

Mariposa County
Planning Department

SARAH WILLIAMS
Planning Director
Steve Engfer
Senior Planner



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

Project name and number: Commercial-Industrial-Manufacturing (CIM) Plan No. 2021-124
Applicants' names: CalCamp 2 LLC, dba Wildhaven Yosemite
Property address: 4808 Highway 140, Mariposa, CA 95338
Assessor's Parcel Number: 012-180-056

PROJECT DESCRIPTION SUMMARY: 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.

This matter requires a public hearing and on **Friday, December 17, 2021**, the Mariposa County Planning Commission will consider **Commercial-Industrial-Manufacturing Plan No. 2021-124**.

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, December 17, 2021** 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 Planning Commission will consider the adoption of a resolution recommending that the Board of Supervisors adopt a resolution adopting a 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 within 2500 feet of the subject property; (2) you have previously asked us to inform you about projects associated with this property, or (3) you are an affected/reviewing state or local agency.

ENVIRONMENTAL REVIEW: Based on the Initial Study prepared 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 and cultural resources, 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 November 12, 2021 and will continue until 5:00 p.m. on December 13, 2021. Those wishing to comment specifically on the Initial Study/proposed Mitigated Negative Declaration must do so before 5:00 p.m. on December 13, 2021. 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 Enger, Senior Planner, Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email sengfer@mariposacounty.org. The proposed Mitigated Negative Declaration and Initial Study and all documents referenced in the Initial Study 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 (<http://www.mariposacounty.org/index.aspx?nid=1129>).

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 portion of the public hearing time. Comments received prior to December 8, 2021 will be included in the staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing.

The Board of Supervisors will take final action on the project. The board's hearing on the project will be noticed separately. 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 a future court challenge. If you challenge the final action of the Board of Supervisors on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, the Board of Supervisors public hearing, or in written correspondence delivered to the Planning Commission or Board of Supervisors at, or prior to, the public hearings.

For further information, contact Alvaro Arias, Deputy Director or Steve Engfer, Senior Planner, at (209) 966-5151 or by email at sengfer@mariposacounty.org. You may also write us at P.O. Box 2039 Mariposa CA 95338 to review available information.

Sincerely,



Steve Engfer
Senior Planner

Mailed: November 12, 2021- **Posted:** November 12, 2021

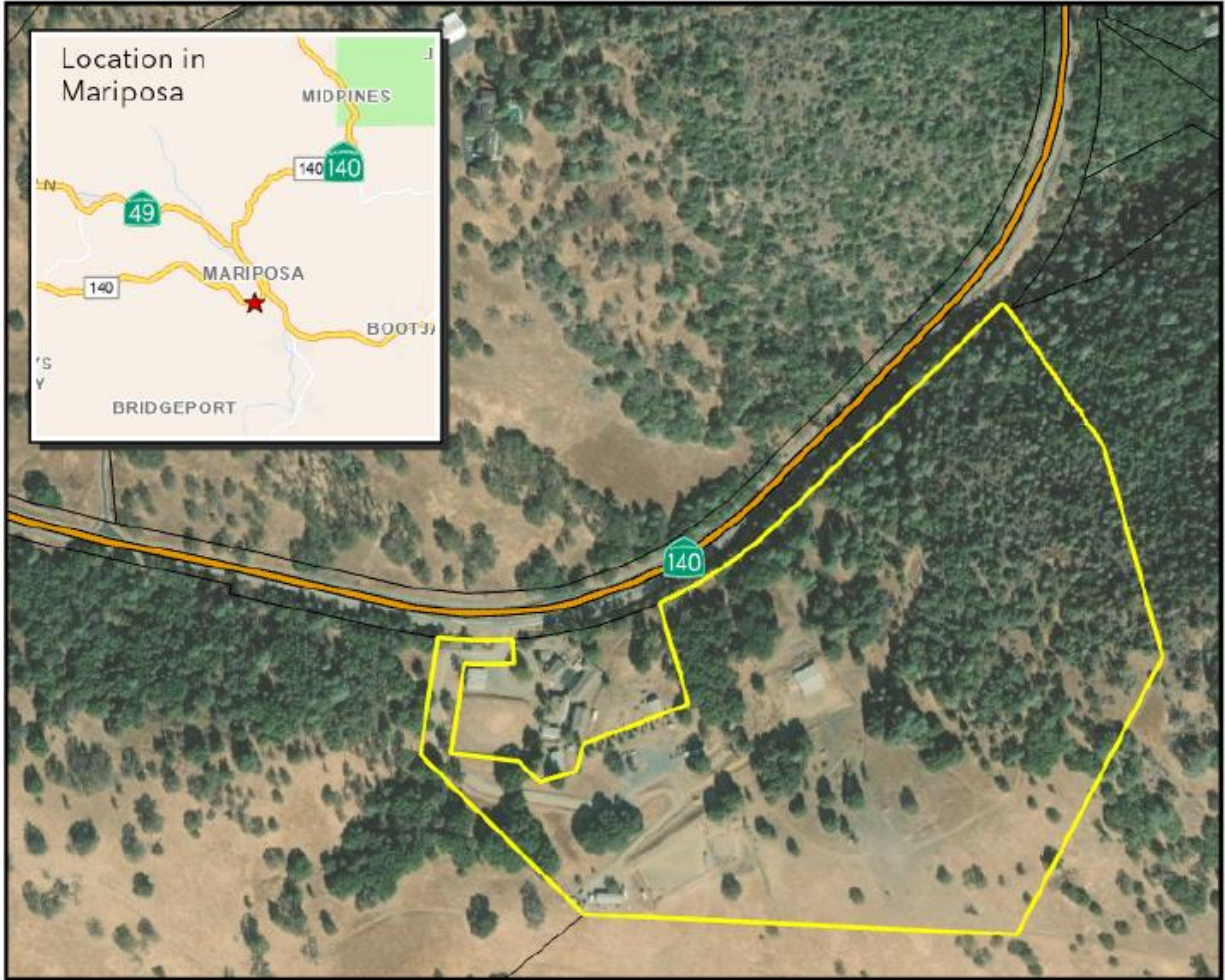
Posting Locations: Mariposa County Clerk's Office
Mariposa County Government Display Center Board
Mariposa County Courthouse
Please leave posted until 5pm December 17, 2021

Attachments:

Project Vicinity Map
Reduced Site Plans

Mariposa County Planning Department
www.mariposacounty.org/planning

Mariposa County Planning Department Project Vicinity Map

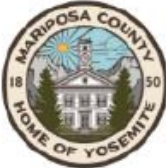


0 100 200 Feet
 1:4,800

PROJECT TYPE: cim 2021-124
APPLICANT: CalCamp2 LLC dba Wildhaven Yosemite
APN's: 012-180-0560-
SITE ADDRESS: 4808 CA-Hwy 140 Mariposa

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet
 Date: Tuesday, July 13, 2021
 Data Source: Mariposa County Planning Department GIS;
 Assessor's Parcel Map Update: 02/2020

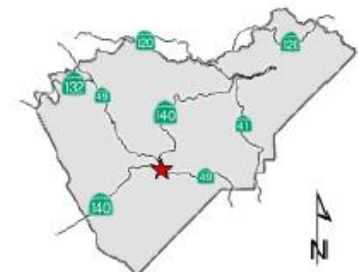
Map Credit: BEN OGREN, Sr. GIS Specialist



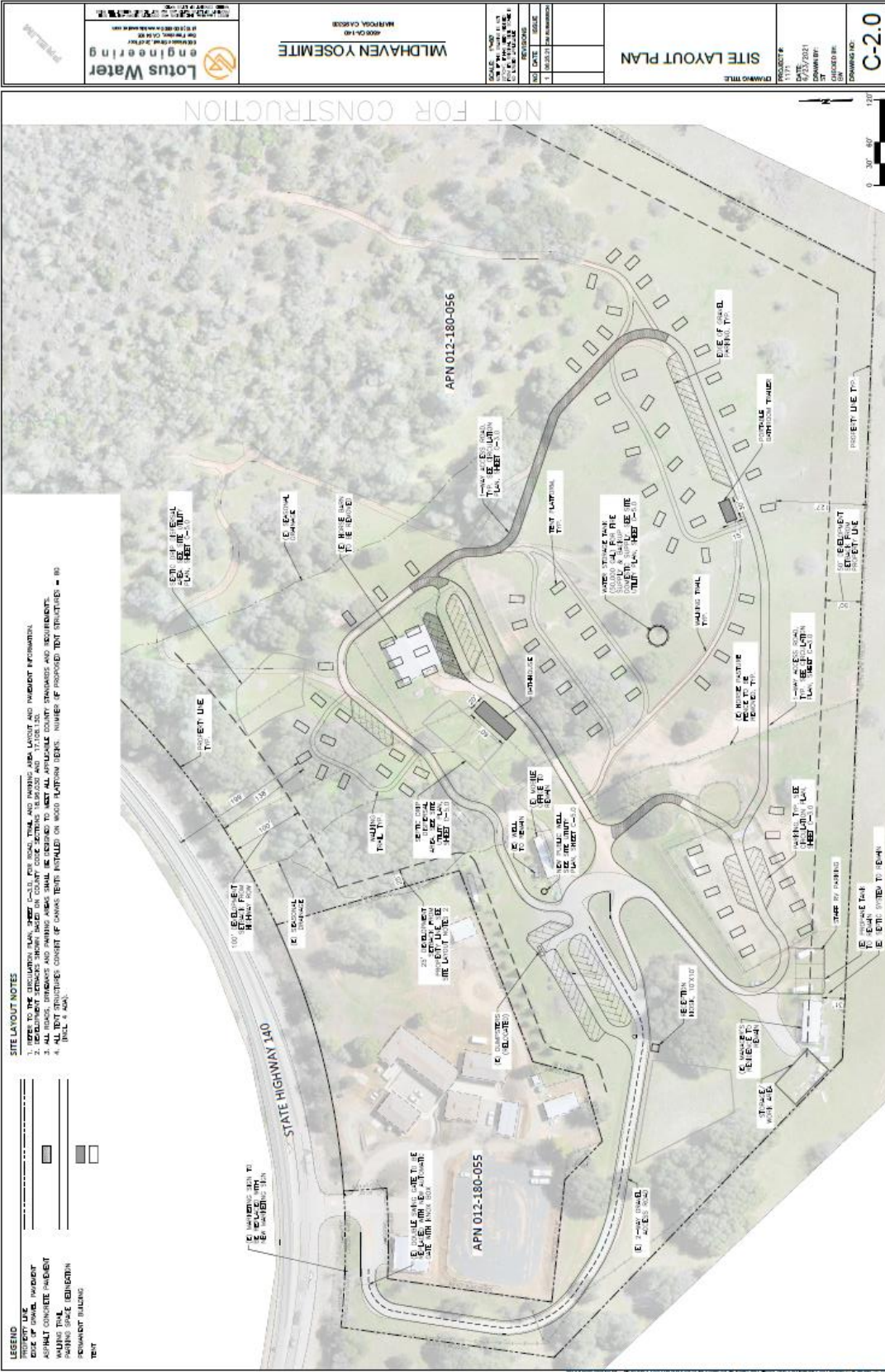
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Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

- Site
- Assessor's Parcels



Location in Mariposa County



<p>Lotus Water Engineering 4800 CALIF. ST. #100 MARINOLA, CALIF. 94028</p>	<p>WILDHAVEN YOSEMITE</p>	<p>SCALE: 1"=30'</p> <p>DATE: 07/23/2021</p> <p>DESIGNER: [Name]</p> <p>CHECKER: [Name]</p> <p>DATE: 07/23/2021</p>	<p>SITE LAYOUT PLAN</p>	<p>PROJECT NO: 1177</p> <p>DATE: 07/23/2021</p> <p>DESIGNER: [Name]</p> <p>CHECKER: [Name]</p> <p>DATE: 07/23/2021</p>	<p>C-2.0</p>
		<p>DATE: 07/23/2021</p> <p>DESIGNER: [Name]</p> <p>CHECKER: [Name]</p> <p>DATE: 07/23/2021</p>	<p>PROJECT NO: 1177</p> <p>DATE: 07/23/2021</p> <p>DESIGNER: [Name]</p> <p>CHECKER: [Name]</p> <p>DATE: 07/23/2021</p>		

