



Mariposa County

MINUTES of the Planning Commission

ACTION MINUTES - FINAL

MEETING DATE: December 17, 2021
TIME: 9:00 AM
LOCATION: Board Chambers
Mariposa County Government Center
5100 Bullion Street, Second Floor, Mariposa, CA 95338

1. CALL TO ORDER

The meeting was called to order by Chair Walls at 9:00 a.m.

Attendee Name	Title	Status	Arrived
Ed Walls	District I Planning Commissioner	Present	9:00 AM
Jack Wilmeth	District II Planning Commissioner	Present	9:00 AM
Mick Herman	District III Planning Commissioner	Present	9:00 AM
Deni Smith	District IV Planning Commissioner	Present	9:00 AM
John McCamman	District V Planning Commissioner	Present	9:00 AM

2. PLEDGE OF ALLEGIANCE

The pledge was led by Commissioner Walls.

3. MINUTES APPROVAL

A. Planning Commission – Regular Meeting – November 19, 2021, 9:00 AM

By motion of Commissioner Herman, seconded by Commissioner Wilmeth, the Minutes of November 19, 2021, were approved as presented.

Motion was carried by the following vote:

RESULT: ADOPTED [3-0]

AYES: Wilmeth, Herman, Smith

ABSTAINED: Walls, McCamman

4. PUBLIC ADDRESS

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda. None.

5. PUBLIC HEARINGS

- A. Public Hearing: Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124; Wildhaven Yosemite. Adopt a Resolution Recommending that the Board of Supervisors Adopt a Mitigated Negative Declaration and Approve the Project with Findings, Conditions, and Mitigation Measures. the Wildhaven Yosemite Project is Proposed to be Developed on the Current Location of the 36-Acre Yosemite Ziplines and Adventure Ranch Property. the Project Proposes to Construct 80 Canvas Tents in Two (2) Phases. the Project Proposes to Develop Accessory Facilities Associated with a Campground, Including Platform Tents, a Bathhouse, Parking Spaces, On-Site Water and Sewer Facilities, and Other Support Facilities. the Project Site is Located at 4808 Highway 140 and is Also Known as APN 012-180-056. 2021-PCRES-21**

Planner: Steve Engfer

Steve Engfer, Senior Planner, announced that the applicant is here today and that items came in after the production of the packet which have been provided to the Planning Commission and are available at the back table for the public. Engfer then presented the project along with a power point presentation.

Public Comment was offered by the following:

Jonathan Farrington; Jeanetta Phillips, Tara Schiff and applicants Ken Barber and Brian Lawrence.

By motion of Commissioner Herman, seconded by Commissioner McCamman, the Planning Commission adopted a resolution recommending that the Board of Supervisors adopt a resolution, adopting a Mitigated Negative Declaration for the project and approved CIM Plan No. 2021-124 with the recommended findings, conditions, and mitigation measures.

Motion was carried by the following vote:

RESULT: ADOPTED [5-0]

AYES: Walls, Wilmeth, Herman, Smith, McCamman

Planning Director Sarah Williams noted that on January 11, 2022, this item will be presented to the Board of Supervisors who are responsible for the final action.

6. ACTION ITEMS

- A. Resolution Approving Year 2022 Planning Commission Meeting Dates 2021-PCRES-22**

Planner: Sarah Williams

Williams presented the suggested dates for the 2022 Planning Commission Schedule.

There was no public comment provided.

By motion of Commissioner McCamman, seconded by Commissioner Smith, the Planning Commission adopted a resolution approving the 2022 Planning Commission Schedule.

Motion was carried by the following vote:

RESULT: ADOPTED [5-0]

AYES: Walls, Wilmeth, Herman, Smith, McCamman

7. PLANNING COMMISSIONER INFORMATION

Information was received by Commissioner Walls.

8. INFORMATION ITEMS

Information was received by Director Williams.

9. ADJOURN

There being no further business the meeting was adjourned at: 10:18 a.m.

Ed Walls, Chair
Mariposa County Planning Commission

Carol Suggs, Secretary
Mariposa County Planning Commission

Note: Full audio recordings of the minutes are available from the Planning Department by request or online:

<http://mariposacountyca.iqm2.com/citizens/calendar.aspx?view=list>.



Mariposa County

MINUTES of the Planning Commission

ACTION SUMMARY MINUTES

MEETING DATE: November 19, 2021
TIME: 9:00 AM
LOCATION: Board Chambers
 Mariposa County Government Center
 5100 Bullion Street, Second Floor, Mariposa, CA 95338

1. CALL TO ORDER

The meeting was called to order by Vice Chair Herman at 9:01 a.m.

Attendee Name	Title	Status	Arrived
Ed Walls	District I Planning Commissioner	Excused	
Jack Wilmeth	District II Planning Commissioner	Present	9:00 AM
Mick Herman	District III Planning Commissioner	Present	9:00 AM
Deni Smith	District IV Planning Commissioner	Present	9:00 AM
John McCamman	District V Planning Commissioner	Excused	

2. PLEDGE OF ALLEGIANCE

The Pledge was led by Commissioner Wilmeth.

3. Minutes Approval

A. Planning Commission – Regular Meeting – September 24, 2021 9:00 AM

By motion of Commissioner Smith, seconded by Commissioner Wilmeth, the Minutes of September 24, 2021 were approved as presented.

Motion was carried by the following vote:

RESULT: ADOPTED [3-0]

AYES: Wilmeth, Herman, Smith

4. PUBLIC ADDRESS

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda. None.

5. PUBLIC HEARINGS

- A. Public Hearing: Adopt a Resolution Recommending that the Board of Supervisors Approve Land Conservation Act (LCA) Contract Application No. 2021-150, Land Conservation Act (LCA) Application No. 2021-150 is Proposed**

for One (1) New LCA Contract Applicable to One (1) Parcel Located at 3671 Old Toll Road, APN 011-260-0060, 299.48 Acres. We Weave Dreams Academy, the Yuan & Dong Trust, Owners. Yong Yuan Aka Andy Yuan, Applicant. 2021-PCRES-17 Planner: Kaitlyn Casner

Kaitlyn Casner, Planner II, presented the item along with a Power Point presentation.

By motion of Commissioner Smith, seconded by Commissioner Wilmeth, the Planning Commission adopted a resolution recommending that the Board of Supervisors adopt a resolution, finding that the project is exempt from environmental review; and approving Land Conservation Act Application No. 2021-150 with the recommended findings and procedural steps.

Motion was carried by the following vote:

RESULT: ADOPTED [3-0]

AYES: Wilmeth, Herman, Smith

B. Public Hearing: Adopt a Resolution Recommending that the Board of Supervisors Approve Land Conservation Act (LCA) Contract Modification Application No. 2021-167, a Modification of LCA Contract No. 2019-051 for the Addition of Three Parcels (APNs 017-100-0180, 017-100-0210 and 017-100-0240) to the Existing Contract Resulting in (8) Contiguous Parcels Totaling 1,331.73 Acres. James W. Larrick and Jun Chen Living Trust, Applicants. 2021-PCRES-18 Planner: Kaitlyn Casner

Kaitlyn Casner, Planner II, presented the item along with a Power Point presentation, making a note that in the printed version of the packet, page 45 should be page 2 of the 3rd item in the packet and has nothing to do with her presentation.

By motion of Commissioner Wilmeth, seconded by Commissioner Smith, the Planning Commission adopted a resolution recommending that the Board of Supervisors adopt a resolution, finding that the project is exempt from environmental review; and approving Land Conservation Act (LCA) Modification 2021-167.

Motion was carried by the following vote:

RESULT: ADOPTED [3-0]

AYES: Wilmeth, Herman, Smith

C. PUBLIC HEARING - Adopt a Resolution Recommending the Board of Supervisors: 1) Adopt a Resolution Approving County Code Amendment No. 2021-162, to Establish Flexibility in Use of Historic Buildings Countywide, with Findings, including a Finding the Project is Exempt from Environmental

**Review, and 2) Adopt an Ordinance Amending County Code Pursuant to
County Code Amendment No. 2021-162 with Findings; County of Mariposa,
Project Proponent 2021-PCRES-19 Planner: Sarah Williams**

Alvaro Arias, Deputy Planning Director, presented the item along with a Power Point presentation.

By motion of Commissioner Smith, seconded by Commissioner Wilmeth, the Planning Commission adopted a resolution recommending that the Board of Supervisors adopt a resolution approving County Code Amendment No. 2021-162 with the recommended findings, including a finding the project is exempt from environmental review; and adopt an ordinance amending County Code pursuant to County Code Amendment No. 2021-162.

Motion was carried by the following vote:

RESULT: ADOPTED [3-0]

AYES: Wilmeth, Herman, Smith

6. ACTION ITEMS

1. Resolution Acknowledging the Service of Alvaro Arias 2021-PCRES-20

Planner: Sarah Williams

In the absence of Planning Director, Sarah Williams, Vice Chair Herman presented the item.

Public comment was received by:

Russ Marks, Rene LaRoche, Ben Goger, Wayne Forsythe, Eileen Collins, Carol Suggs, Mick Herman and Steve Engfer.

All spoke very highly of Arias both personally and professionally, greatly acknowledging his service to The Planning Department and the entire community.

The resolution was approved unanimously.

Herman read the resolution into the record, congratulated Arias and presented him with a framed resolution acknowledging his service.

The Mariposa County Planning Commission adopted Res 2021-20 as presented.

RESULT: ADOPTED [3-0]

AYES: Wilmeth, Herman, Smith

7. PLANNING COMMISSIONER INFORMATION

Information was received by: None

8. INFORMATION ITEMS

Arias provided information on the upcoming Planning Advisory Committee meetings and the next Planning Commission meeting.

9. ADJOURN

There being no further business, the meeting was adjourned at 9:49 a.m.

Mick Herman, Vice-Chair
Mariposa County Planning Commission

Carol Suggs, Secretary
Mariposa County Planning Commission

Note: Full audio recordings of the minutes are available from the Planning Department by request or online:

<http://mariposacountyca.iqm2.com/citizens/calendar.aspx?view=list>.

Minutes Acceptance: Minutes of Nov 19, 2021 9:00 AM (Minutes Approval)



MARIPOSA PLANNING STAFF REPORT

From: Sarah Williams, Planning Director

Prepared By: Alvaro Arias, Deputy Planning Director

Planning Commission Meeting Date: December 17, 2021

PROJECT: Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124

LOCATION: 4808 Highway 140, Mariposa, CA

**ASSESSOR
PARCEL
NUMBERS:** 012-180-0560

LOCATION: Supervisorial District III

APPLICANT: CalCamp2 LLC dba Wildhaven Yosemite

**STATE CLEARING-
HOUSE
NUMBER:** 2021110182

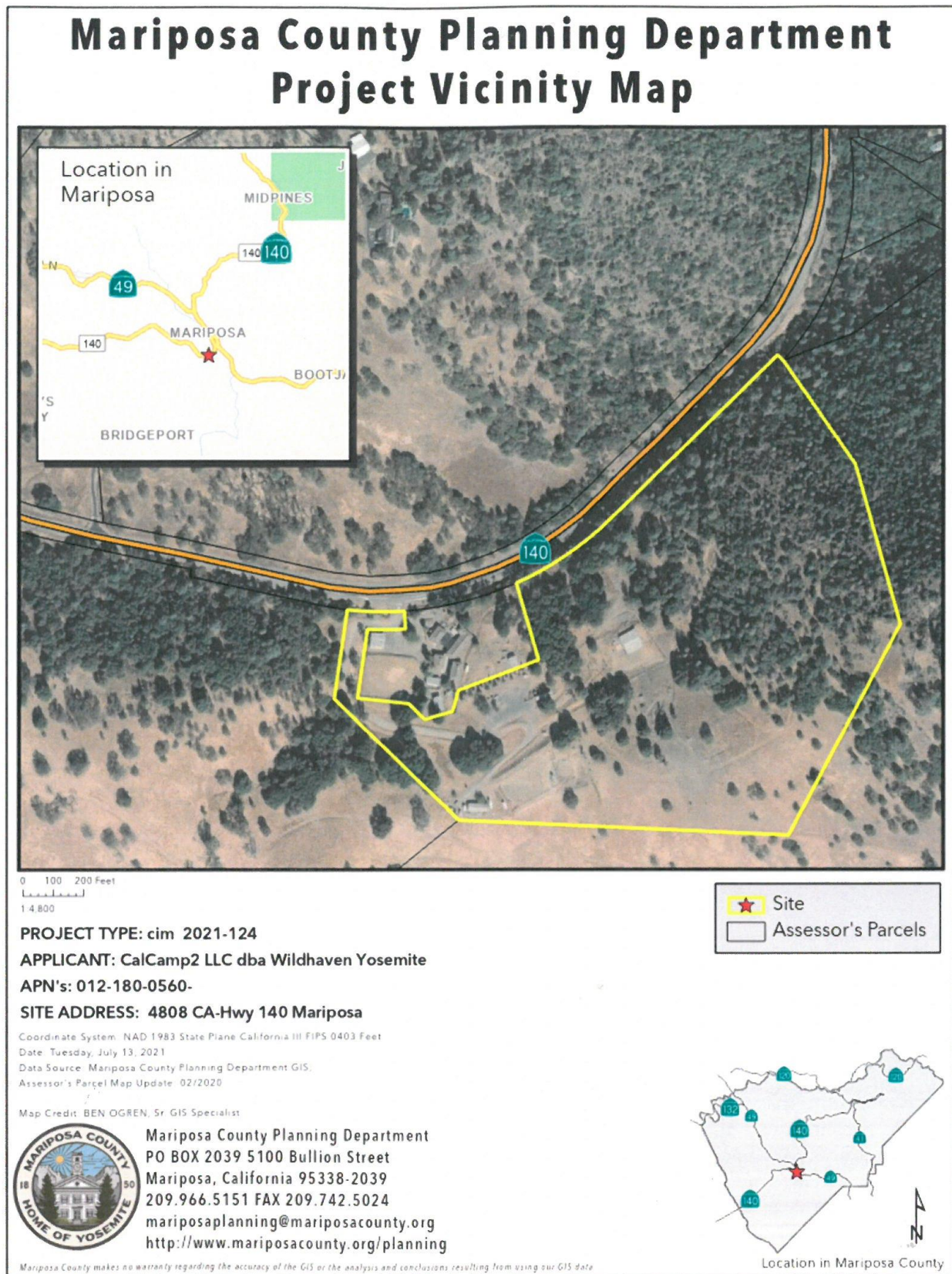
NOTICING: Gazette Ad: December 2, 2021
Mailed Notice: November 12, 2021
Posted Notice: November 12, 2021

**COMMISSION
ACTION:** Staff recommends the Planning Commission adopt a resolution:

Recommending the Board of Supervisors adopt a resolution adopting a Mitigated Negative Declaration for the project and approving CIM Plan No. 2021-124 with recommended findings, conditions and mitigation measures.

STAFF SUMMARY ANALYSIS:

CIM Plan Application No. 2021-124 proposes the establishment of a campground at the current site of the Yosemite Zipline and Adventure Ranch project, located just south of the community of Mariposa off of Highway 140. The project will be described in detail further in this staff report. Chapter 17.84 of Title 17 addresses the processing of a CIM Plan. CIM Plans are approved by both the Planning Commission and Board of Supervisors and may be adopted by resolution or ordinance and may be amended as necessary by the Commission and Board. Approval of CIM Plans are considered an amendment processed in accordance with Chapter 17.128 (Amendments) of Title 17. The Planning Commission acts in an advisory capacity to the Board on amendments. Although the project does not propose a zone change, nor is one necessary to establish a campground use on the site, the use of the land is proposed for change from the existing use. The findings necessary to be made in order to approve the project are those mandated in Section 17.128.050 of Title 17.



PROJECT ANALYSIS FOR CIM PLAN NO. 2021-124

A. DESCRIPTION OF PROJECT (SEE ATTACHED SITE PLAN)

The project is proposed for the 36.31-acre site that currently contains the Yosemite Ziplines and Adventure Ranch project. The project is proposed to be implemented in two phases as follows:

Phase I

- Construction of approximately 40 basic wood tent platforms, ranging in size from 10' x 20' to 12' x 24'.
- Pitch and furnish 40 canvas tents on top of tent platforms, which at full occupancy would hold 100 guests (assuming 2.5 avg. guests per tent).
- Build an approximately 10' x 10' reception/check-in kiosk.
- Design and build the communal bathhouse, supporting both Phase I and Phase II. The estimated size of the facility is 20' x 60' with rustic post and beam construction housing men's and women's bathrooms and approximately 10 shower stalls and eight toilets in each. The facility will be served by a new well (specific for a public water system) to be drilled on site and the property's existing electrical infrastructure.
- Construction of a septic system to support the bathhouse.
- Install an automatic gate with emergency controls for fire service access.
- Install non-permanent propane fire pits at the premium tents to reduce fire risk; the one common area non-permanent fire pit may switch to wood fuel in the winter months and would be managed by Wildhaven staff.

Phase II

- Build and furnish another approximately 40 tents using the same Phase I specifications. Completion of this construction would bring total tent capacity up to 80, which would serve 200 guests at full occupancy (assuming 2.5 average guests per tent).
- Provide a portable bathroom trailer.

The site plan also shows the installation of a 50,000 gallon storage tank for fire fighting and back-up domestic supply. The existing horse barn will be removed as part of site development.

The project proponent may incorporate the existing zipline amenity into the campground project. The zipline would be for the sole use of overnight campers. The existing ropes course will be removed.

Hours of operation:

The campground would be operated daily on a year-round basis. Hours of operation would be 24 hours a day with check-in between 3:00 p.m. – 7:00 p.m.

Number of employees:

The campground will have a total of ten employees; five full time and five part time. One general manager would live in the existing on-site house. Three maintenance staff may live in RVs on the site if permitted through the required Housing and Community Development (HCD) permit. The remaining six employees would be front desk and housekeepers.

Number of anticipated customers:

Fifty to up to 200 maximum daily.

Parking:

There are currently 40 parking spaces on site to serve the Yosemite Zipline and Adventure Ranch project. Forty-two (42) spaces will be added to bring total on-site parking spaces to 82.

Access:

Primary access will be from a driveway connected to State Highway 140. The internal roadway to access the site will be an existing two-lane 24-foot-wide graveled road. The site plan shows that roadways accessing the project's tent areas will be one-way and graveled; where grades exceed 16%, the access driveways will be asphalted. Internal access roads and driveways will be subject to state fire safe and local standards as well as applicable special occupancy park standards contained in Section 2106 (Roadways) of Article 2 (General Park Requirements), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations.

Walking trails to access cabins from parking areas have been incorporated into project design.

Permitting and Operation:

The proposed campground is considered a Special Occupancy Park and is therefore subject to all of the applicable development and operational standards contained in Title 25, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations. The campground will be permitted and monitored by the California Housing and Community Development Department. State Special Occupancy Park standards are contained in 11 articles. They are as follows:

- ARTICLE 1 - ADMINISTRATION AND ENFORCEMENT (Sec. 2000 to Sec. 2052)
- ARTICLE 2 - GENERAL PARK REQUIREMENTS (Sec. 2100 to Sec. 2126)
- ARTICLE 3 - ELECTRICAL REQUIREMENTS (Sec. 2130 to Sec. 2190)
- ARTICLE 4 - FUEL GAS REQUIREMENTS (Sec. 2200 to Sec. 2236)
- ARTICLE 5 - PLUMBING REQUIREMENTS (Sec. 2240 to Sec. 2284)
- ARTICLE 6 - FIRE PROTECTION STANDARDS FOR PARKS (Sec. 2300 to Sec. 2319)
- ARTICLE 7 - INSTALLATIONS AND FACILITIES (Sec. 2320 to Sec. 2360)
- ARTICLE 8 - PERMANENT BUILDINGS AND COMMERCIAL MODULARS (Sec. 2382 to Sec. 2399)
- ARTICLE 9 - ACCESSORY BUILDINGS AND STRUCTURES (Sec. 2422 to Sec. 2518)
- ARTICLE 10 - VIOLATIONS, COMPLAINTS, AND ABATEMENT (Sec. 2600 to Sec. 2619)
- ARTICLE 11 - INFORMAL CONFERENCES AND HEARING PROCEDURES (Sec. 2750 to Sec. 2759)

Water Supply:

The project applicant proposes to drill a well on the site to serve the bathhouse and restroom facilities. Should the project provide drinking water from the on-site well to the proposed number of guests, it will be required to obtain a transient, non-community water system permit from the California Department of Public Health, Division of Drinking Water and Environmental Management.

B. BACKGROUND

General Plan

The 36-acre site is located in the Rural Economic/Recreation land use subclassification and is zoned Resort Commercial. The property was reclassified and rezoned to its current land use status in March of 2011 as part of General Plan/Zoning Amendment No. 2010-128 and CIM Plan No. 2010-150 (Yosemite Zipline and Adventure Ranch project).

Site and Surrounding

Land Use and

Development:

The site currently contains the Yosemite Ziplines and Adventure Ranch recreational development. The terrain and vegetation on the project site are typical of land at this elevation in the Sierra foothills. The site is at the roughly 2,000 to 2,500 foot elevation. The terrain is relatively flat to up to 25% slope. There are no significant drainages on the

site that would be impacted by the project. The site does have ephemeral drainages. Vegetation on the site consists of native grasses, blue oak, white oak, interior live oak, bull pine, as well as buck brush, manzanita, and other native shrubs.

The site is surrounded on three sides by a large 2,700-acre ranch holding. Structures on a 3.70-acre site immediately adjacent to the project site on the north are used by the Mariposa County Fire Department. Large residential parcels are located to the north across Highway 140 from the project site.

Adjacent Land

Uses: North: Public Facility
 South: Agriculture
 East: Agriculture
 West: Agriculture

Reports and Studies

Submitted: The project proponent submitted a number of studies, analyses and reports as part of the application. They are as follows:

- a. Wildhaven Yosemite CIM Application – Preliminary Biological Resources Constraints Analysis, Environmental Science Associates, April 2021.
- b. Wildhaven Yosemite Project: Results of the 2021 Special-Status Plant Surveys, Environmental Science Associates, June 24, 2021.
- c. Cultural Resources Findings for the Wildhaven Yosemite Project, Environmental Science Associates, April 6, 2021. **(Confidential-Not available for public review).**
- d. Draft Wildhaven Yosemite Traffic Impact Analysis, Wood Rogers, April 19, 2021.
- e. Geotechnical Engineering Investigation – Proposed Wildhaven Yosemite Project, 4808 CA-140, Mariposa, California; Krazan & Associates, Inc. Geotechnical Engineering Division, May 21, 2021.
- f. Draft Wildhaven Yosemite Commercial, Industrial, & Manufacturing Site Plan (CIM) Application – Air Quality and Greenhouse Gas Technical Memorandum; Environmental Science Associates, July 2021.
- g. Fire Hazard Mitigation Plan – Wildhaven Yosemite Project, Dudek, June 2021.
- h. Preliminary Technical Report – Wildhaven Yosemite, Summit, July 12, 2021.

D. PRACTICAL CONCERNS

Consistency with Resort Commercial Zone Standards:

Campgrounds are listed as a permitted use in the Resort Commercial zone (Chapter 17.96 of Title 17, Zoning Ordinance). Section 17.96.050 (Special Use Standards) of Title 17 establishes specific standards for the establishment and operation of a campground.

Section 17.96.050(A)(1) states that no more than ten (10) campsites, not including operator or employee quarter, may be established per acre or forty-three thousand five hundred sixty (43,560) square feet of gross land;

Section 17.96.050(A)(2) states that a campsite shall mean a site utilized for camping and shall not mean the parking and occupancy of mobile homes, or motor homes, or travel trailers;

Section 17.96.050(A)(3) states that a campground may be operated in conjunction with any permitted use provided that the site or area upon which the use is located, and parking area for the use, shall be deducted from the gross site area for purposes of calculating campsite density.

Section 17.96.060(A)(4) states that restrooms, showers, laundries, clubhouses and similar service facilities reserved exclusively for the use of campsite patrons shall not be subject to site area restrictions for purpose of calculating campsite density.

Project Consistency:

The project is 36.3 acres in size and proposes 80 tent cabins and is therefore far below the maximum density threshold. The project may retain the existing zipline for the sole use of guests of the campground. The campground proposes 42 additional parking spaces, bringing the total number of spaces on the site to 82. The design criteria for the Resort Commercial zone mandates that the minimum open space shall be forty percent (40%) of the gross land area. Any area that is developed or improved with parking areas, streets, driveways, carports or any covered structure shall not be considered open space area. Open space areas shall include unimproved land, landscaped areas, improved recreation areas, and water surfaces, all within the development.

The area to be developed with the campground is roughly one-half of the total 36.3-acre site. Zipline components stretch into the eastern, more undisturbed portion of the site but those components are not of a dense development nature. Much of the “developed” area will remain in open space, free of campsite development, parking, structures and roadways. (See Site Plan.) Given these factors, it can be determined that 40% of the project site shall remain in open space.

Section 17.96.050(A)(5) states that, at a minimum, restroom facilities shall be provided in accordance with the provisions of the Health and Safety Code, and the Housing and Community Development codes.

Project Consistency:

Installation of such facilities will be subject to all state and local standards, including those contained in the state Code of Regulations governing Special Occupancy Parks.

Section 17.96.050(A)(6) states that the minimum site area for a campground shall be five (5) acres in town planning areas without adopted specific plans and ten (10) acres in a rural area.

Project Consistency:

The project site is 36.3 acres in size.

Section 17.96.050(A)(7) states that the minimum setback for a campground shall be fifty (50) feet from all property lines. The minimum setback from the centerline for a dedicated public right-of-way shall be on hundred (100) feet. There shall be no parking, campsites, or recreational vehicle sites within the setback area.

Project Consistency:

The submitted site plan for the project shows that some parking and a campsite to be within this setback area. However, setbacks will be reviewed for consistency by Mariposa Planning at the time of project development. No aspect of the project will be within 100 feet of a right-of-way centerline.

The site plan does not show parking lot landscaping. The design criteria for the Resort Commercial zone mandates that no parking area shall have more than six (6) spaces which adjoin each other without intervening landscaping. Mariposa Planning will ensure landscaping is provided as per code during review of the final site plan.

**Consistency with
General Plan
Standards:**

The project site is located within the Rural Economic/Recreation land use subclassification. Recreation is a subclassification. The standards for development within the Rural Economic land use classification are contained in Chapter 5.3.03 – Rural Economic Land Use Classification in the General Plan.

Section 5.3.03(B)(3) states: *“All development within the Rural Economic/Recreation land use subclassification will ensure that adequate housing is available for its employees. If adequate housing is not available within the local community, the development will provide such housing within the project.”* Section 5.3.03(D)(1) states: *“Applications to site a Recreation use will incorporate an analysis of the housing market to ensure there is adequate housing for the total number of employees.”*

Project Consistency:

The project will have five full-time and five part-time employees. There is an existing manager’s residence on site that will continue to be used by the campground project. The project proponent states that three maintenance staff may live in RVs on the site (if permitted by HCD permit.) The remaining six employees would be front desk and housekeepers.

It is likely that most of the employees will be drawn from the existing labor pool. Based on the project proposal to provide housing units for employees through a combination of an existing on-site residence and 3 RVs, a formal analysis was not required. Staff is also providing some flexibility to increase the number of RV units for housing employees should the applicant find it necessary to provide more units.

Section 5.3.03(D)(2) states: *“The minimum developed area must be not less than five (5) acres and the developed area will not exceed thirty five (35) percent of the total project land area.”* Section 5.3.03(D)(3) states: *“Lot coverage in the Rural Economic land use classification and all of its subclassifications is a maximum of thirty five (35) percent.”*

The General Plan defines “developed area” as *“that portion of a parcel which is graded, disturbed, landscaped, or constructed upon with buildings, structures, roads, driveways*

and parking areas. This excludes trails for pedestrian, equestrian, cycling or all terrain vehicle use.” The General Plan defines “lot coverage” as “the area of a lot covered by building perimeter roof area expressed as a percentage of total land area.”

Project Consistency:

See discussion on open space above. The project developed area perimeter, which includes the roadways, structures, campsites, common areas, etc., and the grading and disturbance necessary to implement the project, will be in excess of five (5) acres. The developed area and lot coverage will not exceed 35% of the total project land area of 36.3 acres.

The Rural Economic land use classification contains development standards for design. These standards address overall site design; viewshed; structure design, landscaping and scenic environment; and landform grading. Application of these standards to this campground project would be limited due to the project’s non-intensive nature and natural vegetation on the project site. The tent units will be uniform in look and size. Viewshed impacts from the highway and neighboring properties in the area will be limited due to the non-residential nature of surrounding land uses, vegetation, terrain and distance to neighboring properties. The General Plan requirement that maximum obstruction of a viewshed must not be more than thirty-three (33) percent does not apply to this project due to these factors. Much of the natural vegetation on the site is expected to be retained as the campground is developed and parking area landscaping will be part of final site design. Should landscaping be implemented by the project proponent, the use of native species suitable to site characteristics is encouraged as per Section 5.3.03(E)(5) of the General Plan.

CEQA Initial Study: An Initial Study was prepared for the project in accordance with the California Environmental Quality Act. The Initial Study/Proposed Mitigated Negative Declaration was available for public review from November 12, 2021 to December 13, 2021.

The studies discussed above analyzed the project from a number of environmental perspectives. The conclusions of the studies are addressed in the Initial Study.

Based upon the analyses provided and analysis of the project by Planning staff, the Initial Study concluded that the project would only have a potentially significant impact on the issue of biological resources; namely, ephemeral drainages/riparian features, pallid bat, Townsend’s big-eared bat, special-status plants, and nesting raptors and migratory birds.

Mitigation is proposed to reduce these potentially significant impacts to less than significant levels. These measures are presented in the Initial Study document and the “Conditions and Mitigation Measures” section of the draft Planning Commission resolution.

The cultural resources survey of the project site found no such resources on the project site. No mitigation is required. The cultural resources section of the Initial Study includes a standard mitigation measure that addresses actions to be taken in the event cultural resources or human remains are found on the project site during project construction. This measure is also shown in the “Conditions and Mitigation Measures” section of the draft Planning Commission.

Fire Hazards: As noted in the project description above, the project proposes the installation of non-permanent propane fire pits at the premium tents to reduce fire risk; the one common

area, communal non-permanent fire pit may switch to wood fuel in the winter months and would be managed by Wildhaven staff. The pits would be installed at each of the premium tents in Phase 2. The single communal propane fire pit will be installed in the communal area between the bathhouse and office.

The project proponent submitted a Fire Hazard Mitigation Plan (FHMP) as part of the application. The FHMP states that large metal rings would be installed to contain burning material around the fire pits, with a mesh screen installed to encompass and cover the fire as a spark arrestor. The lighting, maintenance, and extinguishing of these campfires would be managed by camp staff. A 30-foot Fuel Modification Area is recommended for the communal fire pits, measured horizontally from the outermost edge of the fire pit enclosure in all directions. Tree branches and other vegetation above each fire pit area are to be removed and maintained to establish clearance to the sky.

The site conditions related to fire and specific standards of the FHMP are contained in the general chapter headings of Fire Risk Analysis; Emergency Response and Service; and Fire Safety Standards and Evacuation. The Plan is discussed in detail in subsections B.9.g, B.9.f and Section B.20 in the Initial Study.

The FHMP states that Prior to operation, an Emergency Operations Plan would be developed to address wildfire and other emergency incidents at the site. This plan would be subject to review and approval by applicable emergency services providers. The plan would include, at a minimum:

- A Training and Exercise Plan, to be implemented annually with all employees, covering the Emergency Operation Plan and issues such as response to fire, fire extinguisher and firehose use, first aid and emergency medical response, and dealing with problem guests.
- An orientation briefing for guests concerning potential hazards and what to do in the event of an emergency incident.
- Provision of a site fire and emergency alert system to notify site occupants in the event of an emergency.
- A site evacuation plan, defining routes of ingress and egress, rally points, and protocols for disabled guests and/or guests without their own transport.
- Establishment and maintenance of temporary refuge areas if evacuation is not possible.
- Establishment of an emergency helicopter landing site. The site would not be a permitted heliport as described in California Code of Regulations §3554 and would be maintained for use in emergencies only.

The review, approval and implementation of the FHMP is addressed in the proposed project conditions of approval.

In addition to implementing the provisions of the FHMP, the campground project will be subject to all applicable requirements contained in Title 25, Division 1, Chapter 2.2, Article 6 (Fire Protection Standards for Parks [Sec. 2300 to Sec. 2319]) of the California Code of Regulations. The project's proposed conditions of approval require that the Emergency Operations Plan described in the FHMP shall be prepared to include all of the applicable standards required for Emergency Preparedness Plans contained in Section

2013 (Emergency Preparedness Plans) of Article 1 (Administration and Enforcement), Title 25, Chapter 2.2 – Special Occupancy Parks in the California Code of Regulations.

Agency

Comments:

Request for comments were sent to the Mariposa County Health and Human Services Environmental Health Unit, Mariposa County Fire, Public Works, Sheriff and Building Departments, Mariposa County School District, Mariposa County Assessor, Mariposa Public Utilities District, Caltrans District 10, Regional Water Quality Control Board, State Water Resources Control Board, California Department of Fish and Wildlife, CAL FIRE, PG& E, and Sierra Telephone.

Health Unit

Health Unit comments related to the issues of on-site sewage disposal, drinking water, solid waste disposal, air pollution (dust mitigation), retail food sales, and hazardous materials storage.

The geotechnical engineering investigation of the project site found that field exploration and percolation testing indicate the onsite soil/weathered bedrock profile is not suitable for the installation of a septic system with a standard disposal field that utilizes leach lines, leaching beds, or seepage pits. However, a mounded leach field or some other engineered onsite wastewater disposal system, such as an aerobic pretreatment system with a raised sand bed, may be feasible. The geotechnical investigation provides recommendations for a mound leach field system. The Mariposa County Environmental Health Unit (EHU) states that a full design of the proposed system including soil profile and percolation test results must be submitted for review and approval at the building permit phase of project implementation.

This issue of septic disposal is addressed in sub-section B.7.e of the Initial Study prepared for the project.

Project proponent's response to Health Unit Comments:

The project proponent submitted a narrative identifying the campground solid waste management plan. Staff notes that Sec. 2120 - Rubbish and Accumulation of Waste Material, in Article 2 of state Special Occupancy Park standards addresses solid waste management within such parks.

The issue of solid waste is addressed in sub-section B.19.d,e of the Initial Study.

The project proponent stated they will prepare and submit a dust mitigation plan and a hazardous materials storage plan for review and approval.

Staff notes that additional issues of consideration submitted by the Health Unit are addressed in the proposed project conditions of approval. The project proponent will be required to prepare and submit for Health Unit approval a final solid waste disposal plan as well as dust mitigation, and hazardous materials storage plans.

The issue of air pollution (dust creation) is addressed in subsection B.3.a of the Initial study and hazardous materials storage is addressed in Section B.9.

Public Works

Comments:

Public Works provided comment on the encroachment from Highway 140, on-site road access, parking, maintenance access roads, road access maintenance plan, solid waste, grading, and ADA accessibility. Public Works comments are addressed in the proposed

project conditions of approval and or will be addressed during the building permit stage of site development.

**Building Dept.
Comments:**

The Building Department provided comments on the project relating to the building permit phase of project development, including requirements that the project comply with the Americans with Disabilities Act. All construction permitting components of the project for which the Building Department has approval authority will be addressed during building permit processing.

**Caltrans
Comments:**

Caltrans stated there is an environmentally sensitive area along Highway 140 in the vicinity of the project site. If the area is disturbed, tribal coordination will be required at the location. That issue would be addressed in any encroachment permit process. The potential for the project proponent to be required to obtain an encroachment permit for any work performed in the Highway 140 right-of-way is addressed in the proposed project conditions of approval.

Caltrans also stated that it is unclear how the intended drainage network will flow and requested the preparation and submittal for Caltrans review a set of drainage plans. The agency commented that with most of the project area being transformed from pervious to the impervious areas, Caltrans requests to review the pre- and post-construction runoff calculations in order to provide additional comments. This concern of Caltrans will be addressed at the building permit stage of site development and the issue is included in the proposed project conditions of approval.

Caltrans also commented that to ensure the facility entrance will be able to accommodate the expected design vehicle, including recreational vehicles (RVs) and vehicle/trailer combination for simultaneous entering/existing driveway at Highway 140, appropriate design vehicle simulation should be applied to the existing driveway and submitted to Caltrans for review.

Project Proponent Response:

The project is not an RV park and will not offer RV sites for rent. It is not expected that RVs or travel trailers will be pulling in and out of the driveway. The expected vehicle design using the existing driveway will be the same as those for the existing zipline operation, i.e. cars, vans, and small trucks. If RVs are permitted for use by employees, the movement of such vehicles would be on a limited basis.

As noted above, a draft traffic impact analysis was prepared for the project. The analysis is discussed in detail in subsection B.17.a in the Initial Study

The draft analysis concluded that Highway 140 does not currently operate at LOS E or F conditions in the vicinity of the project and is not anticipated to operate at LOS E or F with addition of project trips. Additionally, as the project trips would utilize the existing project access roadway, the project would not create additional risk for a traffic incident or change the local circulation network in a way that would impact a state highway facility. Therefore, preparation of a full traffic impact study, including analysis of LOS, is not required.

Caltrans noted that persons or entities seeking to place an outdoor advertising display that would be subject to provisions of the Outdoor Advertising Act (Business and Professions Code §5200 et seq.) are required to submit an Outdoor Advertising Permit Application to Caltrans. This issue is addressed in the proposed project conditions of approval.

Sierra Telephone

Comments: Sierra Telephone commented that it has no objections to the proposed project.

Public

Comments: Notices were sent out to affected property owners within 2,500 feet of the project boundaries, in accordance with the noticing requirements for the Resort Commercial zone. At the time of staff report preparation, no comments had been received.

Project Findings:

As noted above, a CIM Plan is considered an amendment to the land use of a site and is therefore processed in accordance with Chapter 17.128 (Amendments) of Title 17 (Zoning Ordinance). Section 17.128.050 contains the findings that are required to be made for an amendment, and these findings apply to this project. The findings are shown in Exhibit 1 of the draft Planning Commission resolution.

Attachments:

- A. Draft Planning Commission Resolution
- B. Initial Study/Draft Mitigated Negative Declaration
- C. Vicinity Map
- D. Site Plans

Findings for CIM Plan No. 2021-124

In accordance with Section 17.128.050(C) of the Mariposa County Zoning Code, the following findings are made for Commercial-Industrial-Manufacturing Plan No. 2021-124:

1. **FINDING:** The amendment is in the general public interest, and will not have a significant adverse effect on the general public health, safety, peace, and welfare. (§17.128.050(C)(1), Mariposa County Zoning Code)

EVIDENCE: The project is in the general public interest because it provides an additional overnight accommodation amenity to the touring public and enhances the hospitality industry, which is vital to the county. The Initial Study prepared for the project found no significant impacts from the project on the public health, safety, peace, and welfare of the residents of the area and the county in general, including impacts on the issues of noise, traffic, aesthetics, public services, air pollution, and fire hazards. The provision of water and sewage disposal at the site will be implemented under all state and local standards and requirements. The site is already developed and used for commercial recreational purposes.
2. **FINDING:** The amendment is desirable for the purpose of improving the Mariposa County General Plan with respect to providing a long-term guide for county development and a short term basis for day-to-day decision making. (§17.128.050(C)(2), Mariposa County Zoning Code)

EVIDENCE: The amendment to the land use of the site is consistent with the Rural Economic/Recreation land use classification and the Resort Commercial zone. The project is subject to all of the development standards contained in the General Plan and Chapter 17.96 (Resort Commercial Zone) of Title 17, Zoning Ordinance. As of the date of the approval of this project, there are a limited number of CIM Plan developments that have been approved in the Rural Economic/Recreation land use classification. This project will provide a guide as to how such projects are reviewed, improved and implemented. It provides a short-term basis for day-to-day decision making by establishing a processing and review framework for future developers of property to consider when contemplating similar development of property in the Rural Economic/Recreation land use classification and the Resort Commercial zone.

3. **FINDING:** The amendment conforms to the requirements of state law and county policy. (§17.128.050(C)(3), Mariposa County Zoning Code)

EVIDENCE: The change in the land use on the property to a campground will trigger implementation of state and local mandates that the project will be required to adhere to. State Special Occupancy Park standards and county standards will govern the permitting, construction and operation of the campground. The amendment to the land use on the property has been processed in accordance with the requirements of state law and county policy.

4. **FINDING:** The amendment is consistent with other guiding policies, goals, policies and standards of the Mariposa County General Plan. (§17.128.050(C)(4), Mariposa County Zoning Code)

EVIDENCE: The change in the land use on the property to a campground is consistent with all goals, policies and standards of the General Plan. Additional campground facilities are a demonstrated need in Mariposa County. The campground use implements the applicable goals, policies, and implementation measures contained in the Economic Development and Regional Tourism elements of the General Plan. Section 6.1.05(A) in the general plan's Economic Development Element addresses the need to expand the visitor serving economy. One of the components of implementing this goal states: *"Expanding the visitor economy is an important short-term economic strategy. This expansion will be accomplished through a number of different efforts, but the primary goals are to extend the (tourist) "season" from five to nine months or longer, increase lengths of stay and room occupancy rates, and make Mariposa County, outside Yosemite National Park, a major destination for visitor activities."* Goal 13-5 in the Regional Tourism Element states: *"Provide job growth and sustain County revenues by enhancing and expanding the visitor-serving sectors of the economy."* Policy 13-5a under this goal states: *"Implement active programs designed to increase opportunities for a diverse tourism experience."* Two of the goals of Implementation Measure 13-5a(1) are *"1. Increase the length of visitor stay within the County, and 2. Expand the tourist season into shoulder seasons."* The campground project will contribute to achieving the goals, policies and standards of the general plan, including extending the tourist season by providing winter camping.

5. **FINDING:** The subject parcel is physically suitable (including, but not limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development. (§17.128.050(C)(5)(a), Mariposa County Zoning Code)

EVIDENCE: The project site is already used for commercial recreation purposes. Access from Highway 140 onto the project site is adequate for the project. The project will provide on-site water and wastewater disposal systems. These systems will be permitted and constructed in accordance with all state and local standards. The Initial Study prepared for the project found no significant impacts on adjoining land uses. The site is surrounded on three sides by a large 2,700-acre ranch holding. There are no physical constraints to the development of the site as a campground use that cannot be addressed by permitting, construction, and operational standards that will be applied to the project. The Initial Study for the project found potentially significant impacts on biological resources, including ephemeral drainage/riparian

features. Implementation of mitigation measures will reduce these potentially significant impacts to less than significant levels. There are no known cultural resources on the site that would be impacted by project development, according the cultural resources survey prepared for the project. There is the potential for such resources or human remains to be found during project construction and implementation of a mitigation measure to address this issue will reduce this potentially significant impact to a less than significant level.

6. **FINDING:** The proposed zoning is logical and desirable to provide expanded employment opportunities, or basic services to the immediate residential population or touring public. (§17.128.050(C)(5)(b), Mariposa County Zoning Code)

EVIDENCE: The property is zoned Resort Commercial and campgrounds are a permitted use in this zone. The project only proposes a change to the existing land use on the project site. The campground project will expand employment opportunities in this area of the county. The project will provide five full-time employment positions and five part-time positions. The project will require a full-time, on site manager. The project will provide a needed service to the sector of the touring public that seeks an outdoor accommodation experience while visiting Mariposa County. The project is in close proximity to the community of Mariposa, which will provide additional services to guests at the site.

7. **FINDING:** The project has been reviewed under the Special Use Standards for campgrounds contained in the Resort Commercial Zone. While several RV units are proposed as part of the project, they are limited for the use of employees. No RV spaces are allowed for transient occupancy. Any proposal to provide for additional RV spaces, beyond those allowed for use by employees will require an amendment, review, and approval pursuant to the Special Use Standards for Recreational Vehicle Parks (§17.96; Mariposa County Zoning Code)

Project Conditions and Mitigation Measures for CIM Plan No. 2021-124

The following conditions of approval and mitigation measures are applied to this project in order to ensure compliance with all applicable codes and policies and the findings of the initial study prepared for the project.

1. CIM Plan No. 2021-124 is approved for the following uses:

Phase I

- Construction of approximately 40 basic wood tent platforms, ranging in size from 10' x 20' to 12' x 24'.
- Pitch and furnish 40 canvas tents on top of tent platforms, which at full occupancy would hold 100 guests (assuming 2.5 avg. guests per tent).
- Build an approximately 10' x 10' reception/check-in kiosk.
- Design and build the communal bathhouse, supporting both Phase I and Phase II. The estimated size of the facility is 20' x 60' with rustic post and beam construction housing men's and women's bathrooms and approximately 10 shower stalls and eight toilets in each. The facility will be served by a new well (specific for a public water system) to be drilled on site and the property's existing electrical infrastructure.

- Construction of a septic system to support the bathhouse.
- Install an automatic gate with emergency controls for fire service access.
- Install non-permanent propane fire pits at the premium tents to reduce fire risk; the one common area non-permanent fire pit may switch to wood fuel in the winter months and would be managed by Wildhaven staff.

Phase II

- Build and furnish another approximately 40 tents using the same Phase I specifications. Completion of this construction would bring total tent capacity up to 80, which would serve 200 guests at full occupancy (assuming 2.5 average guests per tent).
- Provide a portable bathroom trailer.

The approved site plan includes the installation of a 50,000 gallon storage tank for fire fighting and back-up domestic supply and 82 parking spaces. The project proponent may incorporate the existing zipline amenity into the campground project. The zipline would be for the sole use of overnight campers.

Timing of the implementation of the phases of development shall be at the sole discretion of the project proponent, but full project implementation must be completed prior to the project approval expiration date included in the conditions of approval.

2. The project shall be developed in substantial compliance with the approved site plan dated June 25, 2021. Prior to any modification and/or any deviation from the site plan approved by Mariposa County, said modification/deviation shall be reviewed and approved by the Planning Director in accordance with the conditions of approval. Minor modifications or amendments in the site layout, configuration, size, and materials of the project site may be approved by the Planning Director provided that any expansion does not exceed 10% of the size of area of the approved facility, and provided a finding can be made that the potential modification does not create impacts which were not addresses in the original approval. Modifications or amendments to the project exceeding 10% of the size of the approved facility shall be approved by the Planning Commission and Board of Supervisors. The applicant may increase the number of RVs available for employee housing up to the total number of employees or 10 RVs, whichever is less. The RVs use shall be limited to employee housing. Should any proposed modification(s)/amendment(s) result in potential impacts which were not reviewed and conditioned by the original action and approval of this CIM Plan then an application for amended conditions/amended site plan may be required by the Planning Director.

(Mariposa Planning Recommendation)

3. This project is approved on January 11, 2022. This approval shall expire January 11, 2025. If the conditions of approval are not completed and the project is not fully implemented by January 11, 2025 the applicant may request one (1) time extension of up to eighteen (18) months (total). The applicant must make this request in writing prior to January 11, 2025.

(Mariposa Planning Recommendation)

4. The project shall be developed in strict conformance with applicable permitting and operational standards contained in Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations. The project shall not be approved for operation by Mariposa County until such time as the project receives a permit to operate by the California Housing and Community Development Department as required by Section 2010 (Permit to Operate – Construction Completed) of Article 1 (Administration and

Enforcement) Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations. The project proponent shall provide Mariposa Planning with a copy of the permit to operate the facility issued by the California Housing and Community Development Department.

(Mariposa Planning Recommendation)

5. The project shall be implemented in compliance with all applicable standards of the Rural Economic land use classification and the Rural Economic/Recreation subclassification contained in Section 5.3.03 of the Mariposa County General Plan; with all applicable standards for a CIM Plan contained in Chapter 84 of Title 17; and with all applicable standards for the Resort Commercial zone contained in Chapter 17.96 of Title 17.

(Mariposa Planning Recommendation; General Plan and zoning standards).

6. The project proponent/operator shall employ for the life of the project the fire protection and mitigation standards contained in the Fire Hazard Mitigation Plan (FHMP) prepared for the project by Dudek, dated June 2021. The Emergency Operations Plan described in the FHMP shall be prepared to include all of the applicable standards required for Emergency Preparedness Plans contained in Section 2013 (Emergency Preparedness Plans) of Article 1 (Administration and Enforcement), Title 25, Chapter 2.2 – Special Occupancy Parks in the California Code of Regulations. The FHMP shall be allowed to be amended to add new standards or to amend original standards at the discretion of the project proponent/operator. Any amended standards shall be of equal or greater efficacy to those they replace.

(Mariposa Planning Recommendation; California Code of Regulations)

7. An encroachment permit shall be obtained from the California Department of Transportation (Caltrans) prior to any work being done within the State Highway 140 right-of-way. A copy of the encroachment permit or evidence that a permit is not required shall be provided to Mariposa Planning. All encroachment improvements shall be completed as required by Caltrans. Evidence that all encroachment permit improvements have been completed to the satisfaction of Caltrans shall be submitted to Mariposa Planning by the project proponent prior to the submittal to the state Housing and Community Development of an application for a permit to operate.

(Mariposa Planning Recommendation)

8. Prior to the issuance of a grading permit for the project, the project applicant shall submit engineered drainage plans to the California Department of Transportation for review to ensure that all Caltrans requirements regarding drainage from the project site are addressed. The drainage plans shall be prepared to Caltrans standards. The plans shall show how any runoff into State drainage facilities from the site is to be treated to meet current stormwater quality standards. If flows into State drainage facilities will not be increased by the project, the project shall provide Caltrans with information utilized to arrive at that conclusion. Verification of Caltrans review and approval of the drainage plans shall be provided to the Mariposa County Planning and Public Works departments prior to the issuance of a grading permit.

(Caltrans Recommendation)

9. Prior to issuance or authorization by the Planning Department for any permit, a final site plan showing all parking, camp sites, and employee RV spaces located a minimum of 50 feet from all property lines and 100 feet from the centerline of any dedicated public right-of-way shall be submitted and approved by the Planning Department. A landscaping plan shall also be submitted showing no more than 6 parking spaces adjoining each other without intervening landscaping. The final site plan and landscaping plan shall be in general conformance to the site plan dated June 25, 2021.

(Section 17.96.050.A.7 and Section 17.88.040.C. Mariposa County Code)

10. Prior to the installation of any signage, an application for Design Review of the proposed signage shall be submitted and approved by Mariposa Planning. In addition to compliance with Mariposa County sign standards, any outdoor advertising displays visible to traffic on Highway 140 shall be installed and constructed in compliance with state regulations. Such displays are subject to the provisions of the Outdoor Advertising Act (Business and Professions Code §5200 et seq) which requires the submittal of an Outdoor Advertising Permit Application to Caltrans. Evidence of the approval of such signage by Caltrans shall be provided to Mariposa Planning.

(Caltrans Requirement; §5200 et seq of the state Business and Professions Code)

11. The project applicant shall improve the access to a minimum of Rural Class III A road standard (24-foot wide graveled) from Highway 140 to the parking lot and all internal two-way roads. The access from State Highway 140 to the access points into the Spring Hill High School site is required to remain paved. The width of internal one-way roads may be reduced to 12 feet wide. Areas in excess of 16% grade shall be paved. The access roads shall meet the above standards prior to finalization of the Building Department or Housing and Community Development permits and prior to beginning operation of the project. The improvements shall be completed in accordance with the Road Improvement and Circulation Policy and the County Improvement Standards and shall be inspected and approved by a Registered Civil Engineer prior to the finalization of the Building Permits and beginning operation of the project. The applicant shall submit a letter signed and stamped by a Registered Civil Engineer stating that the road meets the County's Rural Class III A road standards. Engineered improvement plans may be required to be prepared by a Registered Civil Engineer for any improvements required as a condition of approval for this project. If engineered improvement plans are required, the plans shall be approved by the Building Department prior to commencement of construction work on the required road improvements. This section of roadway shall be maintained to this standard for the life of the project.

(Applicant Proposal, Road Improvement and Circulation Plan)

12. Prior to the commencement of any grading or construction activities on the project site, the project proponent shall contact the Regional Water Quality Control Board to determine if a General Permit for Discharges of Storm Water Associated with Construction Activity is required. If required, the proponent shall obtain the permit prior to commencement of grading or construction activities. A copy of the approved permit or evidence that a permit is not required shall be submitted to Mariposa Planning by the proponent prior to commencement of grading or construction activities. If a permit is required, all provisions and requirements of the permit shall be completed prior to issuance of a certificate of occupancy for the project. The proponent shall submit to Mariposa Planning evidence that the permit requirements have been met to the satisfaction of the Regional Water Quality Control Board.

(State Water Quality Control Board Order No. 99-08-DWQ, National Pollutant Discharge Elimination System (NPDES))

13. The project proponent shall obtain a transient, non-community water system permit from the California Department of Public Health, Division of Drinking Water and Environmental Management if the on-site well is to provide drinking water to guests and staff. The project proponent shall provide Mariposa Planning and the Mariposa County Health and Human Services Agency, Environmental Health Unit a copy of the permit prior to issuance of a certificate of occupancy for the project.

(California Department of Public Health, Division of Drinking Water and Environmental Management requirement)

14. Prior to the issuance of a grading or construction permit for the project, the project proponent shall prepare a grading and construction dust mitigation plan and a hazardous materials storage plan and submit the plans to the Mariposa County Health and Human Services Agency, Environmental Health Unit (EHU) for review and approval. The project proponent shall provide Mariposa Planning evidence of EHU approval of the plans.

(Environmental Health Unit Recommendation)

15. Prior to the issuance of a certificate of occupancy for the project, the project proponent shall prepare a solid waste management plan and submit the plan to the Mariposa County Health and Human Services Agency, Environmental Health Unit (EHU) for review and approval. The plan shall incorporate the standards contained in Section 2120 (Rubbish and Accumulation of Waste Material) of Article 2 (General Park Requirements), Title 25, Division 1, Chapter 2.2, Special Occupancy Parks, California Code of Regulations. Solid waste shall be handled in compliance with all applicable sections of Mariposa County Code Title 8.36. Outdoor trash containers shall be required to meet the standards of Chapter 8.44, of Title 8, Health and Safety, Mariposa County Code, commonly known as the “Mariposa County Bear Control Ordinance.” Verification by the Planning Department prior to issuance of Certificate of Occupancy. The project proponent shall provide Mariposa Planning evidence of EHU approval of the plan.

(Environmental Health Unit Recommendation)

16. All wastewater/sewage disposal shall be conducted in a manner approved by the Mariposa County Health and Human Services Department, Environmental Health Unit. Written confirmation from the Health and Human Services Department, Environmental Health Unit that all necessary permits and requirements have been met shall be provided to the Planning Department prior to initiation of any project activities.

Prior to the use of any portable restrooms, a permit shall be obtained from the Environmental Health Unit. The length of use of portable restrooms may be limited.

(Mariposa County Health and Human Services Department, Environmental Health Unit Recommendation)

16. All exterior lighting fixtures shall be shielded and shall be designed and located to confine lighting directly on the premises. Lighting should be of minimum, but adequate, intensity. Exterior lighting fixtures shall not shine light upon or directly illuminate any surface other than the area required to be lighted, and must meet International Dark Sky requirements (General Plan Implementation Measure 11-1.d(1)). A lighting plan showing the design and location of all exterior lights shall be submitted to the Planning Department up to thirty (30) days after the issuance of a Building Permit and the design of the lighting fixtures shall be subject to Planning Director approval.

(Mariposa Planning Recommendation)

17. Prior to issuance of the Certificate of Occupancy, all fees associated with the County’s processing of the map and filing of associated documents shall be paid. The Department of Fish and Game filing fee (\$2,548.00 as of January 1st 2022) and County Clerk fee (\$50 as of January 1, 2022) shall be paid by the applicant within five (5) working days of the approval of the application (by Friday, 2022, because if the fee is not paid within 5 working days, and the Notice of Determination is not filed with the County Clerk prior to close of business on Friday, 2022 the environmental determination is not operative, vested, or final (Section 21089(b) Public Resources Code).

The County Clerk requires that one check be submitted to cover both of these fees, for a total of \$2,530.25 (effective January 1st 2021), and that it be in the form of a cashiers check or money order payable to "Mariposa County;" The County Clerk will not accept a personal check for these fees. Submit the check to Mariposa Planning who will file this fee and other required documents with the County Clerk.

NOTE: The filing fees are adjusted annually, effective January 1st of each year, pursuant to Fish and Game Code.

(California Department of Fish and Wildlife Requirement; Mariposa Planning Recommendation)

18. The Property Owner (Owner) shall indemnify, protect, defend, and hold harmless the County, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the County, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, any approval of the County, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the County, concerning the project and the approvals granted herein. Actions concerning the project and approvals granted shall include, but not be limited to, the environmental determination made pursuant to the California Environmental Quality Act (CEQA). Furthermore, Owner shall indemnify, protect, defend, and hold harmless the County, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the County indemnify and defend such governmental entity. County shall promptly notify the Owner of any claim, action, or proceeding. County will further cooperate in the defense of the action.

An agreement on a form approved by Mariposa County Counsel shall be executed within twenty (20) working days of the date of project action. Non-compliance with this condition may result in revocation of project approval by the county.

(Mariposa Planning Recommendation)

19. Non-compliance with any of the conditions of approval for Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124 may be grounds for revocation of the CIM Plan.

(Mariposa Planning Recommendation)

20. It shall be the responsibility of the applicant to schedule an inspection with the Planning Department, two years after commencing operation of the project, to ensure continued compliance with the approved conditions of the project. The Planning Director may request information to determine compliance. At the discretion of the Planning Director, an item may be scheduled for the Planning Commission to review any compliance issues associated with the project. The applicant shall be responsible for all costs associated with this requirement.

(Mariposa Planning Recommendation)

21. The existing access road from State Highway 140 is a named road. A road name sign (Fremont Turnpike) shall be installed at the intersection of Highway 140 and the access easement. A new address shall be obtained from the Assessor's Office based on the official road name. The applicant has the option of renaming the road if all of the road naming requirements can be met. This condition shall be satisfied prior to beginning operation.

(Mariposa Planning Recommendation)

22. Pre-construction field surveys for special status bat species during the breeding season (April 1st to August 31st) shall be conducted by a qualified biologist to determine whether active roosts are present on site, or within 100 feet of the project boundaries. Areas off the project site that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. Field surveys shall be conducted early in the breeding season before any construction activities begin, when bats are establishing maternity roosts but before pregnant females give birth (April through early May). Surveys shall be conducted no more than seven days prior to the onset of construction. If no roosting bats are found, then no further mitigation is required. If suitable habitat and/or bat signs are detected, a biologist shall conduct evening visual emergence surveys from one-half hour prior to sunset to one to two hours after sunset for a minimum of two nights. If roosting bats are found, the disturbance of the maternity roosts shall be avoided by halting construction until the end of the breeding season, or a qualified bat biologist excludes the roosting bats in consultation with the California Department of Fish and Wildlife. If construction activities begin prior to April 1, no pre-construction surveys are required. If at any time during the roosting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities.

(Mitigation Measure 4.a.1)

23. Pre-construction field surveys for special status plant species identified as having a medium to high potential to occur within the habitats identified on the project site shall be conducted by a qualified biologist prior to commencement of construction activities. Surveys shall be conducted following the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (California Department of Fish and Wildlife, 2018). Surveys are to be conducted in April and June of the year construction is to commence. As an example, if construction is to commence in August of a particular year, surveys conducted in April and June of that year will satisfy the pre-construction survey requirement. Surveys from prior years may be used in a prescribed circumstance. For example, if construction is to commence in May of a particular year, surveys from April of that year and June of the prior year will satisfy the pre-construction survey requirement. If such species are found, the project proponent shall prepare and implement a Transplantation and Monitoring Plan. The Plan shall be subject to review and approval by the California Department of Fish and Wildlife prior to commencement of any construction activities within the special-status plant species area. The Plan shall describe the intent and anticipated success of transplanting, and specific success criteria for transplanted plants and related long-term protection and management of transplanted plants. The Planning Department shall be provided a copy of the results of any pre-construction surveys conducted on the project site and any approved Transplanting and Monitoring Plan and evidence that any required mitigation measures contained in the Plan have been implemented prior to initiation of construction or grading activities.

(Mitigation Measure 4.a.2)

24. The project proponent shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be prepared in accordance with State Water Resources Control Board standards and shall include a grading and erosion control plan required for all construction plans to address potential erosion control during construction. All construction plans and activities shall implement Best Management Practices (BMP) to provide effective erosion, runoff, and sediment control. BMPs may include, but not be limited to, the use of straw wattles protecting down slope water features from construction activities, the use of silt fencing, or placement of construction exclusion fencing around stream or wetland resources in the vicinity of an activity. BMPs shall be selected to achieve maximum sediment removal and to represent the best available technology that is economically achievable.

If the project design changes and direct impacts to aquatic resources are anticipated, prior to the commencement of construction or grading activities in aquatic resources (such as ephemeral channels) within areas proposed for development, the project proponent shall acquire all applicable state and federal wetland and waters permits.

The Planning Department shall be provided a copy of all permit applications and evidence of approval of permits by applicable agencies, and evidence that any required measures approved by applicable agencies to protect water features have been implemented prior to initiation of construction or grading activities.

(Mitigation Measure 4.b.1)

25. Pre-construction surveys by a qualified biologist for active nests in suitable nesting habitat for raptors and migratory birds within 500 feet of the construction area during the nesting season (February 1 to September 15) shall be conducted. Areas off the project site that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. The survey shall be conducted no more than seven days prior to the onset of construction. If no active nests are identified during the pre-construction survey, no further mitigation is necessary. If construction activities begin prior to February 1, it is assumed that no birds would nest in the project site during active construction activities and no pre-construction surveys are required. If at any time during the nesting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming. If active nests are found during the survey, the project proponent shall implement mitigation measures to ensure that the species would not be adversely affected, which would include establishing a no-work buffer zone as, approved by the California Department of Fish and Wildlife, around the active nest. Measures shall include, but would not be limited to:
 1. For trees with active nests, the project proponent shall conduct any tree removal activities required for project construction outside of the migratory bird breeding season (February 1 through September 15).
 2. If active nests are found on or within 500 feet of the project site, then the project proponent shall establish no disturbance buffers for active nests of 250 feet for migratory bird species and 500 feet for raptor species until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Depending on the conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. Nests that are inaccessible due to private property restrictions shall be monitored using binoculars from the nearest vantage point. Construction activities may be halted at any time if, in the professional opinion of the biologist, construction activities are affecting the breeding effort.
 3. Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined on a case-by-case basis), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor the project would impact the nest, the biologist shall immediately inform the construction manager and the project proponent shall notify the California Department of Fish and Wildlife. The construction manager shall stop construction activities within the buffer until the nest is no longer active. Completion of the nesting cycle shall be determined by a qualified biologist. If construction begins outside of the migratory bird breeding season (February 1 through September 15), then the project proponent is permitted to continue construction activities throughout the breeding season.

The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities.

(Mitigation Measure 4.d.1)

26. In the event human remains, artifacts, or potentially significant cultural resources are discovered during ground disturbance on the project site, a Native American monitor shall be on-site for the duration of ground disturbance. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement the project, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty (50) feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty (50) feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and the Native American Heritage Commission (NAHC) shall be notified should human remains be discovered. If the remains are determined by the Native American Heritage Commission to be Native American, the NAHC guidelines shall be adhered to in treatment and disposition of the remains. Representatives of the Most Likely Descendant shall be requested to be on-site during disturbance and/or removal of human remains.

(Mitigation Measure 5.c.1)

County of Mariposa

California Environmental Quality Act Initial Study

A. PROJECT INFORMATION:

Project Title: **Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124**

Lead Agency: Mariposa County

Date: November 2021

Contact: Alvaro Arias, Deputy Director or Steve Engfer, Senior Planner
Mariposa County Planning Department
5100 Bullion Street, Mariposa, CA 95338
P.O. Box 2039, Mariposa CA 95338
Phone: (209) 966-5151 Fax: (209) 742-5024
Email: sengfer@mariposacounty.org

Project Applicant: CalCamp2 LLC, dba Wildhaven Yosemite
996 Grove Street
Healdsburg, CA 95448
Telephone: (978) 857-1035
Email: brian@ccc.camp

Location: The project site is located at 4808 Highway 140, Mariposa, Ca and is known as APN 012-180-056. It is in projected Section 26, Township 5 South, Range 18 East, M.D.B.&M, Rancho Las Mariposas. It is within the USGS 7.5-minute Mariposa topographic quadrangle at 37°28'15"N/119°57'40"W. The project site is located just south of the community of Mariposa.

Project Description: The Wildhaven Yosemite project is proposed to be developed on the current location of the 36-acre Yosemite Ziplines and Adventure Ranch property. The project proposes to construct 80 canvas tents in two (2) phases. The project applicant would develop accessory facilities associated with a campground, including platform tents, a bathhouse, parking spaces, on-site water and sewer facilities, and other support facilities.

Project phasing is proposed as follows:

Phase I

- Construction of approximately 40 basic wood tent platforms, ranging in size from 10' x 20' to 12' x 24'.
- Pitch and furnish 40 canvas tents on top of tent platforms, which at full occupancy would hold 100 guests (assuming 2.5 average guests per tent).
- Build an approximately 10' x 10' reception/check-in kiosk.
- Design and build the communal bathhouse, supporting both Phase I and Phase II. The estimated size of the facility is 20' x 60' with rustic post and beam construction housing men's and women's bathrooms and approximately 10 shower stalls and eight toilets in each. The

facility will be served by a new well (specific for a public water system) to be drilled on site and the property's existing electrical infrastructure.

- Construction of a septic system to support the bathhouse.
- Install an automatic gate with emergency controls for fire service access.
- Install non-permanent propane fire pits at the premium tents to reduce fire risk; the one common area non-permanent fire pit may switch to wood fuel in the winter months and would be managed by Wildhaven staff.

Phase II

- Build and furnish another approximately 40 tents using the same Phase I specifications. Completion of this construction would bring total tent capacity up to 80, which would serve 200 guests at full occupancy (assuming 2.5 average guests per tent).
- Provide a portable bathroom trailer.

The site plan also shows the installation of a 50,000 gallon storage tank for fire fighting and back-up domestic supply. The existing horse barn will be removed as part of site development.

The project proponent may incorporate the existing zipline amenity into the campground project. The zipline would be for the sole use of overnight campers. The existing ropes course will be removed.

Hours of operation:

The campground would be operated daily on a year-round basis. Hours of operation would be 24 hours a day with check-in between 3:00 p.m. – 7:00 p.m.

Number of employees:

The campground will have a total of ten (10) employees; five (5) full time and five (5) part time. One (1) general manager would live in the existing on-site house. Three (3) maintenance staff may live in RVs on the site if allowed by code. The remaining six (6) employees would be front desk and housekeepers.

Number of anticipated customers:

Fifty (50) to up to two hundred (200) maximum daily.

Parking:

There are currently forty (40) parking spaces on site to serve the Yosemite Zipline and Adventure Ranch project. Forty-two (42) spaces will be added to bring total on-site parking spaces to eighty-two (82).

Access:

Primary access will be from an existing driveway connected to State Highway 140. The internal roadway to access the site will be a two-lane 24-foot wide graveled road. The site plan shows that roadways accessing the project's tent areas will be one-way and graveled; where grades exceed 16%, the access driveways will be asphalted. Internal access roads and driveways will be

subject to state fire safe and local standards as well as applicable special occupancy park standards contained in Section 2106 (Roadways) of Article 2 (General Park Requirements), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations.

Walking trails to access cabins from parking areas have been incorporated into project design.

General Plan/Zoning: The Mariposa County General Plan land use classification for the property is Rural Economic/Recreation subclassification. Recreation is a subclassification in the Rural Economic land use classification. The property is zoned Resort Commercial. Campgrounds are a permitted use in this zone. A CIM Plan is required to be approved by the Mariposa County Planning Commission and Board of Supervisors in order to develop property in the Resort Commercial Zone.

Site Development Characteristics: The site currently contains the Yosemite Ziplines and Adventure Ranch recreational development. The terrain and vegetation on the project site are typical of land at this elevation in the Sierra foothills. The site is at the roughly 2,000 to 2,500 foot elevation. The terrain is relatively flat to up to 25% slope. There are no significant drainages on the site that would be impacted by the project. There are ephemeral drainages on the site. Vegetation on the site consists of native grasses, blue oak, white oak, interior live oak, bull pine, as well as buck brush, manzanita, and other native shrubs.

Permitting and Operation: The proposed campground is considered a Special Occupancy Park and is therefore subject to all of the applicable development and operational standards contained in Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations. The campground will be permitted and monitored by the California Housing and Community Development Department.

The project applicant proposes to drill a well on the site to serve the bathhouse and restroom facilities. Should the project provide drinking water from the on-site well to the proposed number of guests, it will be required to obtain a transient, non-community water system permit from the California Department of Public Health, Division of Drinking Water and Environmental Management.

Project Studies: The following studies have been completed for this project and are available for review (except the Cultural Resources Survey) at the Mariposa County Planning Department. Recommendations and conclusions of these studies are discussed in this study and are part of the proposed project.

- a. Wildhaven Yosemite CIM Application – Preliminary Biological Resources Constraints Analysis, Environmental Science Associates, April 2021.
- b. Wildhaven Yosemite Project: Results of the 2021 Special-Status Plant Surveys, Environmental Science Associates, June 24, 2021.

- c. Cultural Resources Findings for the Wildhaven Yosemite Project, Environmental Science Associates, April 6, 2021. **(Confidential-Not available for public review).**
- d. Draft Wildhaven Yosemite Traffic Impact Analysis, Wood Rogers, April 19, 2021.
- e. Geotechnical Engineering Investigation – Proposed Wildhaven Yosemite Project, 4808 CA-140, Mariposa, California; Krazan & Associates, Inc. Geotechnical Engineering Division, May 21, 2021.
- f. Draft Wildhaven Yosemite Commercial, Industrial, & Manufacturing Site Plan (CIM) Application – Air Quality and Greenhouse Gas Technical Memorandum; Environmental Science Associates, July 2021.
- g. Fire Hazard Mitigation Plan – Wildhaven Yosemite Project, Dudek, June 2021.
- h. Preliminary Technical Report – Wildhaven Yosemite, Summit, July 12, 2021.

Uses of this Document

The following permits may be required and Responsible and Trustee Agencies may wish to use this document in the review of these permits.

- A National Pollutant Discharge Elimination System (NPDES) General Permit may be required from the Regional Water Quality Control Board for conveyed discharges into ephemeral drainages and Mariposa Creek.
- Stormwater Pollution Prevention Plan approved by the Central Valley Regional Quality Control Board (Region 5).
- Transient, non-community water system permit from the California Department of Public Health, Division of Drinking Water and Environmental Management.
- Special Occupancy Park permit and annual operating permits from the California Housing and Community Development Department.
- Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers.
- Clean Water Act Section 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board.
- Section 1600 Lake and Streambed Alteration Agreement from the California Department of Fish and Wildlife.
- Encroachment permit from Caltrans for any work performed in the SR 140 right-of-way.
- Outdoor Advertising Permit from Caltrans for all outdoor advertising displays visible to traffic on State Highway facilities that are subject to provisions of the Outdoor Advertising Act (Business and Professions Code §5200 et seq.).

Reference Documents: All of the documents cited and relied upon in the preparation of this Initial Study are available at the County of Mariposa Planning Department, with the exception of the Cultural Resources Survey for this property, which is confidential, and are hereby incorporated into the record for this Initial Study.

B. SUMMARY OF PROJECT IMPACT TO ENVIRONMENTAL FACTORS:

(blank): no impact

L: Less than Significant Impact

M: Less than Significant Impact with Mitigation

PS: Potentially Significant

L	<i>Aesthetics</i>		<i>Agriculture/Forest Res.</i>	L	<i>Air Quality</i>
M	<i>Biological Resources</i>	M	<i>Cultural Resources</i>	L	<i>Energy</i>
L	<i>Geology/Soils</i>	L	<i>Greenhouse Gas Emissions</i>	L	<i>Hazards and Hazardous Mat.</i>
L	<i>Hydrology/Water Quality</i>		<i>Land Use/Planning</i>		<i>Mineral Resources</i>
L	<i>Noise</i>	L	<i>Population/Housing</i>	L	<i>Public Services</i>
L	<i>Recreation</i>	L	<i>Transportation</i>	L	<i>Tribal Cultural Res.</i>
L	<i>Utilities/Service Systems</i>	L	<i>Wildfire</i>	M	<i>Mandatory Findings of Significance</i>

This study found that the project has the potential to have significant impacts on biological resources; i.e. ephemeral drainages/riparian features; special status bat species; special status plant species and nesting raptors and migratory birds. The project also has the potential to have a significant impact on cultural resources and human remains that may be found during project construction. Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. These measures are shown in the Biological Resources and Cultural Resources sections and Section D of this Initial Study.

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Section A

CEQA DETERMINATION OF IMPACT

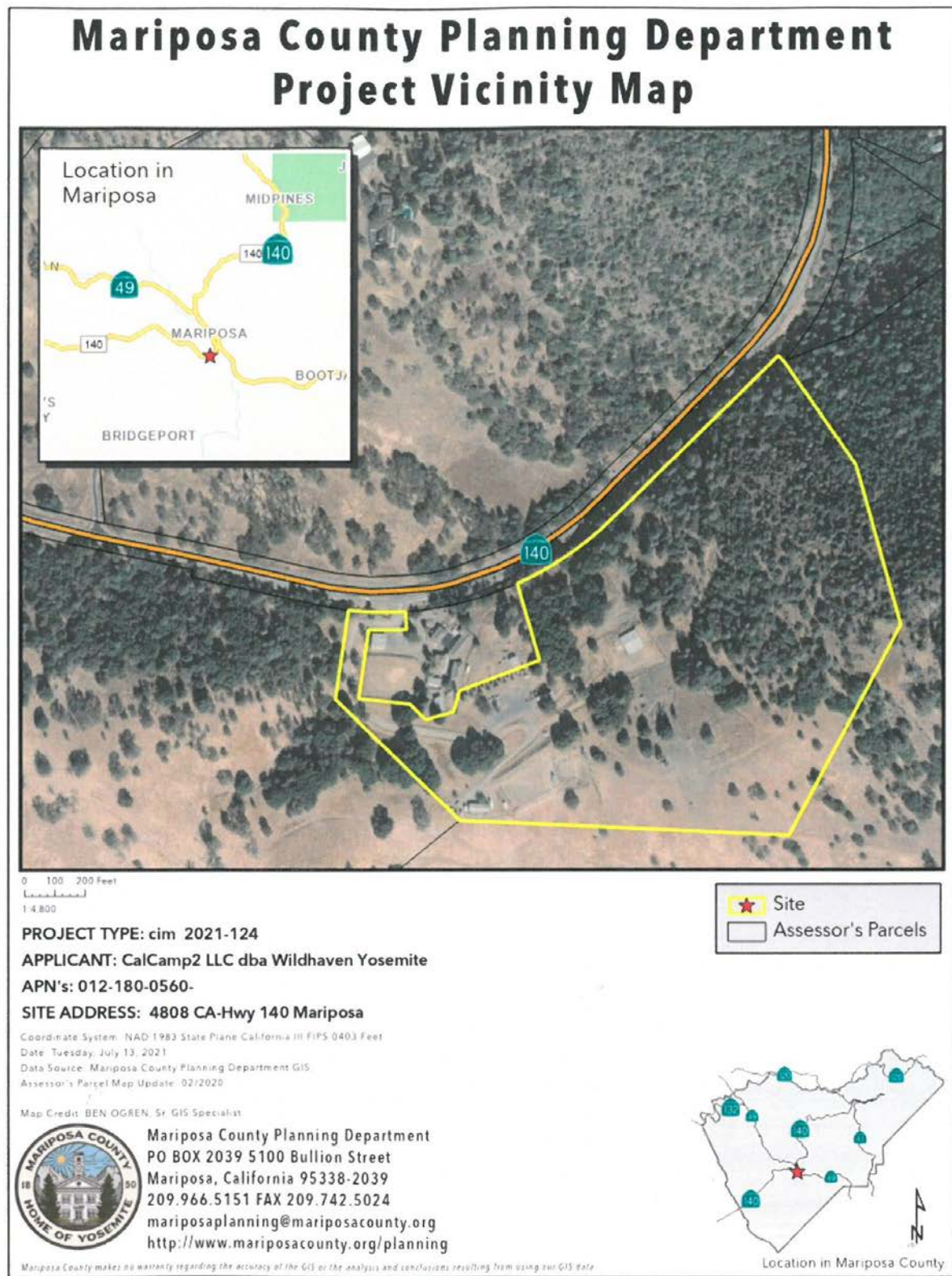
On the basis of this initial evaluation:

- ☐ 1) I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ 2) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ 3) I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ 4) I find the proposed project MAY have a “potentially significant impact” or “Less Than Significant With Mitigation” impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ 5) I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

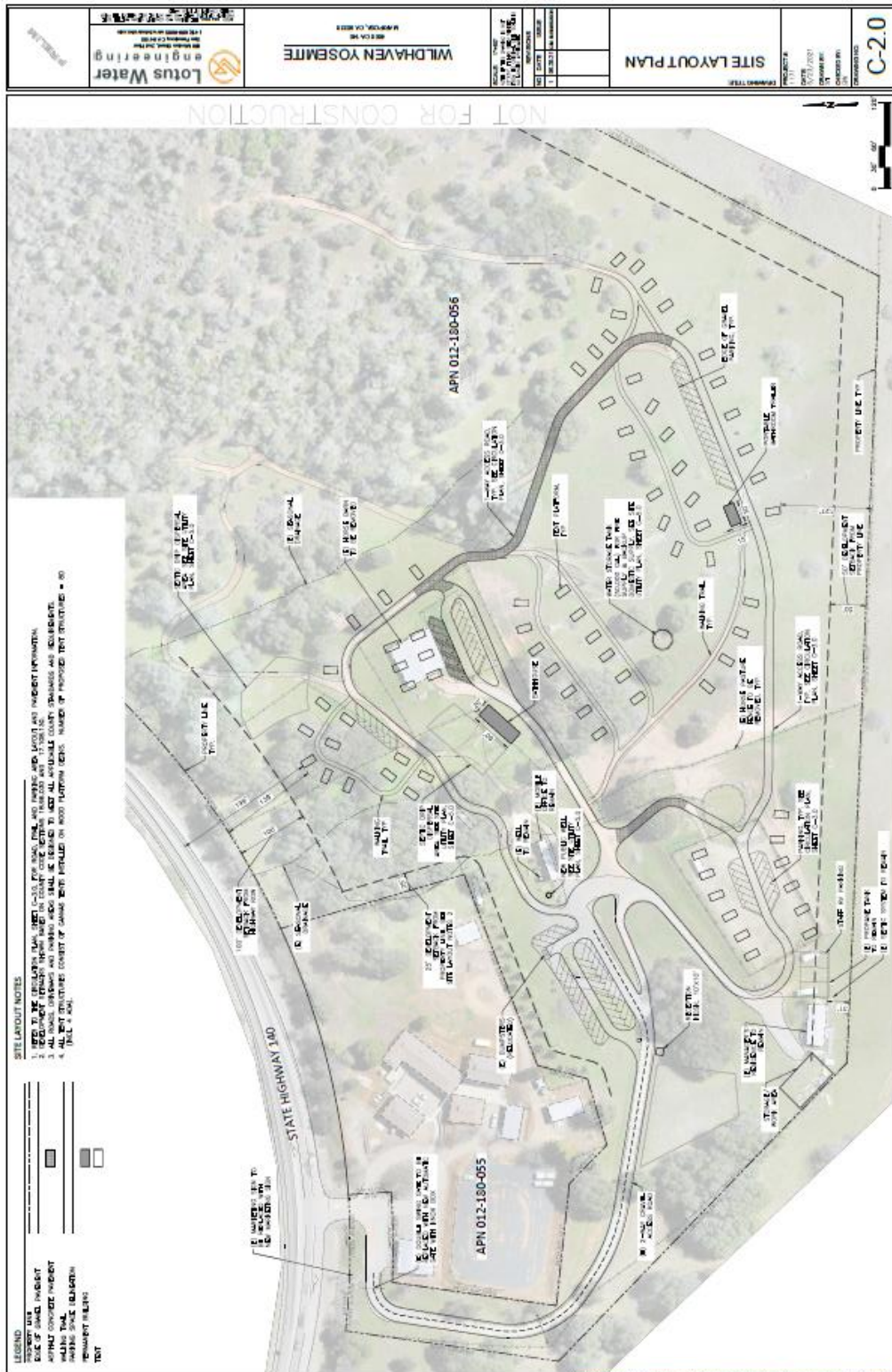
By: Alvaro Arias Date: 11/08/2021

Title: Deputy Director Representing: County of Mariposa

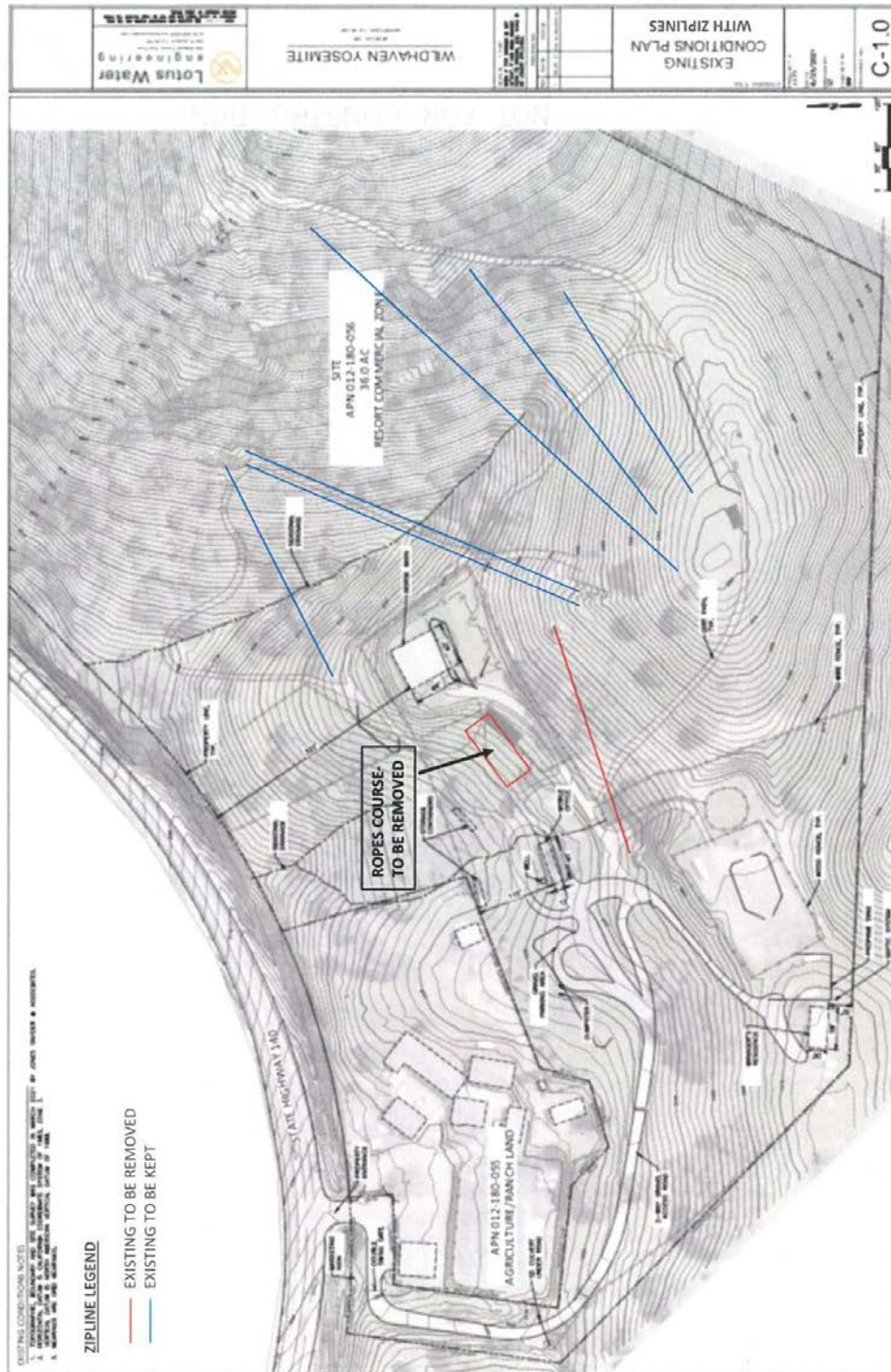
Signature: /s/



Project Site Plan



CIM Plan No. 2021-124
 CalCamp2 LLC, dba Wildhaven Yosemite; November 2021



Section B

CEQA ENVIRONMENTAL CHECKLIST

EVALUATION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS

1. AESTHETICS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Have a substantial adverse effect on a scenic vista?			√	
b) Substantially damage scenic resources, including but not limited to: trees, rock outcroppings, and historic buildings within a state scenic highway?				√
c) In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			√	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			√	

B.1. a, c

A significant impact would occur if the project had a substantial adverse effect on a scenic vista or if it substantially degraded the visual character or quality of the site or its surroundings. The site has been developed with a commercial recreational project that includes a parking lot and a residence used for management of the project, as well as a horse barn and mobile office. The site also has structures associated with the ziplines. The proposed project will add 42 parking spaces, access roads within the project site, a bathhouse and 80 canvas tents.

The portion of the site currently developed and proposed to be developed will be largely screened from neighboring properties to the west, south and east due to distance, terrain and vegetation. Property in the immediate vicinity of the project site to the east, west, and south is within a large 2,700-acre ranch holding and is zoned for agricultural purposes and devoid of development. The immediately adjacent 3.70-acre parcel located between the project site and Highway 140 contains the headquarters of the Mariposa County Fire Department. Potential visual impacts on residences and roadways to the south of the project site will be significantly reduced if not entirely eliminated by distance, terrain and vegetation. The nearest residential structure to the north is located roughly 2,400 feet from the developed portion of the project site and, although at a higher elevation than the project site, vegetation and terrain would screen the project from this residence.

There are two elements involved in determining the level of significance of potential impacts to visual quality; the effect of the project on:

- 1) The rural character of the area, as that character is defined by the General Plan; and
- 2) Viewsheds in relation to the values expressed in the Mariposa County General Plan regarding noted types of sensitive landscape elements.

The General Plan EIR points of significance (Table 4.12-1, pg. 4-69) indicate potentially significant impacts will occur with development of *non-single family residential development* that does not adhere to related General Plan policies of Chapters 5, 7, 10, 11 and 14. Section 5.3.03(E)(3)(b) in the Rural Economic land use classification of the General Plan states “*Views from public rights-of-way in the foreground, middleground or background will not be obstructed by the bulk or height of a structure. The maximum obstruction of a viewshed must not be more than thirty-three (33) percent.*” As noted above, the project site is significantly screened from residences and roadways in the general vicinity by distance, terrain, and vegetation. Therefore, this project will not exceed this General Plan standard. Signage for the project will be subject to all standards contained in the County’s zoning ordinance.

The project will be subject to all General Plan and zoning standards relating to commercial development. In addition, all outdoor advertising displays visible to traffic on State Highway facilities that are subject to provisions of the Outdoor Advertising Act (Business and Professions Code §5200 et seq.) will be subject to an Outdoor Advertising Permit which is obtained from Caltrans. In addition, signage will be subject to all applicable standards for the Resort Commercial zone.

Given the nature of the development, i.e. dispersed tent areas and limited permanent structures and roadways in the campground project’s developed area, as well as the fact that roughly half of the 36-acre site will be left undisturbed by the project, the project meets the requirement that 40% of the project site must remain in open space as per the standards of the Resort Commercial zone. Site development will meet the General Plan standard that lot coverage in the Rural Economic land use classification shall not exceed 35% of the gross land area.

Given these factors, the proposed project will have a less than significant impact on scenic vistas and viewsheds.

B.1.b State Scenic Highway

A significant impact would occur if the project substantially damaged scenic resources within a state scenic highway. The project site is located adjacent to Highway 140. However, this section of Highway 140 does not carry “Scenic Highway” status, and terrain and vegetation will screen the project from travelers along the roadway. The project area is not located near, nor will it be visible from a state scenic highway. *Thus, the project will have no impact.*

B.1.d. Create Light or Glare

A significant impact would be one that creates a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The Conservation and Open Space Element of the Mariposa County General Plan contains a policy and implementation measure relating to limiting light and glare impacts from new development.

Policy 11-1d states the following:

Ensure that light sources in new development are compatible with rural character and that the light sources do not produce glare that interferes with vision.

This policy is followed by Implementation Measure 11-1d(1) which states:

Include as part of the comprehensive development standards:

- *Lighting standards established by the International Dark Sky Association; and*
- *Require that building materials have a low reflective index.*

Conditions of approval for the CIM Plan will include requirements that the project be consistent with the General Plan standards relating to light and glare. In addition, as noted in 1.a, c above, the project site is significantly screened from residences and roadways in the general area by distance, terrain and vegetation. *Due to these factors, the project will have a less than significant impact on light and glare.*

2. AGRICULTURE and FOREST RESOURCES

2. AGRICULTURE RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				√
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				√
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				√
d) Result in loss of forest land or conversion of forest land to non-forest use?				√
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				√

B.2.a Farmland

A significant impact would be one that converts farmland designated as “prime,” “unique” or “farmland of statewide importance” to nonagricultural uses. The project is not located in an important farmland area. The 36.3-acre project site is identified as “Other” land on the 2018 Mariposa County Important Farmland Map prepared by the state

Department of Conservation under the Farmland Mapping and Monitoring Program. Other land is land not included in any other mapping category. Common examples of Other land include low density rural developments, which would describe this project site. The project site has been developed with commercial recreational uses. *Due to these factors, the project will have no impact on any important farmland category.*

B.2.b Agricultural Zoning/Williamson Act Contract

A significant impact would be one that causes a conflict with existing zoning for agricultural use or a Williamson Act contract. The project site is surrounded on three sides by a 2,700-acre ranch holding that is zoned Agriculture Exclusive and is under a Williamson Act contract. The project will not conflict with that zoning nor the Williamson Act contract. *The project will have no impact on this issue.*

B.2.c Forest Land Zoning

A significant impact would occur if the project resulted in a conflict with existing zoning for, or cause rezoning of, forest land. The project site is not zoned as forest land, nor will it cause rezoning of forest land as defined by Public Resources Code section 12220g or timberland as defined in Public Resources Code section 4526. The project site, with the highest elevation being under 2,500 feet, is primarily oak woodland habitat. *The project will have no impact on this issue.*

B.2.d Loss or Conversion of Forest Land

A significant impact would occur if the project resulted in the loss of forest land or conversion of forest land to a non-forest use. The 36.3-acre project site is not considered to be forest land. *The project will have no impact on this issue.*

B.2.e Conversion of Farmland/Forest Land

A significant impact would occur if the project resulted in the conversion of farmland or forest land to non-agricultural or non-forest use. The project will not change the existing environment in a manner that would lead to the conversion of farmland to a non-agricultural use, nor will it lead to the conversion of forest land to non-forest use. *The project will have no impact on this issue.*

B.3 AIR QUALITY

3. AIR QUALITY – [Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.] Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			√	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			√	
c) Expose sensitive receptors to			√	

substantial pollutant concentrations?				
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			√	

An air quality and greenhouse gas analysis was prepared for the project by Environmental Science Associates. The analysis is titled Draft Wildhaven Yosemite Commercial, Industrial, & Manufacturing Site Plan (CIM) Application – Air Quality and Greenhouse Gas Technical Memorandum and is dated July 2021. The memorandum provides detailed discussion of the environmental setting; climate and topography; criteria air pollutants (CAPs); toxic air contaminants; health effects of CAPs; existing ambient air quality; regulatory setting, including state and national air quality standards and major sources; Mariposa County attainment status for CAPs; hazardous air pollutants; Mariposa County Air Pollution Control District (MCAPCD) CEQA thresholds of significance; Mariposa County General Plan goals, policies and implementation measures relating to air quality; and environmental impacts and mitigation measures. The analysis is on file at the Mariposa County Planning Department, 5100 Bullion Street, Mariposa, CA. The following summarizes the air quality section of that analysis.

B.3.a Air Quality Plan and Violation of Air Quality Standards

A significant impact would be one that conflicts with or obstructs implementation of the applicable air quality plan. The Mariposa County State Implementation Plan (SIP) is a compilation of the MCAPCD rules and regulations. The proposed project would comply with the applicable MCAPCD rules and regulations; therefore, the proposed project would be consistent with the Mariposa County SIP, which is the applicable air quality plan for the project area. *Thus, the impact would be considered less than significant.*

The Mariposa County General Plan includes various policies and actions that both directly and indirectly address air quality issues and GHG emissions within the County. Many of the measures included in the general plan fall under the responsibility of the County for implementation, including requirements for implementing state and federal regulations as well as collaborating with other agencies. Although these measures do not fall under the responsibility of the proposed project and its proponents, *the proposed project would not conflict with or hinder the County's implementation of any of the measures related to air quality and the impact would be considered less than significant.*

Potential project impacts are associated with short-term construction impacts and long-term operational impacts.

Short-Term Construction Impacts:

Unmitigated construction emissions that would result from the use of off-road equipment, haul trucks for exporting materials, on-road worker vehicle use, and vendor delivery trips were analyzed in the technical memorandum. The air quality analysis presented in the memorandum concluded that average daily construction emissions of criteria air pollutants would not exceed the MCAPCD thresholds of significance of 100 tons per year for any criteria air pollutant during construction, before the implementation of mitigation measures.

Prior to commencement of project construction, the project proponent will be required to submit a dust mitigation plan to address mitigation of dust during construction and grading.

Long-Term Operational Impacts:

The air quality analysis concludes that the proposed project would not generate operational emissions of any criteria air pollutant that would exceed the MPAPCD thresholds of 100 tons per year.

Mass emissions associated with the proposed project would not result in a net increase of criteria air pollutants for which the project area is in non-attainment under an applicable federal or state ambient air quality standard. *The proposed project would have a less than significant with respect to emissions of criteria air pollutants.*

B.3.b Cumulative Impacts

A significant impact would be one that results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Mariposa County is considered to be a nonattainment area for the state 1-hour ozone standard, and the federal 8-hour ozone standard. Construction and operational emissions of ozone precursors (reactive Organic Gases and nitrogen dioxide) could cumulatively contribute to pollutant concentrations that would exceed the federal and state ambient air quality standards. However, the mass emissions thresholds set by Mariposa County are representative of the allowable incremental contribution of air pollutants from projects that would continue to allow the Mountain Counties Air Basin, of which Mariposa County is a part, to progress towards attainment of the National Ambient Air Quality Standards and the California Ambient Air Quality Standards. Therefore, because the proposed project would not generate emissions during either construction or operation that would exceed the applicable emissions thresholds for criteria pollutants, *the proposed project would not make a significant contribution to cumulative impacts, and the impact would be considered less than significant.*

B.3.c Sensitive Receptors to Pollutants

A significant impact would be one that exposes sensitive receptors to pollutant concentration. Sensitive receptors are defined as members of a population who are most sensitive to the adverse health effects of air pollution and the land uses where these populations groups would reside for long periods. These groups include children, elderly, the acutely ill and the chronically ill, and typical land uses include schools, residential care facilities, and hospitals.

The proposed project would generate emissions of Toxic Air Contaminants (TACs) during construction from the use of heavy duty construction equipment and from diesel-fueled haul trucks. Operation of the proposed project would generate emissions of TACs from testing and maintenance of the emergency standby diesel generator and operation of one communal propane fire pit and 30 propane fire pits, one each at the luxury guest tents. Operational emissions of TACs would be minimal due to the limited amount of time needed for testing and maintenance, approximately 26 hours per year. Furthermore, operation of the single wood-burning communal fire pit (converted from propane during winter) would be limited to three hours per day. The nearest sensitive receptor is a resident located greater than 1,000 feet north of the proposed project site; therefore, the receptor is outside of the 1,000-foot zone of influence generally recommended for evaluating health risk impacts. Construction impacts would be short term. *Due to these factors, TAC emissions generated from the proposed project are unlikely to result in significant health impacts to sensitive receptors.*

B.3.d Other Emissions Affecting Substantial Number of People

A significant impact would be one that results in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Typical land uses that have the potential to generate continuous odorous impacts and odor complaints during operation include wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants. The proposed project is a campground that does not include land uses that are identified as common odor sources. *Therefore, operation of the proposed project would result in a less than significant impact with respect to odorous emissions.*

B.4 BIOLOGICAL RESOURCES

4. BIOLOGICAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		√		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?		√		
c) Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		√		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		√		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			√	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				√

A Preliminary Biological Resources Constraints Analysis for the Wildhaven Yosemite CIM Application was prepared for the project site by Environmental Science Associates. The analysis is dated April 2021. The purpose of this constraints-level analysis is to document information on existing biological resources in the study area as well as provide information on potential biological and regulatory constraints associated with implementation of the proposed project.

Environmental Science Associates also conducted special status plant surveys of the Wildhaven Yosemite project site on April 27, 2021 and June 15, 2021. The report of the results of those surveys is dated June 24, 2021. The floristic survey of the project site was performed in accordance with California Department of Fish and Wildlife guidelines. The surveys were appropriately timed to encompass the identification periods of special-status plant species considered to have at least a moderate potential to occur within the survey area. The objectives of these surveys were to document the floristic diversity and to determine the presence or absence of special-status plants within the project site. The entirety of the study area was surveyed on foot by walking transects with approximately 10 feet apart such that visual coverage was 100 percent.

The following summary reflects the information contained in the biological reports for the site. The full biological reports are available for review at the Mariposa County Planning Department.

Habitats within the study area have the potential to support a number of special-status species. Special-status species are protected under a number of state and federal regulations including the Federal Endangered Species Act, Migratory Bird Treaty Act, California Endangered Species Act and the California Fish and Game Code. Future proposed projects may potentially impact these species.

Potentially impacted species are as follows:

- Pallid bat and Townsend's big-eared bat
- Special-status plants
- Nesting raptors and migratory songbirds

B.4.a Candidate, Sensitive or Special Status Species

A significant impact would be one that has a substantial adverse effect on any candidate, sensitive or special status species.

Pallid bat and Townsend's big-eared bat:

Habitats and buildings within the project site provide suitable roosting and foraging habitat for these bat species. The project could result in the removal of trees and/or buildings potentially used for roosting or cause other modifications to habitat. In addition, construction-related activities would temporarily elevate noise levels in areas on and surrounding the construction zone. If construction activities occur during the bat breeding season (April 1st to August 31st), disturbance to roosting sites could have a significant effect on special-status bat species if active maternity roosts are present. *Potential impacts to special-status bat species are considered potentially significant and the following mitigation measure is proposed to reduce these impacts to less than significant levels.*

Mitigation Measure 4.a.1:

Pre-construction field surveys for special status bat species during the breeding season (April 1st to August 31st) shall be conducted by a qualified biologist to determine whether active roosts are present on site, or within 100 feet of the project boundaries. Areas off the project site that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. Field surveys shall be conducted early in the breeding season before any construction activities begin, when bats are establishing maternity roosts but before pregnant females give birth (April through early May). Surveys shall be conducted no more than seven days prior to the onset of construction. If no roosting bats are found, then no further mitigation is required. If suitable habitat and/or bat signs are detected, a biologist shall conduct evening visual emergence surveys from one-half hour prior to sunset to one to two hours after sunset for a minimum of two nights. If roosting bats are found, the disturbance of the maternity roosts shall be avoided by halting construction until the end of the breeding season, or a qualified bat biologist excludes the roosting bats in consultation with the California Department of Fish

and Wildlife. If construction activities begin prior to April 1, no pre-construction surveys are required. If at any time during the roosting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.a.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Special status plants:

Seven special-status plant species have a moderate potential to occur in the project area. Information on the blooming season for the species was used to time when the surveys would occur. One special-status plant species, Mariposa clarkia, was observed during the June 15, 2021 survey. This species is not federally or state listed, but the California Native Plant Society has classified its California Rare Plant Rank as a 1B.2. (fairly threatened in California (20-80% occurrences threatened). Four individuals were found in the montane hardwood-conifer woodlands in the project site towards the eastern portion of the study area. This is a portion of the 36 acres that is steep and not slated for any development as part of the Wildhaven Yosemite project.

There is more suitable habitat present within the study area, beyond where Mariposa clarkia was observed, but no other individuals were found. No other special-status plant species were observed during the two surveys, nor were there any sensitive natural communities observed. *Potential impacts to special-status plant species at the time of project construction are considered potentially significant and the following mitigation measure is proposed to reduce these impacts to a less than significant level.*

Mitigation Measure 4.a.2:

Pre-construction field surveys for special status plant species identified as having a medium to high potential to occur within the habitats identified on the project site shall be conducted by a qualified biologist prior to commencement of construction activities. Surveys shall be conducted following the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (California Department of Fish and Wildlife, 2018). Surveys are to be conducted in April and June of the year construction is to commence. As an example, if construction is to commence in August of a particular year, surveys conducted in April and June of that year will satisfy the pre-construction survey requirement. Surveys from prior years may be used in a prescribed circumstance. For example, if construction is to commence in May of a particular year, surveys from April of that year and June of the prior year will satisfy the pre-construction survey requirement. If such species are found, the project proponent shall prepare and implement a Transplantation and Monitoring Plan. The Plan shall be subject to review and approval by the California Department of Fish and Wildlife prior to commencement of any construction activities within the special-status plant species area. The Plan shall describe the intent and anticipated success of transplanting, and specific success criteria for transplanted plants and related long-term protection and management of transplanted plants. The Planning Department shall be provided a copy of the results of any pre-construction surveys conducted on the project site and any approved Transplanting and Monitoring Plan and evidence that any required mitigation measures contained in the Plan have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.a.2:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

B.4.b, c Riparian or Other Sensitive Natural Community/Wetlands

A significant impact would occur if the project had a substantial adverse effect on any riparian habitat or other sensitive natural community or wetlands. The project site contains two ephemeral channels/drainage swales. A formal delineation of potentially jurisdictional wetlands and other waters of the U.S. and/or state within the study area has not been conducted. However, the project site supports aquatic resources in the form of ephemeral channels that may be subject to U.S. Army Corps of Engineers jurisdiction under Section of 404 of the Clean Water Act or protection under Porter-Cologne Act or California Fish and Game Code Section 1600, et seq.

As currently designed, the project will not result in direct impacts to potential jurisdictional wetlands and other waters of the U.S. and/or state. However, indirect impacts could result from construction activities in close proximity to these features. In general, indirect impacts can include fragmentation of habitat, altered hydrology, and increased erosion and turbidity through soil disturbance. *Potential impacts to riparian features are considered potentially significant and the following mitigation measure is proposed to reduce these impacts to a less than significant level.*

Mitigation Measure 4.b.1:

The project proponent shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be prepared in accordance with State Water Resources Control Board standards and shall include a grading and erosion control plan required for all construction plans to address potential erosion control during construction. All construction plans and activities shall implement Best Management Practices (BMP) to provide effective erosion, runoff, and sediment control. BMPs may include, but not be limited to, the use of straw waddles protecting down slope water features from construction activities, the use of silt fencing, or placement of construction exclusion fencing around stream or wetland resources in the vicinity of an activity. BMPs shall be selected to achieve maximum sediment removal and to represent the best available technology that is economically achievable.

If the project design changes and direct impacts to aquatic resources are anticipated, prior to the commencement of construction or grading activities in aquatic resources (such as ephemeral channels) within areas proposed for development, the project proponent shall acquire all applicable state and federal wetland and waters permits.

The Planning Department shall be provided a copy of all permit applications and evidence of approval of permits by applicable agencies, and evidence that any required measures approved by applicable agencies to protect water features have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.b.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction process.

B.4.d. Migration/Native Wildlife Nursery Sites

A significant impact would be one that interferes with the movement of native resident or migratory fish or wildlife species, migration corridors, or one which impedes the use of native wildlife nursery sites. The study area is not situated within a known wildlife movement corridor. Any disturbance to wildlife movement as a result of the project would be temporary in nature. The entire site would still be available for wildlife movement due to the location and low degree of overall impacts at the landscape level. *Impact to wildlife movement corridors is expected to be less than significant.*

Portions of the Wildhaven Yosemite property may support nesting birds, including, but not limited to, common migratory birds and raptors. Construction of the project may result in the removal of mature trees and other

vegetation which may serve as perching or nesting sites for raptors and migratory birds, including raptors. Vegetation removal may result in the loss of nest sites. Human disturbances and noise from construction activities have the potential to cause nest abandonment and death of young or loss of reproductive success at active nests where they are located near project activities. Potential impacts to birds would be limited to the timing of the construction activities. During the non-breeding season, it is anticipated that any migratory birds or raptors using mature trees as perching sites for foraging would vacate the site upon the initiation of construction activities.

Project impacts to nesting raptors are potentially significant. *The following mitigation measure is proposed to reduce these potentially significant impacts to less than significant level.*

Mitigation Measure 4.d.1:

Pre-construction surveys by a qualified biologist for active nests in suitable nesting habitat for raptors and migratory birds within 500 feet of the construction area during the nesting season (February 1 to September 15) shall be conducted. Areas off the project site that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. The survey shall be conducted no more than seven days prior to the onset of construction. If no active nests are identified during the pre-construction survey, no further mitigation is necessary. If construction activities begin prior to February 1, it is assumed that no birds would nest in the project site during active construction activities and no pre-construction surveys are required. If at any time during the nesting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming. If active nests are found during the survey, the project proponent shall implement mitigation measures to ensure that the species would not be adversely affected, which would include establishing a no-work buffer zone as, approved by the California Department of Fish and Wildlife, around the active nest. Measures shall include, but would not be limited to:

- 1. For trees with active nests, the project proponent shall conduct any tree removal activities required for project construction outside of the migratory bird breeding season (February 1 through September 15).*
- 2. If active nests are found on or within 500 feet of the project site, then the project proponent shall establish no disturbance buffers for active nests of 250 feet for migratory bird species and 500 feet for raptor species until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Depending on the conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. Nests that are inaccessible due to private property restrictions shall be monitored using binoculars from the nearest vantage point. Construction activities may be halted at any time if, in the professional opinion of the biologist, construction activities are affecting the breeding effort.*
- 3. Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined on a case-by-case basis), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor the project would impact the nest, the biologist shall immediately inform the construction manager and the project proponent shall notify the California Department of Fish and Wildlife. The construction manager shall stop construction activities within the buffer until the nest is no longer active. Completion of the nesting cycle shall be determined by a qualified biologist. If construction begins outside of the migratory bird breeding season (February 1 through September 15), then the project proponent is permitted to continue construction activities throughout the breeding season.*

The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.d.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

B.4.e Ordinances and Policies Protecting Biological Resources

A significant impact would be one that conflicts with local ordinances and policies protecting local biological resources. The preliminary biological resources constraints analysis did not identify any project impacts on ordinance or policies protecting biological resources. General Plan policy 11-4a(8) requires that the County comply with federal and state regulations to require measures to protect and avoid, to the extent feasible, sensitive native plant communities. Public Resources Code Section 21083.1 requires that the County determine whether the project will have a significant adverse effect on an Oak Woodland. If the County determines that a significant effect may occur, the County shall require one or more of the following mitigation measures: 1) Conservation easements; 2) planting to replace dead or dying trees, (managed for a maximum of 7 years; fulfills a maximum of one-half of mitigation requirement), 3) restoration of former woodland habitat; or 4) other measures developed by the County. The General Plan EIR "Points of Significance" state that a loss of greater than 25% of each sensitive native plant community on a site is considered a potentially significant impact. Roughly half of the 36-acre site will not be disturbed by development of the campground project. This roughly eastern half of the site is heavily wooded and is outside the perimeter of the developed campground area. Vegetation management has occurred on the developed portion of the project site with the operation of the Yosemite Ziplines and Adventure Ranch project and this area is relatively open and not heavily wooded as is the eastern portion of the site. It is likely that as many trees as possible will be retained for the purposes of aesthetics and shading as the campground project is developed. The site plan for the project shows that the development of access roads and campground amenities will allow a substantial amount of the existing native vegetation, including oak trees, to remain undisturbed. Less than 25% of the oak woodland habitat on the project site will be impacted by development. *Therefore, the project will have a less than significant impact on this issue.*

B.4.f Conservation Plans

A significant impact would be one that conflicts with any conservation plan. The project site has already been developed with the Yosemite Ziplines and Adventure Ranch commercial recreation project. The biological resources analysis did not find that project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. *The project will have no impact on this issue.*

B.5 CULTURAL RESOURCES

5. CULTURAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				√
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				√

c) Disturb any human remains, including those interred outside of dedicated cemeteries?		√		
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A cultural resources survey of the project site was conducted by Environmental Science Associates (ESA) on March 22, 2021. All areas of proposed ground disturbance were walked to provide an overall assessment of existing conditions. Visibility was good, though there were trees and other foliage through the surveyed area. Overall, there was 80 percent visibility of the surveyed area.

In addition, as part of the cultural resources survey of the site, ESA contacted the Native American Heritage Commission (NAHC) on March 5, 2021 to request a search of the NAHC's Sacred Lands File (SLF) and a list of Native American representatives who may have an interest in the project. The NAHC's reply indicated that the SLF has no record of any cultural resources in the project vicinity.

B.5.a, b Historic/Archaeological Resources

A significant impact would be one that would cause a substantial adverse change in the significance of a historic or archaeological resource. The cultural resources survey of the project site revealed no cultural resources or other evidence of past human use or occupation, besides the modern features located on the project site. *The project will have no impact on these issues.*

There is the potential for historic and/or archaeological resources to be discovered during project construction. Mitigation Measure 5.c.1 below addresses this potential impact. Implementation of this measure will reduce potentially significant impacts on these resources to a less than significant level.

B.5. c Human Remains

A mitigation measure consistent with the California Native American Historical, Cultural and Sacred Sites Act will reduce any potential impact to cultural resources and remains found during project implementation to a less than significant level. This mitigation measure is as stated below.

Mitigation Measure 5.c.1:

In the event human remains, artifacts, or potentially significant cultural resources are discovered during ground disturbance on the project site, a Native American monitor shall be on-site for the duration of ground disturbance. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement the project, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty (50) feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty (50) feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and the Native American Heritage Commission (NAHC) shall be notified should human remains be discovered. If the remains are determined by the Native American Heritage Commission to be Native American, the NAHC guidelines shall be adhered to in treatment and disposition of the remains. Representatives of the Most Likely Descendant shall be requested to be on-site during disturbance and/or removal of human remains.

Monitoring for Mitigation Measure 5.c.1: The applicant or his on-site designee shall be responsible for ensuring compliance with this mitigation and the Mariposa County Planning Department will monitor the measure through the project construction permitting process.

Caltrans comments on the project state that Caltrans has an environmentally sensitive area recorded at SR 140 Post Mile (PM) 19.92 – 20.70. If any work occurs within the right-of-way (ROW) at the project location of SR 140 20.419, tribal consultation will be required at this location. Caltrans requests the project proponent coordinate with Caltrans prior to submitting an encroachment permit application. This issue will be addressed during review of any encroachment permit application for project work conducted in the SR 140 ROW.

B.6 ENERGY

6. ENERGY Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			√	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			√	

B.6. a, b Energy

A significant impact would occur if the project resulted in potentially significant environmental impact due to wasteful, inefficient or unnecessary energy consumption or conflicted with renewable energy or energy efficiency plans. The proposed project is a campground, the operation of which would require minimal energy usage in comparison to other more intensive commercial/recreational projects. During construction there would be a temporary consumption of energy resources required for the movement of equipment and materials; however, the duration is limited due to the phasing of construction, and the limited area of construction. Compliance with local, state, and federal regulations would reduce short-term energy demand during the project's construction to the extent feasible, and project construction would not result in a wasteful or inefficient use of energy. Overall, the construction and operation of this proposed project would not require the creation of a new source of energy.

There are no unusual project characteristics or processes involved in this project that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies. Furthermore, through compliance with applicable requirements and/or regulations during the building permit process, the project would be consistent with state requirements, and would not consume energy resources in a wasteful or inefficient manner.

State and local agencies regulate the use and consumption of energy through various methods and programs. As a result of the passage of Assembly Bill 32 (AB 32) which seeks to reduce the effects of Greenhouse Gas (GHG) Emissions, a majority of the state regulations are intended to reduce energy use and GHG emissions. These include, among others, California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen). In Mariposa County, the County's Building Department enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. Accordingly, the proposed project would not conflict with or obstruct state or local plans for renewable energy or energy efficiency.

The project will have a less than significant impact on the issue of energy.

B.7 GEOLOGY AND SOILS

7. GEOLOGY AND SOILS -- Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			√	
ii) Strong seismic ground shaking?			√	
iii) Seismic-related ground failure, including liquefaction?			√	
iv) Landslides?			√	
b) Result in substantial soil erosion or the loss of topsoil?			√	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			√	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			√	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			√	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			√	

A Geotechnical Engineering Investigation of the project site was conducted by Krazan & Associates. The report of that investigation is dated May 21, 2021 and is on file at the Mariposa County Planning Department, 5100 Bullion Street, Mariposa, CA. The following summarizes that report.

The purpose of the investigation was to evaluate the soil and groundwater conditions at the site, to make geotechnical engineering recommendations for use in design of specific construction elements, and to provide criteria for site preparation and engineered fill construction. The investigation included a site reconnaissance to evaluate surface conditions, a field investigation consisting of drilling seven borings to depths ranging from seven to 16 feet and performing three percolation tests at depths of four to five feet to evaluate subsurface conditions, performing laboratory tests on representative soil samples obtained from the borings to evaluate the physical and index properties of the subsurface soils, and evaluating the data obtained to provide recommendations for use in the project design and preparation of construction specifications.

The investigation focused on potential constraints on the construction of the communal bathhouse, which is anticipated to have a concrete slab-on grade floor and shallow foundations; the onsite wastewater disposal system associated with the communal bathhouse; and miscellaneous underground utilities and minor roadway improvements.

The investigation report concludes that subject site and soil conditions, with the exception of the surface soils that have a variable density, moderate shrink/swell potential and poor absorption characteristics, appear to be conducive to the development of the project.

B.7.a, c Faults, Ground Shaking, Ground Failure and Landslides/Unstable Soil

A significant impact would be one that exposes people or structures to loss, injury or death due to seismic or landslide activity. The geotechnical engineering investigation states that there are no active fault traces in the project vicinity. Accordingly, the project is not within an Earthquake Fault Zone (Special Studies Zone). However, it is anticipated that the project site will be subject to some ground shaking during a seismic event. Secondary hazards from earthquakes include rupture, seiche, landslides, liquefaction, and seismic settlement. Since there are no known faults within the immediate area, ground rupture from surface faulting should not be a potential problem. Seiche and landslides are not hazards in the area either. Considering the seismic setting and relatively shallow depth to bedrock at the project site, the risk of liquefaction (sudden loss of shear strength in a saturated cohesionless soil) or seismic settlement occurring during a seismic event is considered negligible.

Future construction on the project site will be subject to the 2019 California Building Code (CBC) or update, depending on when construction occurs and the regulations in effect at the time. The geotechnical investigation conducted for the site measured soil conditions against seismic parameters contained in the 2019 CBC. Site Class per Section 1613 of the code and American Society of Civil Engineers 7-16, Chapter 20, is based upon the site soil conditions. The investigation concludes that Site Class C is most consistent with the subject site soil conditions. For seismic design of the structures based on the seismic provisions of the 2019 CBC, the investigation recommends specific seismic parameters as shown on page 16 of the geotechnical engineering investigation. All construction in California is required to comply with all CBC standards with respect to the seismic design category applicable to a specific area. *Thus, the project will have a less than significant impact on these issues.*

B.7.b Soil Erosion

A significant impact would be one that results in substantial soil erosion or loss of topsoil. The preparation of the site for construction will entail grading for roads/driveways and structures.

The 2019 California Code of Regulations Title 24, Parts 1-12 standards, contains drainage plan requirements to ensure that any changes to existing drainages are done in such a way as to ensure that the function and capacity of the affected drainage course is maintained following construction. Soil compaction standards, provisions for

sediment control during construction, and re-vegetation following construction are contained in this code language. Onsite inspections by the Building Department are conducted to ensure compliance with these requirements.

In addition, if more than one acre of land will be disturbed, the project will be subject to a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity from the Regional Water Quality Control Board. This permitting is part of the existing regulatory environment and is addressed in the standard conditions of approval for projects in Mariposa County.

These adopted policies and ordinance requirements, the required permits and onsite inspections, will ensure *a less than significant impact* from future grading activities associated with implementation of the development of the site and access roads.

B.7.d Expansive Soils

A significant impact would occur if the project is placed on expansive soils and creates substantial risk to life or property. Construction on the project parcel will require compliance with 2019 California Code of Regulations Title 24, Parts 1-12 standards for the construction of foundations. The California Building Code standards are implemented through the building permit process. Onsite inspections by building inspectors are conducted to ensure construction is in compliance with these standards. Site construction will occur in compliance with the recommendations contained in the geotechnical investigation of the project site conducted by Krazan & Associates. Based upon the existing permit requirements in place, the implementation of 2019 California Code of Regulations Title 24, Parts 1-12, engineering recommendations for construction on the project site, and the onsite inspections, *the project will have a less than significant impact.*

B.7.e Septic Systems

A significant impact would occur if the soil on site is unable to support the septic tank/disposal field system proposed to be installed for the project. The geotechnical engineering investigation of the project site found that field exploration and percolation testing indicate the onsite soil/weathered bedrock profile is not suitable for the installation of a septic system with a standard disposal field that utilizes leach lines, leaching beds, or seepage pits. However, a mounded leach field or some other engineered onsite wastewater disposal system, such as an aerobic pretreatment system with a raised sand bed, may be feasible. The geotechnical investigation provides recommendations for a mound leach field system. The Mariposa County Environmental Health Unit (EHU) states that a full design of the proposed system including soil profile and percolation test results must be submitted for review and approval at the building permit phase of project implementation. *Oversight by the EHU will ensure that the project will have a less than significant impact on the issue of septic disposal.*

B.7.f Paleontological or Unique Geologic Features

A significant impact would occur if the project would directly or indirectly destroy a unique paleontological resource or site or unique geological feature. The site is currently used for commercial recreational purposes. There are no known unique geologic features located on the project site. Mitigation measure 5.c.1 requires that work be stopped and that the Mariposa County Planning Department be contacted if a resource is discovered during earth work. *With implementation of this mitigation measure, the project will have a less than significant impact.*

B.8 GREENHOUSE GAS EMISSIONS

8. GREENHOUSE GAS EMISSIONS	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
Would the project:				
a) Generate greenhouse gas emissions,			√	

either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			√	

An air quality and greenhouse gas analysis was prepared for the project by Environmental Science Associates. The analysis is titled Draft Wildhaven Yosemite Commercial, Industrial, & Manufacturing Site Plan (CIM) Application – Air Quality and Greenhouse Gas Technical Memorandum, and is dated July 2021. The analysis is on file at the Mariposa County Planning Department, 5100 Bullion Street, Mariposa, CA. The following summarizes the greenhouse gas section of that analysis.

B.8.a Generation of Greenhouse Gas (GHG) Emissions

A significant impact would occur if the project generated greenhouse gas emissions that may have a significant impact on the environment. The proposed project would generate GHG emissions from direct and indirect sources during construction and operation. Construction activities associated with the proposed project would take place in two phases, initially proposed to begin in October 2021 and concluding in 2023. Construction emissions of GHGs would be generated from worker trips, vendor trips, and haul trips as well as from the use of heavy duty construction equipment. The proposed project is expected to be operational in 2023 and would generate emissions of GHGs from energy use, mobile sources (i.e., employees and guests traveling to and from the site), area sources (i.e., use of consumer products and operation of fire pits), and stationary sources (i.e., testing and maintenance of an emergency diesel generator).

Construction and operational emissions associated with the proposed project were calculated using California Emissions Estimator Model (CalEEMod) 2016.3.2. Total construction emissions generated by the proposed project have been amortized over the expected operational (long-term) life of the proposed project, which is estimated to be 30 years. Overall, construction of the proposed project would result in approximately 99.23 metric tons of CO₂ equivalents (MT CO₂e) and 115.14 MT CO₂e during Phase 1 and Phase 2 of construction, respectively, for a total of 214.37 MT CO₂e generated from construction activity. Annual operational emissions plus construction emissions amortized over the 30-year life of the proposed project would be approximately 464.25 MT CO₂e per year. The Mariposa County Air Pollution Control District (MCAPCD) has established thresholds of significance for GHG emissions; they are included in the County of Mariposa General Plan Environmental Impact Report. According to the MCAPCD, the proposed project would have a significant impact with respect to GHG emissions if it were to emit greater than 500 tons of CO₂e per year. *GHG emissions associated with the proposed project would not exceed this threshold. Thus, the project's impact would be considered less than significant.*

B.8.b Conflict with Plans to Reduce Greenhouse Gas Emissions

A significant impact would occur if the project conflicted with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mariposa County has not adopted a Climate Action Plan or GHG Reduction Plan to address the County's contribution to climate change impacts. Although the Mariposa County General Plan includes policies related to air quality and climate change, implementation of these policies fall under the responsibility of the County, and are therefore not applicable to the proposed project. Thus, this analysis evaluates the proposed project's consistency with the state 2017 Scoping Plan Update. The primary goal of AB 32 is the requirement for statewide GHG emissions to be reduced to 1990 levels by 2020 and required the development of the first Climate Change Scoping Plan (2008) for achieving the necessary GHG reductions in a technological and economically feasible manner, the

adoption of a mandatory GHG emissions reporting regulation, and the establishment of a market-based declining emission limit program (i.e., the cap-and-trade program). The First Update to the Scoping Plan was approved by California Air Resources Board (CARB) in May 2014 and built upon the initial Scoping Plan with new strategies and recommendations to achieve the AB 32 target. Executive Order (EO) B-30-15 established a GHG emission reduction goal for California of 40 percent below 1990 levels by 2030. This EO also directed all state agencies with jurisdiction over GHG-emitting sources to implement measures designed to achieve the new interim 2030 goal, as well as the preexisting, long-term 2050 goal identified in EO S-3-05. Additionally, EO B-30-15 directed CARB to update its Scoping Plan to address the 2030 goal, which it has done with the 2017 Scoping Plan Update. SB 32 codifies the 2030 emissions reduction goal of EO B-30-15, requiring CARB to ensure that statewide GHG emissions are reduced to 40 percent below 1990 levels by 2030.

The proposed project would be consistent with key state plans and regulatory requirements referenced in the 2017 Scoping Plan Update designed to reduce statewide emissions. According to the 2017 Scoping Plan Update, reductions needed to achieve the 2030 target are expected to be achieved by increasing the Renewables Portfolio Standard (RPS) to 50 percent of the state's electricity by 2030, greatly increasing the fuel economy of vehicles and the number of zero-emission or hybrid vehicles, reducing the rate of growth in vehicle miles traveled (VMT), and increasing the use of high efficiency appliances and water heaters. As discussed previously, the Governor has signed into law SB 350 (Chapter 547, Statutes of 2015), which increased the RPS to 60 percent by 2030 and included interim targets of 40 percent by 2024 and 45 percent by 2027. With the passage of SB 100, California's RPS was further increased and requires retail sellers and local publicly-owned electric utilities to procure eligible renewable electricity for 44 percent of retail sales by the end of 2024, 52 percent by the end of 2027, and 60 percent by the end of 2030; and requires that CARB should plan for 100 percent eligible renewable energy resources and zero-carbon resources by the end of 2045, which would reduce the proposed project's electricity-related emissions.

The proposed project would support and not impede implementation of these potential reduction strategies identified by CARB, and it would benefit from statewide and utility-provider efforts towards increasing the portion of electricity provided from renewable resources. The proposed project would also benefit from statewide efforts towards increasing the fuel economy standards of vehicles and reducing the carbon content of fuels. The proposed project would utilize energy efficiency appliances and equipment, as required by Title 24. *The proposed project's post-2020 emissions trajectory is expected to follow a declining trend, consistent with the 2017 Scoping Plan Update, and the proposed project would not conflict with or obstruct implementation of the 2017 Scoping Plan Update, and the impact would be less than significant.*

Because the proposed project's construction and operation emissions of greenhouse gases would be less than levels identified as significant by the MCAPCD, and because these proposed project emissions would not impede attainment of the state's GHG reduction goals for 2030, the proposed project's incremental contribution to greenhouse gases would not be cumulatively considerable, and the impact would be less than significant.

B.9 HAZARDS AND HAZARDOUS MATERIALS

9. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			√	
b) Create a significant hazard to the public			√	

or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				√
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				√
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				√
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			√	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			√	

B.9.a, b Transport of Hazardous Materials/Upset and Accident

A significant impact would be one that produces a substantial risk to the public from routine transportation, use, or disposal of hazardous material, or from reasonably foreseeable accidental release into the environment of such material through upset or accident. This project will not result in the handling, transport or use of hazardous materials except for those associated with normal campground development and operation. The project is not expected to store large amounts of hazardous materials. The project would not involve the use, storage, transportation or disposal of hazardous materials other than what is typically used for cleaning of project facilities, and for maintenance and landscaping. Construction activity may include temporary storage and use of potentially hazardous material such as fuel and oil. Any spills would be subject to local, state, and federal regulations, which minimize the risk associated with construction activities.

The project proponent proposes preparing a hazardous materials business plan in accordance with Mariposa County Health Unit's requirements. The plan will address the proper storage and disposal of hazardous materials, including but not limited to the storage of gasoline or diesel, lubricating products, batteries, spent propane containers, etc.

Due to these factors, *the project will have a less than significant impact on these issues.*

B.9.c School Proximity

A significant impact would be one that emits hazardous emissions or results in the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Although the adjacent 3.70-acre parcel is owned by the Mariposa County Unified School District and is developed with structures, it is not currently used for educational purposes. It is the headquarters of the Mariposa County Fire Department. There are no schools located within a quarter-mile of the project site. *Thus, the project will have no impact.*

B.9.d Exposure from Existing Contaminated Sites

A significant impact would be one that is located on a listed contamination site and exposes the public or the environment to the hazard. The project site is not listed on the Mariposa County Environmental Health Unit's list of hazardous sites. The hazardous material assessment contained in the Preliminary Technical Report prepared for the project by Summit Engineering, Inc. found no hazardous materials sites or facilities on or in the vicinity of the project site. *Based on these factors, there will be no impact on this issue.*

B.9.e Hazards Near Airports and Airstrips

A significant impact would be one that results in a safety hazard for people residing or working in the vicinity of a public airport or private airstrip. The project site is not within two miles of a public airport, and no private airstrips are known to exist within the area of the project site. *Thus, there will be no impact.*

B.9.f Emergency Response/Evacuation Plans

A significant impact would be one that impairs the implementation of or interferes with an emergency response or evacuation plan. The construction of a campground will not interfere with any emergency response or evacuation plan. In accordance with the Fire Hazard Mitigation Plan (FHMP) – Wildhaven Yosemite Project, prepared by Dudek, prior to commencement of operation, the project proponent will develop an Emergency Operations Plan that will address wildfire and other emergency incidents at the site. (The full FHMP is available for review at the Mariposa County Planning Department, 5100 Bullion Street (lower floor), Mariposa, CA.) The plan will be subject to the requirements of Section 20133 (Emergency Preparedness Plans) of Article 1 (Administration and Enforcement), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations. The FHMP states that included in the Emergency Response Plan (state required Emergency Preparedness Plan) will be provisions addressing development of a site fire and emergency alert system to notify site occupants in the event of an emergency incident; a site evacuation plan, defining routes of ingress and egress, rally points, and protocols for disabled guests and/or guests without their own transport; establishment and maintenance of temporary refuge areas if evacuation is not possible; and establishment of an emergency helicopter landing site. (It would not be a permitted heliport as described in California Code of Regulations §3554 and would be maintained for use in emergencies only.)

As stated in the FHMP, the project would formally adopt, practice, and implement a “Ready, Set, Go!” (International Fire Chiefs Association 2013) approach to evacuation. The “Ready, Set, Go!” concept is widely known and encouraged by the state of California and most fire agencies. Pre-planning for emergencies, including wildfire emergencies, focuses on being prepared, having a well-defined plan, minimizing potential for errors, maintaining the project's fire protection systems, and implementing a conservative (evacuate as early as possible) approach to evacuation and project operations during periods of fire weather extremes. The project's evacuation plan also includes a provision for notifications to guests, preparation methods, and procedures for evacuations. The project will employ a Fire Safety Coordinator with defined tasks.

(Note that large-scale evacuations during wildfire or other emergencies are managed by agencies including the Office of Emergency Services, law enforcement, and fire agencies. Emergencies are often fluid events and on-scene emergency personnel provide key information and direction regarding evacuations. The project's FHMP provides limited information regarding wildfire evacuation, and actual evacuation procedures would be a case-by-

case basis and managed and controlled by the aforementioned agencies. Directions provided by the Mariposa County Office of Emergency Services would be the basis for evacuation planning for the project site.)

The FHMP states that project site access, including road widths and connectivity, would comply with the requirements of the Mariposa County Fire Department. It further states that a secondary point of access/egress is not required by the Fire Chief, provided the main access road is 24 foot wide two lane road. The access from Highway 140 into the project site is 24 feet in width. Internal access roads and driveways will be subject to state fire safe and local standards as well as applicable special occupancy park standards contained in Section 2106 (Roadways) of Article 2 (General Park Requirements), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations.

In addition to implementation of the project's FHMP, the project will also be subject to all fire protection standards for special occupancy parks contained in Article 6 (Fire Protection Standards for Parks), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations. In addition, Section 2013 (Emergency Preparedness Plans) of Article 1 (Administration and Enforcement), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations, requires that such parks prepare emergency preparedness plans.

Implementation of the project Fire Hazard Mitigation Plan and all state code relating to fire safe requirements will reduce potentially significant impacts associated with emergency situations to less than significant levels.

B.9.g Risk of Wildland Fires

A significant impact would be one that exposes people or structures to a significant risk of wildland fires. The Fire Hazard Mitigation Plan (FHMP) prepared for the project includes a fire risk assessment. This assessment concluded that based on the project site's location, climate, and fire history, it can be anticipated that periodic wildfires may start on, burn onto, or spot into the project site. On-site wildfire ignitions could occur as a result of campfires, stoves, cigarettes, arson, or equipment use. Off-site ignitions could occur along CA-140 (vehicle fire, discarded cigarette, dragging tow chain), or through adjacent lands. However, the provided maintained areas and fuel modification buffers will significantly reduce the likelihood of fire spreading off the site. Fire risk at the site will be managed through annually maintaining the recommended fuel modification around the project, ensuring the required fire department access roadways and water supply systems are fully operational, and regularly informing guests of the fire protection features and evacuation plans for the project at acceptable levels.

The FMPA contains sections on fire risk analysis, which includes a model of potential fire behavior; emergency response and service; fire safety standards, which address vegetation/forest management, roads and access, water supply (water tank and fire hoses), operations, equipment inventory and maintenance, staff training and visitor education; and, as described above, evacuation.

Wildfire prevention measures for the project as described in the FHMP would include:

- All tent fabrics would be California State Fire Marshal approved for flame resistance.
- All heating stoves on the site would be equipped with spark arrestors, which would be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) having openings not exceeding 1/2-inch. The net free area of the spark arrestor would not be less than four times the net free area of the outside of the chimney outlet.
- The ashes from the stoves would be removed by camp staff in metal containers and disposed of in a steel container. Firewood and combustible materials would not be stored in unenclosed spaces, beneath tents, or on decks under eaves, canopies or other projections or overhangs. Firewood and combustible material would be stored in fuel modification areas and separated from the crown of trees by a minimum horizontal distance of 15 feet.

- Smoking would be restricted to designated areas with receptacles for cigarette waste. The area and a minimum 50-foot buffer would have vegetative material cleared to bare mineral soil.
- Branches and other vegetation above each fire area would be removed, and a cone of clearance to the sky would be established. Fires would not be allowed whenever Mariposa County Fire/CAL FIRE imposes restrictions on campfires.
- Fire tool lockers and fire extinguishers would be provided throughout the site, meeting the requirements of Public Resources Code (PRC) 4428 and 4429. Fire extinguishers (2A 10BC) would be located in each guest tent structure, as well as in all other facilities as required.
- Fire hose stations with fire hoses and nozzles would be provided within the site, with 200 feet of fire hose provided at each station. These stations would be located in such a manner that no tent structure would be greater than 150 feet from a fire hose station.
- Basic fire and first aid training would be provided to all employees, and it is recommended that at least one employee onsite at any given time has advanced first aid training (Emergency Medical Technician or similar) to be coordinated with the fire department.

The project will be subject to all applicable state Public Resources Code fire safe standards and to all fire protection standards for special occupancy parks contained in Article 6 (Fire Protection Standards for Parks), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations.

With the implementation of the project's Fire Hazard Mitigation Plan and adherence to all applicable state Public Resources Code fire safe standards and fire protection standards for special occupancy parks, *the project will have a less than significant impact on the issue of wildland fires.*

B.10 HYDROLOGY & WATER QUALITY

10. HYDROLOGY AND WATER QUALITY Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			√	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			√	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion on- or off-site;			√	
ii) substantially increase the rate or			√	

amount of surface runoff in a manner which would result in flooding on- or off-site				
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			√	
iv) impede or redirect flood flows?			√	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				√
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			√	

B.10.a Water Quality Standards/Waste Discharge Requirements/Water Quality

A significant impact would occur if the project violated a water quality standard or waste discharge requirements or otherwise substantially degraded surface or groundwater quality.

As noted in Section B.7.e above, the geotechnical engineering investigation of the project site found that field exploration and percolation testing indicate the onsite soil/weathered bedrock profile is not suitable for the installation of a septic system with a standard disposal field that utilizes leach lines, leaching beds, or seepage pits. However a mounded leach field or some other engineered onsite wastewater disposal system, such as an aerobic pretreatment system with a raised sand bed, may be feasible. The geotechnical investigation provides recommendations for a mound leach field system. The Mariposa County Environmental Health Unit (EHU) states that a full design of the proposed system including soil profile and percolation test results must be submitted for review and approval at the building permit phase of project implementation.

Project implementation has the potential to impact riparian features on the project site. Implementation of Mitigation Measure 4.b.1 will reduce this potentially significant to a less than significant level.

The 2019 California Code of Regulations Title 24, Parts 1-12 standards contain drainage plan requirements to ensure that any changes to existing drainages are done in such a way as to ensure that the function and capacity of the affected drainage course is maintained following construction. Soil compaction standards, provisions for sediment control during construction, and re-vegetation following construction are contained in this ordinance. The 2019 California Code of Regulations Title 24, Parts 1-12 standards will apply to site grading work done on the project site. This code contains requirements for soil compaction and sediment control during construction, and permanent re-vegetation following construction. Onsite inspections by the Building Department are conducted to ensure compliance with these requirements.

In addition, if more than one acre of land will be disturbed, the project will be subject to a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity from the Regional Water Quality Control Board. This permitting is part of the existing regulatory environment and is addressed in the standard conditions of approval for projects in Mariposa County.

Due to these factors, the project will have a less than significant impact on water quality standards.

B.10.b, e Changes in Groundwater Resources

A significant impact would be one that substantially depletes groundwater quantities or interferes with groundwater recharge. The following summarizes the information contained in the Preliminary Technical Report prepared for the project. The full report is available at the Mariposa County Planning Department, 5100 Bullion Street (lower floor), Mariposa, CA.

CalCamp2 LLC is pursuing enrollment as a public water system. Water from the proposed system is intended to meet the demand of resort employees and guests. The proposed water source will be a single well that has yet to be drilled. There is no existing water system infrastructure at the site that will be used for the proposed water system. In accordance with the *Preliminary Technical Report Guidance (updated December 4, 2020)* document published by the State Water Resources Control Board, all community water systems within a three-mile distance as measured by public rights-of-way, must be contacted and evaluated for water system consolidation feasibility. This process applied to only one community water system, Mariposa Public Utility District's (MPUD). MPUD responded to the project proponent through a letter dated July 7, 2021 that the project site is not within the District's water right licenses, area of use, and service area. The District stated that it does not view the connection as feasible and is unable to provide a water connection. The potential consolidation feasibility analysis was conducted in accordance with the requirements of SB 1263.

The project site is located in the lower Mariposa County basin. This basin has not been extensively analyzed for precipitation rates. Publicly available recharge information is scarce in the region so a nearby watershed with available data (from a draft report) was used to determine an appropriate recharge rate. The Cottonwood Creek watershed in Madera County was estimated to have an approximate 16.7% precipitation recharge rate. As a conservative measure, the recharge rate assumed for the project location is 12%. Using this recharge rate along with estimated annual precipitation, area of the proposed public water system, and the estimated water demand of the proposed public water system, results in an estimated recharge volume that exceeds the estimated water demand of the system during normal years and is within 0.5% of the estimated water demand during dry years. So long as a normal precipitation year occurs, there is assumed to be excess capacity that can carry over to dry years. The rough order of magnitude estimates for water demand and groundwater recharge volumes contained in the Preliminary Technical Report prepared for the project, show that the total water demand for the project (employees and guests) would be 1,960,050 gallons per year. The report states that a normal year would yield 32.95 inches of rainfall and that a dry year would yield 16.475 inches. The estimated recharge at the 36.3-acre project site in a normal rainfall year would be 3,897,000 gallons per year and 1,949,000 gallons in a dry year. This means that net recharge at the project site during a normal year would be 1,936,950 gallons per year when the project is in full operation. During a dry year, the net recharge at the project site would be -11,050 gallons per year. (The bases for these figures are shown in the technical report.)

Based upon these estimates and the Preliminary Technical Report's conclusion that a normal rainfall year will result in excess recharge volume that can carry over to dry years, impacts on groundwater from the proposed development is less than significant.

The project will not obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project site is not located in an area governed by such plans.

B.10.c Drainage Patterns/Impervious Surfaces; Substantial Erosion; Flooding; Stormwater System Capacity; Polluted Runoff

A significant impact would be one that substantially alters drainage and surface flows through alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that results in substantial erosion or siltation on- or off-site; substantially impacts drainage patterns causing flooding on- or off-site; contributes runoff causing the capacity of drainage systems to be exceeded or provides substantial polluted runoff;

or redirects flood flows. The project site contains two ephemeral channels/drainage swales. The project will not alter the course of a stream or river; result in substantial erosion on- or off-site; substantially increase the rate of surface runoff, so as to result in flooding; contribute substantial runoff; result in exceedance of stormwater drainage system capacity; provide substantial additional sources of polluted runoff; or redirect flood flows. The standards of the 2019 California Code of Regulations Title 24, Parts 1-12, will apply to site grading work done for project construction. Soil compaction and sediment control during construction and permanent re-vegetation following construction is also required.

In addition, Mitigation Measure 4.b.1 as described in the Biological Resources section of this Initial Study requires the project proponent to prepare a Storm Water Pollution Prevention Plan that will include a grading and erosion control plan. The measure requires that all construction plans and activities shall implement Best Management Practices to provide erosion, runoff and sediment control.

In light of the required implementation of all grading requirements and Mitigation Measure 4.b.1, it can be found that the project will have a less than significant impact on drainages and existing drainage patterns.

The project site is not served by a constructed storm water drainage system. It will have no impact on issues related to flooding.

Caltrans commented that most of the project area is being transformed from pervious to impervious areas, and therefore requests to review the pre- and post-construction runoff calculations to provide additional comments as appropriate. This request from Caltrans will be made a condition of approval for the project and is part of the regulatory framework governing development of the project site. This information will be provided to Caltrans for review and approval prior to the issuance of construction or grading permits for the project.

B.10.d Release of Pollutants in Flood Hazard, Tsunami or Seiche Zones from Project Inundation:

A significant impact would occur if the project risked release of pollutants due to project inundation in a flood, seiche, or tsunami zone. The project site is not located in any such zone. *Thus, the project will have no impact on this issue.*

B.11 LAND USE & PLANNING

11. LAND USE AND PLANNING Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Physically divide an established community?				√
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				√

B.11.a Physically Divide an Existing Community

A significant impact would occur if the project physically divided an established community. The project site is currently used for commercial recreational purposes. The site is surrounded on three sides by a large ranch holding. The development of the project site will be consistent with the land use classification and zone in which it is located. The project will not divide an established community. *Thus, there are no impacts.*

B.11.b Conformance with General Plan Designation, Zoning and Other Environmental Policies

A significant impact would occur if the project conflicted with a land use plan, policy or regulation adopted to avoid or mitigate an environmental effect. The project will be implemented in compliance with all applicable standards of the Rural Economic/Recreation subclassification and the Resort Commercial zone and will not conflict with any measure adopted for the purpose of avoiding or mitigating an environmental effect. The site is currently used for commercial recreational purposes. *The project will have no impact on this issue.*

B.12 MINERAL RESOURCES

12. MINERAL RESOURCES Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				√
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				√

B.12.a, b Mineral Resources

A significant impact would occur if the project resulted in the loss of availability of a mineral resource of value to the region and state, or result in the loss of a locally important mineral resource shown on land use planning maps. The Mariposa County General Plan does not identify the project area as an important mineral recovery site. The site is not known to contain mineral resources valuable to the region or state. The project site is currently used for commercial recreational purposes. The project will not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state, nor result in the loss of availability of a locally-important mineral resource recovery site. *Thus, the project will have no impact.*

B.13 NOISE

13. NOISE Would the project result in:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local			√	

general plan or noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive groundborne vibration or groundborne noise levels?			√	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				√

B.13.a,b Generation of Substantial Noise That Exceeds Established Standards/Groundborne Vibration or Noise

A significant impact would occur if the project resulted in the generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or generate excessive ground-borne vibration or ground-borne noise levels. The Mariposa County General Plan states that the rural lifestyle found in Mariposa County results in a noise environment that is well below 55 dba CNEL standard. The Mariposa County Noise-Land Use Compatibility Chart, shown as Figure 12-1 in Volume III, Technical Background Reports of the Mariposa County General Plan, shows that Ldn or CNEL decibel levels of up to 60 are normally acceptable community noise exposure levels for low density single family, duplex, and mobile home residential development. Decibel levels of up to 65 are normally acceptable for multi-family residential uses. Up to 70 decibels is conditionally acceptable in both categories.

The project site is surrounded on three sides by an undeveloped large ranch holding. The nearest residence to the north is roughly 2,400 linear feet distant. A steep hill on the project and the ranch holding separates the campground area from residences to the east, which are located a minimum of one-half mile away. Noise during construction may exceed these levels but construction is expected to be of limited duration and during normal working hours and is unlikely to have a significant impact on distant residential properties. The adjacent 3.7-acre parcel is used as the headquarters for the Mariposa County Fire Department. Mariposa County does not have an adopted noise ordinance. The project will not generate excessive groundborne vibration or groundborne noise. In consideration of the nature of the proposed project and the surrounding land uses, it can be determined that the project is compatible with the area from a noise and vibration perspective. *The project will have a less than significant impact*

13.c Exposure to Airport or Airstrip Noise

A significant impact would occur if there is exposure of people residing or working in the project area to excessive noise from public airports or private airstrips. The project site is not located near an airport or airstrip. *The project will have no impact.*

B.14 POPULATION & HOUSING

14. POPULATION AND HOUSING Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				√
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				√

B.14.a Population Growth Inducement

A significant impact would result if the project induces substantial population growth in an area. The project is a commercial recreational campground. It is likely that the proposed five full time and five part-time employees will be drawn from the local population, and there are no extension of roads or infrastructure proposed that would induce population growth. *Thus, the project will have no impact on this issue.*

B.14.b Displacement of Housing/People

A significant impact would result if the project displaced substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. This campground project has no potential to displace existing people or housing. The existing residence on the site will be used as a manager's residence. *Thus, the project will have no impact.*

B.15 PUBLIC SERVICES

15. PUBLIC SERVICES	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			√	
b) Police protection?			√	
c) Schools?				√

d) Parks?			√	
e) Other public facilities?				√

A significant impact would occur if the project had a substantial adverse impact on the provision of the following public service facilities or result in a need to construct new or the physical alteration of such facilities, the construction of which could cause significant environmental impacts.

B.15.a, b. Emergency Services Improvement Impacts

A Fire Hazard Mitigation Plan has been prepared for the project. The contents of this plan are summarized in sections B.9.f and B.9.g above and Section B.20 (Wildfire) below. Existing emergency response facilities will provide adequate service to the project. Goal 9-9 of the General Plan states as its goal, “*Maintain quality emergency service delivery.*” Policy 9-9a calls for defining acceptable service standards and creating a comprehensive plan to attain and maintain service delivery, and Implementation Measures 9-9a(1) and 9-9a(2) call for the preparation and implementation of an emergency services plan to implement the goal. The project will not have a negative impact on this goal, policy or these implementation measures. The project site will be served by CAL FIRE, the Mariposa County Fire Department and the Mariposa County Sheriffs Department. Although new development adds cumulatively to the demand for police and fire protection, the impact from this campground project on emergency service facilities, *is considered to be less than significant.*

B.15.c School Improvement Impacts

This campground project will have no impact on schools. It will primarily serve the needs of tourists. Most of the employees will likely be drawn from the existing labor pool. The project will be required to pay school impact fees for any applicable structures on the site through the building permit process. These fees are established to address development project impacts on schools. *There are no potential impact on schools associated with this project.*

B.15.d Park Improvement Impacts

This project is a campground that will primarily serve the needs of the touring public. The project will be implemented in a manner with all applicable local and state standards. It will enhance the tourism industry in Mariposa County and not require the construction of any additional parks or recreation facilities. Visitors to the campground may use park facilities located in the vicinity, including those at the Mariposa County Park located in the community of Mariposa. The impact on that facility would not be significant. *The project’s impact on parks facilities will be less than significant.*

B.15.e Other Public Facility Impacts / including Road Improvement Impacts

See B.17 (Transportation) section below for a discussion of project impacts on area roadways. The Draft Wildhaven Yosemite Traffic Impact Analysis found the project would have a less than significant impact.

The project will provide its own water and sewage disposal facilities *Thus, the project will have no impact on other public facilities.*

B.16 RECREATION

16. RECREATION	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Would the project increase the use of existing neighborhood and regional			√	

parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			√	

B.16.a Use of Existing Recreational Facilities

A significant impact would result if the project substantially increased the use of existing parks or other recreational facilities and the increase in use had the potential to cause or accelerate substantial physical deterioration of facilities. The campground project is recreational in nature. The project will attract tourists who desire a camping experience in the area. Visitors to the campground may use amenities offered at existing recreational facilities, including Mariposa County Park in the community of Mariposa. However, the impact on existing facilities will not be significant. The project will not increase use of existing parks and recreational facilities so as to result in a physical deterioration of the facilities. *The project will have a less than significant impact.*

B.16.b Construction or Expansion of New Recreational Facilities

A significant impact would result if the project included recreational facilities that might adversely affect the physical environment due to construction or expansion. The project is a commercial recreational facility that will serve visitors to the area seeking a camping experience. It will not result in the construction or expansion of other recreational facilities. *Implementation of mitigation measures as described in this study and implementation of conditions of approval for the project will ensure that project implementation will have a less than significant impact on the environment.*

B.17 TRANSPORTATION

17.TRANSPORTATION Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			√	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			√	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			√	
d) Result in inadequate emergency access?			√	

A draft traffic impact analysis was prepared for the project by Wood Rodgers. The analysis is titled Draft Wildhaven Yosemite Traffic Impact Analysis Memorandum, and is dated April 19, 2021. The analysis is on file at the Mariposa County Planning Department, 5100 Bullion Street, Mariposa, CA. The following summarizes that analysis.

B.17.a Circulation System

A significant impact would result if the project conflicted with a program, plan, ordinance or policy addressing the circulation system. The analysis assumes each occupied tent would generate approximately 2.6 daily vehicle trips and 0.45 trips during the peak hour of the site. This figure was arrived at using data from the *Trip Generation for Yosemite Under Canvas EIR Memorandum* (Environmental Science Associates, October 4, 2019.) The annual average weekday project occupancy is estimated to be 41%; annual average weekend project occupancy is estimated to be 57%; and overall annual average project occupancy is estimated to be 48%. (These figures are shown in Table 2 – *Estimated Project Occupancy* in the draft traffic impact memorandum.

Project trip generation for the “Worst-Case” Saturday summer peak full-occupancy is presented in the traffic impact analysis. This condition is analyzed to determine if the project adds 50 or more peak hour trips to a state highway facility under worst-case conditions. The *Caltrans Guide for the Preparation of Traffic Impact Studies* (Caltrans TIS Guidelines, December 2002) indicates that if 50 peak hour trips or more are added to a state highway facility, a traffic impact study may be required. The analysis concludes, based on figures shown in Table 3 of the analysis, that the project is estimated to generate 30 new trips during the peak hour under “worst-case” Saturday summer peak full-occupancy conditions. The project is estimated to generate 90 daily trips on an annualized average basis, with an annual average of 15 site peak hour trips (4 inbound and 11 outbound), based on figures shown in Table 4 of the analysis.

Project trips are estimated to observe the following distribution:

- 70% to/from SR 140 east of the project access roadway. This direction leads to the town/CDP (Census Designated Place) of Mariposa and the entrance to Yosemite National Park.
- 30% to/from SR 140 west of the project access roadway. This direction leads to the City of Merced and State Route 99.

As noted above, the *Caltrans TIS Guidelines* state that if 50 peak hour trips or more are added to a state highway facility, a traffic impact study may be required. As the project is estimated to generate fewer than 50 peak hour trips under “worst-case” Saturday summer peak full-occupancy conditions, the project is subject to the following criteria outlined in the *Caltrans TIS Guidelines*:

- If one (1) to 49 peak hour trips are added to a state highway facility, a full traffic impact study may be required if any of the following conditions are met with the addition of project trips:
 - a. Affected state highway facilities experience significant delay; unstable or forced traffic flow conditions (Level of Service [LOS] “E” or “F”).
 - b. The potential risk for a traffic incident is significantly increased (i.e., congestion related collisions, non-standard sight distance considerations, increase in traffic conflict points, etc.).
 - c. Change in local circulation networks that impact a state highway facility (i.e., direct access to state highway facility, a non-standard highway geometric design, etc.).

SR 140 does not currently operate at LOS E or F conditions in the vicinity of the project and is not anticipated to operate at LOS E or F with addition of project trips. Additionally, as the project trips would utilize the existing project access roadway, the project would not create additional risk for a traffic incident or change the local circulation network in a way that would impact a state highway facility. Therefore, preparation of a full traffic impact study, including analysis of LOS, is not required.

If the campground project retains the zipline amenity, it will only be available for use by guests of the campground, so there will not be an increase in traffic due to the zipline beyond that discussed in the Traffic Impact Analysis Memorandum.

The project will have a less than significant impact on the area's circulation system and State Highway 140.

B.17.b Conflict With CEQA Guidelines §15064.3, Subdivision (b)

A significant impact would result if the project conflicted with this CEQA Guideline section. This section provides criteria for analyzing transportation impacts of projects. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in Section 15064.3(b)(2) regarding roadway capacity, a project's effect on automobile delay does not constitute a significant environmental impact under CEQA. The issue of the project's impact on the area's circulation system in analyzed in B.17.a above.

Vehicles Miles Traveled (VMT)

Statewide implementation of VMT as a metric of transportation impact occurred for all jurisdictions on July 1, 2020. The Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (OPR Technical Advisory, December 2018), contains technical recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. As Mariposa County has not currently adopted guidelines for the analysis of VMT due to new development, VMT analysis for the proposed project has been performed in accordance with guidance from the OPR Technical Advisory.

The OPR Technical Advisory states that "Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact." As stated in B.17.a above, the project is estimated to generate fewer than 110 daily trips (estimated 90 project trips) on an annualized average basis, and as such, VMT impact due to the project is assumed to be *less than significant*.

Trip generation was considered under annual average conditions for the project VMT analysis as it provides the best estimate of project traffic on a long-term basis (i.e. not a temporary or seasonal condition.).

B.17.c Increase Hazards due to Geometric Design Features

A significant impact would result if the project resulted in sharp curves or dangerous intersections or incompatible uses. The traffic impact analysis analyzed the existing SR 140/Project Access Road intersection, which will be utilized as the main access point to the project from SR 140, to determine if adequate sight distance currently exists at the intersection. Any existing sight distances below minimum distances specified by the Caltrans *Highway Design Manual, 7th Edition* (HDM) have been identified and possible improvements have been recommended.

Minimum Corner Sight Distance (CSD) at the SR 140/Project Access Roadway intersection was calculated based on equations and variables outlined in Section 405.1 of the Caltrans HDM. The traffic impact analysis states that the minimum required sight distance for a left turn from the project access roadway onto SR 140 is 765 feet. As shown in Table 5 of the analysis, actual CSD at the SR 140/Project Access Roadway intersection is greater than minimum CSD when looking to the west of the intersection (i.e., viewing eastbound approaching traffic).

CSD for traffic approaching from the westbound direction on SR 140 was not analyzed, as there is no direct conflict between vehicles making left-turn egress movements from the project access roadway and vehicles traveling

westbound on SR 140 due to the presence of an existing westbound acceleration lane at the intersection. Similarly, CSD for a “right-turn from stop” case was not analyzed as there is no direct conflict between vehicles making right-turn egress movements from the project access roadway and vehicles traveling eastbound on SR 140 due to the presence of an existing eastbound acceleration lane at the intersection.

Stopping sight distance (SSD) was also analyzed. SSD is the distance required by the user, traveling at a given speed, to bring the vehicle to a stop after an object ½-foot high on the road becomes visible. Minimum SSD for the eastbound direction of SR 140 in the vicinity of the SR 140/Project Access Roadway intersection was calculated based on data contained in Sections 201.2 and 201.3 of the Caltrans HDM. Table 6 in the traffic impact analysis shows that minimum required sight distance for eastbound approaching vehicles on SR 140 and westbound vehicles turning left into the project access roadway is a minimum of 660 feet. This table also shows that the actual SSD at the SR 140/Project Access Roadway intersection exceeds the minimum SSD for all cases analyzed.

In its initial review of the project, Caltrans asked that a design review simulation for the existing project driveway off of Highway 140 be submitted for their review. The reason for Caltrans’ request is to ensure the facility entrance will be able to accommodate the expected design vehicle, including recreational vehicles and vehicle/trailer combination for simultaneous entering/exiting.

In response to Caltrans’ comment, the project proponent responded in an email to Mariposa Planning that the project will not offer RV sites for rent, and does not expect to have RVs or travel trailers utilizing the driveway. The proponent added that the expected vehicle type utilizing the driveway will be the same as the previous commercial operation on the site. Expected vehicles accessing the site will be cars, vans, and small trucks.

It should be noted that the project may employ RVs for employees providing state and local regulations allow such a use. The use of RVs in this fashion would be on a stationary basis and their movement would have a less than significant impact on the driveway.

Based on the conclusions of the traffic impact analysis and the nature of the expected vehicle types utilizing the driveway entrance off of Highway 140, *the project will have a less than significant impact on the issue of traffic hazards.*

B.17.d Emergency Access

A significant impact would result if the project resulted in inadequate emergency access. The issue of emergency response and emergency evacuation is addressed in section B.9.f above. This section concludes that the construction of a campground will not interfere with any emergency response or evacuation plan. In accordance with the Fire Hazard Mitigation Plan (FHMP) – Wildhaven Yosemite Project, prepared by Dudek, prior to commencement of operation, the project proponent will develop an Emergency Operations Plan that will address wildfire and other emergency incidents at the site. (The full FHMP is available for review at the Mariposa County Planning Department, 5100 Bullion Street [lower floor], Mariposa, CA.) The plan will be subject to review and approval by applicable emergency services providers. Included in the Emergency Response Plan will be provisions addressing development of a site fire and emergency alert system to notify site occupants in the event of an emergency incident; a site evacuation plan defining routes of ingress and egress, rally points, and protocols for disabled guests and/or guests without their own transport; establishment and maintenance of temporary refuge areas if evacuation is not possible; and establishment of an emergency helicopter landing site. (It would not be a permitted heliport as described in California Code of Regulations §3554 and would be maintained for use in emergencies only.)

The FHMP states that project site access, including road widths and connectivity, would comply with the requirements of the Mariposa County Fire Department. It further states that a secondary point of access/egress is not required by the Fire Chief, provided the main access road is a 24 foot wide two lane road. The access from Highway 140 into the project site is 24 feet in width. Internal access roads and driveways will be subject to state

fire safe and local standards as well as applicable special occupancy park standards contained in Section 2106 (Roadways) of Article 2 (General Park Requirements), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations.

In addition to implementation of the project's FHMP, the project will also be subject to all fire protection standards for special occupancy parks contained in Article 6 (Fire Protection Standards for Parks), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations. *Due to these factors, the project will have a less than significant impact on emergency access.*

B.18 TRIBAL CULTURAL RESOURCES

18. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			√	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			√	

B.18.a, b Tribal Cultural Resources

A significant impact would occur if the project had a significant impact on tribal cultural resources, which are defined in the table above. The issue of the project's impact on historical or archaeological resources is addressed in Section B.5 (Cultural Resources) above. The following text summarizes that section. The County provided notification to the Southern Sierra Miwuk, aka American Indian Council of Mariposa County of the submittal of the project and provided the opportunity to provide comment. No comment or request for consultation was received.

A cultural resources survey of the project site was conducted by Environmental Science Associates (ESA) on March 22, 2021. All areas of proposed ground disturbance were walked to provide an overall assessment of existing conditions. Visibility was good, though there were trees and other foliage through the surveyed area. Overall, there was 80 percent visibility of the surveyed area.

In addition, as part of the cultural resources survey of the site, ESA contacted the Native American Heritage Commission (NAHC) on March 5, 2021 to request a search of the NAHC's Sacred Lands File (SLF) and a list of Native American representatives who may have an interest in the project. The NAHC's reply indicated that the SLF has no record of any cultural resources in the project vicinity.

The cultural resources survey of the project site revealed no cultural resources or other evidence of past human use or occupation, besides the modern features located on the project site. There is the potential for such resources to be discovered during project development. Human remains could also be discovered. Mitigation Measure 5.c.1 addresses the issue of discovery of cultural resources or human remains as the project is developed. *Implementation of this measure will reduce potentially significant impacts on tribal resources during project construction to a less than significant level.*

B.19 UTILITIES & SERVICE SYSTEMS

19. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Require or result in the relocation of construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			√	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			√	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				√
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			√	
e) Comply with federal, state, and local			√	

management and reduction statutes and regulations related to solid waste?				
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B.19.a Water, Wastewater Treatment; Stormwater Drainage; Electric Power, Natural Gas, Telecommunications Facilities

A significant impact would result if the project required or resulted in the relocation or construction of the facilities listed above that would cause significant environmental effects. The project will use on-site water and sewage disposal systems. It will not connect to any off-site system. The issue of sewage disposal is discussed in detail in sections B.7.e and B.10.a of this study. The issue of water provision is discussed in section B.10.b, e. Sierra Telephone provided comment that they have no objection to the proposed project. Construction of the on-site water and wastewater systems will meet all applicable standards and will not result in significant environmental effects. No stormwater facility is expected to be constructed or relocated to implement the project. The project may be required to address runoff from the project site into state facilities along Highway 140. Construction that may be necessary to adequately address such runoff will be subject to all applicable standards including those designed to reduce potentially significant environmental effects to less than significant levels. *The project will have a less than significant impact on this issue.*

B.19.b Water Supply

A significant impact would result if water supplies were insufficient to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The project proposes to use a single well for the provision of water to the campground. The issue of project impacts on groundwater resources is discussed in detail section B.10.b, e of this study. The conclusion of that section, based upon the Preliminary Technical Report prepared for the project, is that *the project would have a less significant impact on groundwater resources.*

B.19.c Wastewater Treatment Capacity

A significant impact would occur if the project resulted in an impact on wastewater treatment system capacity. The campground project will use an on-site septic disposal system that will serve the project only. It will not be served by an existing wastewater treatment system. *Thus, the project will have no impact.*

B.19.d, e Solid Waste

A significant impact would occur if a project generated solid waste in excess of state or local standards or in excess of the capacity of local infrastructure; otherwise impaired the attainment of solid waste reduction goals; or did not comply with reduction statutes related to solid waste. The campground will generate solid waste. However, waste generated is not expected to significantly impact the capacity of the county's landfill, nor impair the attainment of solid waste reduction goals. The project will be subject to all applicable regulations and standards relating to solid waste, including those contained in Section 2120 (Rubbish and Accumulation of Waste Material) of Article 2 (General Park Requirements), Title 25, Division 1, Chapter 2.2, Special Occupancy Parks, California Code of Regulations. The project proponent has informed the Mariposa County Environmental Health Unit that it proposes placing large trash and recycling dumpsters on the project site. A smaller trash and recycling shed will be placed in each tent cluster. Maintenance/housekeeping personnel will transfer the contents of the smaller bins to the dumpsters one to three time per day, depending on occupancy. The dumpsters will be emptied by the current vendor at the project site one to two times per week, depending on occupancy. *Due to these factors, the project will have a less than significant impact.*

B.20 WILDFIRE

20. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially significant impact	Less than significant with mitigation incorporation	Less than significant impact	No impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			√	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			√	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			√	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			√	

The project site is located within the State Responsibility Area but is not in the Very High Fire Hazard Severity Zone. It is in the High Fire Hazard Severity Zone.

B.20.a Emergency Response/Evacuation Plans

A significant impact would occur if the project substantially impaired an adopted emergency response plan or emergency evacuation plan. The project is not located in the Very High Fire Hazard Severity Zone. The Mariposa County Community Wildfire Protection Plan (CWPP) functions as the County's principal document to prepare for wildfires to minimize negative impacts and increase desired ecological outcomes. The plan is intended to serve as the County's primary reference for strategic wildfire planning and guide future wildfire prevention and mitigation activities. The issue of evacuation in the event of a fire is addressed in this document. In addition, Mariposa County also has an adopted Local Hazard Mitigation Plan that includes mitigation for wildland fires. This issue is addressed in detail in section B.9.f of this study. The project will not substantially impair an adopted emergency response plan or emergency evacuation plan. *The project's potential impact on this issue is less than significant.*

B.20.b Pollutant Concentrations/Exposure to Wildfire

A significant impact would occur if the project exposed project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is not located in the Very High Fire Hazard Severity Zone. The Fire Hazard Mitigation Plan (FHMP) prepared for the project includes a detailed section on fire behavior modeling for three on-site vegetation, slope and wind speed scenarios and on how treatment efforts would potentially reduce fire flame length and intensity. The treatments in each area resulted in a reduction in flame length and intensity.

The FHMP concluded that based on the project site's location, climate, and fire history, it can be anticipated that periodic wildfires may start on, burn onto, or spot into the project site. On-site wildfire ignitions could occur as a result of campfires, stoves, cigarettes, arson, or equipment use. Off-site ignitions could occur along CA-140 (vehicle fire, discarded cigarette, dragging tow chain), or through adjacent lands. However, the provided maintained areas and fuel modification buffers will significantly reduce the likelihood of fire spreading off the site. Fire risk at the site will be managed through annually maintaining the recommended fuel modification around the project, ensuring the required fire department access roadways and water supply systems are fully operational, and regularly informing guests of the fire protection features and evacuation plans.

The FHMP includes detailed standards for on-site vegetation/forest management, including for developed area vegetation management, roadside and footpath vegetation management, and routine maintenance. The FHMP also contains standards for tent fabrics, heating stoves, disposal of ashes, smoking areas, etc.

In addition to implementation of the project's FHMP, the project will also be subject to all fire protection standards for special occupancy parks contained in Article 6 (Fire Protection Standards for Parks), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations.

Implementation of the project's Fire Hazard Management Plan, applicable fire safe standards contained in the state Public Resources Code, and applicable fire standards for special occupancy parks will reduce potentially significant impacts associated with exposure of people to pollutant concentrations or uncontrolled spread of wildfire to a less than significant level.

B.20.c Infrastructure

A significant impact would occur if the project required installation or maintenance of infrastructure that would exacerbate fire risk or result in impacts to the environment. The project is not located in the Very High Fire Hazard Severity Zone. As noted above, the FHMP prepared for the project concluded that on-site wildfire ignitions could occur as a result of campfires, stoves, cigarettes, arson, or equipment use. It further concludes that the provided maintained areas and fuel modification buffers will significantly reduce the likelihood of fire spreading off the site. Fire risk at the site will be managed through annually maintaining the recommended fuel modification around the project, ensuring the required fire department access roadways and water supply systems are fully operational, and regularly informing guests of the fire protection features and evacuation plans. The campground project will be operated to reduce wildfire potential to the maximum extent feasible. The project would provide propane campfire pits for each of the premium tents in Phase 2, with no solid fuel (wood) fire pits to be installed on the project site. A single communal propane fire pit will be installed in the communal fire pit between the bathhouse and office. This unit may be converted to wood fuel during the winter season.

The FHMP states that large metal rings would be installed to contain burning material around the fire pits, with a mesh screen installed to encompass and cover the fire as a spark arrestor. The lighting, maintenance, and extinguishing of these campfires would be managed by camp staff. A 30-foot Fuel Modification Area is recommended for the communal fire pits, measured horizontally from the outermost edge of the fire pit enclosure in all directions. Tree branches and other vegetation above each fire pit area are to be removed and maintained to establish clearance to the sky.

Potential impacts from the installation of infrastructure on the environment are addressed in the various sections of this study.

Implementation of the project's Fire Hazard Management Plan, applicable fire safe standards contained in the state Public Resources Code, and applicable fire standards for special occupancy parks will reduce potentially significant impacts associated with infrastructure installation and maintenance to a less than significant level.

B.20.d Exposure of People/Structures to Risks

A significant impact would occur if the project exposed people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project site is not located in the Very High Fire Hazard Severity Zone. The geotechnical engineering investigation prepared for the project states that landslides are not hazards in the area. Flooding is also not a potential hazard on this project site. It is not expected that drainages would be impacted by project development. Mitigation Measure 4.b.1 is proposed to protect drainages on the site. The majority of new structures on the site will be tent cabins. A restroom/bathhouse facility will be constructed.

There may be some runoff, post-fire slope instability and drainage changes on the project site following a fire. This is not an uncommon occurrence in the Sierra foothills. However, there is no information in the record that suggests people or structures on the project site would face significant risks from landslides or flooding as a result of runoff, post fire slope instability or drainage changes. *The project will have a less than significant impact.*

Section C

MANDATORY FINDINGS OF SIGNIFICANCE

<i>Finding:</i>	Potentially Significant Impact	Less Than Significant With Mitigation	Less than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Impact Discussion & Conclusions:

- The project has the potential to significantly impact biological resources, i.e. ephemeral drainages/riparian features; special status bat species; special status plant species and nesting raptors and migratory birds. Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. The project has the potential to impact cultural resources that may be uncovered during project construction. A mitigation measure is proposed to reduce this potentially significant impact to a less than significant level.
- The project will result in increased air emissions, groundwater use, noise, traffic, and demand for public services. The project also has the potential to increase fire danger. However, these impacts are not considered to be significant, are individually limited, and not cumulatively considerable. The project's potential impacts on on-site biological resources can be reduced to less than significant levels with the implementation of proposed mitigation measures. Off-site resources are also protected through these measures. Therefore, the potential cumulative impact on biological resources from project implementation is considered to be less than significant. The project will not have a cumulatively considerable impact.
- The project does not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Based upon the environmental review conducted within this Initial Study, and the anticipated level of impact as a result of the project, a mitigated negative declaration will be adopted for the project.

Section D

MITIGATION MONITORING

BIOLOGICAL RESOURCES

Mitigation Measure 4.a.1:

Pre-construction field surveys for special status bat species during the breeding season (April 1st to August 31st) shall be conducted by a qualified biologist to determine whether active roosts are present on site, or within 100 feet of the project boundaries. Areas off the project site that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. Field surveys shall be conducted early in the breeding season before any construction activities begin, when bats are establishing maternity roosts but before pregnant females give birth (April through early May). Surveys shall be conducted no more than seven days prior to the onset of construction. If no roosting bats are found, then no further mitigation is required. If suitable habitat and/or bat signs are detected, a biologist shall conduct evening visual emergence surveys from one-half hour prior to sunset to one to two hours after sunset for a minimum of two nights. If roosting bats are found, the disturbance of the maternity roosts shall be avoided by halting construction until the end of the breeding season, or a qualified bat biologist excludes the roosting bats in consultation with the California Department of Fish and Wildlife. If construction activities begin prior to April 1, no pre-construction surveys are required. If at any time during the roosting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.a.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Mitigation Measure 4.a.2:

Pre-construction field surveys for special status plant species identified as having a medium to high potential to occur within the habitats identified on the project site shall be conducted by a qualified biologist prior to commencement of construction activities. Surveys shall be conducted following the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (California Department of Fish and Wildlife, 2018). Surveys are to be conducted in April and June of the year construction is to commence. As an example, if construction is to commence in August of a particular year, surveys conducted in April and June of that year will satisfy the pre-construction survey requirement. Surveys from prior years may be used in a prescribed circumstance. For example, if construction is to commence in May of a particular year, surveys from April of that year and June of the prior year will satisfy the pre-construction survey requirement. If such species are found, the project proponent shall prepare and implement a Transplantation and Monitoring Plan. The Plan shall be subject to review and approval by the California Department of Fish and Wildlife prior to commencement of any construction activities within the special-status plant species area. The Plan shall describe the intent and anticipated success of transplanting, and specific success criteria for transplanted plants and related long-term protection and management of transplanted plants. The Planning Department shall be provided a copy of the results of any pre-construction surveys conducted on the project site and any approved Transplanting and Monitoring Plan and evidence that any required mitigation measures contained in the Plan have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.a.2:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Mitigation Measure 4.b.1:

The project proponent shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be prepared in accordance with State Water Resources Control Board standards and shall include a grading and erosion control plan required for all construction plans to address potential erosion control during construction. All construction plans and activities shall implement Best Management Practices (BMP) to provide effective erosion, runoff, and sediment control. BMPs may include, but not be limited to, the use of straw wattles protecting down slope water features from construction activities, the use of silt fencing, or placement of construction exclusion fencing around stream or wetland resources in the vicinity of an activity. BMPs shall be selected to achieve maximum sediment removal and to represent the best available technology that is economically achievable.

If the project design changes and direct impacts to aquatic resources are anticipated, prior to the commencement of construction or grading activities in aquatic resources (such as ephemeral channels) within areas proposed for development, the project proponent shall acquire all applicable state and federal wetland and waters permits.

The Planning Department shall be provided a copy of all permit applications and evidence of approval of permits by applicable agencies, and evidence that any required measures approved by applicable agencies to protect water features have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.b.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction process.

Mitigation Measure 4.d.1:

Pre-construction surveys by a qualified biologist for active nests in suitable nesting habitat for raptors and migratory birds within 500 feet of the construction area during the nesting season (February 1 to September 15) shall be conducted. Areas off the project site that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. The survey shall be conducted no more than seven days prior to the onset of construction. If no active nests are identified during the pre-construction survey, no further mitigation is necessary. If construction activities begin prior to February 1, it is assumed that no birds would nest in the project site during active construction activities and no pre-construction surveys are required. If at any time during the nesting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming. If active nests are found during the survey, the project proponent shall implement mitigation measures to ensure that the species would not be adversely affected, which would include establishing a no-work buffer zone as, approved by the California Department of Fish and Wildlife, around the active nest. Measures shall include, but would not be limited to:

1. *For trees with active nests, the project proponent shall conduct any tree removal activities required for project construction outside of the migratory bird breeding season (February 1 through September 15).*

2. *If active nests are found on or within 500 feet of the project site, then the project proponent shall establish no disturbance buffers for active nests of 250 feet for migratory bird species and 500 feet for raptor species until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Depending on the conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. Nests that are inaccessible due to private property restrictions shall be monitored using binoculars from the nearest vantage point. Construction activities may be halted at any time if, in the professional opinion of the biologist, construction activities are affecting the breeding effort.*
3. *Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined on a case-by-case basis), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor the project would impact the nest, the biologist shall immediately inform the construction manager and the project proponent shall notify the California Department of Fish and Wildlife. The construction manager shall stop construction activities within the buffer until the nest is no longer active. Completion of the nesting cycle shall be determined by a qualified biologist. If construction begins outside of the migratory bird breeding season (February 1 through September 15), then the project proponent is permitted to continue construction activities throughout the breeding season.*

The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.d.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

CULTURAL RESOURCES

Mitigation Measure 5.c.1:

In the event human remains, artifacts, or potentially significant cultural resources are discovered during ground disturbance on the project site, a Native American monitor shall be on-site for the duration of ground disturbance. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement the project, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty (50) feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty (50) feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and the Native American Heritage Commission (NAHC) shall be notified should human remains be discovered. If the remains are determined by the Native American Heritage Commission to be Native American, the NAHC guidelines shall be adhered to in treatment and disposition of the remains. Representatives of the Most Likely Descendant shall be requested to be on-site during disturbance and/or removal of human remains.

Monitoring for Mitigation Measure 5.c.1: The applicant or his on-site designee shall be responsible for ensuring compliance with this mitigation and the Mariposa County Planning Department will monitor the measure through the project construction permitting process.



MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

PHONE 209 . 966 . 5151 • FAX 209 . 742 . 5024

APPLICANT'S AGREEMENT TO MITIGATION

Project title: Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124, Wildhaven Yosemite

Project Applicant: CalCamp2 LLC, dba Wildhaven Yosemite
996 Grove Street
Healdsburg, CA 95448

The project applicant, CalCamp2 LLC, dba Wildhaven Yosemite, agrees to the following mitigation measures as required by Section 15070(b)(1) of the CEQA Guidelines and project plans will be modified to avoid potential adverse physical effects of the project as identified in this study:

BIOLOGICAL RESOURCES

Mitigation Measure 4.a.1:

Pre-construction field surveys for special status bat species during the breeding season (April 1st to August 31st) shall be conducted by a qualified biologist to determine whether active roosts are present on site, or within 100 feet of the project boundaries. Areas off the project site that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. Field surveys shall be conducted early in the breeding season before any construction activities begin, when bats are establishing maternity roosts but before pregnant females give birth (April through early May). Surveys shall be conducted no more than seven days prior to the onset of construction. If no roosting bats are found, then no further mitigation is required. If suitable habitat and/or bat signs are detected, a biologist shall conduct evening visual emergence surveys from one-half hour prior to sunset to one to two hours after sunset for a minimum of two nights. If roosting bats are found, the disturbance of the maternity roosts shall be avoided by halting construction until the end of the breeding season, or a qualified bat biologist excludes the roosting bats in consultation with the California Department of Fish and Wildlife. If construction activities begin prior to April 1, no pre-construction surveys are required. If at any time during the roosting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming. The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.a.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Mitigation Measure 4.a.2:

Pre-construction field surveys for special status plant species identified as having a medium to high potential to occur within the habitats identified on the project site shall be conducted by a qualified biologist prior to commencement of construction activities. Surveys shall be conducted following the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (California Department of Fish and Wildlife, 2018). Surveys are to be conducted in April and June of the year construction is to commence. As an example, if construction is to commence in August of a particular year, surveys conducted in April and June of that year will satisfy the pre-construction survey requirement. Surveys from prior years may be used in a prescribed circumstance. For example, if construction is to commence in May of a particular year, surveys from April of that year and June of the prior year will satisfy the pre-construction survey requirement. If such species are found, the project proponent shall prepare and implement a Transplantation and Monitoring Plan. The Plan shall be subject to review and approval by the California Department of Fish and Wildlife prior to commencement of any construction activities within the special-status plant species area. The Plan shall describe the intent and anticipated success of transplanting, and specific success criteria for transplanted plants and related long-term protection and management of transplanted plants. The Planning Department shall be provided a copy of the results of any pre-construction surveys conducted on the project site and any approved Transplanting and Monitoring Plan and evidence that any required mitigation measures contained in the Plan have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.a.2:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

Mitigation Measure 4.b.1:

The project proponent shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be prepared in accordance with State Water Resources Control Board standards and shall include a grading and erosion control plan required for all construction plans to address potential erosion control during construction. All construction plans and activities shall implement Best Management Practices (BMP) to provide effective erosion, runoff, and sediment control. BMPs may include, but not be limited to, the use of straw wattles protecting down slope water features from construction activities, the use of silt fencing, or placement of construction exclusion fencing around stream or wetland resources in the vicinity of an activity. BMPs shall be selected to achieve maximum sediment removal and to represent the best available technology that is economically achievable.

If the project design changes and direct impacts to aquatic resources are anticipated, prior to the commencement of construction or grading activities in aquatic resources (such as ephemeral channels) within areas proposed for development, the project proponent shall acquire all applicable state and federal wetland and waters permits.

The Planning Department shall be provided a copy of all permit applications and evidence of approval of permits by applicable agencies, and evidence that any required measures approved by applicable agencies to protect water features have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.b.1:

This mitigation measure will be monitored by the Mariposa County Surveyor and the Mariposa County Planning Department through the project construction process.

Mitigation Measure 4.d.1:

Pre-construction surveys by a qualified biologist for active nests in suitable nesting habitat for raptors and migratory birds within 500 feet of the construction area during the nesting season (February 1 to September 15) shall be conducted. Areas off the project site that are inaccessible due to private property restrictions shall be surveyed using binoculars from the nearest vantage point. The survey shall be conducted no more than seven days prior to the onset of construction. If no active nests are identified during the pre-construction survey, no further mitigation is necessary. If construction activities begin prior to February 1, it is assumed that no birds would nest in the project site during active construction activities and no pre-construction surveys are required. If at any time during the nesting season construction stops for a period of two weeks or longer, pre-construction surveys shall be conducted prior to construction resuming. If active nests are found during the survey, the project proponent shall implement mitigation measures to ensure that the species would not be adversely affected, which would include establishing a no-work buffer zone as, approved by the California Department of Fish and Wildlife, around the active nest. Measures shall include, but would not be limited to:

- 1. For trees with active nests, the project proponent shall conduct any tree removal activities required for project construction outside of the migratory bird breeding season (February 1 through September 15).*
- 2. If active nests are found on or within 500 feet of the project site, then the project proponent shall establish no disturbance buffers for active nests of 250 feet for migratory bird species and 500 feet for raptor species until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Depending on the conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. Nests that are inaccessible due to private property restrictions shall be monitored using binoculars from the nearest vantage point. Construction activities may be halted at any time if, in the professional opinion of the biologist, construction activities are affecting the breeding effort.*
- 3. Depending on conditions specific to each nest, and the relative location and rate of construction activities, it may be feasible for construction to occur as planned within the buffer without impacting the breeding effort. In this case (to be determined on a case-by-case basis), the nest(s) shall be monitored by a qualified biologist during construction within the buffer. If, in the professional opinion of the monitor the project would impact the nest, the biologist shall immediately inform the construction manager and the project proponent shall notify the California Department of Fish and Wildlife. The construction manager shall stop construction activities within the buffer until the nest is no longer active. Completion of the nesting cycle shall be determined by a qualified biologist. If construction begins outside of the migratory bird breeding season (February 1 through September 15), then the project proponent is permitted to continue construction activities throughout the breeding season.*

The Planning Department shall be provided a copy of the results of any survey conducted and evidence that any required mitigation measures have been implemented prior to initiation of construction or grading activities.

Monitoring for Mitigation Measure 4.d.1:

This mitigation measure will be monitored by the Mariposa County Planning Department through the project construction permitting process.

CULTURAL RESOURCES

Mitigation Measure 5.c.1:

In the event human remains, artifacts, or potentially significant cultural resources are discovered during ground disturbance on the project site, a Native American monitor shall be on-site for the duration of ground disturbance. During road grading, soil testing and/or construction, or any activity that involves ground disturbance necessary to implement the project, if any signs of prehistoric, historic, archaeological, paleontological resources are evident, all work activity within fifty (50) feet of the find shall stop and the Mariposa County Planning Department shall be notified immediately. No work shall be done within fifty (50) feet of the find until Planning has identified appropriate measures to protect the find and those measures have been implemented by the applicant. Protection measures for the site may include, but not be limited to, requiring the applicant to hire a qualified archaeologist who shall conduct necessary inspections and research, and who may supervise all further ground disturbance activities and make any such recommendations as necessary to ensure compliance with applicable regulations. In addition to the Planning Department, the Mariposa County Coroner and the Native American Heritage Commission (NAHC) shall be notified should human remains be discovered. If the remains are determined by the Native American Heritage Commission to be Native American, the NAHC guidelines shall be adhered to in treatment and disposition of the remains. Representatives of the Most Likely Descendant shall be requested to be on-site during disturbance and/or removal of human remains.

Monitoring for Mitigation Measure 5.c.1: The applicant or his on-site designee shall be responsible for ensuring compliance with this mitigation and the Mariposa County Planning Department will monitor the measure through the project construction permitting process.

By: Brian Lawrence Date: 11/3/21
 Brian Lawrence, Managing Member
 CalCamp2 LLC, dba Wildhaven Yosemite

MARIPOSA COUNTY
(Draft) MITIGATED NEGATIVE DECLARATION
(Pursuant to California Administrative Code, Section 15070)

APPLICANT/APPLICATION: *Commercial-Industrial-Manufacturing Plan No. 2021-124*
 CalCamp2 LLC, dba Wildhaven Yosemite

PROJECT DESCRIPTION: The Wildhaven Yosemite project is proposed to be developed on the current location of the 36-acre Yosemite Ziplines and Adventure Ranch property. The project proposes to construct 80 canvas tents in two (2) phases. The project applicant would develop accessory facilities associated with a campground, including platform tents, a bathhouse, parking spaces, on-site water and sewer facilities, and other support facilities.

Project phasing is proposed as follows:

Phase I

- Construction of approximately 40 basic wood tent platforms, ranging in size from 10' x 20' to 12' x 24'.
- Pitch and furnish 40 canvas tents on top of tent platforms, which at full occupancy would hold 100 guests (assuming 2.5 average guests per tent).
- Build an approximately 10' x 10' reception/check-in kiosk.
- Design and build the communal bathhouse, supporting both Phase I and Phase II. The estimated size of the facility is 20' x 60' with rustic post and beam construction housing men's and women's bathrooms and approximately 10 shower stalls and eight toilets in each. The facility will be served by a new well (specific for a public water system) to be drilled on site and the property's existing electrical infrastructure.
- Construction of a septic system to support the bathhouse.
- Install an automatic gate with emergency controls for fire service access.
- Install non-permanent propane fire pits at the premium tents to reduce fire risk; the one common area non-permanent fire pit may switch to wood fuel in the winter months and would be managed by Wildhaven staff.

Phase II

- Build and furnish another approximately 40 tents using the same Phase I specifications. Completion of this construction would bring total tent capacity up to 80, which would serve 200 guests at full occupancy (assuming 2.5 average guests per tent).
- Provide a portable bathroom trailer.

The site plan also shows the installation of a 50,000 gallon storage tank for fire fighting and back-up domestic supply. The existing horse barn will be removed as part of site development.

The project proponent may incorporate the existing zipline amenity into the campground project. The zipline would be for the sole use of overnight campers. The existing ropes course will be removed.

Hours of operation:

The campground would be operated daily on a year-round basis. Hours of operation would be 24 hours a day with check-in between 3:00 p.m. – 7:00 p.m.

Number of employees:

The campground will have a total of ten (10) employees; five (5) full time and five (5) part time. One (1) general manager would live in the existing on-site house. Three (3) maintenance staff may live in RVs on the site if allowed by code. The remaining six (6) employees would be front desk and housekeepers.

Number of anticipated customers:

Fifty (50) to up to two hundred (200) maximum daily.

Parking:

There are currently forty (40) parking spaces on site to serve the Yosemite Zipline and Adventure Ranch project. Forty-two (42) spaces will be added to bring total on-site parking spaces to eighty-two (82).

Access:

Primary access will be from an existing driveway connected to State Highway 140. The internal roadway to access the site will be a two-lane 24-foot wide graveled road. The site plan shows that roadways accessing the project's tent areas will be one-way and graveled; where grades exceed 16%, the access driveways will be asphalted. Internal access roads and driveways will be subject to state fire safe and local standards as well as applicable special occupancy park standards contained in Section 2106 (Roadways) of Article 2 (General Park Requirements), Title 25, Division 1, Chapter 2.2 – Special Occupancy Parks, California Code of Regulations.

Walking trails to access cabins from parking areas have been incorporated into project design.

The project site is located at 4808 Highway 140, Mariposa, Ca and is known as APN 012-180-056. It is in projected Section 26, Township 5 South, Range 18 East, M.D.B.&M, Rancho Las Mariposas. It is within the USGS 7.5-minute Mariposa topographic quadrangle at 37°28'15"N/119°57'40"W. The project site is located just south of the community of Mariposa.

No significant effect is based on the following findings:

1. The project has the potential to significantly impact biological resources, i.e. ephemeral drainages/riparian features; special status bat species; special status plant species and nesting raptors and migratory birds. Mitigation measures are proposed to reduce these potentially significant impacts to less than significant levels. The project has the potential to impact cultural resources that may be uncovered during project construction. A mitigation measure is proposed to reduce this potentially significant impact to a less than significant level.
2. The project will result in increased air emissions, groundwater use, noise, traffic, and demand for public services. The project also has the potential to increase fire danger. However, these impacts are not considered to be significant, are individually limited, and not cumulatively considerable. The project's potential impacts on on-site biological resources can be reduced to less than significant levels with the implementation of proposed mitigation measures. Off-site resources are also protected through these measures. Therefore, the potential cumulative impact on biological resources from project implementation is considered to be less than significant. The project will not have a cumulatively considerable impact.
3. The project does not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Based upon the environmental review conducted within this Initial Study, and the anticipated level of impact as a result of the project, a mitigated negative declaration will be adopted for the project.

No significant effect is based on review procedures of the following County Departments or Divisions:

☐	Building Division	☒	County Health Department
☒	Planning Commission	☒	Public Works Department

Other: Mariposa County Unified School District, CAL FIRE, Sierra Telephone, Mariposa County Fire Department, Mariposa County Assessor, California Department of Fish and Wildlife, Southern Sierra Miwok Nation, Mariposa County Agricultural Commissioner, Mariposa County Resource Conservation District, Sheriff's Department, John C. Fremont Hospital, and Pacific Gas & Electric.

No significant effect is based on additional conditions as follows:

Initial Study was prepared by Alvaro Arias, Deputy Director, and is on file at Mariposa County Planning Department, 5100 Bullion Street, Mariposa, California 95338

Sarah Williams, Director
Mariposa Planning

Date

CONDITIONS & MITIGATION MEASURES

1. *Insert as approved by the Planning Commission*

COMMERCIAL, INDUSTRIAL & MANUFACTURING SITE PLAN SUBMISSION

WILDHAVEN YOSEMITE

MARIPOSA COUNTY

PROJECT INFORMATION

APPLICANT: WILDHAVEN YOSEMITE
996 GROVE STREET
HEALDSBURG, CA 95448
CONTACT: BRIAN LAWRENCE

SITE: APN 012-180-056 (36-ACRE)
4808 STATE HIGHWAY 140
MARIPOSA, CA 95338

SITE OWNER: BRYAN IMRIE & VICTORIA IMRIE

PROJECT DESCRIPTION: CALCAMP2, LLC DBA WILDHAVEN YOSEMITE IS COMPLETING THIS COMMERCIAL, INDUSTRIAL, AND MANUFACTURING (CIM) SITE PLAN APPLICATION ON BEHALF OF THE WILDHAVEN YOSEMITE PROJECT. THE PROJECT IS PROPOSED TO BE DEVELOPED ON THE CURRENT LOCATION OF THE 36-ACRE YOSEMITE ZIPLINES AND ADVENTURE RANCH PROPERTY AT 4808 CA-140, MARIPOSA, CA 95338. THE PROPOSED GLAMPING OPERATION IS PROPOSED IN THE RESORT COMMERCIAL (CR) ZONING, WHICH ALLOWS FOR MOTELS, HOTELS, LODGES, RVs AND CAMPGROUNDS. THE PROJECT IS PROPOSING TO CONSTRUCT 80-TENTS IN TWO PHASES AS DESCRIBED IN THE ACCOMPANYING CIM APPLICATION. THE PROPOSED PROJECT WOULD DEVELOP FACILITIES ASSOCIATED WITH A GLAMPING DESTINATION INCLUDING: PLATFORM TENTS, A BATHHOUSE, PARKING SPACES, ON-SITE WATER AND SEWER, AND OTHER SUPPORT FACILITIES AS SHOWN ON THE SITE PLAN AND CORRESPONDING SITE PLAN SHEETS. THE PROJECT WOULD INCLUDE THE DEVELOPMENT OF THE PROPOSED FACILITIES DURING 2 PHASES OVER THE NEXT 2-3 YEARS, WITH CONSTRUCTION REQUIREMENTS BEING MINIMAL AND LOW IMPACT IN BOTH PHASES.

SHEET INDEX

- C-0.0 COVER SHEET
- C-1.0 EXISTING CONDITIONS PLAN
- C-2.0 SITE LAYOUT PLAN
- C-3.0 CIRCULATION PLAN
- C-4.0 GRADING AND DRAINAGE PLAN
- C-5.0 SITE UTILITY PLAN

ABBREVIATIONS

AC	ACRE
C.Y.	CUBIC YARDS
(E)	EXISTING
OWTS	ONSITE WASTEWATER TREATMENT SYSTEM
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SF	SQUARE FEET

PROJECT TEAM

CIVIL ENGINEER:
LOTUS WATER
660 MISSION STREET, 2ND FLOOR
SAN FRANCISCO, CA 94105
(415) 800-6805
CONTACT: SHAUNA DUNTON, P.E.

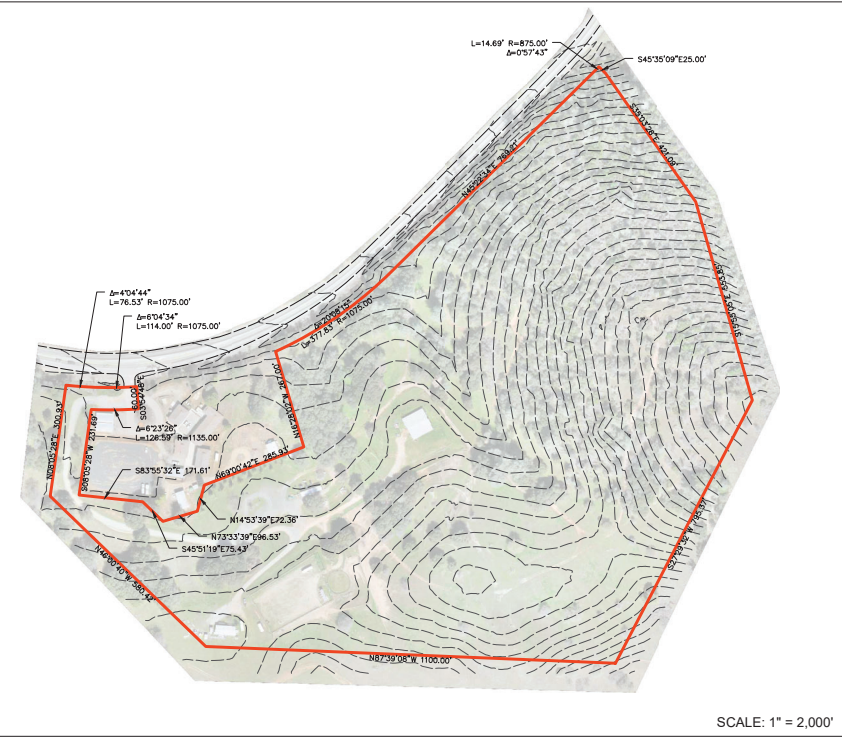
GEOTECHNICAL ENGINEER:
KRAZAN & ASSOCIATES, INC.
215 WEST DAKOTA AVENUE
CLOVIS, CA 93612
(559) 348-2200
CONTACT: GEORGE HATTRUP, G.E.

PLANNER:
ENVIRONMENTAL SCIENCE ASSOCIATES (ESA)
550 KEARNY STREET, SUITE 800
SAN FRANCISCO, CA 94108
(415) 896-5900
CONTACT: MARY LAUX

SURVEYOR:
JONES SNYDER & ASSOCIATES
P.O. BOX 2292
OAKHURST, CA 93644
(559) 683-7661
CONTACT: NICHOLAS VANLANDINGHAM, L.S.



VICINITY MAP
SCALE: 1" = 10,000'



SCALE: 1" = 2,000'

PROJ. NO. 2021-124

Lotus Water engineering

2021-124-01: 1" = 10,000' SCALE. 2021-124-02: 1" = 2,000' SCALE. 2021-124-03: 1" = 2,000' SCALE. 2021-124-04: 1" = 2,000' SCALE. 2021-124-05: 1" = 2,000' SCALE. 2021-124-06: 1" = 2,000' SCALE. 2021-124-07: 1" = 2,000' SCALE. 2021-124-08: 1" = 2,000' SCALE. 2021-124-09: 1" = 2,000' SCALE. 2021-124-10: 1" = 2,000' SCALE. 2021-124-11: 1" = 2,000' SCALE. 2021-124-12: 1" = 2,000' SCALE. 2021-124-13: 1" = 2,000' SCALE. 2021-124-14: 1" = 2,000' SCALE. 2021-124-15: 1" = 2,000' SCALE. 2021-124-16: 1" = 2,000' SCALE. 2021-124-17: 1" = 2,000' SCALE. 2021-124-18: 1" = 2,000' SCALE. 2021-124-19: 1" = 2,000' SCALE. 2021-124-20: 1" = 2,000' SCALE. 2021-124-21: 1" = 2,000' SCALE. 2021-124-22: 1" = 2,000' SCALE. 2021-124-23: 1" = 2,000' SCALE. 2021-124-24: 1" = 2,000' SCALE. 2021-124-25: 1" = 2,000' SCALE. 2021-124-26: 1" = 2,000' SCALE. 2021-124-27: 1" = 2,000' SCALE. 2021-124-28: 1" = 2,000' SCALE. 2021-124-29: 1" = 2,000' SCALE. 2021-124-30: 1" = 2,000' SCALE. 2021-124-31: 1" = 2,000' SCALE. 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2021-124-395: 1" = 2,000

EXISTING CONDITIONS NOTES

1. TOPOGRAPHIC, BOUNDARY AND SITE SURVEY WAS COMPLETED IN MARCH 2021 BY JONES SNYDER & ASSOCIATES.
2. HORIZONTAL DATUM IS CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3.
3. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS ARE GRID BEARINGS.



Lotus Water engineering
600 Mission Street, 2nd Floor
San Francisco, CA 94105
(415) 800-8000 www.lotuswater.com

WILDHAVEN YOSEMITE
4800 CA-140
MARIPOSA, CA 95338

SCALE: 1"=60'
NOTE: IF THIS DRAWING IS NOT
22"x34", IT HAS BEEN REVISED
FROM ITS ORIGINAL SIZE. SCALE IS
NO LONGER APPLICABLE. SCALE IS
NOT TO BE USED WITHOUT THE OWNER'S
APPROVAL.

NO.	DATE	ISSUE
1	06/25/21	CIM SUBMISSION

REVISIONS

DRAWING TITLE
**EXISTING
CONDITIONS PLAN**

PROJECT #
1171

DATE
6/23/2021

DRAWN BY
ST

CHECKED BY
BW

DRAWING NO.
C-1.0



Attachment: Site Plans (2021-PCRES-21 : Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124;

Lotus Water engineering
 10000 Wilshire Blvd
 Suite 1000
 Los Angeles, CA 90024
 (415) 800-6605 www.lotuswater.com

NOTES: 1. THE DESIGN AND CONCEPTS SHOWN ARE THE SOLE PROPERTY OF LOTUS WATER ENGINEERING. 2. THE DESIGN IS FOR INFORMATION ONLY. 3. THE DESIGN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF LOTUS WATER ENGINEERING.

WILDHAVEN YOSEMITE

4809 CA-440
 MARPOSA, CA 95338

SCALE: 1"=60'

NOTE: IF THIS DRAWING IS NOT 22"x34", IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE. SCALE NO LONGER APPLICABLE.

REVISIONS		
NO	DATE	ISSUE
1	06.25.21	CIM SUBMISSION

DRAWING TITLE:
SITE LAYOUT PLAN

PROJECT #:
 11771

DATE:
 6/23/2021

DRAWN BY:
 ST

CHECKED BY:
 BW

DRAWING NO:
C-2.0

LEGEND

TRAFFIC DIRECTION (FIRE TRUCK ACCESSIBLE)



TRAFFIC DIRECTION (FIRE TRUCK INACCESSIBLE)



EDGE OF GRAVEL PAVEMENT



ASPHALT CONCRETE PAVEMENT



WALKING TRAIL

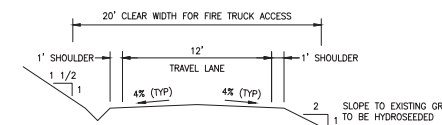


PARKING SPACE DELINEATION



CIRCULATION NOTES

1. NUMBER OF PROPOSED TENTS = 80 (INCL. 4 ADA)
2. NUMBER OF EXISTING PARKING SPACES = 40 SPACES TO BE REPLACED AT MAIN PARKING LOT AND 3 SPACES TO REMAIN AT MANAGER'S HOUSE.
3. NUMBER OF PROPOSED PARKING SPACES = 82 (INCL. 4 ADA)
4. ALL FIRE ACCESS ROADS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CALIFORNIA TITLE 14 FIRE SAFE REGULATIONS.
5. RADIUS OF FIRE ACCESS ROAD CENTERLINE TO BE 50' MIN UNLESS NOTED OTHERWISE ON PLAN.
6. ALL ROADS TO BE GRAVEL SURFACE, EXCEPT WHERE GRADES EXCEED 16% IN WHICH CASE THEY SHALL BE ASPHALT (AS INDICATED ON PLAN).
7. ALL PARKING AREAS SHALL BE GRAVEL SURFACE, EXCEPT WHERE ADA PARKING SPOTS ARE PRESENT (AS INDICATED ON PLAN).
8. ALL PROPOSED PARKING SPACES ARE STANDARD 45-DEGREE PARKING STALL DIMENSIONS, PER MARIPOSA COUNTY CODE CHAPTER 17.336 SUPPLEMENTARY DEVELOPMENT STANDARDS.
 - CURB LENGTH PER STALL = 11'6"
 - STALL DEPTH = 19'-0"
9. ALL PARKING SPACES SHALL INCLUDE WHEEL STOP MADE FROM RAILROAD TIE OR SIMILAR MATERIAL, CHALK PAINT OR GRAVEL PARKING MARKERS SHALL BE USED TO DELINEATE PARKING SPACES WITHIN GRAVEL PAVED AREAS. ALL ACCESSIBLE PARKING SPACES AND ADJACENT LOADING ZONES SHALL BE PAVED WITH ASPHALT CONCRETE AND STRIPED AND SIGNED IN ACCORDANCE WITH ALL STATE AND LOCAL ACCESSIBLE REQUIREMENTS.
10. ALL WALKING PATHS SHALL BE CONSTRUCTED TO MINIMIZE EARTHWORK, HAVE LONGITUDINAL SLOPES BETWEEN 2% AND 10% AND CROSS-SLOPES OF APPROXIMATELY 4% TOWARDS THE DOWNGRADIENT SIDE OF THE PATH TO MAINTAIN POSITIVE DRAINAGE. WALKING PATHS SHALL BE PAVED WITH A 4-INCH THICK GRAVEL LAYER.

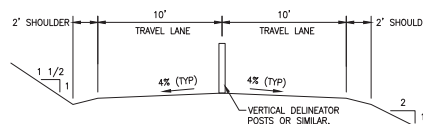


NOTES:

1. CUT AND FILL SLOPES TO EXISTING GRADES TO BE HYDROSEEDED.
2. ALL FIRE ACCESS ROADS WITH GRADES BETWEEN 16% AND 20% SHALL HAVE A ROAD SECTION CONSISTING OF 2-3" ASPHALT CONCRETE OVER 5" COMPACTED CALTRANS CLASS 2 AGGREGATE BASE PER MARIPOSA FIRE SAFE STANDARDS. ALL OTHER ACCESS ROADS SHALL HAVE A SECTION CONSISTING OF 4" COMPACTED CALTRANS CLASS 2 AGGREGATE BASE, PER "GEOTECHNICAL ENGINEERING INVESTIGATION" REPORT BY KRAZAN & ASSOCIATES INC. DATED MAY 21, 2021, ROAD SUBGRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.



TYPICAL ONE-WAY ROAD SECTION

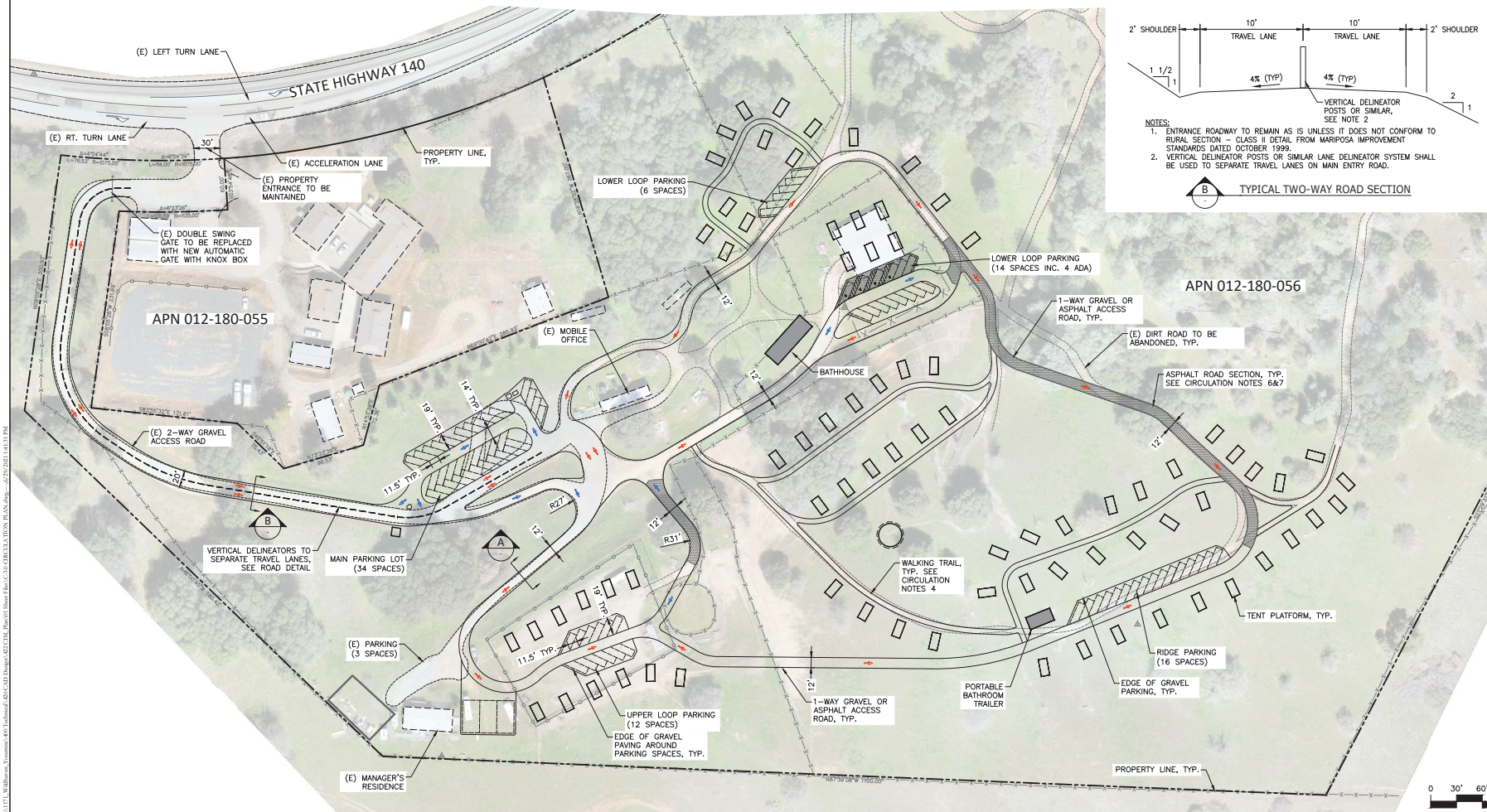


NOTES:

1. ENTRANCE ROADWAY TO REMAIN AS IS UNLESS IT DOES NOT CONFORM TO RURAL SECTION - CLASS II DETAIL FROM MARIPOSA IMPROVEMENT STANDARDS DATED OCTOBER 1999.
2. VERTICAL DELINEATOR POSTS OR SIMILAR LANE DELINEATOR SYSTEM SHALL BE USED TO SEPARATE TRAVEL LANES ON MAIN ENTRY ROAD.



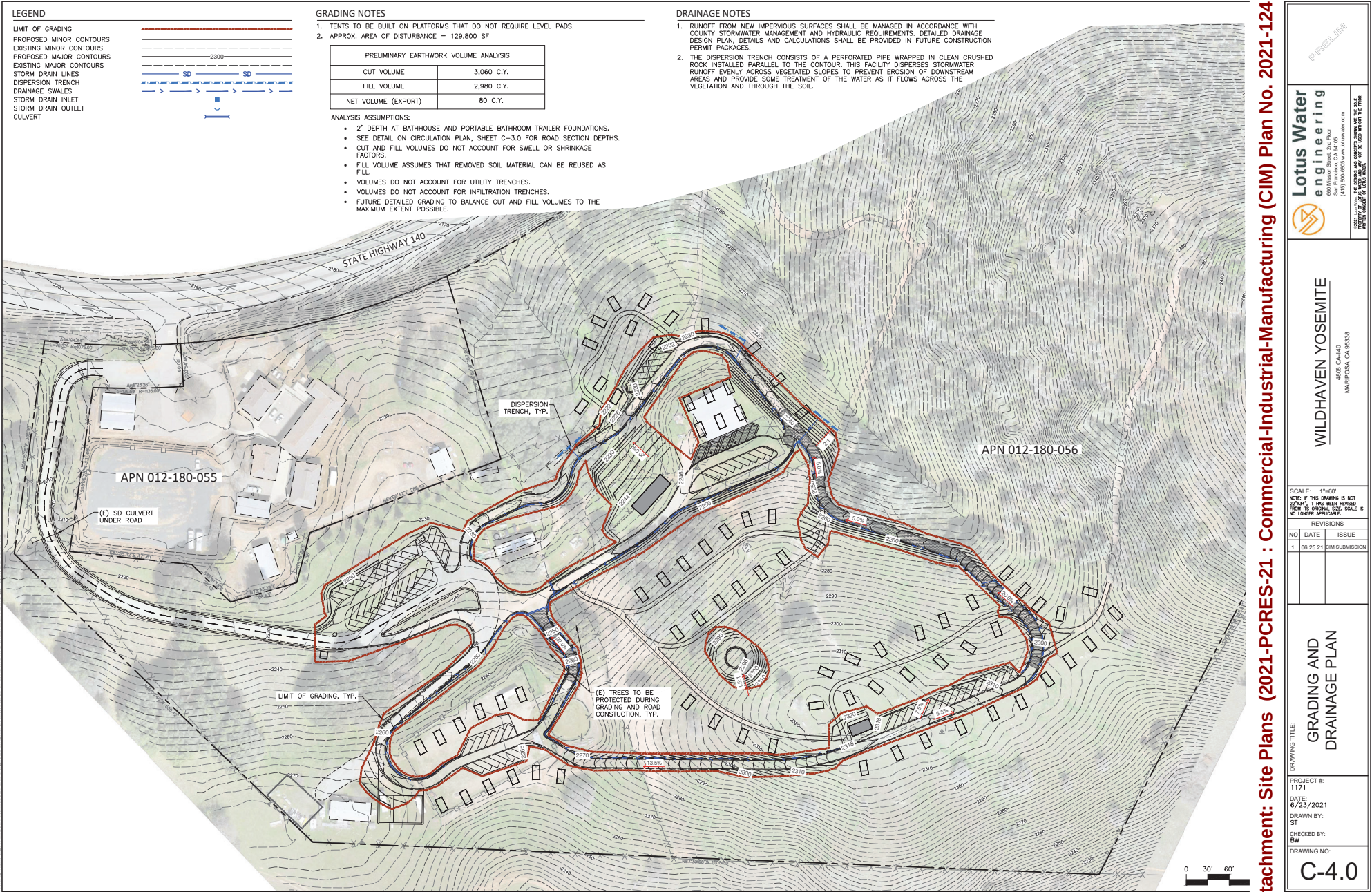
TYPICAL TWO-WAY ROAD SECTION



0 30' 60'

Attachment: Site Plans (2021-PCRES-21 : Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124;

WILDHAVEN YOSEMITE 4800 CA-140 MARIPOSA, CA 95338							
SCALE: 1"=60' NOTE: IF THIS DRAWING IS NOT REVISIONED, IT HAS BEEN REVISIONED FROM ITS ORIGINAL SCALE, IS NOT TO BE USED WITHOUT THE OWNER'S CONSENT.							
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06.25.21</td> <td>CIM SUBMISSION</td> </tr> </tbody> </table>		NO.	DATE	ISSUE	1	06.25.21	CIM SUBMISSION
NO.	DATE	ISSUE					
1	06.25.21	CIM SUBMISSION					
DRAWING TITLE CIRCULATION PLAN							
PROJECT # 1171 DATE 6/23/2021 DRAWN BY ST CHECKED BY BW DRAWING NO. C-3.0							



Attachment: Site Plans (2021-PCRES-21 : Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124;

DOMESTIC WATER SYSTEM NOTES

1. PER THE RECENTLY COMPLETED 16263 STUDY FOR THIS PROJECT, A NEW PUBLIC WELL WILL NEED TO BE CONSTRUCTED ON THE PROPERTY TO SERVE A NEW COMMUNITY WATER SYSTEM. THIS PLAN SHOWS THE APPROXIMATE PROPOSED LOCATION OF THIS NEW WELL.
2. PER THE 2004 WELL COMPLETION REPORT FOR THE EXISTING WELL SERVING THE PROPERTY, THE 200-FT DEEP WELL YIELDS AN ESTIMATED 30 GAL/MIN. PER THE 2019 WELL COMPLETION REPORT FOR THE EXISTING WELL SERVING THE ADJACENT PROPERTY AT 4558546 YAGUI GULCH RD, THAT 500 FT WELL YIELDS AN ESTIMATED 100 GAL/MIN.
3. PER THE ONGOING WATER QUALITY MONITORING REPORTS FOR EXISTING WELL SERVING THE ADJACENT PARCEL (SPRING HILL FACILITY), THAT WELL CONSISTENTLY PRODUCES WATER OF SUFFICIENT QUALITY FOR A PUBLIC WATER SYSTEM.
4. THE PROJECT'S ESTIMATED WATER DEMANDS ARE AS FOLLOWS:

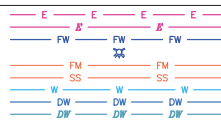
PROPOSED USE	NUMBER OF PEOPLE	DESIGN GPD (PER PERSON)	TOTAL GPD
TENT OCCUPANTS	200	25	5,000
EMPLOYEES (FULL TIME ON SITE)	4	50	200
EMPLOYEES (FULL TIME OFF SITE)	1	10	10
EMPLOYEES (PART TIME OFF SITE)	5	10	50
TOTAL WATER USE			5,260

FIRE WATER SYSTEM NOTES

1. A FIRE BOOSTER PUMP WILL BE PROVIDED AT THE NEW WATER TANK TO PROVIDE A MINIMUM FLOW OF 1,000 GAL/MIN AT 20 PSI FOR A MINIMUM DURATION OF 2 HOURS TO THE ONSITE FIRE HYDRANTS.
2. FIRE HYDRANT LOCATIONS ARE PRELIMINARY. FINAL HYDRANT LOCATIONS WILL BE DETERMINED BY THE COUNTY FIRE DEPARTMENT.
3. THE WATER TANK IS SIZED TO PROVIDE A MINIMUM FIRE SUPPLY VOLUME OF 30,000 GALLONS (PER FIRE MARSHAL JOHN MORGAN OF CAL FIRE) PLUS A MINIMUM OF 3 DAYS OF EMERGENCY DOMESTIC WATER STORAGE IN CASE OF POWER OUTAGES OR OTHER CONDITIONS THAT IMPACT THE OPERATION OF THE WELL PUMP AND/OR WATER TREATMENT SYSTEM.

LEGEND

ELECTRIC LINES
(E) ELECTRIC LINES
D FIRE WATER LINES
FIRE HYDRANT
SANITARY FORCE MAINS
SANITARY LINES
GRAVITY WATER AUGMENTATION LINE
DOMESTIC WATER LINES
(E) DOMESTIC WATER LINES
PROPERTY LINE



ELECTRICAL NOTES

1. THE LOCATION OF EXISTING ELECTRICAL INFRASTRUCTURE SHOWN IS VERY APPROXIMATE AND SHALL BE VERIFIED PRIOR TO FINAL DESIGN.
2. 2. PROPOSED OUTDOOR SITE LIGHTING SHALL CONSIST OF BUILDING-MOUNTED LIGHT FIXTURES (AT BATHHOUSE AND BATHROOM TRAILER) AND MINOR SOLAR PEDESTRIAN LIGHTS PLACED ALONG WALKING TRAILS AND ROADS.

SEPTIC SYSTEM NOTES

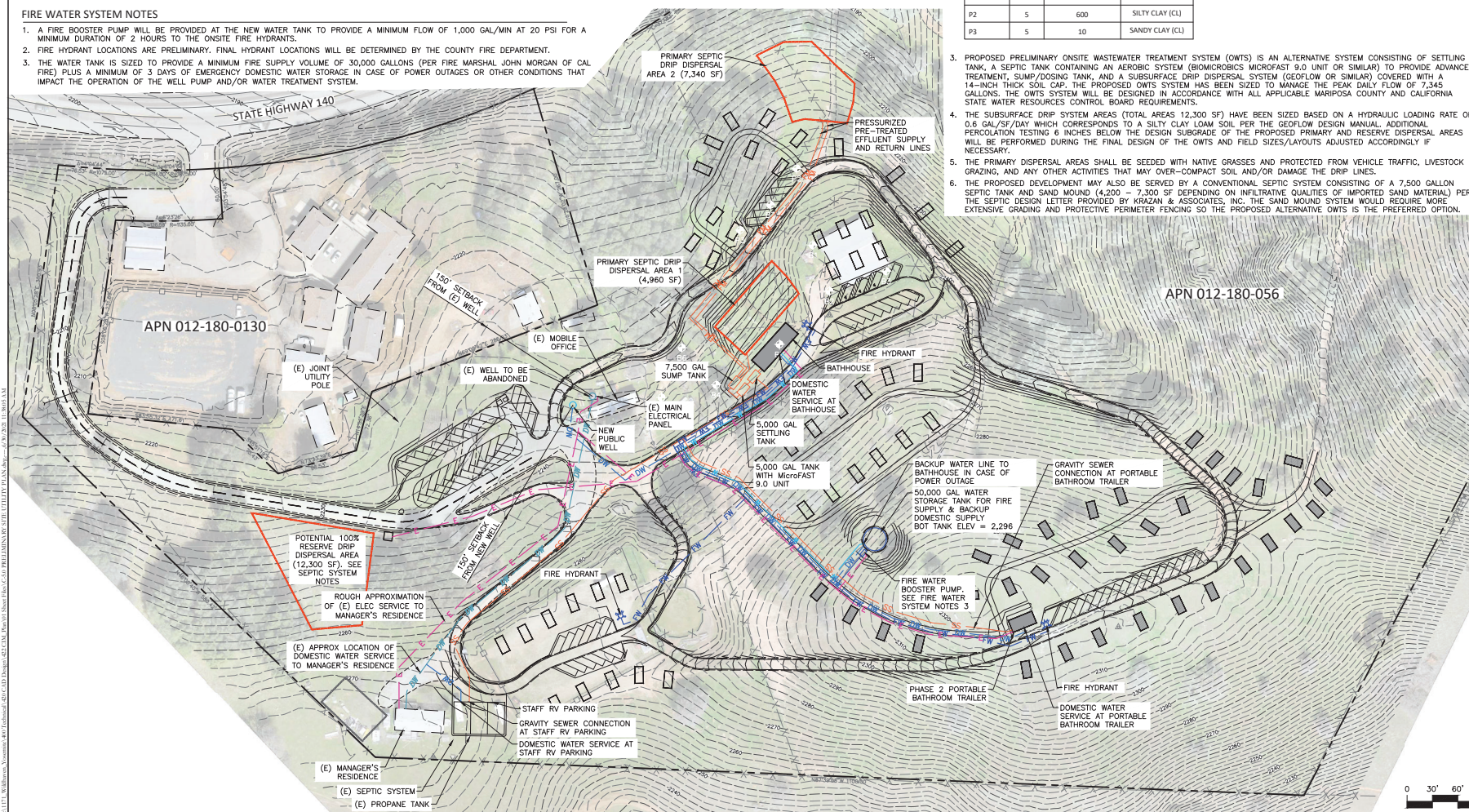
1. ESTIMATED TOTAL DAILY PEAK WASTEWATER FLOW = 7,345 GPD. SEWER DEMAND CALCULATIONS BELOW PER "PERCOLATION TESTING AND SEPTIC DESIGN LETTER" BY KRAZAN & ASSOCIATES, INC. DATED JUNE 4, 2021:

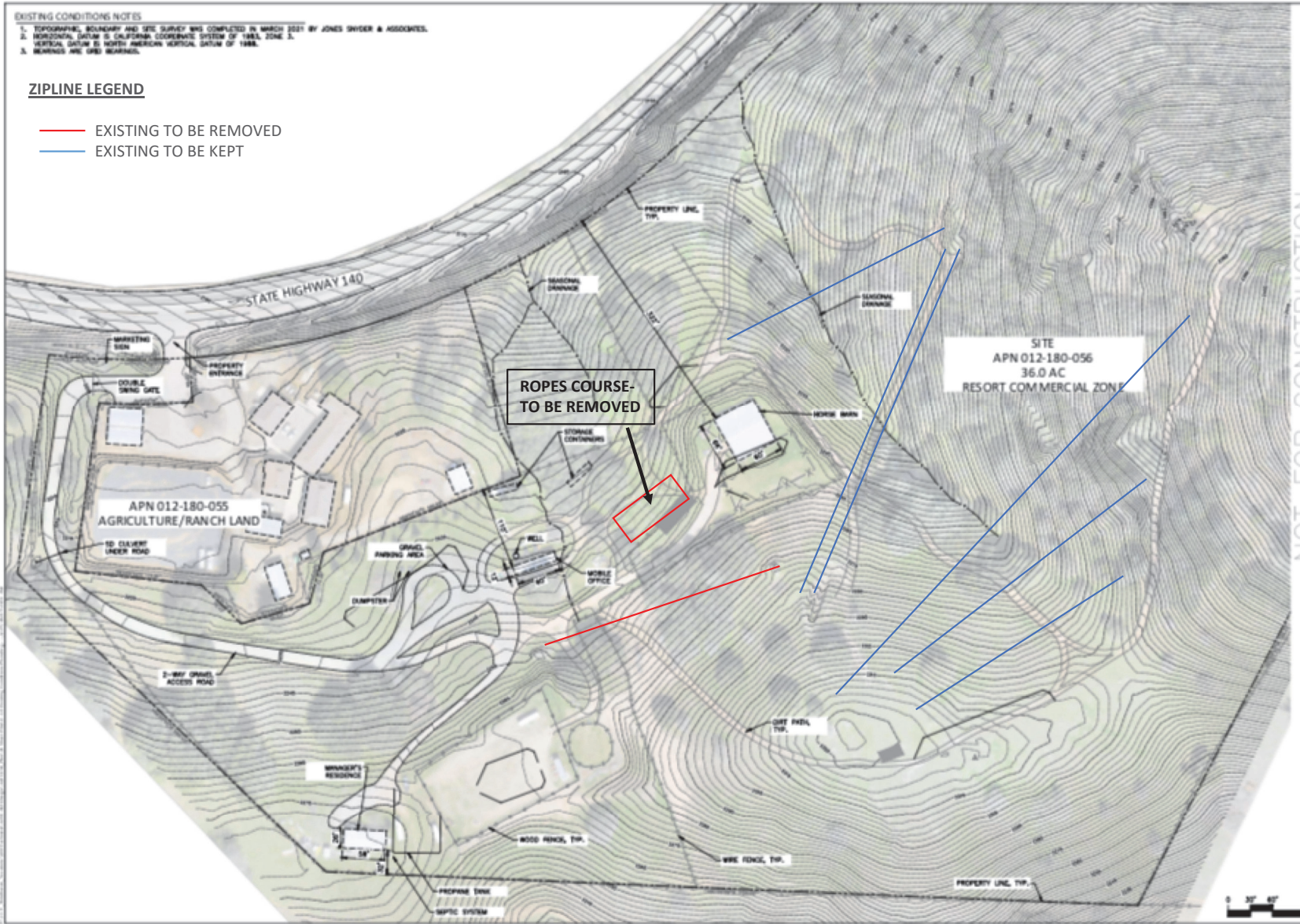
TYPE OF OCCUPANCY	MAX. NUMBER OF PEOPLE	DESIGN WASTEWATER FLOW (GPD PER PERSON)	TOTAL WASTEWATER FLOW (GPD)
CAMPGROUND WITH CENTRAL COMFORT STATION	200	35	7,000
STAFF LIVING ONSITE IN RECREATIONAL VEHICLES	3	75	225
STAFF LIVING OFFSITE	6	20	120
ESTIMATED TOTAL DAILY PEAK WASTEWATER FLOW (GPD)			7,345

2. INITIAL PERCOLATION TESTS PERFORMED AT THE LOCATIONS INDICATED ON THE PLAN BY KRAZAN & ASSOCIATES, INC. IN MAY 2021 YIELDED THE RESULTS SHOWN BELOW. GROUNDWATER WAS NOT ENCOUNTERED WITHIN THE MAXIMUM BORING DEPTH OF 16 FEET BELOW GROUND SURFACE.

TEST NO.	DEPTH (FEET)	PERCOLATION RATE (MIN/IN)	SOIL TYPE
P1	4	171	SANDY CLAY (CL)
P2	5	600	SILTY CLAY (CL)
P3	5	10	SANDY CLAY (CL)

3. PROPOSED PRELIMINARY ONCE WASTEWATER TREATMENT SYSTEM (OWTS) IS AN ALTERNATIVE SYSTEM CONSISTING OF SETTLING TANK, A SEPTIC TANK CONTAINING AN AEROBIC SYSTEM (BIOMICROBICS MICROFAST 9.0 UNIT OR SIMILAR) TO PROVIDE ADVANCED TREATMENT, PUMP/DOSING TANK, AND A SUBSURFACE Drip DISPERSAL SYSTEM (GEOLFOAM OR SIMILAR) COVERED WITH A 2" GEOTEXTILE SOIL CELL. THE SOIL CELL SHALL BE 12" DEEP AND 12" WIDE. THE SYSTEM SHALL BE CAPABLE OF TREATING 7,500 GALLONS. THE OWTS SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE MARIPOSA COUNTY AND CALIFORNIA STATE WATER RESOURCES CONTROL BOARD REGULATIONS.
4. THE SUBSURFACE DRIP DISPERSAL SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
a. THE DRIP RATE SHALL BE 0.6 GPM/SPRAY WHICH CORRESPONDS TO A SILENT CLAY LOAM SOIL PER THE GEOLFOAM DESIGN MANUAL. ADDITIONAL PERCOLATION TESTING 6 INCHES BELOW THE DESIGN SUBGRADE OF THE PROPOSED PRIMARY AND RESERVE DISPOSAL AREAS WILL BE PERFORMED DURING THE FINAL DESIGN OF THE OWTS AND FIELD SIZES/LAYOUTS ADJUSTED ACCORDINGLY IF NECESSARY.
5. THE PRIMARY DISPERSAL AREAS SHALL BE SEEDED WITH NATIVE GRASSES AND PROTECTED FROM VEHICLE TRAFFIC, LIVESTOCK GRAZING, AND ANY OTHER ACTIVITIES THAT MAY OVER-COMPACT SOIL AND/OR DAMAGE THE DRIP LINES.
6. THE PROPOSED DEVELOPMENT MAY BE SERVED BY A CONVENTIONAL SEWAGE TREATMENT SYSTEM CONSISTING OF A 7,500 GALLON SEPTIC TANK AND SAND TRAP, 4,200 GPM PUMP, 12" DRAINAGE MANHOLE, 12" DRAINAGE PIPING, AND SAND MATERIAL) PER THE SEPTIC DESIGN LETTER PROVIDED BY KRAZAN & ASSOCIATES, INC. THE SAND MOUND SYSTEM WOULD REQUIRE MORE SPACE AND BE MORE EXPENSIVE TO CONSTRUCT.





EXISTING CONDITIONS NOTES

1. TOPOGRAPHIC, BOUNDARY AND SITE SURVEY WAS COMPLETED IN MARCH 2021 BY JONES SWIDER & ASSOCIATES.
2. HORIZONTAL DATUM IS CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3.
3. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988.
4. MEASUREMENTS AND SPED MEASUREMENTS.

ZIPLINE LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO BE KEPT

Attachment: Site Plan with Zipline reduced (2021-PCRES-21 : Commercial-Industrial-Manufacturing (CIM))

Lotus Water engineering

WILDHAVEN YOSEMITE

EXISTING CONDITIONS PLAN WITH ZIPLINES

C-1.0

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

Resolution
No. 2021-____

A resolution recommending the Mariposa County Board of Supervisors approve Commercial-Industrial-Manufacturing Plan No. 2021-124 with recommended findings, conditions, and mitigation measures, and adopt a Mitigated Negative Declaration for the project; CalCamp2 LLC, dba Wildhaven Yosemite, applicant

WHEREAS, a Commercial-Industrial-Manufacturing (CIM) Plan application was received on July 1st 2021 for an 80-unit campground project to be located at 4808 Highway 140, Mariposa, CA, also known as Assessor Parcel Number 012-180-0560; and

WHEREAS, the 36.3-acre parcel is currently being used for the Yosemite Ziplines and Adventure Ranch project, which operates under CIM Plan No. 2010-150 that was approved on March 15, 2011 as part of a project that reclassified the property to the Rural Economic/Recreation land use classification and rezoned the property to Resort Commercial; and

WHEREAS, the proposed campground use is permitted in the Rural Economic/Recreation land use classification and the Resort Commercial zone; and

WHEREAS, the Planning Department circulated the application among trustee and responsible agencies, interested public organizations, and others as appropriate; and

WHEREAS, a Staff Report and Initial Study/proposed Mitigated Negative Declaration (*SCH No.* 2021110182) were prepared pursuant to the California Government Code, Mariposa County Code, California Environmental Quality Act, and local administrative procedures; and

WHEREAS, the Initial Study was circulated on the 12th day of November 2021; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for the 17th day of December 2021; and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Initial Study/proposed Mitigated Negative Declaration and Staff Report, testimony presented by the public concerning the application, and the comments of the applicant.

NOW BE IT RESOLVED THAT the Planning Commission does hereby recommend that the Board of Supervisors adopt a resolution adopting a Mitigated Negative Declaration for the project and approving CIM Plan No. 2021-124.

NOW BE IT FINALLY RESOLVED THAT this recommendation is based on the recommended findings set forth in Exhibit 1 and the recommended conditions of approval and mitigation measures set forth in Exhibit 2.

ON MOTION BY Commissioner_____, seconded by Commissioner ____, this resolution is duly passed and adopted this 17th day of December 2021 by the following vote:

AYES:

NOES:

EXCUSED:

ABSTAIN:

Ed Walls, Chair
Mariposa County Planning Commission

Attest:

Carol Suggs, Secretary to the
Planning Commission

Exhibit 1

Findings for CIM Plan No. 2021-124

In accordance with Section 17.128.050(C) of the Mariposa County Zoning Code, the following findings are made for Commercial-Industrial-Manufacturing Plan No. 2021-124:

Insert as recommended by the Planning Commission

Exhibit 2 - Recommended Conditions of Approval and Mitigation Measures for CIM Plan No. 2021-124

Project Name: Wildhaven Yosemite

Project Approval Date: 2021

The following conditions of approval and mitigation measures are applied to this project in order to ensure compliance with all applicable codes and policies and the findings of the initial study prepared for the project.

Insert as recommended by the Planning Commission



GAVIN NEWSOM
GOVERNOR



JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

November 29, 2021

Mariposa County
Attn: Steve Enger
5100 Bullion Street
Mariposa, CA 95338

MARIPOSA COUNTY (COUNTY), MITIGATED NEGATIVE DECLARATION (MND) FOR THE COMMERCIAL-INDUSTRIAL-MANUFACTURING PLAN NO. 2021-124 PROJECT (PROJECT); SCH # 2021110182

Dear Mr. Steve Enger:

Thank you for the opportunity to review the Mitigated Negative Declaration for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for issuing water supply permits administered under the Safe Drinking Water Act and may require a new or amended water supply permit for the above referenced Project. A project requires a permit if it includes water system consolidation or changes to a water supply source, storage, or treatment or an approval of an alternative to the Waterworks Standards (California Code of Regulations (CCR) title 22, chapter 16 et. seq).

The proposed Project includes developing 80, 200-foot² to 288-foot² platform canvas tents and a 100-foot² check in-kiosk on an existing 36-acre. The tents would hold a total of 200 guests. The Project will also install a 1,200-foot²-foot bathhouse with men and woman's bathrooms and a septic facility, parking spaces, on-site water and sewer facilities, a 50,000-gallon storage tank for firefighting and domestic water supply, a new well for the bathhouse and restroom facilities, a gate for fire service access, 30 propane fire pits, a communal propane fire pit, and a communal wood fire pit. A portable bathroom trailer will also be provided on site.

The existing ropes course and barn will be removed. The existing zipline may remain for the campers. The campground would be operated 24 hours a day and have 10 employees, four of which may live on site. The Project will be built on the Yosemite and Adventure Ranch property.

The State Water Board, DDW, as a responsible agency under CEQA, has the following comments on the County's draft MND.

- The State Water Board, DDW is the regulatory authority for public water systems. Please list the State Water Board, DDW as a responsible agency that will provide the transient, non-community water system permit under the Uses of This Document Section (PDF page 4).
- The State Water Board, DDW regulates public water systems in Mariposa County. California Health and Safety Code section 116275 (h) defines a public water system as follows, "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Project proposes that 31 employees will work at the site. Please clarify

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

Mr. Steve Enger

- 2 -

November 29, 2021

if the domestic potable water system for the proposed Project will meet the definition of a public water system. If so, CCR Title 22, division 4, chapter 14, article 1, section 64001 requires a public water system to apply for a domestic water supply permit. CCR Title 22, division 4, chapter 16, article 3, section 64560 requires that for any well that will serve a public water system the well designs and specifications shall be submitted to the State Water Board, DDW for review and site approval. Please submit these documents to the State Water Board, DDW Merced District Office prior to construction.

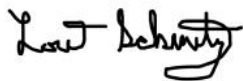
- Please include a higher quality graphic of the site plans on PDF page 9 and PDF 10 as they are hard to read. Please also include on the site plan any missing water infrastructure that will be installed.
- Please describe the proposed drinking water source.
- Please describe all proposed drinking water infrastructure (wells, storage tanks, treatment, etc.) that will be installed and the capacity of the components.
- The Project will include a sewer and a septic facility. California regulations require separation of water service lines and domestic supply wells from leach fields and other sources of potential contamination. For guidelines on pipe separation see CCR Title 22, Waterworks Standards, chapter 16, article 3, section 64572. For guidelines on well separation see CCR Title 22, Waterworks Standards, chapter 16, article 3, section 64560. Projects that install multiple public services may require alternatives to California Waterworks Standards. If the Project will include implementing an alternative (CCR section 64551.0) to the California Waterworks Standards, please include such plans in the CEQA document as part of the Project analysis.

If the Project is a new public water system, once the MND is adopted, please forward the following items in support of the new water system's permit application to the State Water Board, DDW Merced District Office:

- Copy of the draft and final MND, that includes the final Mitigation Monitoring and Reporting Plan;
- Copy of any comment letters received and the lead agency responses, as appropriate;
- Copy of the Resolution or Board Minutes adopting the MND; and
- Copy of the stamped Notice of Determination filed at the Mariposa County Clerk's Office and the Governor's Office of Planning and Research, State Clearinghouse.

Please contact Adam Forbes of the State Water Board, DDW Merced District Office, at (559) 447-3316 or Adam.Forbes@waterboards.ca.gov if you have any questions regarding permitting requirements.

Sincerely,



Lori Schmitz
Environmental Scientist
Division of Financial Assistance
Special Project Review Unit
1001 I Street, 16th floor

Mr. Steve Enger

- 3 -

November 29, 2021

Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Adam Forbes
District Engineer
Merced District

Attachment: State Water Board Comments on Initial Study (2021-PCRES-21 : Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124;

2022 Calendar

January							February							March							April						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	29	30	31	1	30	31	1	2	3	4	5	27	28	1	2	3	4	5	27	28	29	30	31	1	2
2	3	4	5	6	7	8	6	7	8	9	10	11	12	6	7	8	9	10	11	12	3	4	5	6	7	8	9
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23	24	25	26	27	28	29	27	28	1	2	3	4	5	27	28	29	30	31	1	2	24	25	26	27	28	29	30
30	31	1	2	3	4	5																					
May							June							July							August						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7	29	30	31	1	2	3	4	26	27	28	29	30	1	2	31	1	2	3	4	5	6
8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13
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September							October							November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	31	1	2	3	25	26	27	28	29	30	1	30	31	1	2	3	4	5	27	28	29	30	1	2	3
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							30	31	1	2	3	4	5														

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

Resolution

No. 2021-

**A Resolution Approving Year 2022 Planning Commission Meeting
Dates**

WHEREAS the Planning Commission considered the Year 2022 Planning Commission Meetings Dates at their meeting on the 17th day of December 2021: and

WHEREAS County Code Section 2.52.070 requires the Commission to set their meetings, which shall be scheduled a minimum of two (2) times each month.

NOW BE IT THEREFORE RESOLVED THAT; the Planning Commission of the County of Mariposa does hereby schedule the Year 2022 Planning Commission Meeting Dates as follows:

January 7 and 21
February 4 and 18
March 4 and 18
April 1 and 15
May 6 and 20
June 3 and 17
July 8 and 22
August 5 and 19
September 9 and 23
October 7 and 21
November 4 and 18
December 2 and 16

ON MOTION BY Commissioner, seconded by Commissioner, this resolution is duly passed and adopted this 17th day of December 2021 by the following vote:

AYES:

NOES:

EXCUSED:

ABSTAINED:

Ed Walls, Chair
Mariposa County Planning Commission

Attest:

Carol Suggs, Secretary
Mariposa County Planning Commission

Attachment: 2022 PC Meeting Dates Draft Resolution (2021-PCRES-22 : 2022 Dates for Planning Commission Meetings)