

DEPARTMENT: Planning

BY: Kris Schenk  
PHONE: 966-5151

Ord. 1041

RECOMMENDED ACTION AND JUSTIFICATION:

**Public Hearing for the SDA Camp Wawona Redevelopment Project**

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

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

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

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

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

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

Staff has prepared the following documents and recommends:

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

11/13 Waive 2<sup>nd</sup> Rdg and Adopt Ord.

4. Adoption of a Resolution approving Conditional Use Perm No. 2002-346.

Recommended action is based upon the Planning Commission's recommendations. Additional information regarding recommended action is provided in attached memorandum to Board.

Staff has also requested that the second reading and the adoption of the ordinance be agendized for the November 13, 2007 meeting. All actions will be effective 30 days following the adoption of the ordinance.

**BACKGROUND AND HISTORY OF BOARD ACTIONS:**

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

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

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

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

**ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:**

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

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

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

Additional Funding Needed: \$ _____	List Attachments, number pages consecutively _____
Source: _____	<del>Memorandum to Board with Attachments:</del>
Internal Transfer _____	<del>1. Draft Resolution Certifying EIR</del>
Unanticipated Revenue _____ 4/5's vote	<del>2. Draft Ordinance Approving ZA</del>
Transfer Between Funds _____ 4/5's vote	<del>3. Draft Resolution Approving SP/ZA</del>
Contingency _____ 4/5's vote	<del>4. Draft Resolution Approving CUP</del>
( ) General ( ) Other	<del>5. October 22, 2007 Correspondence from NPS</del>
	<del>6. October 19, 2007 Water Supply Assessment</del>

**CLERK'S USE ONLY:**

Res. No.: \_\_\_\_\_ Ord. No. 1041  
Vote - Ayes: 4 Noes: \_\_\_\_\_  
Absent: Fritz  
hwy Approved  
( ) Minute Order Attached ( ) No Action Necessary

**COUNTY ADMINISTRATIVE OFFICER:**

\_\_\_\_ Requested Action Recommended  
 No Opinion  
Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date: \_\_\_\_\_  
Attest: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California

By: \_\_\_\_\_  
Deputy

CAO: [Signature]

**MARIPOSA COUNTY ORDINANCE NO. 1041**  
**(Not to be Codified)**

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

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

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

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

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

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

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

Amendment No. 1:

IV. DEFINITIONS

....

K. Organizational Recreation Camps: An area containing one or more permanent buildings and or developed campsites that are used for recreational purposes, for the transitory accommodation of members and invitees of private organizations or groups, and is not open to the general public. The recreational activities and camping are provided as part of an organized program that is owned, managed, controlled and maintained by the private not-for-profit organization or group.

Amendment No. 2:

V. MOUNTAIN RESIDENTIAL DISTRICT

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

1. Utility substations and similar utility and public/quasi-public facilities designed and necessary for the provision of service to adjacent residential areas.
2. Churches.
3. Organizational Recreation Camps

Amendment No. 3:

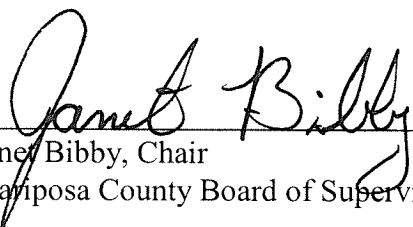
V. MOUNTAIN RESIDENTIAL DISTRICT

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

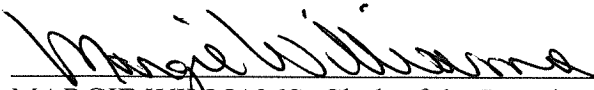
**SECTION II:** This ordinance shall become effective thirty (30) days after final passage pursuant to Government Code Section 25123.

**PASSED AND ADOPTED** on this 13<sup>th</sup> day of November, 2007 by the following vote.

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

  
 \_\_\_\_\_  
 Janet Bibby, Chair  
 Mariposa County Board of Supervisors

Attest:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS P. GUARINO, County Counsel