the Draft EIR, the Final EIR, Errata 1, 2, and 3 and the Mitigation Monitoring and Reporting Program (MMRP) for the Project; and has considered all oral and written comments on the EIR; and

WHEREAS, a duly noticed public hearing was held by the Board of Supervisors on the 14th day of August 2007 after providing all proper notice as required by State Law and the Mariposa County Code at which time all members of the public were allowed to comment on the environmental and planning documents pertaining to Conditional Use Permit No. 2002-346 and Specific Plan/Zoning Amendment No. 2002-345; and

WHEREAS, at the conclusion of the meeting on the 14th day of August 2007, the Board of Supervisors closed the public input portion of the public hearing and continued the public hearing until the 16th day of October 2007 at 2:00 p.m. or as soon thereafter as possible to the Board Chambers of the Mariposa County Government Center, Mariposa, California. The purpose of the continuance was to allow the Board of Supervisors adequate time for deliberation; and

WHEREAS, on the 16th day of October 2007 the Board of Supervisors continued the public hearing until the 6th day of November 2007 at 2:00 p.m. of as soon thereafter as possible in order to provide staff additional time to prepare documents and a supplement to the staff report for the Board’s consideration.
NOW THEREFORE BE IT RESOLVED the Board of Supervisors of the County of Mariposa hereby certifies that it has reviewed and considered the information in the Final EIR prior to adopting this Resolution and approving the Camp Wawona Redevelopment Project. The Board of Supervisors further certifies that the Final EIR reflects its independent judgment and analysis. In accordance with CEQA, the Board of Supervisors has independently reviewed and evaluated the CEQA Findings of Fact attached to this resolution.

NOW THEREFORE BE IT FURTHER RESOLVED THAT the Board of Supervisors of the County of Mariposa does hereby certify the Environmental Impact Report as complying in full with the requirements of CEQA and California law, and as being adequate to support approval of the Camp Wawona Redevelopment Project, approves and adopts the Mitigation Monitoring and Reporting Program included with this resolution as Exhibit A, and adopts the Findings of Facts included with this resolution as Exhibit B.

NOW THEREFORE BE IT FURTHER RESOLVED that the Board of Supervisors designates the Mariposa Planning Department, 5100 Bullion Street, Mariposa California, as the location and custodian of the documents and materials constituting the record of proceedings upon which this decision and resolution are based.

NOW THEREFORE BE IT FINALLY RESOLVED that the Board of Supervisors authorizes County staff to prepare and file with the appropriate State and County offices a Notice of Determination within five working days following the date of adoption of this resolution.

ON MOTION BY Supervisor Pickard, seconded by Supervisor Aborn; this resolution is duly passed and adopted this 6th day of November, 2007 by the following vote:

AYES: Aborn, Turpin, Bibby, Fritz, and Pickard

NOES: None

EXCUSED: None

ABSTAIN: None

Janet Bibby, Chair Board of Supervisors
Resolution 07-523 • Certifying Final EIR, Adopting CEQA Findings, and Approving MMRP

Camp Wawona Redevelopment Project

6th Day of November, 2007 • Page 7 of 73 pages

Attest:

[Signature]

Margie Williams
Clerk of the Board of Supervisors

Approved as to Form:

[Signature]

Thomas P. Guarino
County Counsel
EXHIBIT A – Mitigation Monitoring and Reporting Program
MITIGATION MONITORING AND REPORTING PROGRAM

FOR THE

CAMP WAWONA REDEVELOPMENT PROJECT

Prepared for:
County of Mariposa
Planning Department
5100 Bullion Street
Mariposa, California 95338
Contact: Kris Schenk
209/966-5151

Prepared by:
EDAW
2022 J Street
Sacramento, CA 95814
Contact: Steve Heipel
916/414-5800

November 2007
# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table of Contents</td>
<td>10</td>
</tr>
<tr>
<td>SECTION 1 INTRODUCTION</td>
<td>11</td>
</tr>
<tr>
<td>SECTION 2 PROGRAM MANAGEMENT</td>
<td>12</td>
</tr>
</tbody>
</table>

## Appendix

- Inventory of Mitigation Measures
SECTION 1
INTRODUCTION

The California Environmental Quality Act (CEQA) requires public agencies to adopt a mitigation reporting or monitoring program for all projects for which an environmental impact report has been prepared (Public Resources Code, Section 21081.6: State CEQA Guidelines, Section 15091). This is intended to ensure the implementation of all mitigation measures adopted through the CEQA process. Specifically, Section 21081.6(a)(1) of the Public Resources Code requires a lead or responsible agency to “... adopt a reporting or monitoring program for changes made to the project or conditions of project approval, adopted to mitigate or avoid significant effects on the environment.”

The County of Mariposa (County) proposes to approve a Conditional Use Permit (CUP) and Specific Plan/Zoning Amendment (SP/ZA) related to the redevelopment of Camp Wawona, which is situated on 30.45 acres of privately owned land in the community of Wawona. The CUP and SP/ZA are related to an application from the Central California Conference of Seventh Day Adventists (CCCSDA), the property owner, for the redevelopment of Camp Wawona, a legally existing, non-conforming use in the Wawona Town Planning Area Specific Plan (WTPASP). The redevelopment at Camp Wawona would allow for facility upgrades, including new lodging, parking, and other on-site amenities for use by the CCCSDA as an organizational recreation camp – a newly designated conditional use being proposed as an amendment to the WTPASP.

The County is the lead agency for this project under CEQA. A Final Environmental Impact Report (EIR) for the project has been prepared for consideration and certification by the Board of Supervisors, and upon Board of Supervisor approval, a Notice of Determination will be filed with the State Clearinghouse, along with adopted Findings of Fact for the project.

This mitigation monitoring and reporting program (MMRP) includes all mitigation measures adopted by the Board of Supervisors.
SECTION 2
PROGRAM MANAGEMENT

The MMRP for the project will be in place through all phases of the project including design, demolition, construction, and operation. As the lead agency under CEQA, the County is responsible for the overall implementation and management of the MMRP. The County is responsible for ensuring that the following procedures and measures are implemented. Where noted, the County shall include appropriate mitigation measures or conditions in approvals and permits issued by the County to the project applicant and the applicant's construction contractor.

1. Each potentially significant impact and its corresponding mitigation are identified in the attached list of mitigation measures (Appendix).

2. A qualified specialist(s) will perform or monitor mitigation activities requiring particular expertise or professional licenses and certifications, as noted in the Appendix.

3. Unanticipated circumstances requiring the modification or addition of mitigation measures may arise. The County will be responsible for approving any such modifications or additions to ensure that an equal or higher level of environmental protection is achieved through the revised mitigation measure. Any such modifications will be documented and noted in public files to be maintained by the County.

4. The County has the authority to revoke permits and/or stop the work of construction contractors if compliance with any aspects of the MMRP is not occurring after appropriate notifications have been issued.
### AIR QUALITY

**5.2-1 Short-Term Increases in Regional Criteria Pollutants and Precursors.**

- a. Engine timing on diesel-powered equipment shall be retarded to reduce NOX emissions;
- b. Construction equipment shall be turned off when not in use;
- c. Contractor shall develop a comprehensive construction activity management plan to minimize pieces of construction equipment operating and the extent of the site area worked during any given day;
- d. Contractor shall ensure that construction NOX equipment and maintenance vehicles are properly maintained and direct-injection diesel engines or gasoline-powered engines are used where feasible; and
- e. To the extent feasible, alternative fueled construction equipment and vehicles shall be selected for use at the project site. All construction equipment and vehicles shall be fitted with emission reduction equipment, where feasible, and in accordance with manufacturers' specifications.
- f. Sprinkle all construction areas with water at least twice daily during excavation and other ground disturbing activities;
- g. Keep stockpiles of soil moist or surrounded by windbreaks;
- h. Cover trucks hauling dirt and debris off the side to reduce spillage onto paved surfaces;
- i. Cover loads or maintain at least 2 feet of freeboard on all haul trucks on site;
- j. Use, where possible, water or NPS-approved chemicals for control of dust in construction operations, the construction of roadways and the clearing of land; and
- k. Apply asphalt, oil if approved for use by NPS, water,
NOISE

5.3-1 Construction-related Increases in Ambient Noise Levels.
   a. Noise-generating construction activities associated with the proposed project shall comply with the following limitations on hours of operation: construction activities occurring outside of structures shall not commence prior to 7:00 a.m. and shall cease by 7:00 p.m. from Monday through Friday only. No construction activities occurring outside of structures shall occur on Saturdays and Sundays.
   b. All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, in accordance with manufacturers’ recommendations.
   c. During active construction periods, accommodations for storing construction vehicles and construction workers will be provided at Camp Wawona to reduce the number of construction-related vehicles using Forest Drive.

<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Construction contractor</td>
<td>County of Mariposa</td>
<td>During construction activities</td>
<td></td>
</tr>
</tbody>
</table>

5.3-2 Increases in Stationary Source Noise Levels.
   - Outdoor activity areas for large groups shall be sited in central portions of the 90.45-acre parcel to increase the distance between the source of human voice and sensitive receptors.
   - Landscape plantings and/or berms, and the placement of structures shall be used to attenuate the noise originating from outdoor activity areas.
   - A distributed speaker system shall be employed in order to minimize the volume level of each

<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Applicant</td>
<td>County of Mariposa</td>
<td>During project operation</td>
<td></td>
</tr>
</tbody>
</table>
## Mitigation Measure Details

<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- All loudspeakers shall be dispersion controlled devices and placed such that they do not radiate directly toward the nearby noise-sensitive residential properties or the NPS Wilderness.
- A device which monitors ambient noise levels and adjusts the amplification accordingly shall be employed, in order to minimize amplified levels.
- The system shall be structured into zones, in order to minimize the number of speakers “on” at any one time, and the system shall be capable of sequencing thru zones for “all calls” so that only a small number of speakers are on at any one time.
- Automatic level control shall be used on all signal sources to prevent over-driving the system.
- Only authorized, trained personnel shall be allowed to use the system. This control shall be maintained through password control or lock protection.
- All system controls will be physically and electronically locked, and accessible only to authorized personnel – i.e., the system designer/installer.
- System will be locked-out during the hours of 10 p.m. to 7 a.m., Monday through Friday, and from 10 p.m. to 9 a.m., Saturday and Sunday, except for Primary Life Safety Functions such as fire alarm and emergency evacuation broadcasts.

The public address system shall be designed, installed, and certified by an acoustical engineer to ensure full compliance with the above requirements.

Noise monitoring shall be conducted by an acoustical engineer upon installation of the public address system and twice a year (summer and winter) during operation of the camp to ensure compliance with all applicable noise standards and to ensure that volume controls are appropriately
### BIOLOGICAL RESOURCES

5.4.2 **Reduce impacts from development activities to Sierra mixed coniferous forest and related wildlife habitat**  
The following avoidance measures and best management practices shall be employed to minimize impacts on native vegetation.

- The extent of areas to be disturbed during construction shall be limited to those areas needed to be cleared or graded for the construction of new facilities. Construction area boundaries, including staging areas, shall be clearly marked and fenced to ensure that construction activities do not impact vegetation outside of the approved construction areas. All construction activity and storage of construction materials shall be confined to these marked areas. Staging areas shall be placed in locations already subject to disturbance, or in locations that would have to be cleared for facility construction.

- Direct removal and damage (e.g., pruning and soil compaction within the dripline) of large trees, particularly black oaks, shall be avoided as much as possible. The following measures shall be followed:
  - As part of the habitat restoration plan, a tree mitigation and monitoring plan shall be completed by a qualified biologist or arborist for all oak and other native trees. The plan shall include an inventory of trees to be preserved and those to be removed, including those that may be disturbed from construction activities. The plan shall also address areas to be restored on National Park Service property.
  - For trees to be removed and areas to be restored, the plan shall define replacement ratios and species, location of replacement plantings, local

<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Reduce impacts from development activities to Sierra mixed coniferous forest and related wildlife habitat</strong></td>
<td>Applicant (preparation of Habitat Restoration Plan including a tree mitigation and monitoring plan and noxious weed abatement program)</td>
<td>County of Mariposa</td>
<td>Prior to any ground disturbance activities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mitigation Measure No.</td>
<td>Mitigation Measure</td>
<td>Responsible Party for Implementation</td>
<td>Monitoring Responsibility</td>
<td>Timing of Compliance</td>
<td>Verification of Compliance</td>
<td></td>
</tr>
<tr>
<td>------------------------</td>
<td>-------------------</td>
<td>-------------------------------------</td>
<td>--------------------------</td>
<td>---------------------</td>
<td>--------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- seed/container stock sources, description of planting methods, appropriate irrigation schedules, a monitoring schedule, success criteria, remedial measures, root rot management measures (if infection is diagnosed in trees to be removed), and a fact sheet describing the value and care of oaks. The habitat restoration plan shall incorporate input from the NPS and shall be be approved by the Mariposa County Planning Director, prior to demolition or the issuance of demolition, grading or building permits. The plan shall be implemented as soon as practicable after project construction is complete.
- Individual oak trees or groups of trees to be retained during construction shall be protected by establishing a root protection zone (RPZ) that is 1.5 times the distance from the trunk to the dripline prior to the initiation of any ground-disturbing activities, wherever feasible. Temporary construction fencing shall be installed and no grading, trenching, or vegetative alteration shall be allowed in the RPZ.
- Side-casting and stock-piling activities shall be conducted away from oak trees and other native trees, as much as possible. Side-casting or stock-piling of materials within the dripline of oak trees and other native trees shall be prohibited.
- Vehicles and heavy construction equipment, such as backhoes and excavators, shall not be parked within or adjacent to the dripline of oak trees.
- Individual oak trees and other native trees whose removal during project implementation is unavoidable shall be replaced by planting seedlings or acorns from local genetic stock as close to the original site as possible. Replacement ratios and success criteria shall be implemented in accordance with the tree mitigation and monitoring plan described above.
<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Prior to construction activities, a noxious weed abatement program shall be developed in coordination with the Mariposa County Agricultural Commissioner and/or the Mariposa County Farm Advisor. The program shall be implemented during all phases of construction, and shall include provisions to steam-clean and inspect construction equipment to ensure that it arrives on-site free of mud or seed-bearing material fill soil, mulch, seeds and straw material shall be certified as weed-free and areas of noxious weeds shall be identified and treated pre-construction. All equipment arriving to the job site is subject to inspection by the NPS Branch Chief, Vegetation and Restoration, for compliance with the requirements of this program.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Following construction, implement an on-going noxious weed abatement and control program. The program shall be coordinated with the Mariposa County Agricultural Commissioner and/or the Mariposa County Farm Advisor, as necessary. The program shall also be coordinated with the NPS Branch Chief, Vegetation and Restoration.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Enforce construction specifications regarding topsoil segregation, salvage and reuse, vegetation protection, and finished grading.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landscaping near development shall include native species appropriate to the area or National Park Service approved non-invasive, non-native landscape plants.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.4.4</td>
<td>Reduce impacts from development activities to special-status plant species</td>
<td>Applicant</td>
<td>County of Mariposa</td>
<td>Prior to any ground disturbance activities</td>
<td></td>
</tr>
</tbody>
</table>
woolly sunflower, short-leaved bulrush, Congdon's lewisia, trillium, and Halls' wyethia. The botanist shall conduct surveys for these special-status plant species at the appropriate time of year when the target species shall be in flower and therefore clearly identifiable (i.e. blooming periods). The blooming periods for target species are given in Table 4.4.2 of the Environmental Impact Report. Surveys shall be conducted following protocols approved by the California Department of Fish and Game (CDFG) for surveying for special-status plant species.

If no special-status plants are found during focused surveys, the botanist shall document the findings in a letter report to the applicant and the County, and no further management measures would be required. If special-status plants are found, the following measures shall be implemented:

- If the populations can be avoided, they shall be clearly marked in the field by a qualified botanist for avoidance during construction activities. To ensure that avoidance is achieved, construction personnel shall participate in an environmental awareness program. Under this program, workers shall be informed about the presence of special-status plant populations and requirements to ensure that habitat occupied by special-status plants is not affected during construction. On-site biological monitoring shall be conducted at least once per week by a qualified botanist when ground-disturbing activity is conducted in areas adjacent to habitat occupied by special-status plants. At the end of the construction period, a botanist shall prepare a letter report for the applicant and the County that summarizes the monitoring results.
- If special-status plant populations cannot be avoided, consultations with CDFG may be required, depending on the listing status of the species present. These consultations would determine
<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>appropriate mitigation measures to ensure that impacts to any populations that would be affected by the implementation of the project are minimized and fully mitigated. Appropriate measures may include the creation of off-site populations through seed collection or transplanting, preservation and enhancement of existing populations, or restoration or creation of suitable habitat in sufficient quantities to compensate for the impact. A qualified botanist shall prepare a letter report for the applicant and the County that describes all measures to be implemented to minimize and fully mitigate impacts to special-status plants. The letter report shall include performance standards, a detailed five-year monitoring program for each mitigation site, and contingency actions if the performance standards are not met.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

• The applicant shall implement all measures determined necessary during this agency consultation. A qualified botanist shall monitor the implementation of these measures and, if necessary, develop and monitor contingency actions if it is determined at any time during the monitoring period that the performance standards are not being met.

<table>
<thead>
<tr>
<th>5.4.5</th>
<th>Reduce impacts to special-status wildlife species</th>
<th>Applicant (conduct surveys)</th>
<th>County of Mariposa</th>
<th>Prior to and during construction activities</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>In order to minimize impacts to special-status wildlife species, the following measures shall be implemented:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Tree removal shall take place between September 1st and October 1st. This would place tree removal outside of the pacific fisher pupping season (typically between February and May), outside of bird nesting season (typically February to August), after the bat hibernation period (typically late fall to early spring), and prior to the bat pupping season</td>
<td>County of Mariposa</td>
<td>Prior to and during construction activities</td>
<td></td>
</tr>
</tbody>
</table>
(typically early spring through mid-August).
If tree removal would occur outside of this window, protocol-level breeding surveys for the appropriate species, depending on the season, shall be conducted prior to tree removal. If surveys are required, they shall be performed with mitigation measures as described in the following two conditions for roosting bats and nesting birds. The surveys for Pacific fishers, if required, shall involve survey for the presence of Pacific fishers only, due to the difficulty in locating natal or maternal dens. If the presence of Pacific Fishers is confirmed, all tree removal shall be delayed until August 15, when Fisher pups are mobile.

b) To minimize impacts to roosting bats, prior to demolition, removal, or movement of any existing structures, a qualified biologist shall conduct a survey for the existence of roosting bats.
If surveys conducted in the fall did not reveal any bat species, then project actions shall occur within three days in order to prevent the destruction of any bats that could move into the area after the survey.
If an existing structure were being used as a winter roost, then project actions affecting the structure shall occur between September 1 and October 1 (prior to hibernation) or between January 15 to February 15 (after hibernation and before pupping).
If surveys reveal that an existing structure is being used as a nursery colony, project actions affecting the structure shall not occur until after August 15, when the pups are weaned and are free-flying. If the surveys reveal a day roost or night roost, a one-way exclusion device approved by CDFG shall be installed for an appropriate amount of time (as determined through consultation between the applicant and CDFG) to allow bats to leave the structure prior to project activities.
c) To minimize adverse effects on nesting birds, grading, construction, demolition, and movement of structures shall be avoided during nesting season. USFWS considers the nesting season to be March 1 to August 31.
If these actions were to take place during the nesting season, a qualified biologist shall conduct surveys for nesting birds, no more than one week prior to construction disturbance. If any special-status species were observed nesting, a determination would be made by a qualified biologist as to whether or not the proposed activity would impact the active nest or disrupt reproductive behavior. If it were determined that the action would not impact an active nest or disrupt breeding behavior, construction may proceed without any restriction or mitigation measure. If it were determined that the action would impact an active nest or disrupt breeding behavior, then avoidance strategies shall be implemented, in consultation with CDFG. Construction within 500 feet of such a nest shall be delayed until a qualified biologist determines that the subject birds are no longer nesting or until a qualified biologist confirms that juvenile birds are no longer using the nest as their primary day and night roost.

d) To reduce impacts to special-status species and their habitat during construction, the following methods shall be used.

- Special status species or habitats shall be demarcated using high visibility fencing and signs to ensure avoidance during construction.
- Routes of escape shall be maintained from
<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>excavated pits and trenches for animals that might fall in. During construction, construction workers shall maintain vigilance for animals caught in excavations and take appropriate actions to free them.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Food-related refuse shall be controlled by disposal in animal-resistant receptacles of National Park Service-approved design; food on the project site shall be stored in animal-resistant containers; the project site shall be surveyed for food residues at the end of each day, and any such residues shall be collected and deposited in an animal-resistant trash receptacle; no food garbage shall be deposited in open-top construction dumpsters. If the applicable county ordinance and the NPS animal-resistant receptacle requirements differ, the more restrictive requirements shall apply.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• An educational program on the above special-status species shall be presented by a qualified biologist to construction and tree removal crews prior to their actions on the project site. Under this program, workers shall be informed about the presence of special-status species or habitats to ensure that habitat occupied by special-status species is not affected during construction. On-site biological monitoring shall be conducted at least once per week by a qualified biologist when ground disturbing activity is conducted in areas adjacent to habitat occupied by special-status species. At the end of the construction period, a biologist shall prepare a letter report for the applicant and the County that summarizes the monitoring results.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Speed limits in and approaching the</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mitigation Measure No.</td>
<td>Mitigation Measure</td>
<td>Responsible Party for Implementation</td>
<td>Monitoring Responsibility</td>
<td>Timing of Compliance</td>
<td>Verification of Compliance</td>
<td></td>
</tr>
<tr>
<td>-----------------------</td>
<td>------------------------------------------------------------------------------------</td>
<td>-------------------------------------</td>
<td>--------------------------</td>
<td>----------------------</td>
<td>---------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>construction area shall be low and posted in appropriate locations.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CULTURAL RESOURCES**

**5.5-3** *Stop Construction if Cultural Resources are Discovered During Ground-Disturbing Activities.*

In the event that previously unknown archaeological resources are discovered during proposed land alteration activities, the construction contractor shall cease work that could further disturb such resources and notify the Camp Director regarding the discovery. Work could continue on other parts of the building site while cultural resource evaluation or treatment is being completed. The Seventh-day Adventists shall contact the County Planning Department and an archaeologist meeting the Secretary of the Interior's professional qualifications. The archaeologist shall evaluate the resource in accordance with state guidelines. If necessary, appropriate treatment measures will be developed in consultation with the County to effectively mitigate potential adverse effects. If required, treatment of the resource, in accordance with a plan approved by the responsible agencies, would be implemented before potentially destructive work within the area of the resource could resume.

In the event that human remains are discovered during land altering activities, the Mariposa County Coroner, the American Indian Council of Mariposa, and the Native American Heritage Commission in Sacramento shall also be immediately notified.

**ABESTHETICS AND VISUAL RESOURCES**

**5.8-3** *Linear Infrastructure Should be Placed to Blend With the Natural Environment.*

- Installation of linear infrastructure (e.g., power lines) shall, to the extent feasible, be located in existing utility corridors, and shall not entail
<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>clearing of new forested corridors. Electric transmission facilities and telephone poles shall be placed above-ground in existing corridors to avoid clearing corridors and disturbing native soil, unless the lines are placed underground along roads which are already disturbed. Utility poles shall be brown in color and shall be placed in a manner to blend with the natural environment, to the extent practical. • Grading shall be confined primarily to areas sloped at 20% or less. If grading activities are necessary within areas sloped at 20% or greater, an Erosion Control Plan shall be prepared identifying appropriate erosion control measures.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.8-4</td>
<td><strong>Shield and Direct Lighting.</strong> • All exterior lighting shall be shielded and point downward to avoid day or nighttime glare.</td>
<td>Applicant</td>
<td>County of Mariposa</td>
<td>Prior to issuance of building permits</td>
<td></td>
</tr>
</tbody>
</table>

**TRAFFIC AND TRANSPORTATION**

<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.9-1</td>
<td><strong>Manage Traffic on Forest Drive</strong> Buses and over-sized construction vehicles (over 8 foot 6 inches in body width, or 3 axles or more) entering and leaving Camp Wawona on Forest Drive shall be accompanied by a pilot car that would precede each bus using Forest Drive. Large and over-sized construction vehicles entering and leaving Yosemite National Park and Camp Wawona shall be accompanied by a pilot car that would precede each bus or construction vehicle using the South Entrance and Forest Drive. The NPS Wawona District Ranger shall be notified with a minimum 24-hour advance notice. The car shall be in contact with the bus or construction vehicle by radio, shall inform the bus or construction vehicle driver of the status of opposing traffic, and shall inform approaching motorists of a following bus or construction vehicle and direct them to a safe location to wait until the bus or construction vehicle passes.</td>
<td>Applicant</td>
<td>County of Mariposa</td>
<td>During project operation</td>
<td></td>
</tr>
</tbody>
</table>
**Mitigation Measure No.** | **Mitigation Measure** | **Responsible Party for Implementation** | **Monitoring Responsibility** | **Timing of Compliance** | **Verification of Compliance** | **Comments**
--- | --- | --- | --- | --- | --- | ---
A Traffic Control Plan describing the number and nature of construction-related vehicles, period of use along Forest Drive, and plans to notify NPS, residents and motorists of construction traffic shall be developed for review and approval by the County and the NPS Wawona District Ranger prior to each active construction season.
During active construction periods, accommodations for storing construction vehicles and construction workers shall be provided at Camp Wawona to reduce the number of construction-related vehicles using Forest Drive. Adequate space for storage of construction vehicles, heavy equipment, construction materials, and a contractor's office shall be provided on the 30.45-acre parcel of land owned by the Seventh-day Adventists. In addition, temporary housing for construction workers at Camp Wawona shall be provided in a manner that does not exceed the existing maximum capacity for overnight guests.
When Camp Wawona is being used to house overnight guests, the existing pull-outs along Forest Drive shall be kept clear of snow and ice that would otherwise make use of these pull-outs infeasible.

| 5.9.2 | **Maintain Off-Season Use at Historical Levels**
Maximum overnight occupancy of the camp during the off-season shall be maintained at levels compatible with peak historical off-season use of the Camp. During the winter months (December 1 to February 28), overnight occupancy shall be limited to 230 guests on the weekend and 150 guests during the week. During the spring (March 1 to May 31), overnight occupancy shall be limited to 240 guests on the weekend and 150 guests during the week. During the fall (September 1 to November 30), overnight occupancy shall be limited to 265 guests on...
| Applicant | County of Mariposa | Prior to issuance of building permits |
the weekend and 175 guests during the week.
A maximum of 15 resident staff may occupy the camp
during these off season periods.
The weekend is generally defined as Friday through
Sunday, with the inclusion of Monday on major
holidays.
Maximum daytime occupancy of the camp may exceed
this limit on one day per week – the transition day,
when one week’s program ends and the next week’s
program begins.

HAZARDS AND HAZARDOUS MATERIALS

5.11-2 Hazardous Materials Investigation.
A thorough Hazardous Materials Investigation by a
qualified professional as approved by the Building
Official shall be made of each structure on the project
site scheduled for demolition during implementation of
the project. The study shall focus on locating sources of
asbestos, lead-based paint, and other hazardous
building materials that could exist in the older camp
structures. If these substances are located in a building
scheduled for demolition, removal shall be conducted
according to OSHA regulations.

5.11-4 Reduction of Wildfire Risk.
To reduce the risk that use of Camp Wawona would
result in a wildland fire, the following practices shall be implemented:
a) Ensure that on-site roads and driveways are
sufficiently wide to allow for emergency vehicles
access through consultation with the NPS, CDF,
and Mariposa County Fire for approval of road and
driveway design criteria;
b) Maintain the existing circulation system using
roads (e.g., Bills Hill Road) connecting through
other parcels to regional roadways for emergency
<table>
<thead>
<tr>
<th>Mitigation Measure No.</th>
<th>Mitigation Measure</th>
<th>Responsible Party for Implementation</th>
<th>Monitoring Responsibility</th>
<th>Timing of Compliance</th>
<th>Verification of Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>access:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c)</td>
<td>Maintain sufficient onsite emergency water supply and firefighting equipment to control and contain fires that could start on the camp property:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d)</td>
<td>Maintain clear ground around any areas where open fires shall be used, and maintain fire suppression materials (e.g., shovels, buckets of water) in those locations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e)</td>
<td>Prepare a Sign Design Review Plan for approval by the County that provides for the installation of on-site directional signs that provide easy identification of roads, driveways, and emergency escape routes:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D)</td>
<td>Employ design specifications for new buildings which reduce the risk of damage during wildland fires, including use of brick, stucco, or thicker wood siding materials for exterior walls, the enclosure of the underside of balconies and decks with fire resistant materials, roofing with Class A fire resistant or noncombustible material, eaves that are boxed or enclosed with fire resistant materials, and limiting the number and size of windows facing large areas of flammable vegetation.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g)</td>
<td>Maintain fuel breaks between structures and vegetation. Width of fuel breaks shall be consistent with those established by CDF.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h)</td>
<td>Maintain a minimum of 15 feet between heating oil and/or fuel oil tanks and structures.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
EXHIBIT B
FINDINGS OF FACT FOR THE
CAMP WAWONA REDEVELOPMENT PROJECT

Having received, reviewed and considered the Final EIR and other information in the record of proceedings, the Board hereby adopts the following findings in compliance with CEQA and the CEQA Guidelines:

Part A: Findings regarding the environmental review process and the contents of the Final EIR.

Part B: Findings regarding the environmental impacts of the Proposed Project and the mitigation measures for those impacts identified in the Final EIR and adopted as conditions of approval.

Part C: Findings regarding alternatives and the reasons that such alternatives are rejected.

In adopting these findings, the Board certifies that these findings are based on full appraisal of all viewpoints, including all comments received up to the date of adoption of these findings, concerning the environmental issues identified and discussed in the Final EIR. The Board is adopting these findings for the entirety of the actions and approvals relating to the Camp Wawona Redevelopment Project.

A. Environmental Review Process

1. Overview of the Proposed Project

Camp Wawona is an existing year round recreational camp for families, adults and children which primarily accommodates the needs of the constituency of the CCCSDA. Camp Wawona is located on a 30.45-acre parcel of privately-owned property in the community of Wawona. The Camp has 338 transient units and accommodations for the camp manager and other resident caretakers. The Central California Conference of Seventh Day Adventists (CCCSDA) has operated the existing Camp Wawona for over 75 years without regulation of camp operation or usage.

The Camp Wawona Redevelopment Plan was developed to address all current and anticipated future needs of the Camp. The plan includes demolition of existing camp buildings and facilities and construction of new buildings and facilities and associated site work. The Camp’s lodging facilities have been constructed incrementally over a 75 year period of time, with the most recent construction occurring in the 1970’s. As a result, all of the lodging facilities need to be removed and replaced. Several structures, including a large residence, have been demolished or destroyed in previous years. The non-conforming status of the property and the current limitations of the Wawona Plan have prevented these structures from being rebuilt. The Project’s new buildings are designed to better serve the CCCSDA’s spiritual mission, provide recreational and educational opportunities for a
variety of organizations, some of which serve the disabled/handicapped, visually impaired, and the terminally ill. The improved lodging and recreation facilities will provide more opportunities for handicapped and disabled users of the camp. Another result of the project will be expanded indoor recreation facilities for winter use, during inclement weather. In the past, campers have left the facility for recreational opportunities during the winter season due to few onsite activities.

The Project includes Conditional Use Permit (CUP) No. 2002-346 and approval of the proposed phased Master Redevelopment Plan for the CCCSDA’s organized recreational camp. Specific Plan/Zoning Text Amendment No. 2002-345 proposes to create a new conditional use designation for “organizational recreation camps” in the Mountain Residential land use and zoning district of the Wawona Town Planning Area Specific Plan (WTPASP). The Planning Commission recommended an additional text amendment to the Lot Coverage standards of the WTPASP.

One purpose of the Project is to increase existing usage of the camp during fall, winter and spring when the camp has historically been used less intensively as compared to the peak summer season. The Camp operates at full capacity during the 8 week Summer Camp program, which lasts from mid-June to mid-August each year. Camp usage during the summer season will not increase under the proposed project. During the other seasons of the year, the Camp is normally used less intensively.

The Draft EIR assumed that under existing conditions, Camp occupancy during the off-season (i.e. fall, winter and spring) is approximately 100 persons during the weekdays and 100-200 persons over the weekends. (DEIR, p. 5.9-5; Appendix C, p. 13).

According to historic occupancy data submitted by the applicant following preparation of the Draft EIR, occupancy levels over the weekends in the spring, fall and winter have historically ranged from 125 to 225 people, including program support staff. At mid-week, during off peak months, there may be as many as 180 people, including the camp manager, resident staff and program support staff.

The occupancy limits imposed by Mitigation Measure 5.9-2 allow a maximum of 150 weekday and 230 weekend guests during the winter season; a maximum of 160 weekday and 240 weekend guests during the spring season; and a maximum of 175 and 265 guests during the fall season. These limits would allow an increase in occupancy during the fall, winter and spring seasons ranging from 67% (winter) and 94% (fall) over the occupancy levels that the EIR assumed as part of the “existing conditions.” (DEIR, p. 5.9-5). As noted above, historic occupancy data provided by the applicant and public testimony following preparation of the Draft EIR shows higher existing occupancy levels than were assumed in the Draft EIR. The historic occupancy data is consistent with the occupancy limits imposed as a condition of project approval.

2. Adequacy of Final EIR and Absence of Significant New Information in Final EIR
The Final EIR was completed and made available for review by public agencies and members of the public on October 26, 2006.

The Final EIR contains all of the comments received during the public comment period, together with written responses to those comments which were prepared in accordance with CEQA and the CEQA Guidelines. The Final EIR also includes three addenda (Erratum No. 1, November 1, 2006; Erratum No. 2, Planning Commission meeting March 30, 2007; and Erratum No. 3, Planning Commission meeting May 18, 2007).

The Board finds and determines that the Final EIR provides adequate, good faith and reasoned responses to all comments raising significant environmental issues.

CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR for further review and comment when significant new information is added to the EIR after public notice is given of the availability of the draft EIR but before certification of the Final EIR. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect that the project proponent declines to implement. The Guidelines provide examples of significant new information under this standard. Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

The Board recognizes that the Final EIR incorporates information obtained by the County since the Draft EIR was completed, and contains additions, clarifications, modifications and other changes. With respect to this information, the Board finds as follows:

Selection of “No Land Exchange” Alternative as Proposed Project. Following the May 2004 decision by the Yosemite National Park Superintendent that the Land Exchange would not be required in order for NPS to support the project, the Project proponent revised the application materials to eliminate the federal land exchange project component. As a result of this change as described in Chapter 2 of the Final EIR, a new Preface, Executive Summary, Introduction, and Description of the Proposed Project without the land exchange component have been provided in the Final EIR.

The Board finds that the Proposed Project without the land exchange component will result in a reduction in potential impacts to biological resources in comparison with the Previously Proposed Action With Land Exchange, and with respect to other resources, no new significant impacts, or increase in the severity of significant impacts, will result form the Proposed Project as a result of abandonment of the federal land exchange component.

The Board finds that all attributes and potential impacts of the “No Land Exchange” Alternative that is now the Proposed Project were identified and fully analyzed in the EIR. Abandonment of the federal land exchange component from the Project does not constitute significant new information under Section 15088.5 of the CEQA Guidelines.
Adoption of 2006 Countywide General Plan. Since the October 26, 2006 completion of the Final EIR and release for public and agency review, the County has adopted the 2006 County of Mariposa General Plan. In preparing the Draft EIR and the Final EIR, the County relied upon the currently adopted plans: the 1981 General Plan and the 1987 Wawona Town Plan Area Specific Plan (WTPASP). Where significant changes were being considered in the General Plan Update 2003 (released on April 4, 2003), the EIR included a discussion of the consistency of the proposed project relative to those proposed changes. (Draft EIR, pp. 1-5, 4.1-9, 5.1-6 to 5.1-9). With respect to the provisions and policies of the 2003 General Plan Update that were considered in the Draft EIR, the Board finds that the language of such provisions did not materially change in the adopted version of the General Plan. The Board further finds that the Project is not inconsistent with October 2006 Draft General Plan Goals identified by Project opponents as applicable to and inconsistent with the Project, including Goal 9-1 (“all development shall have safe and adequate access”); Goal 9-5 (requiring provision of “adequate water and wastewater services to properties in the County”); and Goal 9-9 (“maintain quality emergency service delivery”). Neither the Board’s adoption of the 2006 General Plan, nor Project opponents opinions regarding the Project’s consistency with select Goals thereof constitute significant new information under Section 15068.5 of the CEQA Guidelines.

Changes to Mitigation Measures. As described in Sections 3.0 (Responses to Comments) and 4.0 (Corrections and Revisions to the Draft EIR) of the Final EIR, several of the mitigation measures proposed in the Draft EIR have been modified and several new mitigation measures have been added in response to comments received and internal review of the Draft EIR. In addition, the staff report prepared to respond to materials and comments submitted at the public hearings held on the project recommends some modification to mitigation measures and some additional measures. The Board finds that these changes and additions to the mitigation measures in the Final EIR and in the staff report dated August 14, 2007 and attachments to that report (August 14, 2007 staff report) augment the mitigation measures proposed in the Draft EIR, strengthen the effectiveness of the proposed mitigation measures, and enhance their clarity, but do not cause any new or more severe environmental impacts. Therefore, in accordance with CEQA and the CEQA Guidelines, no recirculation of the EIR is necessary based on the changes and additions to the mitigation measures in the Final EIR, the August 14, 2007 staff report, and the November 6, 2007 Supplement to the Staff Report.

Other Changes. Various minor changes and edits have been made to the text, tables and figures of the Draft EIR, as set forth in Section 4.0 of the Final EIR, in the August 14, 2007 staff report, and in the November 6, 2007 Supplement to the Staff Report. These changes are generally of an administrative nature such as correcting typographical errors, making minor adjustments to the data, and adding or changing certain phrases to improve readability. The Board finds that these changes are of a minor, non-substantive nature and do not require recirculation of the EIR.

Final EIR Table ES-2. The Board finds that since completion of the Final EIR, the County has identified a few minor errors in the text of Table ES-2 and has revised several mitigation measures as noted above. Those errors are corrected and mitigation measures revised in the Attachment 1 to these findings, the “Impact Findings and
Mitigation Monitoring and Reporting Programs” for the Proposed Project. The Board finds that the corrections and revisions incorporated into Attachment 1 do not cause any new or more severe environmental impacts than previously revealed. Therefore, in accordance with CEQA and the CEQA Guidelines, no recirculation of the EIR is necessary based on the correction of errors or the revision of mitigation measures in Attachment 1.

In addition to the changes and corrections described above, the Final EIR, the August 14, 2007 staff report and the Supplement to the Staff Report for November 6, 2007 provide additional information in response to comments and questions from agencies and the public. Such information includes, but is not limited to, additional information regarding project-related traffic, wastewater treatment, and water usage and supply.

The Board finds that this additional information does not constitute significant new information requiring recirculation, but rather that the additional information merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. Specifically, the Board finds that the additional information including the changes described above, does not show that:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
(4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Based on the foregoing, and having reviewed the information contained in the Final EIR and in the record of the County’s proceedings, including the comments on the Draft EIR and the responses thereto, and the above-described information, the Board hereby finds that no significant new information has been added to the Final EIR since public notice was given of the availability of the Draft EIR that would require recirculation of the EIR.

3. **Differences of Opinion Regarding the Impacts of the Project**

In making its determination to certify the Final EIR and to approve the Proposed Project, the Board recognizes that the Proposed Project implicates a number of controversial environmental issues and that a range of technical, scientific and lay opinion exists with respect to those issues. The Board has acquired an understanding of the range of this technical, scientific and lay opinion by its review of the Draft EIR, the comments received
on the Draft EIR and the responses to those comments in the Final EIR, as well as testimony, letters and reports regarding the Final EIR and the Project. The Board has reviewed and considered, as a whole, the evidence and analysis presented in the Draft EIR, the evidence and analysis presented in the comments on the Draft EIR, the evidence and analysis presented in the Final EIR, the information submitted on the Final EIR, and the reports prepared by the experts who prepared the EIR, the County’s consultants, and by staff, addressing those comments. The Board has gained a comprehensive and well-rounded understanding of the environmental issues presented by the Proposed Project. In turn, this understanding has enabled the Board to make its decisions after weighing and considering the various viewpoints on these important issues. The Board accordingly certifies that its findings are based on full appraisal of all of the evidence contained in the Final EIR, as well as the evidence and other information in the record addressing the Final EIR.

B. Impacts and Mitigation Measures

1. Impacts and Mitigation Measures

These findings provide the written analysis and conclusions of the Board regarding the environmental impacts of the Proposed Project and the mitigation measures proposed by the Final EIR and adopted by the Board as conditions of approval for the Plan.

In making these findings, the Board has considered the opinions of other agencies and members of the public, including but not limited to counsel for Citizens for the Protection and Preservation of Wawona, disagreeing with some of the analysis and impact evaluations in the EIR. The Board finds that the determination of the significance of project-related impacts involves a judgment decision within the discretion of the Board, and the analysis and conclusions in the EIR and record are supported by substantial evidence in the record, including the testimony and information from the applicant regarding historical year-around use of the Camp, and the expert opinion of the EIR preparers and County staff.

Attachment 1 attached to these findings and incorporated herein by reference summarizes the environmental determinations of the Final EIR about the Proposed Project’s impacts before and after mitigation. This attachment does not attempt to describe the full analysis of each environmental impact contained in the Final EIR. Instead, Attachment 1 provides a summary description of each impact, describes the applicable mitigation measures identified in the Final EIR and adopted by the Board, and states the Board’s findings on the significance of each impact after imposition of the adopted mitigation measures. A full explanation of these environmental findings and conclusions can be found in the Final EIR and these findings hereby incorporate by reference the discussion and analysis in the Final EIR supporting the Final EIR’s determinations regarding the Project’s impacts and mitigation measures designed to address those impacts. In making these findings, the Board ratifies, adopts and incorporates the analysis and explanation in the Final EIR in these findings, and ratifies, adopts and incorporates in these findings the determinations and conclusions of the Final EIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings. In addition, the August 14, 2007 staff report to the Board and the Supplement to the Staff Report for the November 6, 2007 continued hearing further explains the County’s environmental findings and conclusions and these
findings hereby incorporate by reference the discussion and analysis in the August 14, 2007 and November 6, 2007 staff report and supplement to staff report supporting the Final EIR's determinations regarding the Project's impacts and mitigation measures designed to address these impacts. In making these findings, the Board ratifies, adopts and incorporates the analysis and explanation in the August 14, 2007 and November 6, 2007 reports in these findings and adopts the recommendations of these staff reports regarding mitigation measures and conditions of approval.

As set forth in the Resolution the Board adopts, and incorporates as conditions of approval, the mitigation measures set forth in Exhibit A to reduce or avoid the potentially significant and significant impacts of the Project, as well as certain less-than-significant impacts. In adopting these mitigation measures, the Board intends to adopt each of the mitigation measures proposed in the Final EIR together with such supplemental mitigation measures as have been recommended by the August 14, 2007 and/or November 6, 2007 staff reports. Accordingly, in the event a mitigation measure recommended in the Final EIR has inadvertently been omitted from Attachment 1, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in Attachment 1 fails to accurately reflect the mitigation measures in the Final EIR and August 14, 2007 and November 6, 2007 staff reports due to a clerical error, the language of the mitigation measure as set forth in the Final EIR and August 14, 2007 and November 6, 2007 staff reports shall control, unless the language of the mitigation measure has been specifically and expressly modified by these findings.

Attachment 1 is based on Table ES-2 of the Final EIR, but includes the full text of all mitigation measures and corrects some clerical and typographical errors in Table ES-2. It also includes supplemental mitigation measures and enhancements to some mitigation measures identified in the Final EIR compiled by County staff after the Final EIR was completed that are also adopted by this Board.

In several comments on the Draft EIR and Final EIR, various measures were suggested by commenters as proposed additional mitigation measures or modifications to the mitigation measures identified by the EIR. Several of the EIR's mitigation measures were modified in response to such comments, and other mitigation measures were added to the Final EIR in response to such comments. Other comments requested minor modifications in mitigation measures identified in the Draft EIR, requested mitigation measures for impacts that were less than significant, or requested additional mitigation measures for impacts as to which the Draft EIR identified mitigation measures that would reduce the identified impact to a less than significant level; these requests are declined as unnecessary.

With respect to the additional measures suggested by commenters that were not added to the Final EIR, the August 14, 2007 staff report, or to the November 6, 2007 Supplement to the Staff Report, the Board hereby adopts and incorporates by reference the reasons set forth in the response to comments contained in the Final EIR, the staff reports to the Planning Commission dated March 30, 2007 and May 18, 2007, the August 14, 2007 staff report, and the November 6, 2007 staff report as its grounds for rejecting the adoption of these mitigation measures.
2. Mitigation Measures Within The Jurisdiction And Control Of Other Agencies.

The Board has adopted all of the mitigation measures identified in Attachment 1. Some of the measures identified in Attachment 1 are also within the jurisdiction and control of other agencies. To the extent any of the mitigation measures are within the jurisdiction of other agencies, the Board finds those agencies can and should implement those measures within their jurisdiction and control.

C. Basis for the Board’s Decision to Approve the Proposed Project Rather Than An Alternative to the Proposed Project

1. Summary of discussion of alternatives in the Final EIR.

The EIR evaluates a reasonable range of potential alternatives which include (1) No Project Alternative; (2) No Land Exchange Alternative (that is now the Proposed Project); (3) Reduced Land Exchange Alternative; and the (4) Minimal Land Exchange Alternative.

The Draft EIR also describes proposals that the County concluded did not merit more detailed review: (1) Modified Land Exchange Alternative - Relocation Within Section 35; (2) Destination Resort Alternative; (3) Alternative Site Location - Yosemite West; and (4) Alternative Site Location - Fish Camp North.

2. The Board’s Findings Relating to Alternatives.

In making these findings, the Board certifies that it has independently reviewed and considered the information on alternatives provided in the Final EIR, including the information provided in comments on the Draft EIR and the responses to those comments in the Final EIR. The Final EIR’s discussion and analysis of these alternatives is not repeated in these findings, but the discussion and analysis of the alternatives in the Final EIR is incorporated in these findings by reference.

The Board finds that when compared to the other alternatives described and evaluated in the EIR, the Proposed Project, as mitigated, provides a reasonable balance between implementation of the Project Objectives and reducing potential environmental impacts to an less than significant level, and to a greater extent than the Previously Proposed Action With Land Exchange or any of the alternatives evaluated in the EIR.

By approving the Proposed Project, the Board finds that it has approved the environmentally superior No Land Exchange Alternative. The Board has adopted mitigation measures that substantially reduce or avoid the significant environmental effects of the Proposed Project. As mitigated and conditioned, the Board finds that the Proposed Project will not result in any significant environmental impacts.

a. Description of Project Objectives.

The overall goal of the project is to provide a comprehensive plan for the redevelopment and future use of Camp Wawona on the privately-owned site where the Camp has successfully
operated for over 75 years. The Draft EIR identified the three primary purposes of the proposed action as follows:

- Improve the buffer between Camp Wawona and the Yosemite Wilderness Area.

- Resolve the land use plan inconsistency of the legally existing camp through an amendment to the County of Mariposa General Plan and the WTPASP creating a conditional use designation for “institutional” or “religious organization campground” in the Mountain Residential zoning district, and issue a Conditional Use Permit to approve the camp facilities and operations.

- Allow for redevelopment of the camp to better serve children’s camping needs and the spiritual needs of the adult church community.

As described in the staff reports prepared for each public hearing on the Final EIR and the project, the Redevelopment Plan seeks to fulfill the following objectives:

- Continue to use the Camp property to accommodate the spiritual, educational and recreational needs of both children and adults.

- Continue to provide camping and lodging facilities that will allow handicapped, disabled and terminally ill individuals to experience the natural beauty of Yosemite.

- Maintain the current occupancy of 338 overnight guests and increase the permanent on-site resident staff from 7 to a total of 15 at full build-out. There will be times when the total on-site number of guests will exceed 338. This may occur during a local community function or a luncheon for parents of children who were campers at Camp Wawona. In no case will the overnight occupancy exceed 338 guests and 15 permanent on-site resident staff.

- Preserve existing natural features (trees, rock outcroppings, and views), wherever possible to minimize grading and disturbance. This will be accomplished by working in areas previously disturbed, whenever possible, and utilizing special building techniques; i.e. step foundations, etc.

- Correct boundary line encroachments of existing buildings and roadways.

- Protect the Wilderness Boundary by the use of split rail fencing and informational signage along the property boundaries that adjoin the designated Wilderness Boundary.

- Develop on-site horse trails that will connect to the existing off-site horse trails on the southern, southwestern and eastern boundaries.
• Continue to use the “Indian Village” site, across Forest Drive as a gathering place for small groups to learn more about river life and Yosemite’s Native American history.

• Develop an on-site sign program for camp identification, building and directional identifications, in accordance with the County’s sign ordinance. The design for the sign program will adhere to the overall design criteria established in the Camp Wawona Design Guidelines manual.

• Develop notification process for construction activities. Since the project is anticipated to be developed over a 20 year time frame, notices of impending construction activities will be posted at the Wawona General Store, on the community bulletin board. In addition, notification of building activity will be forwarded to WAPOA for distribution at their scheduled meetings.

• Develop a Phasing Plan to address the orderly redevelopment of facilities and infrastructure. The Master Redevelopment Plan is envisioned to be phased over a 20 year period. The 20 year phasing plan will be broken down into 4 phases. Development within each phase will require the construction of adequate and appropriate infrastructure necessary to support the facilities constructed, and the demolition of facilities according to their replacement by phase. The reason for the extended phasing period comes from the fact that the funds needed to implement the Redevelopment Plan will come from donations and contributions raised by the Camp Wawona Capital Campaign. Phasing is dependent upon the timing for receiving those funds. The 20 year Phasing Plan can be accelerated if funds become available to complete the project sooner.

b. Discussion and Findings Relating to the
Alternatives Evaluated In The Draft EIR

No Project Alternative. Under CEQA, a “No Project Alternative” compares the impacts of proceeding with a proposed project with the impacts of not proceeding with the proposed project. A No Project Alternative describes the environmental conditions in existence at the time the Notice of Preparation was published, along with a discussion of what would be reasonably expected to occur at the site in the foreseeable future, based on current plans and consistent with available infrastructure and community services.

The No Project Alternative would involve continued operation of Camp Wawona without resolving the land use policy inconsistency. No change in land use or the relevant planning documents would occur. Camp Wawona would remain a legal, non-conforming use without the ability for repair, expansion or redevelopment. The No Project Alternative would require the removal of existing encroachments of Camp Wawona (i.e. the removal of three buildings, a portion of the Campfire Bowl area, the eastern end of the main entrance road, and a segment of the paved road to the south). All disturbed land would be restored to a natural condition. Like the Proposed Project, this alternative would not result in any significant impacts that could not be mitigated to a less than significant level. However, this Alternative would not satisfy any of the Project Objectives.
Previously Proposed Action With Land Exchange. The Previously Proposed Action With Land Exchange, the project as originally proposed, contemplated a plan for redevelopment of Camp Wawona in conjunction with an equal value exchange of land with the National Park Service whereby 15.36 acres of land owned by the CCCSDA would be exchanged to the National Park Service in exchange for 18 acres of National Park Service property. Existing developed facilities would be removed from the 15.36 acres to be exchanged and the land would be restored to a natural condition. Existing encroachments onto public land would be removed, and the disturbed land would be restored to a natural condition. Relevant plans (i.e., WTPASP, County General Plan, Camp Wawona Master Plan) would be amended and other entitlements issued to allow for redevelopment of Camp Wawona for future operation of the camp on the reconfigured 33.09 acres of land. This alternative would result in greater environmental impacts than the No Land Exchange Alternative that is the currently Proposed Project.

Reduced Land Exchange Alternative. The Reduced Land Exchange Alternative involves implementing each of the actions described in the Previously Proposed Action With Land Exchange, but lesser amounts of land would be exchanged between the NPS and the CCCSDA. Existing encroachments would be removed, relevant plans (i.e., WTPASP, County General Plan, Camp Wawona Master Plan) would be amended to allow for future camp modifications, and a reduced amount of acreage (based on equal land values) would be exchanged between the NPS and the CCCSDA. This Alternative would lessen some of the environmental impacts of the Previously Proposed Action With Land Exchange, but due to the development of undisturbed NPS property exchanged with the CCCSDA, would result in greater impacts than the No Land Exchange Alternative that is the currently Proposed Project.

Minimal Land Exchange Alternative. The Minimal Land Exchange Alternative involves implementation of each of the actions described in the Previously Proposed Action With Land Exchange. However, this Alternative would involve the exchange of the smallest amount of land necessary to establish the minimum 100-foot buffer between Camp Wawona and the Yosemite Wilderness Area. This Alternative would lessen some of the environmental impacts of the Previously Proposed Action With Land Exchange, but due to the development of undisturbed NPS property exchanged with the CCCSDA, would nonetheless result in greater impacts than the No Land Exchange Alternative that is the currently Proposed Project.

Summary of Findings Regarding Alternatives. For all of the foregoing reasons, the Board finds that the Proposed Project is environmentally superior to the these alternatives had has determined to approve the Proposed Project instead of one of these alternatives to the Proposed Project.

c. Findings Regarding Suggestions for Modifying the Proposed Project and Variations On The Alternatives
Several modifications to the Proposed Project and/or variations on the alternatives were proposed either in comments on the Draft EIR or in letters and comments submitted to the County after the Final EIR was completed. These proposed variations include: (1) an alternative that would reduce the Project’s size; (2) the modification of the proposed occupancy limits to limits based on “average” historical usage; (3) restriction on Camp operation to allow only summertime use as a children’s camp; (4) redevelopment of Camp Wawona in the exact footprint of existing buildings. The Board’s findings regarding these proposals are as follows:

**Alternative that would reduce the Project’s size.** In written comments on the Final EIR, Counsel for Citizens for the Protection and Preservation of Wawona stated that “the EIR fails to consider an action alternative that would reduce the Project’s size.” This comment does not, however, identify what planned facilities the commenter believes should be reduced in size or any significant environmental impacts that the commenter believes would be reduced or eliminated by a reduction in size of the Project. The buildings and covered areas currently occupying the 30.45-acre parcel at Camp Wawona cover approximately 1.16 acres, and 1.95 acres is currently covered by roadways and parking lots. Thus, in total, buildings and these other facilities cover approximately 10.2% of the site. Under the proposed Project, buildings and covered areas would cover 2.74 acres and 2.19 acres would be covered by roadways and parking lots. Total coverage would be approximately 16.2% of the 30.45 acre parcel. Thus the plan for redevelopment of the site would increase site coverage from 3.11 acres to 4.93 acres. An alternative that would reduce the size of the Project to some level within this range would not result in a substantial reduction or avoidance of any significant environmental impacts in comparison with the project and would not make a material difference in any potential environmental effects associated with the Project. Further, a reduction in the size of the Project to a level that would be less than now exists on the site would be inconsistent with the fundamental objectives of the plan for redevelopment of Camp Wawona which include improving lodging facilities with new facilities designed to accommodate multiple uses and to improve and expand recreational and educational facilities on the site, for the reasons stated in public comments and testimony, and the reports and minutes prepared by staff for the public meetings held on the Final EIR and the Project. Further, all potential environmental impacts associated with the Proposed Project are either less than significant or will be mitigated to a less than significant level and the Board finds that such an alternative is not needed to mitigate any identified Project impact to below a level of significance.

**Occupancy Limits Based Upon “Average” Usage of Camp Wawona.** Some members of the public have suggested imposition of more restrictive occupancy limits than those adopted by the Board as set forth in conditions of approval 3 and 4 and Mitigation Measure 5.9-2. The Board finds that imposition of more restrictive occupancy limits than those adopted by the Board would severely hamper, if not preclude altogether, the CCCSDA’s ability to operate Camp Wawona in a manner that allows it to fulfill its religious mission to the CCCSDA constituency, for the reasons stated in public comments and testimony, and the reports and minutes prepared by staff for each public meeting held on the Final EIR and Project. The Board further finds that for the reasons set forth in the Final EIR, in public comments and testimony, and the reports and minutes prepared by staff for each public meeting held on the Final EIR and Project, the more restrictive occupancy limits based on annual or
quarterly “average” usage would not make a material difference in any traffic effects associated with the project. As described in the Final EIR, the August 14 staff report and the Additional Traffic Assessment dated August 3, 2007 (August 14, 2007 staff report, attachment 19), the percent increase in off-season traffic over existing conditions assumed in the EIR represents a relatively small percent of the traffic on Forest Drive. The Board further finds that with the adoption of Mitigation Measure 5.9-1 and 5.9-2, the Proposed Project will not result in a significant impact on traffic. Finally, the Board finds that the varying projections offered by members of the public of future Camp usage that could occur under the Proposed Projects are based upon the assumption that the Camp would operate at near-full or full occupancy at all times during the off-season, which the Board finds is an assumption that is not based upon substantial evidence but rather on unfounded opinion and speculation, and which stands in conflict with the experience of the Board, of staff, and of the expert testimony presented during the public hearing process for this Project. The Board further finds that this assumption conflicts with the evidence and analysis presented in the Draft EIR; in the Final EIR; in the information and public testimony submitted on the Final EIR; and in the reports prepared by the experts who prepared the EIR, the County’s consultants, and by staff, addressing public comments on this issue. Finally, the Board finds that the occupancy data presented by the CCCSDA in the form of written data and comments and oral testimony is credible, and constitutes substantial evidence, notwithstanding claims to the contrary.

Restriction of Camp to Summertime Use. Some commenters suggested that Camp Wawona be restricted in its operation to a children’s camp that operates only during the summer season. Such a restriction on operations fails to fulfill the Project Objectives, and is inconsistent with Camp operation as a year-around camp for children, adults and families throughout its more than 75 years in operation. The Board finds that imposition of more restrictive occupancy limits than those adopted by the Board would severely hamper, if not preclude altogether, the CCCSDA’s ability to operate Camp Wawona in a manner that allows it to fulfill its religious mission to the CCCSDA constituency, for the reasons stated in public comments and testimony, and the reports and minutes prepared by staff for each public meeting held on the Final EIR and Project. The Board further finds that such a restriction is not needed to mitigate any identified Project impact below a level of significance.

Redevelopment of Camp Wawona in Existing Footprint. Other comments on the Draft EIR as well as on the Final EIR suggested that the CCCSDA be permitted to rebuild Camp Wawona, but only if the new buildings are developed in the exact footprint of existing buildings, with no increase in size. Such a restriction on redevelopment of Camp Wawona fails to fulfill key Project Objectives. The Camp Wawona Redevelopment Plan was developed to address all current and anticipated future needs of the Camp. The plan includes demolition of existing camp buildings and facilities and construction of new buildings and facilities and associated site work. The plan for redevelopment of Camp Wawona includes improving lodging facilities with new facilities designed to accommodate multiple uses and to improve and expand recreational and educational facilities on the site. The Project’s new buildings are designed to better serve the CCCSDA’s mission and provide spiritual, recreational and educational opportunities for a variety of organizations, some of which serve the disabled/handicapped, visually impaired, and the terminally ill. The Board
finds that the improved lodging and recreation facilities will provide more opportunities for handicapped and disabled users of the camp, and cannot be developed in the Camp’s existing footprint. Consistent with project objectives, the improved facilities will also provide opportunities for use during non-summer seasons. The Board further finds that another result of the project will be expanded indoor recreation facilities for winter use, during inclement weather. In the past, campers have left the facility for recreational opportunities during the winter season due to few onsite activities. The Board further finds that such a restriction is not needed to mitigate any identified Project impact below a level of significance.

As discussed in Section B above and set forth in Attachment 1, the Board has found that the Proposed Project would not result in impacts that would remain significant following implementation of the mitigation measures and conditions of approval adopted by the Board.
Attachment 1 (to Exhibit B)
### Table ES-2

**Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange**

<table>
<thead>
<tr>
<th>LAND USE AND PLANNING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Impact 5.1-1: Consistency with Mariposa County Plans and Policies.</strong> Redevelopment of Camp Wawona would be conducted following a textual amendment to the WTPASP and issuance of a Conditional Use Permit. These proposed actions would ensure that the redevelopment and future use of Camp Wawona would be compatible with the goals and policies of the County General Plan and the WTPASP.</td>
</tr>
<tr>
<td><strong>CEQA Significance:</strong> Less than significant</td>
</tr>
<tr>
<td><strong>Mitigation:</strong> None</td>
</tr>
<tr>
<td><strong>Residual Impact:</strong> Less than significant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AIR QUALITY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Impact 5.2-1: Short-Term Increases in Regional Criteria Pollutants and Precursors.</strong> Construction emissions are described as “short term” or temporary in duration and have the potential to represent a significant impact with respect to air quality, especially PM₁₀. Fugitive dust emissions are primarily associated with site preparation and vary as a function of such parameters as soil silt content, soil moisture, wind speed, acreage of disturbance area, and vehicle miles traveled onsite and offsite. ROG and NOₓ emissions are primarily associated with gas and diesel equipment exhaust and the application of architectural coatings. With respect to the proposed project, demolition of the existing buildings and construction of new buildings would temporarily generate emissions of ROG, NOₓ, and PM₁₀ due to site grading and excavation, paving, application of architectural coatings, motor vehicle exhaust associated with construction equipment and employee commute trips, material transport (especially on unpaved surfaces), and other construction operations.</td>
</tr>
<tr>
<td><strong>CEQA Significance:</strong> Less than significant with mitigation incorporated</td>
</tr>
<tr>
<td><strong>Mitigation:</strong> Short-Term Increases in Regional Criteria Pollutants and Precursors.</td>
</tr>
<tr>
<td>a. Engine timing on diesel-powered equipment shall be retarded to reduce NOₓ emissions;</td>
</tr>
<tr>
<td>b. Construction equipment shall be turned off when not in use;</td>
</tr>
<tr>
<td>c. Contractor shall develop a comprehensive construction activity management plan to minimize pieces of</td>
</tr>
</tbody>
</table>
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>Construction equipment operating and the extent of the site area worked during any given day;</th>
</tr>
</thead>
<tbody>
<tr>
<td>d. Contractor shall ensure that construction NOx equipment and maintenance vehicles are properly</td>
</tr>
<tr>
<td>maintained and direct-injection diesel engines or gasoline-powered engines are used where feasible; and</td>
</tr>
<tr>
<td>e. To the extent feasible, alternative fueled construction equipment and vehicles shall be selected for use</td>
</tr>
<tr>
<td>at the project site. All construction equipment and vehicles shall be fitted with emission reduction</td>
</tr>
<tr>
<td>equipment, where feasible, and in accordance with manufacturers’ specifications.</td>
</tr>
<tr>
<td>f. Sprinkle all construction areas with water at least twice daily during excavation and other ground</td>
</tr>
<tr>
<td>disturbing activities;</td>
</tr>
<tr>
<td>g. Keep stockpiles of soil moist or surrounded by windbreaks;</td>
</tr>
<tr>
<td>h. Cover trucks hauling dirt and debris off the side to reduce spillage onto paved surfaces;</td>
</tr>
<tr>
<td>i. Cover loads or maintain at least 2 feet of freeboard on all haul trucks on-site;</td>
</tr>
<tr>
<td>j. Use, where possible, water or NPS-approved chemicals for control of dust in construction operations, the</td>
</tr>
<tr>
<td>construction of roadways and the clearing of land; and</td>
</tr>
<tr>
<td>k. Apply asphalt, oil if approved for use by NPS, water, or NPS-approved suitable chemicals on dirt roads,</td>
</tr>
<tr>
<td>materials stockpiles, and other surfaces which can give rise to airborne dusts.</td>
</tr>
</tbody>
</table>

**Residual Impact:** Less than significant
### Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

| Impact 5.2-2: Long-term Increases in Regional Criteria Pollutants and Precursors. In comparison to the existing facilities, indirect emissions associated with energy usage would be anticipated to decrease slightly due to increased energy efficiency and insulation requirements for the proposed structures. In addition, implementation of the proposed Master Plan would not result in a change in the number of campfire circles, in comparison to the existing facilities. However, as previously discussed, implementation of the proposed Master Plan would result in increased visitation, particularly during off-season months. Consequently, although the number of campfire circles would not change, predicted increases in visitation during the off-season months may result in an increased number of campfires. Corresponding increases in campfire emissions, primarily ROG and PM$_{10}$, could occur, which may contribute to existing ozone and PM$_{10}$ nonattainment conditions in Yosemite Valley. Consequently, increased campfire emissions would be considered to have a moderate impact on local and regional air quality. |
|------------------|-------------------------------------------------|
| CEQA Significance: | Less than significant |
| **Mitigation:** | None |
| **Residual Impact:** | Less than significant |

| Impact 5.2-3: Localized Concentrations of Emissions. Implementation of the proposed Master Plan would not result in the operation of any major stationary or area sources of hazardous air pollutants. However, motor vehicles may contribute to increases in localized concentrations of carbon monoxide (CO). As a result, CO emissions are typically analyzed at a local rather than regional level. |
|------------------|-------------------------------------------------|
| CEQA Significance: | Less than significant |
| **Mitigation:** | None |
| **Residual Impact:** | Less than significant |

### NOISE

| Impact 5.3-1: Construction-related Increases in Ambient Noise Levels. Depending on the time of day during which construction activities would occur, nearby noise-sensitive receptors could experience noticeable increases in ambient noise levels of 3 dBA, or greater. |
|------------------|-------------------------------------------------|
### Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>Impact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction-related activities occurring in nighttime hours (10 pm to 7 am) would generally be more noticeable than those occurring during the day, due to a quieter ambient noise environment in the evening.</td>
<td></td>
</tr>
<tr>
<td><strong>CEQA Significance:</strong></td>
<td>Less than significant with mitigation incorporated</td>
</tr>
<tr>
<td><strong>Mitigation:</strong></td>
<td>Construction-related Increases in Ambient Noise Levels.</td>
</tr>
<tr>
<td>a.</td>
<td>Noise-generating construction activities associated with the proposed project shall comply with the following limitation on hours of operation: construction activities occurring outside of structures shall not commence prior to 7:00 a.m. and shall cease by 7:00 p.m. from Monday through Friday only. No construction activities outside of the structures shall occur on Saturdays and Sundays.</td>
</tr>
<tr>
<td>b.</td>
<td>All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and acoustical shields or shrouds, in accordance with manufacturers’ recommendations.</td>
</tr>
<tr>
<td>c.</td>
<td>During active construction periods, accommodations for storing construction vehicles and construction workers will be provided at Camp Wawona to reduce the number of construction-related vehicles using Forest Drive.</td>
</tr>
<tr>
<td><strong>Residual Impact:</strong></td>
<td>Less than significant</td>
</tr>
<tr>
<td><strong>Impact 5.3-2: Increases in Stationary Source Noise Levels.</strong></td>
<td>The proposed redevelopment of Camp Wawona would not involve the relocation or use of any major stationary sources of noise. Increased outdoor activities at the camp during off-peak months, and continued use of the outdoor public address system, particularly during nighttime hours, would expose nearby residences and on-site visitors to increases in ambient noise levels.</td>
</tr>
<tr>
<td><strong>CEQA Significance:</strong></td>
<td>Less than significant with mitigation incorporated</td>
</tr>
<tr>
<td><strong>Mitigation:</strong></td>
<td>Increases in Stationary Source Noise Levels.</td>
</tr>
<tr>
<td>•</td>
<td>Outdoor activity areas for large groups shall be sited in central portions of the 30.45-acre parcel to increase the distance between the source of human voice and sensitive receptors.</td>
</tr>
</tbody>
</table>
### Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

- Landscape plantings and/or berms, and the placement of structures shall be used to attenuate the noise originating from outdoor activity areas.
- A distributed speaker system shall be employed in order to minimize the volume level of each loudspeaker, and thus its ability to project beyond the camp’s boundaries.
- All loudspeakers shall be dispersion controlled devices and are to be placed such that they do not radiate directly toward the nearby noise-sensitive residential properties or the NPS Wilderness.
- A device which monitors ambient noise levels and adjusts the amplification accordingly shall be employed, in order to minimize amplified levels.
- The system shall be structured into zones, in order to minimize the number of speakers “on” at any one time, and the system shall be capable of sequencing thru zones for “all-calls” so that only a small number of speakers are on at any one time.
- Automatic level control shall be used on all signal sources to prevent over-driving the system.
- Only authorized, trained personnel shall be allowed to use the system. This control shall be maintained through password control or lock protection.
- All system controls will be physically and electronically locked, and accessible only to authorized personnel—i.e., the system designer/installer.
- System will be locked out during the hours of 10 p.m. to 7 a.m., Monday through Friday, and from 10 p.m. to 9 a.m., Saturday and Sunday, except for Primary Life Safety Functions such as fire alarm and emergency evacuation broadcasts.
- The public address system shall be designed, installed, and certified by an acoustical engineer to ensure full compliance with the above requirements.
- Noise monitoring shall be conducted by an acoustical engineer upon installation of the public address system and twice a year (summer and winter) during operation of the camp to ensure compliance with all applicable noise standards and to ensure that volume controls are appropriately locked.

**Residual Impact**: Less than significant

**Impact 5.3-3: Increases in Traffic Noise Levels.** The expected increased use of Camp Wawona would result in relatively minor increases in vehicle traffic. The increased noise associated with the additional vehicle traffic would be less than 3 dBA, an increase that is not generally perceptible.
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>CEQA Significance:</th>
<th>Less than significant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mitigation:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Residual Impact:</strong></td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

**Impact 5.3-4: Increases in Groundborne Vibration.** The proposed project would not involve the use of any equipment or processes that would result in potentially significant levels of ground vibration. Some ground vibration would occur on a temporary basis, during construction. As a result, increased vibration levels would be considered less than significant.

<table>
<thead>
<tr>
<th>CEQA Significance:</th>
<th>Less than significant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mitigation:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Residual Impact:</strong></td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

**BIOLOGICAL RESOURCES**

**Impact 5.4-2: Effects on Sierra mixed coniferous forest (including California black oaks) and related wildlife habitat.** Redevelopment of Camp Wawona would involve the removal of mature vegetation, including California black oaks. California black oaks are considered a sensitive and valued resource by Yosemite National Park. The removal of mature vegetation would also adversely affect wildlife species that use this habitat to forage and breed. The proposed action could also introduce or cause the spread of weeds.

<table>
<thead>
<tr>
<th>CEQA Significance:</th>
<th>Less than significant with mitigation incorporated</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mitigation:</strong></td>
<td>Reduce impacts from development activities to Sierra mixed coniferous forest and related wildlife habitat. The following avoidance measures and best management practices shall be employed to minimize impacts on native vegetation.</td>
</tr>
</tbody>
</table>
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

- The extent of areas to be disturbed during construction shall be limited to those areas needed to be cleared or graded for the construction of new facilities. Construction area boundaries, including staging areas, shall be clearly marked and fenced to ensure that construction activities do not impact vegetation outside of the approved construction areas. All construction activity and storage of construction materials shall be confined to these marked areas. Staging areas shall be placed in locations already subject to disturbance, or in locations that would have to be cleared for facility construction.

- Direct removal and damage (e.g., pruning and soil compaction within the dripline) of large trees, particularly black oaks, shall be avoided as much as possible. The following measures shall be followed:

  - As part of the habitat restoration plan, a tree mitigation and monitoring plan shall be completed by a qualified biologist or arborist for all oak and other native trees. The plan shall include an inventory of trees to be preserved and those to be removed, including those that may be disturbed from construction activities. The plan shall also address areas to be restored on National Park Service property. For trees to be removed and areas to be restored, the plan shall define replacement ratios and species, location of replacement plantings, local seed/container stock sources, description of planting methods, appropriate irrigation schedules, a monitoring schedule, success criteria, remedial measures, root rot management measures (if infection is diagnosed in trees to be removed), and a fact sheet describing the value and care of oaks. The habitat restoration plan shall incorporate input from the NPS and shall be approved by the Mariposa County Planning Director, prior to demolition or the issuance of grading or building permits. The plan shall be implemented as soon as practicable after project construction is complete.

  - Individual oak trees or groups of trees to be retained during construction shall be protected by establishing a root protection zone (RPZ) that is 1.5 times the distance from the trunk to the dripline prior to the initiation of any ground-disturbing activities, wherever feasible. Temporary construction fencing shall be installed and no grading, trenching, or vegetative alteration shall be allowed in the RPZ.

  - Side-casting and stock-piling activities shall be conducted away from oak trees and other native trees, as much as possible. Side-casting or stock-piling of materials within the dripline of oak trees and other native trees shall be prohibited.

  - Vehicles and heavy construction equipment, such as backhoes and excavators, shall not be parked within or adjacent to the dripline of oak trees.

  - Individual oak trees and other native trees whose removal during project implementation is unavoidable shall be replaced by planting seedlings or acorns from local genetic stock as close to the original site as
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

- Replacement ratios and success criteria shall be implemented in accordance with the tree mitigation and monitoring plan described above.
- Prior to construction activities, a noxious weed abatement program shall be developed. The program shall be implemented during all phases of construction, and shall include provisions to steam-clean and inspect construction equipment to ensure that it arrives on-site free of mud or seed-bearing material; fill soil, mulch, seeds and straw material shall be certified as weed-free; and areas of noxious weeds shall be identified and treated pre-construction.
- Following construction, implement an on-going noxious weed abatement and control program.
- Enforce construction specifications regarding topsoil segregation, salvage and reuse, vegetation protection, and finished grading.
- Landscaping near development shall include native species appropriate to the area or National Park Service-approved non-invasive, non-native landscape plants.

<table>
<thead>
<tr>
<th>Residual Impact:</th>
<th>Less than significant</th>
</tr>
</thead>
</table>

**Impact 5.4.3: Effects of development activities on sensitive habitats.** Redevelopment of Camp Wawona is restricted to the area south of Forest Drive. Therefore, the proposed action would not affect the riparian habitat along the South Fork Merced River that is located to the north of Forest Drive.

<table>
<thead>
<tr>
<th>CEQA Significance:</th>
<th>Less than significant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mitigation:</td>
<td>None</td>
</tr>
<tr>
<td>Residual Impact:</td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

**Impact 5.4.4: Effects on special-status plant species from development activities.** The project site contains native habitats that could support a number of special-status plants. While none of these species has been documented on the project site, redevelopment of Camp Wawona could result in direct and indirect impacts to these species because construction would remove suitable habitat for these species. Restoration of the land following redevelopment would allow for a local increase and enhancement of potentially suitable habitat for
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

special-status plants over time.

CEQA Significance: Less than significant with mitigation incorporated

<table>
<thead>
<tr>
<th>Mitigation</th>
<th>Reduce impacts from development activities to special-status plant species</th>
</tr>
</thead>
</table>

Before the initiation of any ground-disturbing or vegetation-clearing activities, the applicant shall retain a qualified botanist to conduct surveys for Yosemite onion, snapdragon, Child’s blue-eyed mary, mountain lady’s-slipper, Congdon’s woolly sunflower, Yosemite woolly sunflower, short-leaved hulsea, Congdon’s lewisia, trillium, and Hall’s wyethia.

The botanist shall conduct surveys for these special-status plant species at the appropriate time of year when the target species shall be in flower and therefore clearly identifiable (i.e. blooming periods). The blooming periods for target species are given in Table 4.4-2 of the Environmental Impact Report. Surveys shall be conducted following protocols approved by the California Department of Fish and Game (CDFG) for surveying for special-status plant species.

If no special-status plants were found during focused surveys, the botanist would document the findings in a letter report to the applicant and the County, and no further management measures shall be required.

If special-status plants are found, the following measures shall be implemented:

- If the populations can be avoided, they shall be clearly marked in the field by a qualified botanist for avoidance during construction activities. To ensure that avoidance is achieved, construction personnel shall participate in an environmental awareness program. Under this program, workers shall be informed about the presence of special-status plant populations and requirements to ensure that habitat occupied by special-status plants is not affected during construction. On-site biological monitoring shall be conducted at least once per week by a qualified botanist when ground-disturbing activity is conducted in areas adjacent to habitat occupied by special-status plants. At the end of the construction period, a botanist shall prepare a letter report for the applicant and the County that summarizes the monitoring results.

- If special-status plant populations cannot be avoided, consultations with CDFG may be required, depending on the listing status of the species present. These consultations would determine appropriate mitigation measures to ensure that impacts to any populations that would be affected by the implementation of the project are minimized and fully mitigated. Appropriate measures may include the creation of off-site populations through seed collection or transplanting, preservation and enhancement of
### Table ES-2
**Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange**

existing populations, or restoration or creation of suitable habitat in sufficient quantities to compensate for the impact. A qualified botanist shall prepare a letter report for the applicant and the County that describes all measures to be implemented to minimize and fully mitigate impacts to special-status plants. The letter report shall include performance standards, a detailed five-year monitoring program for each mitigation site, and contingency actions if the performance standards are not met.

- The applicant shall implement all measures determined necessary during this agency consultation. A qualified botanist shall monitor the implementation of these measures and, if necessary, develop and monitor contingency actions if it is determined at any time during the monitoring period that the performance standards are not being met.

<table>
<thead>
<tr>
<th>Residual Impact:</th>
<th>Less than significant</th>
</tr>
</thead>
</table>

#### Impact 5.4-5: Effects on Special-Status Wildlife Species.
The native forested habitat on the project site could support a number of special-status animals. These animals, including birds, bats, and the Pacific fisher, could use the area for nesting/denning, roosting, and foraging activities. While none of these species has been documented on the project site, redevelopment of Camp Wawona could result in direct and indirect impacts to these species. The project site has limited value to wildlife due to the presence of surrounding developments (e.g., Forest Drive, Camp Wawona).

<table>
<thead>
<tr>
<th>CEQA Significance:</th>
<th>Less than significant with mitigation incorporated</th>
</tr>
</thead>
</table>

#### Mitigation:
Reduce impacts to special-status wildlife species

In order to minimize impacts to special-status wildlife species, the following measures shall be implemented:

a) Tree removal shall take place between September 1st and October 1st. This would place tree removal outside of the Pacific fisher pupping season (typically between February and May), outside of bird nesting season (typically February to August), after the bat hibernation period (typically late fall to early spring), and prior to the bat pupping season (typically early spring through mid-August). If tree removal would occur outside of this window, protocol-level breeding surveys for the appropriate species, depending on the season, shall be conducted prior to tree removal. If surveys are required, they shall be performed with mitigation measures as described in the following two conditions for roosting bats and nesting birds. The surveys for Pacific fishers, if required, shall involve survey for the presence
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

of Pacific fishers only, due to the difficulty in locating natal or maternal dens. If the presence of Pacific fishers is confirmed, all tree removal shall be delayed until August 15, when fisher pups are mobile.

b) To minimize impacts to roosting bats, prior to demolition, removal, or movement of any existing structures, a qualified biologist shall conduct a survey for the existence of roosting bats.

If surveys conducted in the fall did not reveal any bat species, then project actions shall occur within three days in order to prevent the destruction of any bats that could move into the area after the survey. If an existing structure were being used as a winter roost, then project actions affecting the structure shall occur between September 1 and October 1 (prior to hibernation) or between January 15 to February 15 (after hibernation and before pupping).

If surveys reveal that an existing structure is being used as a nursery colony, project actions affecting the structure shall not occur until after August 15, when the pups are weaned and are free-flying. If the surveys reveal a day or night roost, a one-way exclusion device approved by CDFG shall be installed for an appropriate amount of time (as determined through consultation between the applicant and CDFG) to allow bats to leave the structure prior to project activities.

c) To minimize adverse effects on nesting birds, grading, construction, demolition, and movement of structures shall be avoided during nesting season. USFWS considers the nesting season to be March 1 to August 31.

If these actions were to take place during the nesting season, a qualified biologist shall conduct surveys for nesting birds, no more than one week prior to construction disturbance. If any special-status species were observed nesting, a determination would be made by a qualified biologist as to whether or not the proposed activity would impact the active nest or disrupt reproductive behavior. If it were determined that the action would not impact an active nest or disrupt breeding behavior, construction may proceed without any restriction or mitigation measure. If it were determined that the action would impact an active nest or disrupt breeding behavior, then avoidance strategies shall be implemented, in consultation with CDFG. Construction within 500 feet of such a nest shall be delayed until a qualified biologist determines that the subject birds are no longer nesting or until a qualified biologist confirms that juvenile birds are no longer using the nest as their primary day and night roost.

d) To reduce impacts to special-status species and their habitat during construction, the following methods shall be used.

- Special-status species or habitats shall be demarcated using high-visibility fencing and signs to ensure avoidance during construction.
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>Impact</th>
<th>Description</th>
<th>CEQA Significance</th>
<th>Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.4-6</td>
<td>Effects on Wildlife Movement Corridors. The riparian corridor along the South Fork Merced River is expected to serve as an important corridor for wildlife movements. The proposed action would not involve the construction of new facilities in this area. Therefore, no adverse effects to wildlife movements along the South Fork Merced River are expected. Animals that may use the project site for access to the river (e.g., deer) are expected to continue using this parcel after the camp is redeveloped, if they are tolerant of human activities, or to access the river to the east of Camp Wawona, where extensive tracts of undeveloped land occur nearby.</td>
<td>Less than significant</td>
<td>None</td>
</tr>
</tbody>
</table>

Residual Impact: Less than significant
### Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>Residual Impact:</th>
<th>Less than significant</th>
</tr>
</thead>
</table>

**Cultural Resources**

**Impact 5.5-1: Potential Destruction of or Damage to Historic Structures.** Redevelopment of Camp Wawona would involve the demolition, alteration, or disturbance of existing structures, some of which are more than 45 years old. These structures are not associated with important historical people or events, do not possess significant architectural values, and do not contain information important in history. These structures do not appear to be eligible for inclusion in the National Register of Historic Places or the California Register of Historical Resources.

- **CEQA Significance:** No impact
- **Mitigation:** None
- **Residual Impact:** None

**Impact 5.5-3: Potential Destruction of or Damage to Undiscovered Archaeological Sites.** The proposed action site is located on an old terrace along the South Fork Merced River, and a thick layer of forest duff covers the ground. Buried prehistoric or historic-era archaeological sites could occur within the project area. These buried deposits could be uncovered and damage during grading and excavation activities associated with the proposed redevelopment of Camp Wawona.

- **CEQA Significance:** Less than significant with mitigation incorporated
- **Mitigation:** Stop Construction if Cultural Resources are Discovered During Ground-Disturbing Activities.

In the event that previously unknown archaeological resources are discovered during proposed land alteration activities, the construction contractor would cease work that could further disturb such resources and notify the Camp Director regarding the discovery. Work could continue on other parts of the building site while cultural resource evaluation or treatment is being completed. The Seventh-day Adventists would contact the County Planning Department and an archaeologist meeting the Secretary of the Interior's professional...
<table>
<thead>
<tr>
<th>Table ES-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>**Summary of Project Impacts and Mitigation Associated with the Currently</td>
</tr>
<tr>
<td>Proposed Action with No Land Exchange</td>
</tr>
<tr>
<td>Qualifications. The archaeologist would evaluate the resource in accordance</td>
</tr>
<tr>
<td>with state guidelines. If necessary, appropriate treatment measures will</td>
</tr>
<tr>
<td>be developed in consultation with the County. If required, treatment of</td>
</tr>
<tr>
<td>the resource, in accordance with a plan approved by the responsible</td>
</tr>
<tr>
<td>agencies, would be implemented before potentially destructive work within</td>
</tr>
<tr>
<td>the area of the resource could resume.</td>
</tr>
</tbody>
</table>

| Residual Impact: | Less than significant |

**Hydrology and Water Quality**

**Impact 5.6-1: Long-term Changes in Drainage and Runoff.** Redevelopment of Camp Wawona would involve construction activities that would compact soil, and would create new impervious surfaces (e.g., parking areas, building rooftops) that contribute to increased water runoff, particularly during storm events. Restoration of land following redevelopment activities would include removal of impervious surfaces and the return of these surfaces to a natural condition. The net result in these changes would be a relatively small incremental increase in the overall surface area of developed facilities. No development activities are proposed in the 100-year floodplain of the South Fork Merced River. A final drainage plan that provides specification for facilities necessary to ensure that the rate of stormwater runoff does not exceed the pre-project conditions for a 100-year storm event would be reviewed and approved by the agencies before building or grading permits would be issued. Because there are currently no onsite stormwater detention or retention facilities at Camp Wawona, and the proposed redevelopment would include drainage control/water quality features, off-site runoff during smaller, more frequent storm events would be reduced following redevelopment of the camp.

<table>
<thead>
<tr>
<th>CEQA Significance:</th>
<th>Less than significant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mitigation:</td>
<td>None</td>
</tr>
<tr>
<td>Residual Impact:</td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

**Impact 5.6-2: Impacts to Groundwater Recharge or Use.** Redevelopment of Camp Wawona would involve construction activities that would compact soil, and would create new impervious surfaces (e.g., parking areas, building rooftops) that contribute to reduced infiltration of surface drainage to the groundwater aquifer. Installation of on-site detention and retention facilities for stormwater (see Impact 5.6-1) and restoration of land following redevelopment to a natural condition would reduce this impact. Project long-term use of
### Table ES-2

#### Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>Groundwater for Camp Wawona</th>
<th>Not change appreciably from current conditions, and on-site wells have sufficient capacity to supply the future needs of the camp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEQA Significance</td>
<td>Less than significant</td>
</tr>
<tr>
<td>Mitigation</td>
<td>None</td>
</tr>
<tr>
<td>Residual Impact</td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

#### Impact 5.6-3: Temporary Construction-related Water Quality Effects

- Redevelopment of Camp Wawona would involve construction activities (e.g., clearing, grading, excavating) that would expose soil to rain and wind. The disturbed soil would be subject to erosion and the discharge of sediment via stormwater runoff to off-site locations, including the South Fork Merced River. Construction materials (e.g., fuels, oils, paints, concrete) could also be conveyed off-site during storm events, potentially causing harm to fish and other aquatic life. The magnitude of this impact would be affected by the erodibility of the soil, the extent of the disturbed area at any one time, the proximity to receiving waters, and the amount of precipitation falling on disturbed ground. Construction activities could occur over a 20-year period. Development and implementation of a Stormwater Pollution Prevention Plan (SWPPP), including Best Management Practices, would be required to obtain a permit from the Regional Water Quality Control Board under the National Pollutant Discharge Elimination System (NPDES). Compliance with the SWPPP and the NPDES permit would minimize construction-related water quality effects.

- CEQA Significance: Less than significant

- Mitigation: None

- Residual Impact: Less than significant
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>Impact 5.6.4: Operations-related Water Quality Effects.</th>
<th>Redevelopment and future use of Camp Wawona would involve activities that could result in the transport of contaminants to local drainage courses or the South Fork Merced River. Potential contaminants include oil, grease, and fuel associated with motor vehicle use of roads and parking lots, and wastes associated with recreational activities such as horseback riding, hiking, and swimming. Recreational camp activities could also disturb steep slopes and erodible forest soils, contributing to soil erosion. Because Camp Wawona focuses on the use of native vegetation, potential contamination from pesticides and fertilizers is not expected to be significant. These operation-related issues are all existing conditions. The relatively small increase in proposed use of the camp would result in a relatively small increase in these impacts. The number of horses used at the camp would not change, nor would the nature of recreational activities in the South Fork Merced River floodplain. The installation of retention and detention facilities for stormwater runoff, which do not exist at Camp Wawona at this time, would further reduce the potential of off-site contamination during storm events (see Impact 5.6.1).</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEQA Significance:</td>
<td>Less than significant</td>
</tr>
<tr>
<td>Mitigation:</td>
<td>None</td>
</tr>
<tr>
<td>Residual Impact:</td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

Geology and Soils

| Impact 5.7.1: Construction and Long-term Operation-related Erosion. | Redevelopment of Camp Wawona would involve construction activities (e.g., clearing, grading, excavating) that would expose soil to rain and wind. The Conceptual Master Plan (see Figure 2.6) takes into account the varied topography of the project site, and minimizes grading and excavation activities on slopes in excess of 20%. Soil disturbed during construction would be subject to erosion and the discharge of sediment via stormwater runoff to off-site locations, including the South Fork Merced River. Development and implementation of a Stormwater Pollution Prevention Plan (SWPPP), including Best Management Practices, would be required to obtain a permit from the Regional Water Quality Control Board under the National Pollutant Discharge Elimination System (NPDES). Compliance with the SWPPP and the NPDES permit would minimize construction-related water quality effects (see Impact 5.6.3). Long-term operation of Camp Wawona would involve recreational activities (e.g., horseback riding) that could damage vegetation, compact the ground surface, or disturb soils leading to erosion. These long-term effects would not be expected to change appreciably from existing conditions, because the projected increase in use of the camp is |
### Table ES-2

**Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange**

<table>
<thead>
<tr>
<th>Description</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>relatively small, and no additional horses would be used.</td>
<td>Less than significant</td>
</tr>
<tr>
<td>CEQA Significance:</td>
<td>Less than significant</td>
</tr>
<tr>
<td>Mitigation:</td>
<td>None</td>
</tr>
<tr>
<td>Residual Impact:</td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

**Impact 5.7-2: Seismic Hazards.** The project site is in an area of moderate risk of seismic activity. Ground shaking could expose construction workers, visitors, and camp personnel to injury. Ground shaking is an unavoidable hazard for all facilities in the project area. The intensity of ground shaking depends on the magnitude of the earthquake, the distance of the facility from the epicenter of the earthquake, and the duration of the event. The risk to camp visitors and camp employees is currently present. The fact that most of the existing structures at Camp Wawona are comparatively old with respect to modern building codes, building materials, and construction practices, indicates that the safety of facilities and resistance to failure during seismic events would be improved.

<table>
<thead>
<tr>
<th>Description</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEQA Significance:</td>
<td>Less than significant</td>
</tr>
<tr>
<td>Mitigation:</td>
<td>None</td>
</tr>
<tr>
<td>Residual Impact:</td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

**AESTHETICS AND VISUAL RESOURCES**

**Impact 5.8-1: Impacts on a Scenic Vista.** The redevelopment of Camp Wawona would not occur within a scenic vista visible to tourists or motorists. There are no designated scenic vistas near the proposed action site. No impact to scenic vistas would occur.

<table>
<thead>
<tr>
<th>Description</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEQA Significance:</td>
<td>No impact</td>
</tr>
</tbody>
</table>
Table ES-2  
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>Mitigation:</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residual Impact:</td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

**Impact 5.8-2: Substantial Damage to Scenic Resources, including but not limited to, Trees, Rock Outcroppings, and Historic Buildings within a State Scenic Highway.** The redevelopment of Camp Wawona would not occur within the viewshed of a scenic highway. State Route 140 is a designated scenic highway, but is approximately 15 miles from the proposed action. State Routes 41 and 49 are eligible for designation under the scenic highway program. State Route 41 is approximately 4 miles to the south of Camp Wawona. State Route 49 is approximately 8 miles away. The proposed action site is not visible from either of these roads, so no visual impacts to scenic highways would occur.

<table>
<thead>
<tr>
<th>CEQA Significance:</th>
<th>No impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mitigation:</td>
<td>None</td>
</tr>
<tr>
<td>Residual Impact:</td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

**Impact 5.8-3: Substantial Degradation of the Existing Visual Character or Quality of the Site and its Surroundings.** The redevelopment of Camp Wawona would involve the removal of mature vegetation and the construction of new buildings and other structures. Adherence to development standards and the Camp Wawona Master Plan Design Guidelines, including vegetative screening, use of appropriate colors for exterior painting, and lighting standards, would be required during redevelopment of the camp. Impacts to the existing visual character or quality of the site would be less than significant with mitigation incorporated.

<table>
<thead>
<tr>
<th>CEQA Significance:</th>
<th>Less than significant with mitigation incorporated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mitigation:</td>
<td>- Installation of linear infrastructure (e.g., power lines) shall, to the extent feasible, be located in existing utility corridors, and shall not entail clearing of new forested corridors. Electric transmission facilities and telephone poles shall be placed above ground in existing corridors to avoid clearing corridors and disturbing native soil, unless the lines are placed underground along roads which are already disturbed. Utility poles shall be brown in color and shall be placed in a manner to blend with the natural</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Impact 5.8-4: New Source of Substantial Light or Glare which would Adversely Affect Day or Nighttime Views in the Area. The redevelopment of Camp Wawona would involve the construction of new facilities that could cause glare, and would involve the installation and use of new outdoor lighting. The camp is located close to Forest Drive, and two private residences are nearby. Adherence to development standards and mitigation measures, including vegetative screening, use of appropriate colors for exterior painting, and lighting standards, would be required during redevelopment of the camp and to reduce impacts to less than significant levels with mitigation.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEQA Significance:</td>
</tr>
<tr>
<td>Mitigation:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Residual Impact:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impact 5.8-5: Views from KOP 1 – Parking Lot near Swinging Bridge to Chimualna Falls Trailhead. The northeastern extent of Camp Wawona is currently visible from this location, although views are obstructed by mature vegetation. The trailhead is also at a lower elevation than the camp, reducing the visibility of the camp structures. Views from the trailhead are temporary in nature, since the area is used by recreationalists, rather than permanent residents. The redeveloped facilities at Camp Wawona would be barely perceivable, and would only be noticeable briefly while entering and exiting the parking lot. Construction activities in proximity to Forest Drive would be more evident by people driving to and from the trailhead.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEQA Significance:</td>
</tr>
<tr>
<td>Mitigation:</td>
</tr>
<tr>
<td>Residual Impact:</td>
</tr>
</tbody>
</table>

**Impact 5.8-6: Views from KOP 2 – South Fork Merced River.** Camp Wawona is not visible from the South Fork Merced River, which is more than 500 feet away and at a lower elevation. The mature riparian vegetation between the river and Forest Drive, combined with the embankment that defines the river margin, preclude views of the buildings at Camp Wawona. The redeveloped facilities at Camp Wawona would not be perceivable.

CEQA Significance: Less than significant

| Mitigation: | None |
| Residual Impact: | Less than significant |

**Impact 5.8-7: Views from KOP 3 – Residence along Forest Drive.** A private residence along Forest Drive, located several hundred feet west of the proposed redevelopment area, would have an immediate view of the new camp facilities. Adherence to development standards, including vegetative screening along Forest Drive, the use of appropriate colors for exterior painting, and lighting standards, would be required during redevelopment of the camp.

CEQA Significance: Less than significant

| Mitigation: | None |
| Residual Impact: | Less than significant |

**Impact 5.8-8: Views from KOP 4 – Residences Along Bluffs.** Several residences are located on the north side of the South Fork Merced River, and have a view across the river to the south. Because of vegetative screening provided by the trees between the South Fork Merced River and Forest Drive, and the distance involved, Camp Wawona is not visible from these residences. The new facilities proposed for the redevelopment of Camp Wawona would not be perceivable from this location, but light emanating from the camp during...
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>Nighttime hours could be visible. Adherence to the lighting standards incorporated in the development standards would be required.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEQA Significance: Less than significant</td>
</tr>
<tr>
<td>Mitigation: None</td>
</tr>
<tr>
<td>Residual Impact: Less than significant</td>
</tr>
</tbody>
</table>

Impact 5.8-9  KOP 5 - Trail from Mariposa Grove to Camp Wawona. The trail from Mariposa Grove to Camp Wawona is used by trail users. The proposed action would involve the redevelopment of facilities in the vicinity of this KOP.

| CEQA Significance: Less than significant with mitigation incorporated | |
| Mitigation: Same as for Impact 5.8-3 | |
| Residual Impact: Less than significant | |

Traffic and Transportation

Impact 5.9-1: Impacts to Traffic on Forest Drive. The redevelopment of Camp Wawona is expected to result in an overall increase in the number of visitors using the camp, primarily during the off-peak period (i.e., from late summer to late spring). As indicated in Table 2-1 and Appendix A of this Final EIR, use of the camp from 2001 to 2005 has varied widely from month to month and year to year. The anticipated additional use in the off-peak season has the potential to result in an increase in the number of vehicle trips on Forest Drive over the course of a year. However, the increase in annual average daily traffic would not be substantial in relation to existing traffic loads or the capacity of Forest Drive, and would not exceed a level of service standard for the Forest Drive/Wawona Road intersection, and no mitigation for this impact is required.

Due to the narrow paved width of Forest Drive in some areas, the use of buses to transport campers to and from the camp results in situations where cars must pull onto dirt areas on the side of the road, or back up to find a place to allow the bus to safely pass. Construction activities would also require intermittent movement of large and over-sized construction


<table>
<thead>
<tr>
<th>Mitigation:</th>
<th>5.9.1: Manage Traffic on Forest Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>- Buses and oversized construction vehicles (over 8 foot 6 inches in body width, or 3 axles or more) entering and leaving Camp Wawona on Forest Drive shall be accompanied by a pilot car that would precede each bus using Forest Drive. Large and oversized construction vehicles entering and leaving Yosemite National Park and Camp Wawona shall be accompanied by a pilot car that would precede each bus or construction vehicle using the South Entrance and Forest Drive. The car shall be in contact with the bus or construction vehicle by radio, shall inform the bus or construction vehicle driver of the status of opposing traffic, and shall inform approaching motorists of a following bus or construction vehicle and direct them to a safe location to wait until the bus or construction vehicle passes.</td>
</tr>
<tr>
<td></td>
<td>- A Traffic Control Plan describing the number and nature of construction-related vehicles, periods of use along Forest Drive, and plans to notify NPS, residents and motorists of construction traffic shall be developed for review and approval by the County and the NPS Wawona District Ranger prior to each active construction season.</td>
</tr>
<tr>
<td></td>
<td>- During active construction periods, accommodations for storing construction vehicles and construction workers shall be provided at Camp Wawona to reduce the number of construction-related vehicles using Forest Drive. Adequate space for storage of construction vehicles, heavy equipment, construction</td>
</tr>
</tbody>
</table>

Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

vehicles to and from the project site along Forest Drive, resulting in the creation of similar traffic situations as buses. These operational impacts are considered potentially significant, and mitigation is proposed to reduce these impacts to less-than-significant levels. While there is no record of accidents involving camp buses and automobiles or injury accidents on Forest Drive, operational and safety concerns exist under current conditions, and the proposed redevelopment of the camp and anticipated increases in the number of visitors during off-peak months has the potential to result in additional traffic on Forest Drive. During winter conditions, when snow and ice are present and existing pull-outs may not be available, the potential for vehicular accidents would be increased relative to dry-weather conditions. Mitigation measures to address this potentially significant impact are proposed.

CEQA Significance: Less than significant with mitigation incorporated
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

- When Camp Wawona is being used to house overnight guests, the existing pull-outs along Forest Drive shall be kept clear of snow and ice that would otherwise make use of these pull-outs infeasible.

5.9-2: Maintain Off-season Use at Historical Levels

Maximum overnight occupancy of the camp during the off-season will be maintained at levels compatible with peak historical off-season use of the Camp (see Table 2-1 and Appendix A of this Final EIR).

During the summer months (June 1 to August 31), overnight occupancy shall be limited to 338 guests and 15 resident staff. Maximum daytime occupancy of the camp may exceed this limit on one day per week – the transition day, when one week’s program ends and the next week’s program begins.

During the winter months (December 1 to February 28), overnight occupancy shall be limited to 230 guests on the weekend and 150 guests during the week.

During the spring (March 1 to May 31), overnight occupancy shall be limited to 240 guests on the weekend and 160 guests during the week.

During the fall (September 1 to November 30), maximum overnight occupancy shall be limited to 265 guests on the weekend and 175 guests during the week.

A maximum of 15 resident staff are expected to occupy the camp during these off-season periods. For purposes of this mitigation measure, the weekend is generally defined as Friday through Sunday, with inclusion of Monday on major holidays.

Residual Impact: Less than significant

Impact 5.9-2: Impacts to Intersection Levels of Service. The redevelopment of Camp Wawona would increase the number of visitors using
**Table ES-2**  
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>CEQA Significance:</th>
<th>Less than significant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mitigation:</td>
<td>None</td>
</tr>
<tr>
<td>Residual Impact:</td>
<td>Less than significant</td>
</tr>
</tbody>
</table>

**Impact. 5.9·3: Impacts to Non-Automotive Circulation.**

The implementation of the proposed action would incrementally increase demand for the area's non-automotive transportation facilities.

<table>
<thead>
<tr>
<th>Mitigation:</th>
<th>Same as for Impact 5.9·1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residual Impact:</td>
<td>Less than significant</td>
</tr>
<tr>
<td>Impact 5.10-1: Increased Demand for Law Enforcement and Fire Protection Services. Redevelopment of Camp Wawona would result in an increase in camp usage during off-peak periods (i.e., in times of the year before and after the 8-week summer camp period). This increase is not expected to require additional demand on law enforcement staff from the National Park Service or Mariposa County because the camp is managed by onsite professional staff and camp counselors. The additional use could increase the risk of fires starting within Camp Wawona, or onto undeveloped lands adjacent to the camp. Camp Wawona maintains fire suppression equipment and has an adequate water supply to respond to accidental fires. Yosemite National Park, with a mutual aid agreement with the California Department of Forestry and Fire Protection, has primary responsibility for response to wildland fires in the Wawona area. The expected increased use of Camp Wawona during off-peak periods is not expected to substantially increase the fire risk above existing conditions, and redevelopment of the camp would include compliance with the Uniform Building Code and fire preparedness and prevention codes and standards.</td>
<td></td>
</tr>
<tr>
<td>CEQA Significance: Less than significant</td>
<td></td>
</tr>
<tr>
<td>Mitigation: None</td>
<td></td>
</tr>
<tr>
<td>Residual Impact: Less than significant</td>
<td></td>
</tr>
</tbody>
</table>

| Impact 5.10-2: Need for New Stormwater Drainage Facilities. Redevelopment of Camp Wawona would involve the construction on new stormwater detention and retention facilities (see Impact 5.6-1). The environmental consequences associated with the construction of these facilities are considered within the relevant resource areas under the proposed action. |
| CEQA Significance: Less than significant |
| Mitigation: None |
| Residual Impact: Less than significant |
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<table>
<thead>
<tr>
<th>HAZARDS AND HAZARDOUS MATERIALS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Impact 5.11-1:</strong> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Camp Wawona uses several hazardous materials (e.g., chlorine, diesel fuel) during routine operations. A Hazardous Materials Management Plan for the camp is in place, and is monitored. No hazardous materials violations have been recorded. Compliance with the management plan, and proper handling and disposal of hazardous materials would continue under the proposed action. Project construction and demolition activities would involve hazardous materials. These construction-related materials would be labeled, handled, and disposed of in accordance with applicable local, state, and federal laws.</td>
</tr>
<tr>
<td><strong>CEQA Significance:</strong> Less than significant</td>
</tr>
<tr>
<td><strong>Mitigation:</strong> None</td>
</tr>
<tr>
<td><strong>Residual Impact:</strong> Less than significant</td>
</tr>
</tbody>
</table>

| **Impact 5.11-2:** Release of materials such as asbestos or lead during demolition. Redevelopment of Camp Wawona would involve the demolition and removal of existing structures that may contain asbestos or lead-based paint. Release of these materials into the environment could result in significant health hazards to construction workers and the public. The nature and extent of these potential hazards has not been identified. Compliance with the regulations issued by the Occupational Health and Safety Administration, and with applicable hazardous materials laws for the handling and disposal of these materials, would be required. |
| **CEQA Significance:** Less than significant with mitigation incorporated |
| **Mitigation:** Hazardous Materials Investigation. A thorough Hazardous Materials Investigation by a qualified professional as approved by the Building Official shall be made of each structure on the project site scheduled for demolition during implementation of the project. The study shall focus on locating sources of asbestos, lead-based paint, and |
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

| Impact 5.11-3: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. Redevelopment of Camp Wawona would involve use of hazardous materials such as fuels, lubricants, compressed gases, cleaning fluids, sealants, and other construction materials that contain hazardous chemicals. These construction-related materials would be labeled, handled, and disposed of in accordance with applicable local, state, and federal laws. |
| Residual Impact: Less than significant |

CEQA Significance: Less than significant

Mitigation: None

Residual Impact: Less than significant

Impact 5.11-4: Expose people or structures to a significant risk of loss, injury or death involving wildland fires. Camp Wawona is located in a rural, forested area within Yosemite National Park. Human activities such as brush clearing, use of camp fires, automobiles, and cigarettes often result in the ignition of wildland fires. Intentional actions (i.e., arson) are also common causes of wildland fires and associated damage to natural resources and property. The nature of use at Camp Wawona, involving numerous transient occupants, could result in a wildland fire that would spread inside or outside of the camp. Camp Wawona could also be affected by a wildland fire started elsewhere. These conditions currently exist, but would be increased by the expected additional use of the camp in off-peak periods (i.e., late summer through late spring).

CEQA Significance: Less than significant with mitigation incorporated

Mitigation: Reduction of Wildfire Risk.

To reduce the risk that use of Camp Wawona would result in a wildland fire, the following practices shall be implemented:

a. Ensure that on-site roads and driveways are sufficiently wide to allow for emergency vehicles access through consultation with the NPS, CDF, and Mariposa County Fire for approval of road and driveway design criteria;
Table ES-2
Summary of Project Impacts and Mitigation Associated with the Currently Proposed Action with No Land Exchange

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>b.</td>
<td>Maintain the existing circulation system using roads (e.g., Bills Hill Road) connecting through other parcels to regional roadways for emergency access;</td>
</tr>
<tr>
<td>c.</td>
<td>Maintain sufficient onsite emergency water supply and firefighting equipment to control and contain fires that could start on the camp property;</td>
</tr>
<tr>
<td>d.</td>
<td>Maintain clear ground around any areas where open fires would be used, and maintain fire suppression materials (e.g., shovels, buckets of water) in those locations;</td>
</tr>
<tr>
<td>e.</td>
<td>Prepare a Sign Design Review Plan for approval by the County that provides for the installation of on-site directional signs that provide easy identification of roads, driveways, and emergency escape routes;</td>
</tr>
<tr>
<td>f.</td>
<td>Employ design specifications for new buildings which reduce the risk of damage during wildland fires, including use of brick, stucco, or thicker wood siding materials for exterior walls, the enclosure of the underside of balconies and decks with fire resistive materials, roofing with Class A fire resistive or noncombustible material, eaves that are boxed or enclosed with fire resistive materials, and limiting the number and size of windows facing large areas of flammable vegetation.</td>
</tr>
<tr>
<td>g.</td>
<td>Maintain fuel breaks between structures and vegetation. Width of fuel breaks shall be consistent with those established by CDF.</td>
</tr>
<tr>
<td>h.</td>
<td>Maintain a minimum of 15 feet between heating oil and/or fuel oil tanks and structures.</td>
</tr>
</tbody>
</table>

**Residual Impact:** Less than significant