

MARIPOSA COUNTY
BOARD OF SUPERVISORS

AGENDA
ACTION FORM

10-24-95
Date: October 10, 1995 *Cont'd*
AGENDA ITEM NO: 5-B

HOUSING AND COMMUNITY DEVELOPMENT AGENCY

BY: James F. Evans

PHONE: 966-6121

RECOMMENDED ACTION AND JUSTIFICATION: (POLICY ITEM: YES___ NO_X_)

Resolution authorizing the Housing and Community Development Agency Director to submit a Preliminary Proposal to the Stanislaus National Forest Regarding the Bower Cave/Jordan Creek Project. (Previous Board action).

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board authorized pursuit of a Special Use Permit last year.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION.

Revise proposal.

COSTS: (X) Not Applicable
A. Budgeted CURRENT FY \$ _____
B. Total anticipated costs \$ _____
C. Required Add'l funding \$ _____
D. Internal Transfers \$ _____

SPECIAL INSTRUCTIONS:
List the attachments and number pages consecutively:

4 PAGE MEMO

SOURCE: () 4/5ths vote required
A. Unanticipated revenues \$ _____
B. Reserve for contingencies \$ _____
C. Source description: _____
Balance in Reserve for Contingencies, if approved: \$ _____

CLERK'S USE ONLY:
Resolution No.: 95-459
Ordinance No.: _____
Vote - Ayes: 5 Noes: _____
Absent: _____ Abstain: _____
mvw Approved () Denied
() Minute Order Attached
() No Action Necessary

ADMINISTRATIVE OFFICER'S RECOMMENDATION:
This item on agenda as:
 Recommended
 Not Recommended
 Policy Determination
 Submitted w/ Comment
 Returned for further action

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

Comment: _____

ATTEST: MARGIE WILLIAMS
Clerk of the Board
County of Mariposa,
State of California

A.O. Initials: *[Signature]*

By: _____
Deputy



James F. Evans Director

**HOUSING AND COMMUNITY
DEVELOPMENT AGENCY**



- Calaveras/Mariposa County
Community Action Agency
- Head Start
- Housing Authority of the
County of Mariposa
- Recreation Programs

September 29, 1995

TO: Board of Supervisors

FROM: James F. Evans, Director *Jm*

SUBJECT: BOWER CAVE

Attached for your approval is a copy of a very preliminary proposal to be submitted to the Stanislaus National Forest regarding the Bower Cave/Jordan Creek site. This proposal is submitted at the request of the SNF to further the possibility of a Special Use Permit to develop the site.

SNF is very enthusiastic about the project as they do not envision receiving funds to develop the site as contained in the SNF Land and Resource Management Plan. If the attached is submitted and approved, a final development proposal will be prepared. Once the final development proposal is approved, a Special Use Permit will be issued and the project can be developed. I recommend proceeding with this project for the following reasons:

- * The project will provide economic stimulus for the "northside" and provide Mariposa County with a unique destination resort that can be extensively promoted by the Visitor Bureau. A unique blend of American recreation and American Indian traditional activities will be attractive to the visiting public. Aspects of both cultures will be reflected in the project.
- * The County will not have to provide general funds to develop the project. The final development proposal will be financed with CDBG Planning/Technical Assistance funds that were discussed during the recent budget hearings. Development costs will be financed by the American Indian Council of Mariposa County.
- * The County's interests (availability to the general public, promotional activities, insurance concerns, etc) will be protected by an operational agreement with the American Indian Council and the Special Use Permit.

At your October 10, 1995 meeting, I will discuss this matter in greater detail.

Thank you for your consideration of this matter.



James F. Evans Director

HOUSING AND COMMUNITY DEVELOPMENT AGENCY



- Calaveras/Mariposa County Community Action Agency
- Head Start
- Housing Authority of the County of Mariposa
- Recreation Programs

October 24, 1995

Calvin Bird
 Acting District Ranger
 Groveland Ranger District
 Stanislaus National Forest
 24545 Highway 120
 Groveland CA 95321

Arthur L. Smith
 Recreation/Lands Officer
 Stanislaus National Forest
 19777 Greenley Road
 Sonora CA 95370

SUBJECT: BOWER CAVE

Dear Mr. ^{Calvin}Bird and Mr. ^{Arthur}Smith:

Thank you for taking time to meet with representatives of the American Indian Council of Mariposa County and me regarding the Bower Cave Project. I am pleased that you share the same enthusiasm for the Project.

As we discussed, this letter will serve as a Preliminary Proposal with the understanding that a Final Development Proposal will be submitted within the next six - nine months. Once the Stanislaus National Forest (SNF) has approved the Final Development Proposal, a Special Use Permit shall be issued to the County of Mariposa.

General Conditions:

- (1) The operator shall be the American Indian Council of Mariposa County (AICMC) pursuant to an Agreement with the County.
- (2) The Special Use Permit shall be for the maximum term (including renewal options) allowed by law or regulation. Amortization of development costs necessitates a substantial operational term.
- (3) Insurance shall be provided and name the SNF as additional insured.

- (4) Development standards (set-backs, signage, historic preservation, etc) shall be approved by SNF.
- (5) Development shall be accessed by existing roads wherever possible. Foot and horse trails shall utilize existing trails/roads wherever possible.
- (6) The character of existing structures shall be maintained wherever possible.
- (7) New structures shall be compatible with the surrounding environment.
- (8) Individual well and septic systems shall be utilized wherever possible.

Project Components:

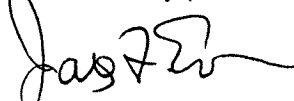
- * BOWER CAVE: Construct stairway, viewing platform, and limited access to Cave floor. Cave floor access restricted to tours provided by the operator.
- * OLD BARN: Utilize barn/pasture for horseback riding.
- * VISITOR CENTER/MUSEUM/CARETAKER HOUSING: Located in general area of Old Barn. Museum/visitor center to focus on local American and American Indian history.
- * RANCH HOUSE: Rehabilitate ranch house for group retreats, seminars, special functions, etc. Not intended as a transient lodging facility.
- * MI-WUK VILLAGE: Authentic and available to the public and for traditional cultural activities.
- * DAY USE: 150 people at one time (PAOT) capacity day use/picnic areas. 75 parking spaces. Located at the Jordan Pond, Bower Cave, and Old Barn areas.
- * OVERNIGHT CAMPING: 200 PAOT capacity (80 sites). Located in the general vicinity of Morse Creek and Greeley Hill Road areas.
- * TRAILS: 7+ miles of trails including self-guided tours with interpretive signage and equestrian trails utilizing existing roadways.
- * FISHERIES ENHANCEMENT: Habitat restoration of Jordan Pond and the North Fork of the Merced River including a small trout hatchery (native brood stock). Fisheries and wildlife management plan to be developed.

The proposed development is consistent with the Decision Notice and Finding of No Significant Impact regarding the Jordan Creek/Bower Cave Special Interest Area Amendment.

Once this Preliminary Proposal is approved, I request approval to conduct studies to evaluate water and wastewater disposal resources, rehabilitation cost estimates, and other tasks necessary to submit a detailed Final Development Proposal as discussed previously in this letter. In addition, I would like to review SNF files on the site for information pertinent to the Final Development Proposal.

On behalf of the Board of Supervisors, thank you very much for your consideration of this preliminary proposal.

Sincerely,



JAMES F. EVANS,
Director

cc: Bill Lane, Groveland Ranger District
American Indian Council of Mariposa County
Northern Mariposa County History Center
Pacific Gas & Electric Company