



# MARIPOSA PLANNING

COUNTY OF MARIPOSA

5100 BULLION STREET • POST OFFICE BOX 2039

MARIPOSA, CALIFORNIA 95338-2039

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May 18, 2018

## Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration

**Project name and number:** General Plan/Specific Plan Amendment No. 2017-207 and Amended Conditions/Site Plan No. 2017-208 (CUP 204-Tenaya Lodge & CUP 241-Tenaya Cottages)

**Applicant's name:** Delaware North Parks and Resorts at Tenaya Lodge, Inc.

**Property address:** 1122 Highway 41, Fish Camp CA

**Assessor's Parcel Number:** Assessor's Parcel Number 010-410-012 and 013

**PROJECT DESCRIPTION SUMMARY:** The Mariposa County Planning Department has received an application from Delaware North Parks and Resorts at Tenaya Lodge, Inc. (DN). DN proposes to install recreational and dining facilities on the Tenaya Lodge property. The proposed facilities include:

1. A Zipline Canopy Tour to be installed on the west and north sides of the Tenaya Lodge property and will include approximately 6 zip line traverses and 2 sky bridges. An access pathway and one Zip Line support tree are proposed on the Tenaya Cottages parcel.
2. Associated trails to access the entry and exit points of the Zipline Canopy Tour.
3. Paving existing dirt access pathways to allow improved access for service vehicles to the Summerdale area and portions of the Zipline Canopy Tour course.
4. Summerdale Seasonal Dining Improvements, including replacing the existing service building and adding permanent restrooms at the facility in compliance with County Building codes.
5. The existing Sierra and Jackalopes Restaurants in the Main Lodge will be remodeled to increase the indoor seating capacity.
6. A Challenge Course may be incorporated into the Zipline Canopy Tour and would be located in the Summerdale area.

The project is proposed at the existing Tenaya Lodge Resort site on Assessor Parcel Number 010-410-012. An access pathway and one Zip line tree are proposed to be located on the Tenaya Cottages Parcel APN 010-410-013. The project has two land uses Resort Commercial and Single Family Residential 2 ½ acre. The proposed uses require a Specific Plan Land Use Amendment of the Single Family Residential 2 ½ acres portion of the Tenaya Lodge parcel (approximately 16.3 acres) to Resort Commercial land use for the proposed facilities and activities. Conditional Use Permit (CUP 204) site plans would be amended to include the proposed Resort Commercial land uses and facilities proposed. The Tenaya Cottages Conditional Use Permit (CUP 241) site plan requires amendment to include the access walkway and Zip line improvements.

This matter requires a public hearing and on **Tuesday, June 19, 2018**, the Mariposa County Board of Supervisors will consider **General Plan/Specific Plan Amendment No. 2017-207 and Amended Conditions/Site Plan No. 2017-208**.

**Board of Supervisors Notice of Public Hearing/Notice of Intent • General Plan/Specific Plan Amendment No. 2017-207 and Amended Conditions/Site Plan No. 2017-208  
Delaware North Parks and Resorts at Tenaya Lodge, Inc., Applicant**

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Tuesday, June 19, 2018** will be available from this office one week prior to the hearing.

**Hearing Location:** Mariposa County Government Center (upper floor)  
5100 Bullion Street, Mariposa California

**Action:** The Board of Supervisors will consider the Planning Commission and Fish Camp Planning Advisory Council recommendations, the project, staff report, Mitigated Negative Declaration and approving the project with findings, conditions, and mitigation measures.

You are receiving this notice as required by State law and County code because (1) you own property governed by the Fish Camp Town Plan Specific Plan within 300 feet of the project parcel); (2) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local agency.

**ENVIRONMENTAL REVIEW:** Based on the Draft Initial Study preparation for the project, the project would have a less than significant effect on the environment when mitigation measures are incorporated. Although the project has the potential to significantly impact biological resources, cultural resources, hydrology and water quality, and noise, there will not be significant impacts because proposed mitigation measures will reduce these potentially significant impacts to less than significant levels. The County of Mariposa proposes to adopt a Mitigated Negative Declaration. Public review of the Initial Study will commence on May 18, 2018 and will continue until 5:00 p.m. on June 18, 2018, 2018. Those wishing to comment specifically on the Initial Study and Mitigated Negative Declaration must do so before 5:00 p.m. on June 18, 2018. Written comments on the Initial Study and on the proposed adoption of a Mitigated Negative Declaration are to be submitted during the public review period to Steve Engfer, Senior Planner, Mariposa County Planning Department, to mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email [sengfer@mariposacounty.org](mailto:sengfer@mariposacounty.org). The Negative Declaration, Initial Study and all documents referenced in the Initial Study pertaining to the project are available for review at the Planning Counter of the Mariposa County Planning Department during normal business hours. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338. The proposed Mitigated Negative Declaration and Initial Study will also be available for review at the Mariposa County Planning Department projects web page at:

<http://www.mariposacounty.org/index.aspx?NID=1793>

Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public meeting time. Comments received prior to June 8, 2018, will be included in the staff report packet and comments received up to June 19, 2018 will be provided to the Board of Supervisors at the meeting. Written comments may be submitted to Steve Engfer, Senior Planner, Mariposa County Planning Department, mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email [sengfer@mariposacounty.org](mailto:sengfer@mariposacounty.org). **The draft initial study mitigated negative declaration and staff report for the project will be available at least one week prior to the meeting at:**

<http://www.mariposacounty.org/index.aspx?NID=1793>

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And at the Planning Counter of the Mariposa County Planning Department. The Planning Counter is located at 5100 Bullion Street, Mariposa, CA 95338.

*The Board of Supervisors is the final action authority for this project.*

Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of an appeal or a future court challenge. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Steve Engfer, Associate Planner, at (209)966-5151 or by email at [sengfer@mariposacounty.org](mailto:sengfer@mariposacounty.org).

You may also write us at P.O. Box 2039 Mariposa CA 95338, or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,



Steve Engfer  
Senior Planner

Mailed: 5/18/2018- Posted: 5/21/2018  
Posting Locations: Mariposa County Clerk's Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
Fish Camp Post Office

[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

Please leave posted until 5pm June 19, 2018

**Attachments:**  
Project Vicinity Map  
Reduced Site Plan