

**APPLICATION FOR  
GENERAL PLAN ZONING AMENDMENT PROCESSING**

**SCENIC WONDERS, MARIPOSA COUNTY  
YOSEMITE WEST**

**PROJECT INFORMATION**



**NOVEMBER 2022**

---

Table of Contents

***SECTION 1 - Project Information.....Error! Bookmark not defined.***

1.1 - Introduction..... 1-1

1.2 - Project Purpose..... 1-3

1.3 - Project Location ..... 1-4

1.4 - Summary of Project..... 1-5

1.5 - Community Background ..... 1-7

1.6 - Current Development..... 1-8

1.7 - Proposed Project ..... 1-10

1.8 - Phase 2 ..... 1-11

1.9 - Project Timeline..... 1-11

***SECTION 2 - Proposed Project Details..... 2-1***

2.1 - Employee Housing ..... 2-1

2.2 - Laundry Facility ..... 2-1

2.3 - Fuel Storage ..... 2-2

2.4 - Water System ..... 2-2

2.5 - Septic System ..... 2-3

2.6 - Utilities..... 2-4

2.7 - Recreation Easement..... 2-4

2.8 - Building Details ..... 2-6

2.9 - Access and Traffic ..... 2-12

2.10 - Relocation of Solid Waste Dumpsters..... 2-13

2.11 - Drainage ..... 2-13

2.12 - Landscaping ..... 2-13

2.13 - Infrastructure Systems to be Independent of Yosemite West ..... 2-13

***SECTION 3 - Planning and Zoning..... 3-1***

3.1 - Special Plan- Yosemite West Mixed Use Zone ..... 3-1

3.2 - Consistency with Adopted Plans ..... 3-1

3.3 - Zoning Standards..... 3-2

3.4 - Compatibility with Surrounding Area ..... 3-3

3.5 - Fire Service Plan ..... 3-4

3.6 - Mitigation and Conservation ..... 3-8

3.7 - Easements ..... 3-9

3.8 - Summary of Benefits..... 3-14

3.9 - Project Revisions and Comments..... 3-15

3.10 - Technical Studies Prepared..... 3-18

3.11 - Project Applications, Discretionary Determinations, Entitlements and Permits..... 3-19

List of Figures

Figure 1-1 Vicinity Map ..... 1-2  
Figure 1-2 Yosemite West Development Map..... 1-4  
Figure 1-3 Development Proposal Site Layout (Phase 1 and 2) ..... 1-6  
Figure 2-1 Project Utility Plan ..... 2-5  
Figure 2-2 Auxiliary Residence Elevations..... 2-7  
Figure 2-3 Typical Apartment Elevations..... 2-8  
Figure 2-4 Typical Apartment Unit Floor Plan ..... 2-9  
Figure 2-5 Garage Facility Elevations..... 2-10  
Figure 2-6 Garage Facility Floor Plan ..... 2-11  
Figure 3-1 Project Easements ..... 3-11

## **SECTION 1 - PROJECT INFORMATION**

### ***1.1 - Introduction***

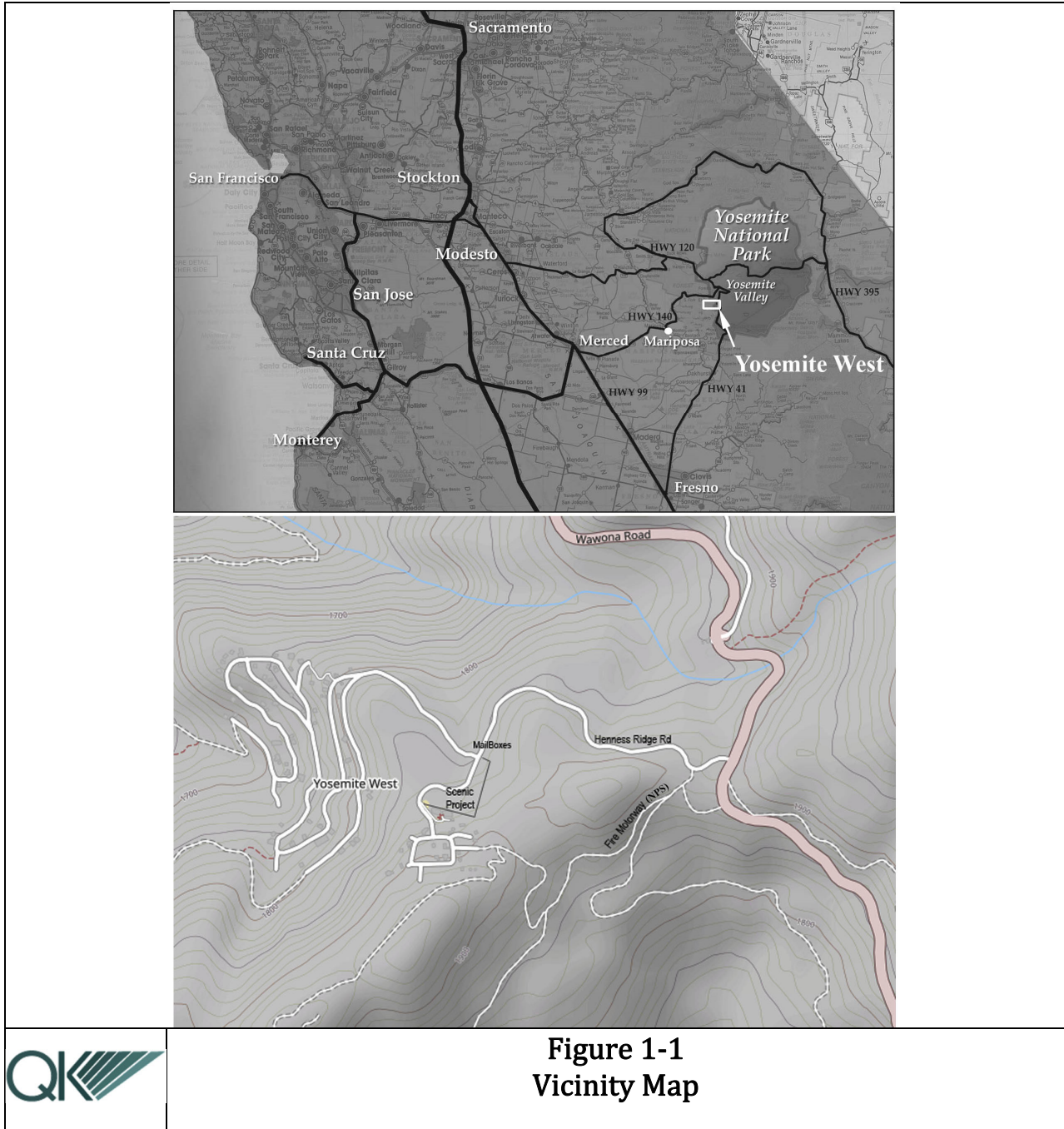
K L Water & Land LLC, Kenneth LeBlanc managing member, is the property owner and Applicant proposing a General Plan Zoning Amendment. The application is for entitlement to construct an employee housing project with a commercial laundry for the business, Scenic Wonders Inc. (DBA Yosemite's Scenic Wonders), on a 6+ acre rural residential parcel at 7548 Henness Circle, Yosemite, CA 95389 (aka Yosemite West). The Project proposes adding five modest-sized residential buildings to the current entitled plan of two residences and a detached garage. The proposed Project is titled the Scenic Wonders Project (see Vicinity Map, Figure 1-1).

This proposed Project was submitted to the Mariposa County Planning Department for Pre-Application Review, Application 2019-027. Comment letters were provided to the Applicant on April 24, 2019. A General Plan Zoning Amendment (GPZA) was submitted in July 2020. This revision of the Project description and additional studies for the GPZA Application is to address comments from County and government agencies and the public.

Yosemite's Scenic Wonders Inc., Kenneth LeBlanc, Managing Director, currently operates a Rural Home Enterprise managing rental homes within the Planning Area of Yosemite West in unincorporated Mariposa County. The Applicant's operation manages over 74 vacation rental homes and 37 condominiums in Yosemite West. The community is approximately 62 percent built out, with about 111 undeveloped residential lots. Scenic Wonders is anticipating expanding as the community continues to grow and foresees the need to hire additional employees. Additional affordable employee housing is needed in the area to support current and future employees and help support economic stability and growth for Mariposa County.

This Project will be providing its own private water and sewer services separate from the Yosemite West community water and sewer district. Scenic Wonders laundry services for each of the individual rental properties in Yosemite West will be moved to the proposed commercial laundry on the Project, thereby reducing water consumption and sewer flows in the Yosemite West Maintenance District. The commercial laundry will also reduce local traffic. The commercial laundry will include a modern water recycling system to significantly reduce (approximately 80 percent reduction) the consumption of water and sewer flows from rental home laundry. The Scenic Wonders Project will benefit the community by reducing the current operational impacts in the current and future mix of vacation rental activity and private residences in Yosemite West.

The proposed Project includes several fire safety improvements with additional water storage, added private wells with backup generators, on-site fuel storage, and an additional fire hydrant near the public road.



The Project is proposing a zone change with a General Plan Zoning Amendment and the creation of the Yosemite West Mixed-Use Zone, specific to parcel APN 006-150-003 at 7548 Henness Circle, Yosemite, CA 95389. The need for this zoning change is due to Scenic Wonders being close-to outgrowing its Home Enterprise business operations and requires a properly zoned location to serve a growing community of vacation rentals in Yosemite West.

The proposed Project supports the General Plan's Housing Elements. The General Plan contains a policy that states: "*Each Planning Area shall identify a fair share of land for the relocation of growing Home Enterprises and Rural Home Industries.*" The original community's Covenant Conditions and Restrictions (CC&Rs) set aside this land for commercial use serving the community. Scenic Wonders will combine Multi-Family Residential and General Commercial zones as an overlay zone on this one parcel to accommodate the dual uses of Multi-Family Residential and Light Commercial activity. This will reduce impacts on the community while serving the existing and future vacation rental operations in Yosemite West.

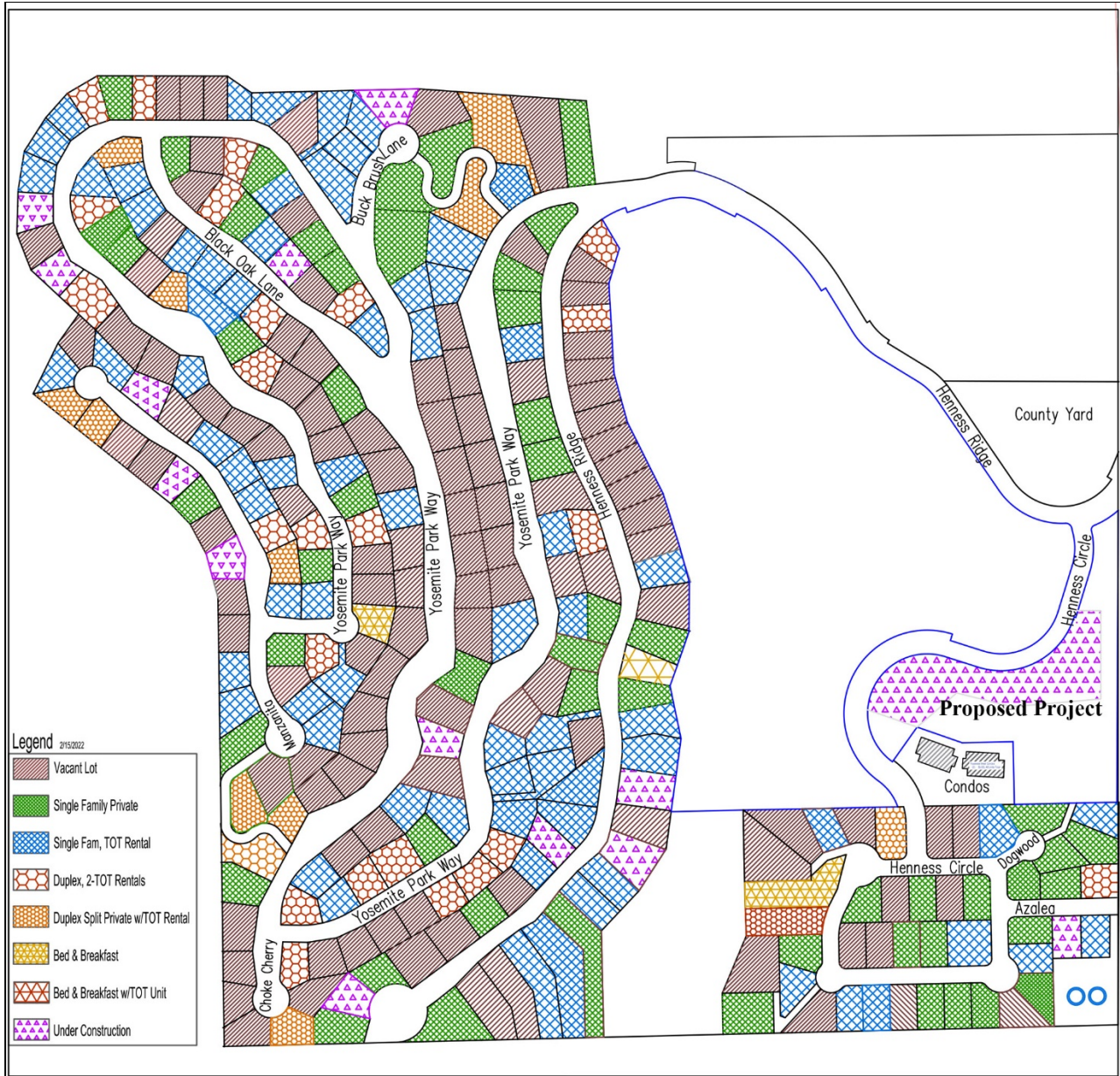
The Project will provide much-needed employee housing in Yosemite West and Mariposa County. Figure 1-2 shows the location of the proposed project in relation to Yosemite West. The proposed project will be occupied by approximately 46 Scenic Wonders employees who already live in Yosemite West or commute from Oakhurst, Fish Camp, and Wawona. These employees would generally remain within the existing area of Yosemite West, thereby reducing the daily number of commuting trips generated by staff along Wawona Road/Highway 41. It will maintain a sizable workforce within the community during emergencies that create road closures or heavy Park traffic.

## **1.2 - Project Purpose**

This Project will become central housing for the Scenic Wonders staff. They are the workforce maintaining the majority of vacation rental properties in Yosemite West. They have the most contact with the traveling public, and provide snow removal, light maintenance, and yard cleanup services. Housing the Scenic Wonders staff in a central location will increase communication with staff and improve safety information relayed to the community and traveling public. It will also attract more and better-qualified residents to the community by providing good jobs with quality housing.

The Applicant is proposing to construct employee housing and support facilities to aid in the operations and maintenance of the existing Home Rural Enterprise. The primary goals of the Project are as follows:

- Support the existing and future resort and transient occupancy Home Enterprises operated by the Applicant within the Yosemite West area.
- Address the need for affordable employee housing for the local Yosemite West workforce.
- Reduce local traffic by adding a dedicated laundry facility.
- Reduce overall water consumption and sewer flows while reducing flows into the community systems with the dedicated laundry facility and water recycling system.
- Relocate the company's existing solid waste dumpsters to an improved location.
- Improve community fire safety with added water supply, water storage, backup generators, and emergency guest communications.
- Maintain and grow bed tax revenues for the community and Mariposa County.



**Figure 1-2**  
**Yosemite West Development Map**

### 1.3 - Project Location

The Project site is located approximately 13 miles from Wawona and 17 miles from the Yosemite Valley floor. The proposed development is located on a 6.2-acre parcel with approximately 1,030 feet of frontage of a County paved road at 7548 Hennessy Circle, Yosemite, CA 95389 (APN 006-150-003).

The proposed Project is adjacent to the existing Yosemite West Condominiums, used primarily as vacation rentals. The Project parcel is adjacent to Yosemite National Park with a shared property line of approximately 861 feet. The surrounding area consists of rural foothill land with rental homes to the west and south along existing paved rural roadways. The site is located to the south of the fork of Henness Ridge Road and Henness Circle, at the entrance of the Yosemite West community. The proposed development's site layout is shown in Figure 1-3. The Project's development footprint is approximately four acres of the 6+ acre site.

#### **1.4 - Summary of Project**

As noted above, the Project site is currently being improved with two residences and a detached garage. In addition, the Applicant is currently pursuing additional development of the site to include storage, parking, septic systems, water well, and associated driveways with underground utilities. All of these additional development improvements are consistent with the Project site's existing zoning standards and provide the Project site with improvements that have independent benefit and utility to the existing permitted uses of the Project site, whether or not the developments to be supported by the intended additional Project entitlements are adopted. The existing and currently permitted further improvements are shown in blue as Buildings 1, 2, and 3 on the site layout (Figure 1-3). As noted above, this extent of current and currently intended development is a permitted use under the current zoning by Mariposa County and does not require discretionary approval.

The owner's plan for the intended Project development is the entitlement process and General Plan Zoning Amendment (GPZA) filings for the proposed multi-family buildings and commercial laundry systems. If approved, the GPZA will allow five modest residential-sized buildings to house an additional 32 people. The proposed GPZA will authorize the Project's completion of an additional 10,800 square feet of development with five multi-family buildings and the planned commercial laundry operation. The water, sewer, driveways, parking, drainage system, and utilities would be expanded with the approval of the GPZA and the construction of the Project improvements.

The Project improvements for this Application being submitted will be a multi-unit residential land use with services to support the existing transient occupancy enterprises operated by the Applicant within the Yosemite West area.<sup>1</sup> Services include an in-house laundry service facility, shipping, and company dumpster relocation. The laundry will include a water recycling system to reduce water consumption and sewer flows significantly.

---

<sup>1</sup> A previous version of the Project's proposed public use facilities including an internet café, retail food sales, and a public meeting area. These uses have been removed from the application due to early opposition comments by a few Yosemite West landowners. This change will reduce the Project's potential noise, traffic, energy, water, and septic use.



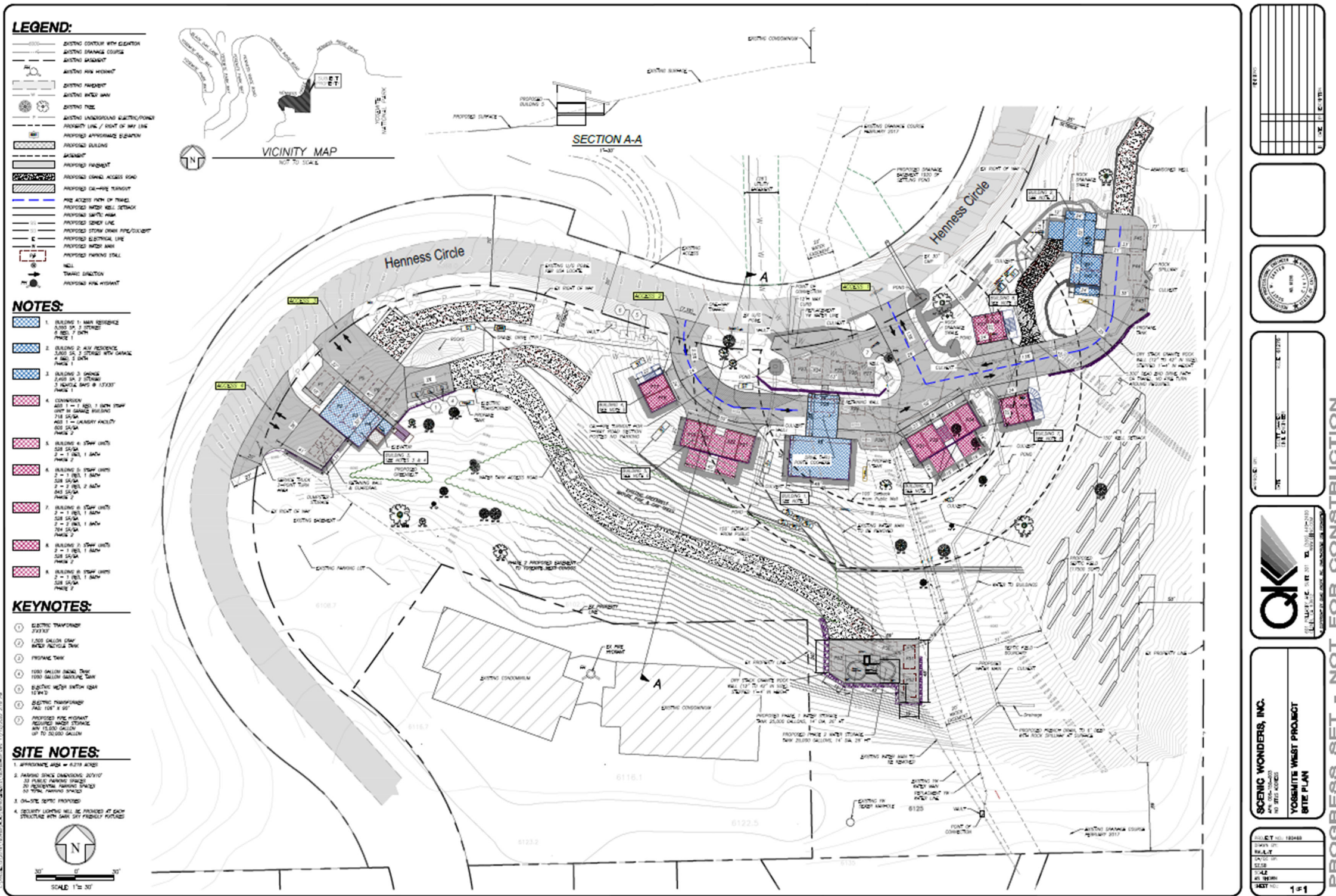


Figure 1-3  
Development Proposal Site Layout (Phase 1 and 2)

DATE	DESCRIPTION

PROJECT NO. 18948

DATE: 02/23/22

SCALE: AS SHOWN

SHEET NO. 1 OF 1

SCENIC WONDERS, INC.  
AN INCORPORATED ENTITY  
9050 HURON AVENUE  
YOSMITE WEST PROJECT  
SITE PLAN

PROGRESS SET - NOT FOR CONSTRUCTION

An optional phase of work could be the connection of underground water, septic, electric, and communications between two properties located at 7548 Henness Circle and 7555 Henness Ridge Road for backup water and septic disposal services if needed. The two properties are owned by K L Water & Land LLC (Ken LeBlanc, Managing Member) and the LeBlanc Family Trust. The reports and studies within this Application include a study of this optional area of construction. There is a recorded easement for these uses on the adjacent private parcel located at 7549 Henness Circle, owned by YF Real Estate Holdings LLC, to facilitate expanding the water and/or septic systems for the Project development if needed.

The Project will not be connected to the Yosemite West community water and sewer system. Instead, a private water system with an on-site water well and 50,000 gallons of storage will be constructed and operated by a properly licensed private operator with all fees paid by the Applicant. Septic tanks, secondary treatment pods, and individual leach fields for each building will provide sewer service for the site. The Project will pay appropriate road fees for the increased use of the public roads, adding needed revenue to the community roads operating budget.

### **1.5 - Community Background**

Yosemite West, Unit 1, was originally recorded as a subdivision in 1966. At that time, CC&Rs were also recorded as part of the subdivision to detail the provisions of construction, development, and future plans envisioned for the area (Appendix A). The stated purpose of the CC&Rs was to “[protect] land values and to assure that Yosemite West will continue to develop into an attractive second home resort area of high character and appearance, terrain oriented, with as little impact to the natural beauty of the land and trees as is possible.”

Furthermore, the CC&Rs clearly refer to an additional 90 acres of land, more commonly referred to as “Unit 2,” that was designated as a “commercial type property.” The proposed Project is located in this “commercial type property” area. And “said businesses are a benefit to those who have established homes and residences in the said area and to the general public.”

Since then, the neighborhood has developed within Unit 1 as a residential subdivision comprised of private homes, vacation and long-term rental homes, and the Yosemite West Condominiums. The current development of Yosemite West Unit 1 is approximately 66 percent developed lots with approximately 111 vacant lots. The current development profile is approximately 31 percent private homes, 62 percent nightly rental properties, and 14 properties are currently under construction. Approximately 38 percent of the Yosemite West lots are undeveloped. Nearly all the condominiums are vacation rental units. The future growth of the community will likely follow these similar uses.

The vacation rental use of residences in Yosemite West has continued to grow in good times and bad since the County enacted Title 17 in 1988. The community has become a significant source of Transient Occupancy Tax (TOT) to Mariposa County. Scenic Wonders rental clients generated over \$1.69 million in TOT in 2021, even though first-quarter sales were severely restricted due to Covid 19.



Yosemite West Maintenance District (YWMD) is operated as an independent district for services. The roads, water, and sewer services are operated by the Mariposa County Public Works Department and overseen by the District Board of Supervisors. An Advisory Committee of residents advises County staff and the District Board. Land and homeowners pay the fees needed to operate the roads, water, and sewer services in Yosemite West.

The YWMD sewer system is operating at near capacity with a State-imposed limit of daily flows. The water system is a single source well with a pump/treatment station and storage tanks. The District is now starting the process of a Rate Study and increase for much-needed capital improvements to both systems. The Project parcel has never been included in the YWMD.

Scenic Wonders manages the majority of Yosemite West vacation rental homes and condominiums along with several other managers/companies and owner-operators in the community. The housekeeping staff of these operations live in the community and commute from the surrounding areas. This proposed Project will provide much-needed low-income staff housing for Scenic Wonders. This will allow employees to live closer to where they work, which will reduce commuter traffic and impacts on regional roads while Yosemite West continues to grow.

### **1.6 - Current Development**

The Applicant's planned development with current zoning on the 6+ acre parcel is for two residences, a detached garage with storage, parking, septic systems, water well, driveways, and underground utilities. The total is approximately 12,350 square feet of a building. This existing and currently intended further improvement will support approximately 14 occupants in two homes on the property. The buildings and development will meet existing Rural Residential zoning and codes. The first residence is under construction with planned completion in 2023.

The current development is independent of the proposed Project. All of the development provides independent utility to the existing permitted uses of the property, regardless of the intended Project.

The first water well was drilled on the property but did not produce water. It was sealed and inspected to County Environmental Health requirements. A second on-site water well was drilled and produced water and was sealed and inspected in 2016 as per the Certificate of Compliance requirements. An engineered septic system (similar to the planned systems) has been installed and inspected for the first residence under construction.

The electric service application is in development to serve the two residences, detached garage, septic systems, and well. The PG&E service is an underground utility on the property and will require connection, vaults, and transformers to service the two residences, detached garage, septic systems, and three-phase electric well. The existing current permitted site improvements include all the necessary services and improvements needed for the two residences, detached garage, and water and septic systems.

This property and several other larger land parcels in the area are not within the Yosemite West Maintenance District for water or sewer services. A Request for Service was filed with the Mariposa County Public Works in 2019, and the request was vacated by Public Works in 2020.

Following the submission of the proposed Zoning Amendment in 2020, agency comments directed the Applicant to file a Preliminary Technical Report with the State Water Resources Control Board for approval of a new public water system. The Technical Report was submitted in October of 2021, and the State Water Resources Control Board provided an Approval Letter with recommendations. Additional submittals of engineered construction plans, bacterial and chemical monitoring, and complete technical, managerial, and financial capacity assessment documents are required by the State Board for the public water system operating permit. (Preliminary Technical Report and Approval Letter is attached.)

The Approval Letter recommendations are:

- *Nature Bridge is an education campus approximately one mile from the proposed Scenic Wonders. The State Water Board recommends that Scenic Wonders extend drinking water service to Nature Bridge. Scenic Wonders and Nature Bridge would operate under a single domestic water supply permit.*
- *Yosemite West water system is an existing community water system adjacent to the proposed Scenic Wonders. Scenic Wonders should install a future emergency connection with the Yosemite West water system. An emergency connection will improve the resiliency of both water systems.*
- *Mariposa County Public Works manages water systems in the area. Scenic Wonders should consider contracting with Mariposa County for operations and management services.*

The Applicant has contacted the Mariposa County Public Works Department to investigate the possibility of an emergency water interconnection. They have also contacted Nature Bridge for possible water service. The evaluation of the feasibility of these proposals recommended by the State Water Resources Control Board is still pending. The activities of the Nature Bridge that would be part of the consolidated permit desired by the State Water Resources Board, supported by the proposed service connection, have been separately environmentally evaluated in the Yosemite Environmental Education Center Final Environmental Impact Statement dated January 2010.

The public water system permit and potential water services are a State regulatory process that includes approval and permitting. There is no zoning change required for these entitlements. The necessary infrastructure and development of the proposed public water system are to be completed by the Applicant as part of the currently intended site improvements before any Project development is conducted. It would include the existing water well, planned water tank storage, and electric service.

An existing Yosemite West Maintenance District water supply pipeline to the community storage tanks is located on the Scenic Wonders Project property. It is not positioned in the recorded easement, and inspection has revealed it is a shallow pipeline. It is also an aging pipeline with high operating pressures and no known safety devices to stop the two community water tanks from draining onto the property if damaged or if it fails. The District pipeline on the property will be replaced and relocated at the Applicant's expense under the direction of Mariposa Public Works. Upon completion and inspection, it will become the property and responsibility of the District.

### **1.7 - Proposed Project**

The Applicant's Proposed Project intends to add 15 economy units in five residential-sized buildings of approximately 10,808 square feet total. It will provide employee housing for Scenic Wonders staff. These additional buildings would include 12 one-bedroom units and 4 two-bedroom units, plus an apartment added within the detached garage. Approximately 32 people will reside in the five new buildings and the garage apartment.

The density of the Project will be approximately 2.7 dwelling units per gross acre following the completion of the Project. Yosemite West Unit 1 has a density of up to eight dwelling units per acre (1/4-acre lots with entitlement for two units each). The Project is adjacent to the Yosemite West Condominiums, which have a density of approximately 34 units per acre. With the proposed GPZA, the Project will be the lowest density property in the Yosemite West community.

This additional staff housing will reduce commuter traffic and improve service to the existing and future transient rental properties in Yosemite West. It will also move most staff housing units to a central location away from private residences and rental homes.

The GPZA approval will enable Scenic Wonders to move storage and dumpsters from the existing locations in the middle of the Yosemite West subdivision to the Project's new

location just outside Yosemite West Unit 1, reducing traffic and noise in the Yosemite West Unit 1 area. The detached garage constructed in the current entitled Project will be converted from private equipment storage to include the commercial laundry facility, an apartment, company shipping and receiving, garage storage, and an employee service building with a repair shop. It will relocate these community services next to the condominium parking lot.

## **1.8 - Phase 2**

The optional Phase 2 elements of the Project work would be performed to interconnect the underground water, septic, electric, and data services between 7548 Henness Circle and 7555 Henness Ridge Road, properties owned by K L Water LLC. and the LeBlanc Family Trust. This work, if necessary, will be conducted on the existing recorded easements at 7549 Henness Circle (see Figure 3-1 for easement locations). The environmental studies included these areas of potential work in their evaluations.

## **1.9 - Project Timeline**

The currently intended additional development of the site that is preceding the Project development will require up to five years to complete. As noted previously, these improvements include the two residences, a detached garage, and the site improvements, including grading, drainage, driveways, landscaping, as well as water and septic systems.

The Project development construction is expected to start immediately following the GPZA entitlement approvals and supporting filings, reviews, and permits. This construction phase will require up to an additional five years to complete from the date of GPZA approval, necessary permits, and approvals.

The optional Phase 2 improvements will be completed upon the need as a backup supply for water and/or septic disposal.

## **SECTION 2 - PROPOSED PROJECT DETAILS**

### **2.1 - Employee Housing**

The Project includes five multi-unit buildings. Three small buildings are two units of 1-bed, 1-bath while the two larger buildings are four units each, two 1-bed, 1-bath, and two 2-bed, 2-bath units. The buildings include one underground carport per unit and a shared laundry room. The three small buildings are approximately 1,100 square feet each, and the two larger buildings are about 2,400 square feet each. All the buildings will be residential in style and size, similar to the existing residential Yosemite West Unit 1 development.

Each building will include an independent septic tank, secondary treatment pod, and leach lines. The employee housing buildings will have backup generators, fire sprinklers, exterior motion lighting with Dark Sky friendly fixtures, and individual water pressure pumps.

The buildings are located more than 25 feet from the front property line and 55 feet from the road's centerline. The building heights will be less than 40 feet on the downhill side and less than 35 feet on the uphill side of the native terrain. The proposed development's minimum building setbacks and maximum building heights are the same as the existing Yosemite West community of developed lots.

### **2.2 - Laundry Facility**

The current practice of doing laundry at each vacation rental requires housekeeping staff to run two to five loads of laundry between guest stays at each residence. The real-life condition is that the staff immediately starts laundry and then cleans the rental while changing loads of laundry. They finish cleaning well before all the laundry is completed. The housekeeping staff then makes several return trips to change loads of laundry. Housekeeping staff requires two to four round trips instead of one round trip for each guest reservation. This is true regardless of whether Scenic Wonders or other management services manage the vacation rental. The proposed laundry system will significantly reduce traffic within the Yosemite West community.

Scenic Wonders managed 6,896 home reservations in Yosemite West in 2021. We estimate that doing the laundry at each home created an approximate average of 2.75 trips per reservation to each property by housekeeping staff. The proposed Scenic Wonders laundry facility will reduce that to one round housekeeping trip per cleaning/reservation since the housekeeper will bring fresh laundry, clean the unit, and take the soiled laundry in a single round trip for each reservation. The laundry facility will save approximately 12,068 round trips to vacation homes within Yosemite West per year by housekeeping staff. This is about a 63 percent reduction in local traffic by Scenic Wonders housekeeping staff.

Pre-Covid-19, the homes averaged one load of laundry per bedroom plus one for kitchen and bathrooms. During Covid-19, that has nearly doubled with washing blankets with each new reservation. If these Covid-related procedures (or similar public health requirements)

continue, the traffic reductions from the commercial laundry will be a greater long-term benefit from the commercial laundry.

Using a conservative 2.75 loads of laundry per reservation in a pre-Covid-19-year, Scenic Wonders did approximately 18,900 loads of laundry at individual homes in Yosemite West in a year. The Scenic Wonders laundry should initially eliminate approximately 500,000 gallons of fresh water and 500,000 gallons of sewage per year from the Yosemite West District systems.

In addition, a water recycling system will be installed on the Scenic Wonders laundry water supply to filter and reuse up to 80 percent of all water consumed at the facility. An 80 percent reduction in laundry water use significantly benefits water consumption and sewer flows within the community watershed. The laundry will dispose of the greywater discharge to on-site landscape irrigation and an engineered septic field if needed. There is a recorded easement for this intended use. The associated equipment such as holding, separation, and any filter tanks and/or recycling equipment will be located on the Project parcel.

### **2.3 - Fuel Storage**

The Project proposal includes adding two 1,000-gallon fuel tanks, one for diesel and one for gasoline at the detached garage. The storage tanks will be for private use by Scenic Wonders and emergency firefighter vehicles. The fuel storage systems will meet Fire Rated Aboveground Storage Tank standards and include secondary containment systems. The fuel storage will meet the Aboveground Petroleum Storage Act requirements and file documentation to comply with the County's hazardous materials registration programs. The local fuel storage systems will reduce regional traffic for refueling. The fuel storage will be a valuable asset in emergency and winter conditions. In the past, extended periods of road closures have caused fuel shortages for vehicles and snow removal equipment.

### **2.4 - Water System**

The Scenic Wonders Project will operate with a privately-owned public water system licensed by the State Water Resources Control Board. It includes two private water wells, storage tanks, control and warning systems, electric generators, heated well and tank sheds, and a new fire hydrant near the public street. The property owner has received preliminary approval for a private water system.

The current development will expand the site's water facilities and will include a second water storage tank (25,000 gallons). In addition to providing current independent utility for existing operations of the site, the water storage will also be sufficient to accommodate the intended Project uses and will serve as additional emergency water reserves in the event of a local fire emergency. The Project's water system will include backup electric generators for power outages. The community water system does not currently have a backup generator in place.



The site currently has a well (Well #4 in the report) on-site that produces approximately 10 gallons per minute (gpm) pump rate with a State allocated 5 gpm. The site also has available water near the adjacent property to the north with a second well (Well #3 in the report) producing approximately 47 gallons per minute with a State allocated 23.5 gpm. The two wells were pump tested simultaneously for these reports and did not affect each other's water flow production or the YWMD Well #9. Following the Drinking Water Division Well Capacity Determination Methods, the allocated well yields are 23.5 gpm for Well #3 and 5 gpm for Well #4 (Kenneth D. Schmidt & Associates Groundwater Quality Consultants, 2019).

The site will utilize the wells and water storage tanks to meet the needs of the residents who live on the property. An estimated usage of 60 gallons per person daily would generate a need of approximately 2,760 gallons per day for residents. The laundry is estimated to use 600 gallons per day with the water recycling system. Total Project water use is estimated at 3,360 gallons per day, 100,800 gallons per month. Pumping for 11 hours a day at an allocated rate of five gallons per minute would be sufficient to meet these estimated needs with a surplus water supply of 3,840 gpd from Well #4.

The State Water Resources Control Board's recommendation to offer water service to the Nature Bridge NESC campus could increase daily water production by 3,000 gpd if initial discussions are successful. The total water production commitment would be under the 7,200 gpd of the State allocated pump rates for the on-site Well #4. If additional water service were to be provided to NESC, it would require a private pipeline connection to Well #3 at 7555 Henness Ridge Road in Yosemite West.

The State Board's recommendation for a mutual water service interconnecting with the existing Yosemite West Maintenance District is being discussed with staff. If the emergency water interconnects were to be created, it would include a defined operation program noting daily water flows, rationing programs, duration of emergency operation, and priority uses of emergency water flows. The emergency operation plan will include all users of the Project's Public Water System and Wells #3 and #4.

Well #3 has an existing Well Agreement providing up to 15 percent of the State allocated pump rate to APN 006-150-002 at 7549 Henness Circle in Yosemite West.

The water use calculations in this Application are a result of test results in the well report from an October 2019 pump test performed by Kenneth D. Schmidt & Associates. The report is attached to this Application for review.

## **2.5 - Septic System**

The proposed Project's waste system includes a septic tank and a secondary treatment tank for each building with dedicated dispersion lines on the primary septic field of approximately 17,500 square feet. Additional on-site septic areas are tested and documented in the attached reports in the event that an additional dispersal area is required. As part of the Project development, the septic system will be expanded with a progressive build for each new building. Each building will have a separate septic tank, secondary treatment pod,

and dedicated leach lines. These independent septic systems for each building will be engineered, permitted, installed, and inspected before the associated building permit is issued. This will ensure that the septic system for each building is adequate for sewage flows for the building. The septic systems will be engineered to the current County and State regulations at the time of permitting.

The optional (as needed) phased water or septic expansion will include dedicated easements (recorded with entitlement) for expanding septic disposal onto the parcel to the north at 7555 Henness Ridge Road if needed. It would utilize the existing easement on the property across the street for underground plumbing to deliver effluent from site improvements to the larger parcel (see Figure 2-1).

At current County septic standards (150 gpd per bedroom), the total Project septic system is engineered for 4,050 gpd. Current domestic water consumption (less the laundry) is estimated at 2,760 gpd for domestic use and 600 gpd for laundry utilizing a water recycling system.

A feasibility engineering report was prepared for the site, which calculated the estimated land area needed to service the site. A peer review of the septic feasibility report was also conducted and came to the same conclusions. The report identified that a 22,000-square-foot leach field would be sufficient. These calculations include the commercial laundry flows of 2,400 gallons per day. The commercial laundry has added a water recycling system, and the remaining laundry water discharge will be sent to dedicated greywater dispersion. The Project's units will include greywater systems removing significant septic flow from the feasibility report and diverting the greywater to on-site irrigation of native vegetation.

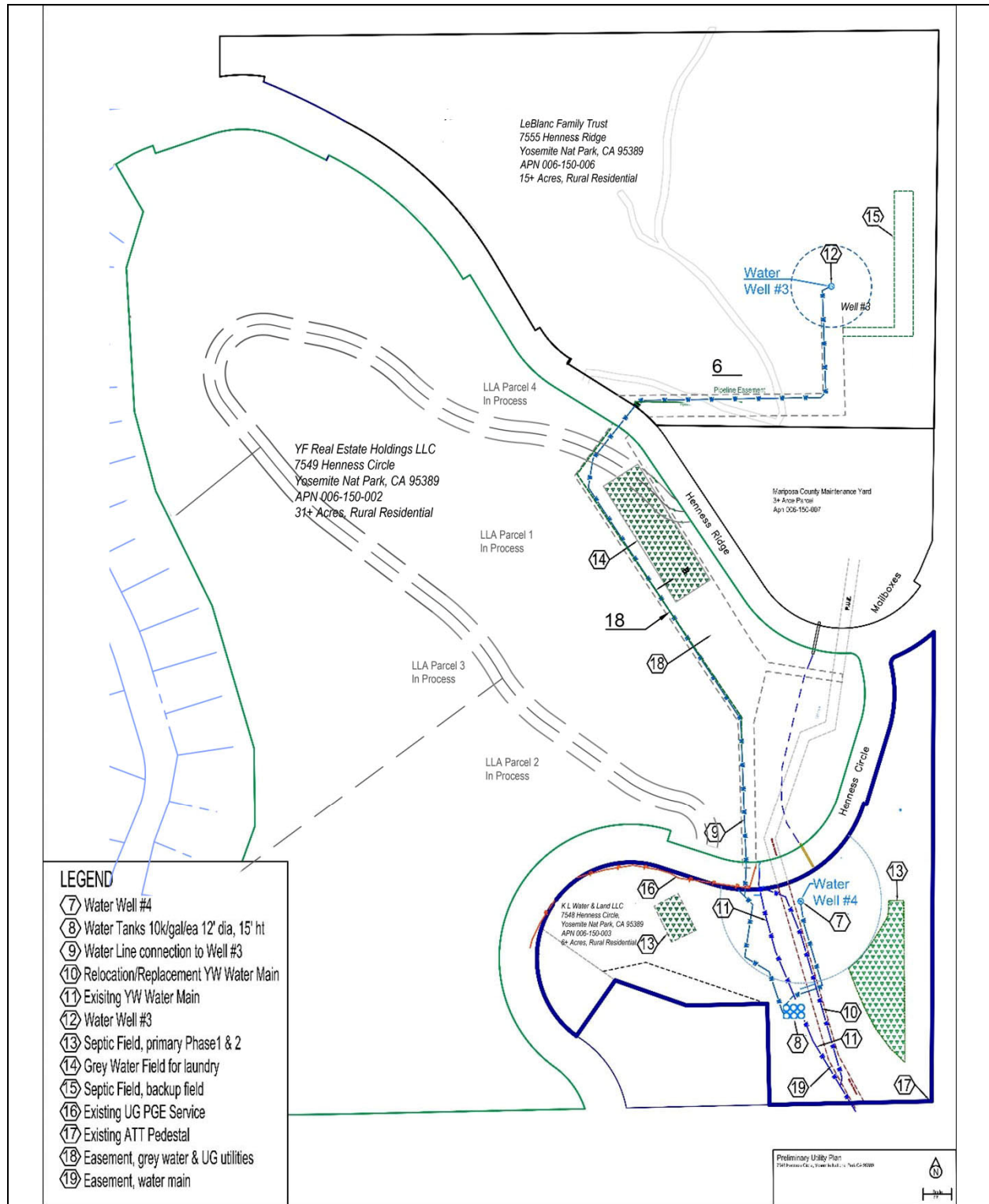
A backup septic field on the recorded easement at 7549 Henness Ridge Road includes approximately 32,000 square feet of leach field area. Additional area is available on the 15-acre parcel at 7555 Henness Ridge Road for replacement leach field area if needed. (Letter of Intent is attached.)

## **2.6 - Utilities**

The Project will connect to existing underground electric service lines on the property and distribute power with underground cabling and ground-mounted transformers near the buildings. Propane tanks will be positioned near each building. Telephone service will be underground to each unit, and TV/internet will be via satellite dishes. The septic tanks and pods are underground with secured hatches for servicing. See Figure 2-1.

## **2.7 - Recreation Easement**

A proposed easement will be offered to the adjacent condominium project of approximately 10,500 square feet to increase the local recreational land uses when the Project is approved and construction is finished.



**Figure 2-1  
Project Utility Plan**

## 2.8 - Building Details

The Project will be similar in style and building size to the existing residential area of Yosemite West. The existing and pending Pre-project improvements include three buildings: two houses and one detached garage. The Project will result in the addition of five buildings from 1,100 square feet to 2,750 square feet each. The multi-family units range from 600 to 1,050 square feet each. The table below and Figures 2-2 through 2-6 below details the square footage and contents of the proposed structures by phase.

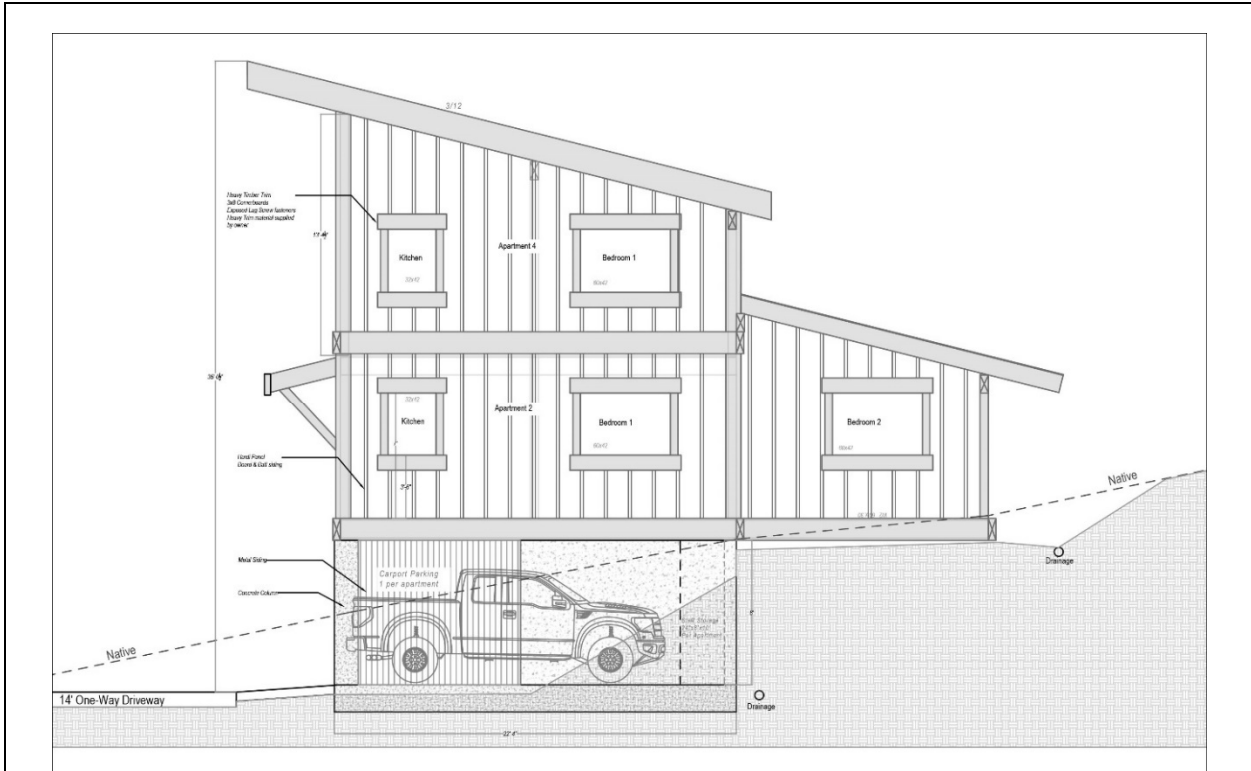
<i>Proposed Structures</i>	<i>Square Feet</i>	<i>Baths</i>	<i>Bedrooms</i>	<i>Kitchens</i>	<i>Laundries</i>	<i>Occupancy</i>	<i>Parking</i>
<b><i>Existing &amp; Pending Improvements</i></b>							
Primary Residence	5,500	7	6	1	2	8	6
Auxiliary Residence	3,850	5	4	1	2	6	7
Detached Garage & Storage	3,000	1	0	0	0	0	9
<b><i>Totals</i></b>	<b><i>12,350</i></b>	<b><i>13</i></b>	<b><i>10</i></b>	<b><i>2</i></b>	<b><i>4</i></b>	<b><i>14</i></b>	<b><i>22</i></b>
<b><i>2/14/2022</i></b>							
<b><i>Project Improvements</i></b>							
Staff Units (10) 1-Bed, 1-Bath	550	10	10	10	3	20	6
Staff Units (4) 2-Bed, 1-Bath	1,050	4	8	4	2	10	8
Garage Laundry & Apartment	Existing	2	1	1	8	2	4
Long Term Parking							13
<b><i>Totals</i></b>	<b><i>10,800</i></b>	<b><i>16</i></b>	<b><i>19</i></b>	<b><i>15</i></b>	<b><i>13</i></b>	<b><i>32</i></b>	<b><i>31</i></b>
<b><i>Cumulative Totals</i></b>	<b><i>23,150</i></b>	<b><i>29</i></b>	<b><i>29</i></b>	<b><i>17</i></b>	<b><i>17</i></b>	<b><i>46</i></b>	<b><i>53</i></b>

The Project design has placed the buildings near the public road without impeding traffic with parking to increase the open space and natural terrain. There are parking spaces under each apartment building, reducing the Project footprint.

All the buildings will be residential in style, similar to existing Yosemite West architecture. They are lower than existing building height limits in the community. The buildings will be set on the natural hillside to reduce building heights and grading. The Project provides 20 covered parking spaces and 33 outdoor spaces (53 total parking spaces) for 46 people living and working in Yosemite West. The Application proposes a maximum of 25,000 square feet of buildings built on 6.22 acres of land with modest slopes and vegetation. This equates to approximately 4,000 square feet of building space per acre. In comparison, Yosemite West Unit 1 is estimated to be closer to 10,000 square feet of building per acre.



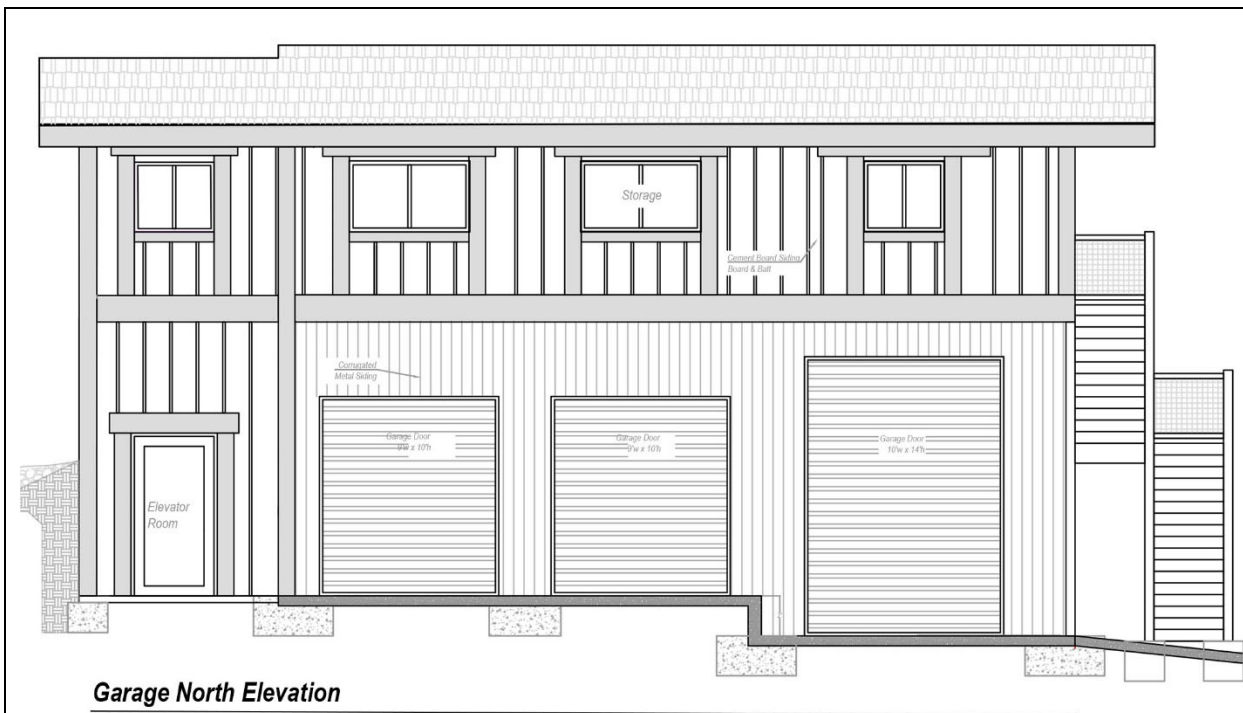
**Figure 2-2**  
**Auxiliary Residence Elevations**



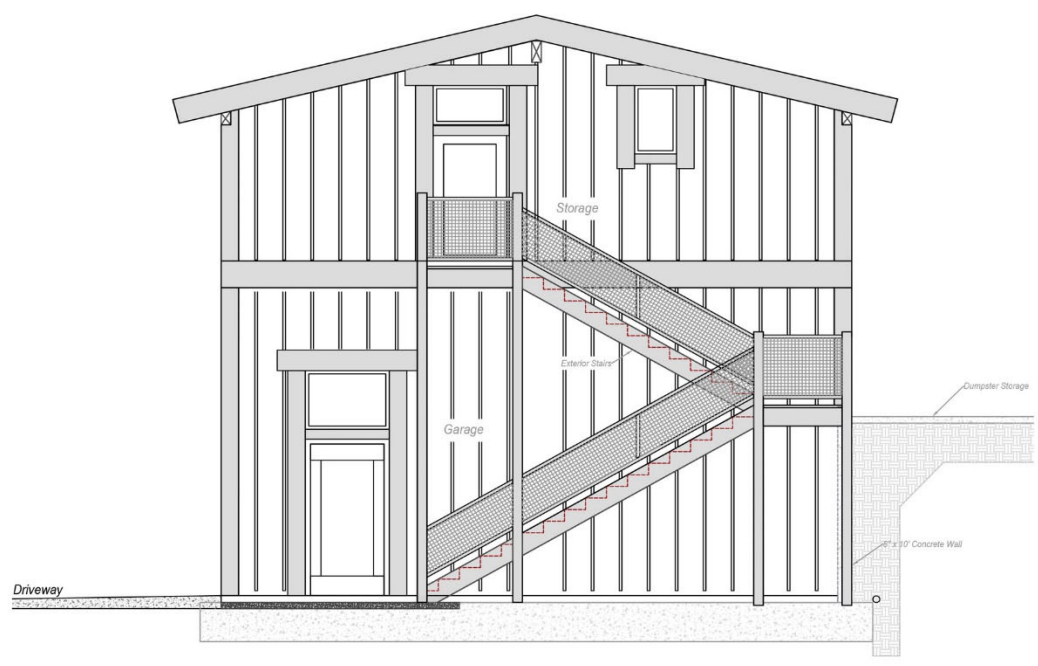
**Figure 2-3**  
**Typical Apartment Elevations**



**Figure 2-4**  
**Typical Apartment Unit Floor Plan**



**Garage North Elevation**

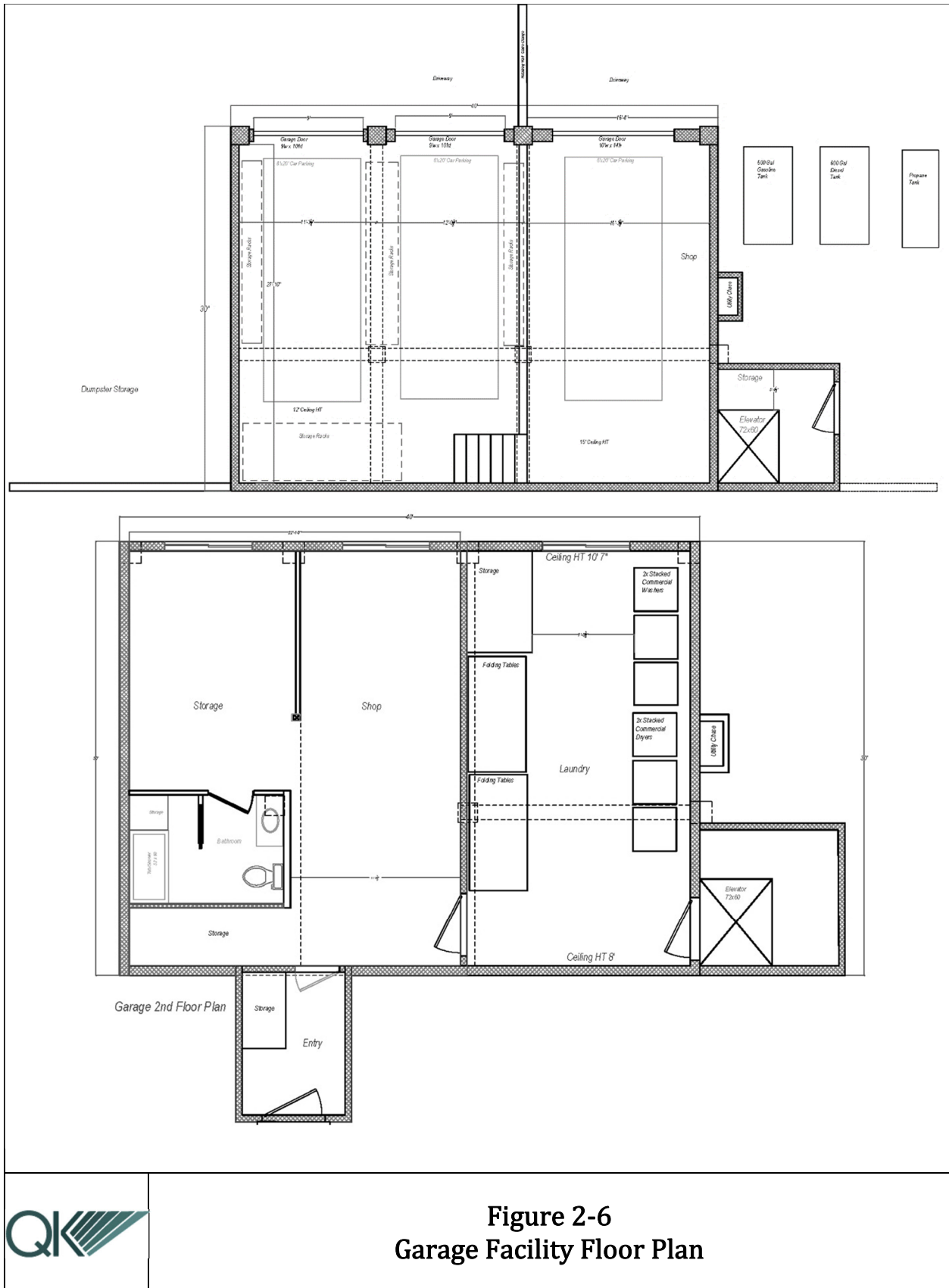


**Garage West Elevation (street side)**



**Figure 2-5  
Garage Facility Elevations**





**Figure 2-6**  
**Garage Facility Floor Plan**

## **2.9 - Access and Traffic**

Access to the Project will consist of four driveways on Henness Circle, an asphalt road 24+ feet wide with integrated drainage curbs. The proposed driveways will be private roads built and maintained by the property owner. Snow removal will be performed by the Scenic Wonders staff using their three tractor snow blowers and two snowplows. The Project will also include engineered drainage to manage surface water flows.

The Access 1 driveway is a two-way paved driveway providing access to the auxiliary residence and two apartment buildings. It also creates an emergency parking lane next to the Project's fire hydrant. The Access 2 driveway is a one-way, loop road serving most of the planned buildings. The buildings include one underground parking space for each staff unit. The Project includes additional outdoor parking on the private drives.

Access 3 is a two-way driveway serving the garage, laundry, fuel storage, and a staff apartment. It includes seven outdoor parking spaces and three large garage parking spaces. The Access 4 driveway is used to service the dumpster storage area. It provides a large apron area for daily use by Scenic Wonders staff and regular dumpster service without vehicles backing out into Henness Circle.

This provides ample space on the subject property to allow access to the Project without backing out.<sup>2</sup> The design of driveways along Henness Circle are also along more visible portions of the roadway to provide proper warning to vehicle traffic in the area. The Project has approximately 1,030 feet of road frontage, and the access encroachments use about 210 feet of the frontage on Henness Circle. According to the traffic study prepared for the Project, the proposed driveways provide appropriate site distance views along Henness Circle.

The Project has already improved traffic line of sight issues by removing dead trees, limbing, and brushing along critical areas of the property's frontage, as suggested in the traffic study. This allows increased line of sight and safety for vehicles on the public road. The Project's fuel reduction and forest cleanup will increase wintertime sunshine on the road, increasing the solar melting of snow.

Access #1 is a two-way, paved road, 24+ feet wide, with drainage sways on each side. The one-way loop driveway is also 24+ feet wide, allowing one-way traffic and additional parallel parking for staff and emergency vehicles if needed. The Project's driveways and road

---

<sup>2</sup> After review of comments from County Public Works and the public, the Project has revised building locations and parking areas to eliminate vehicles backing onto Henness Circle. All the parking and access to the Project will be done without any street parking or backing out into the public roadway. This current design has been reduced from the original six access drives originally proposed to four access points. Project parking has been revised to eliminate any use of the public roads for parking or backing out onto the street for egress.

systems will be a combination of concrete and asphalt paving to reduce dust and improve snow removal.

### **2.10 - Relocation of Solid Waste Dumpsters**

The Project includes an area for dumpster storage and service. Approval of the Project will enable Scenic Wonders to move the existing dumpsters from the streets of Yosemite West Unit 1 to the storage area at the garage.<sup>3</sup> The garage and dumpster storage area is adjacent to the existing condominium parking lot.

### **2.11 - Drainage**

Drainage facilities are proposed to be constructed in the developed portion of the property. The drainage system will direct existing and new Project runoff away from the buildings, parking areas, roads and leach fields. Once channeled, the runoff will be directed by an engineered drainage design to the existing County culverts running underneath Henness Circle. The runoff continues along the adjacent property's existing natural drainage course. An easement on the adjacent property will be recorded for additional drainage controls if necessary. (See attached Letter of Intent for Drainage Easement.)

### **2.12 - Landscaping**

The Project's landscaping reflects the community pattern of native trees, bushes, and ground covers. An existing mature greenbelt is mostly retained in the plan as a visual shield between the Project and adjacent condominiums. The greywater discharge of the laundry will be used as irrigation for greenbelts to maintain healthy vegetation and reduce fire risks in the Project by maintaining well-irrigated and healthy native vegetation.

Hardscaping improvements of retaining walls, drainage systems, and retention ponds will use crushed rock sways, culverts, concrete, dry stack blocks, and native granite for construction materials similar to existing development in Yosemite West.

### **2.13 - Infrastructure Systems to be Independent of Yosemite West**

The proposed Scenic Wonders Project will construct independent on-site water and sewer systems. It will connect to the on-site underground electric utility for service and use propane tanks for gas service. The phone service will be an extension of the existing on-site underground service.

The water and sewer systems will be a privately-owned, operated, and maintained utility system operated by the Mariposa County Public Works or a private licensed operator with State approvals. The landowner will pay all costs of operation. All services will comply with County, State, and federal requirements for public services.

---

<sup>3</sup> The dumpster storage driveway has been enlarged from previous proposals allowing service trucks to empty dumpsters without backing onto the public street.

A public water system application has been filed with the State Water Board to create a privately-owned and operated public water system for this Project.<sup>4</sup> The State Water Resources Control Board has processed the application and provided a preliminary letter of approval for the Project's new public water system. The Scenic Wonders public water system will be engineered, reviewed, permitted, and regulated by the State Water Board within the current property's entitlements.

An existing community water supply line connects the water storage tanks and the water pump station that runs through the Project parcel. Inspection of the existing pipeline within the property revealed it was approximately two feet deep in places, and the replacement waterline will be more than four feet deep for improved protection. The waterline is approximately 4,700 feet long, is a high-pressure underground pipeline, and has no known check valves or shut-off valves to prevent the water tanks above from draining with a line break. At the Applicant's expense, 430 feet of this waterline on the Project parcel will be replaced and relocated to the correct, existing, and recorded easement. Waterline relocation and replacement shall be at the direction, specifications, and inspection of Mariposa County Public Works. The completed waterline replacement will be owned, operated, and maintained by Public Works.

---

<sup>4</sup> The Applicant had filed a Request for Service for water from the Yosemite West District but has withdrawn the application for several reasons. We believe the District is unable to serve additional customers. It is a single water source system without enough supply to serve existing properties in the District, there are no backup electric generators and water storage is inadequate for the existing service. The District is under financed with a failed history of rate structures to properly maintain the water, sewer, and road systems.

## **SECTION 3 - PLANNING AND ZONING**

### **3.1 - Special Plan - Yosemite West Mixed Use Zone**

The Applicant is proposing a Special Plan for a zoning change, General Plan Amendment, and the creation of the Yosemite West Mixed-Use Zone to accommodate the unique nature of the proposed development. Considering that the Project has multiple uses which do not fit into one designation, the Yosemite West Mixed-Use Zone is the most appropriate. The Yosemite West Mixed-Use Zone is utilized to establish proposed development and uses which do not necessarily fit within a designation in the General Plan while allowing flexibility for a unique development proposal to comply with General Plan policies and goals. In this case, the mix of employee housing and supportive resort uses for the transient occupancy enterprise within the Yosemite West area warrants a Special Plan Area designation.

The Project site is currently designated as Rural Residential within the Mariposa County General Plan (General Plan) and is located within Unit #2 of the Yosemite West Special Planning Area. According to the General Plan, Yosemite West is a subdivision located near Glacier Point Road adjoining Yosemite National Park. This subdivision is primarily resort homes. The only public access to the subdivision is through Yosemite National Park and over a County-maintained two-way, asphalt paved, 24'+ wide road for which the National Park Service issued a special use permit. An existing one-lane, dirt "Fire Motorway" also connects Yosemite West's Azalea Road with the National Environmental Science Center and SR 41, which has been used for emergency access and has been maintained by NPS over the years.

The Special Plan was not adopted for the Yosemite West Plan Area, although a public review draft was released and was scheduled for a workshop before the Board of Supervisors in October 2008 but was canceled. However, the Draft Yosemite West Plan Area does have some policies that provide guidance for the preferred development of the area, according to the Planning Advisory Committee as well as the County. The Special Plan was never adopted or implemented by Mariposa County.

### **3.2 - Consistency with Adopted Plans**

The uses proposed for the Project are consistent with the Yosemite West draft plan goals as well as the goals listed within the General Plan. However, this General Plan Amendment with a zone change to further classify the mix of uses proposed for the Project is a density of approximately three dwelling units per acre.

The Project is consistent with, but not limited to, the following goals listed within the Mariposa County General Plan:

Goal 5-1: Maintain the rural character of Mariposa County.

Goal 5-2: Create land use density and development patterns to manage growth in patterns avoiding sprawl.

Goal 5-3: Integrate transportation and land use decisions to achieve the County's managed growth objectives.

Goal 5-4: Designate land areas and establish siting criteria to enhance economic opportunities.

Goal 5-6: Designate land areas and establish siting criteria for the management of natural resources.

Goal 9-1: All development shall have safe and adequate access.

Goal 9-5: Adequate water and wastewater services shall be provided to properties in the County.

Goal 13-1: Preserve, protect, and enhance regional tourism opportunities and resources.

Goal 13-5: Provide job growth and sustain County revenues by enhancing and expanding the visitor-serving sectors of the economy.

### **3.3 - Zoning Standards**

The site is currently zoned Rural Residential Zone (RRZ), and therefore, a Special Plan (SP) is permitted (Chapter 17.128.020). The Project development will require the SP designation. The Project exceeds the dwelling density allowed within the RRZ designation and includes commercial services. The proposed Special Plan project will combine Multi-Family Residential (MFR) and General Commercial (GC) in a new Yosemite West Mixed-Use Zone for the Project's multi-family housing units, in-house laundry services, private vehicle storage, maintenance shop, fuel storage, dumpster storage, and private office space.

The proposed standards within the requested Yosemite West Mixed-Use Zone include:

- **Permitted Uses:**
  - Multi-Family units up to four dwelling units per acre.
  - Laundromats not for public use.
  - Maintenance support facilities for servicing local home enterprises.
  - Private office space.
  - Self-storage facilities for private use.
  
- **Conditional Uses**
  - Bulk Storage of gasoline, propane, or similar petroleum products for private use.

- **Development Standards**

- Structure Height: no building or structure shall be erected, placed, or structurally altered to a height in excess of 35 vertical feet above natural uphill grade.
- Setbacks from Property Lines and Streets for Residential Uses:
  - Street and front yard: the front yard setback shall be a minimum of 55 feet from the centerline of a local street or state highway and a minimum of 25 feet from the nearest point on a front property line or edge of any right-of-way boundary of a local street or state highway.
  - Side yard: the side yard setback shall be a minimum of 15 feet from a side property line.
  - Rear yard: the rear yard setback shall be a minimum of 20 feet from a rear property line.
  - Building to building setbacks shall be a minimum of 15 feet.
  - Project signage (excluding address and traffic signs) shall be limited to three separate signs on the Project site. Total signage area not to exceed 50 square feet. Neon signs shall not be permitted.
- Commercial development will not exceed a total of 5,000 square feet of building space.
- Multi-Family Housing development will not exceed a total of 4,000 square feet per building.
- Total development will not exceed 25,000 square feet of building space.
- Outdoor lighting shall use Dark Sky Friendly fixtures.

- **Permitting and Construction**

- All building construction shall conform with Mariposa County Building, Health, Public Works, and Planning Codes, CALFIRE, and California State and federal codes for residential, multi-family, in-house laundry, fuel storage, maintenance facilities, and ADA safety and access requirements
- Project development, grading, and drainage plans shall be designed to current building standards and approved by the appropriate Mariposa County Departments.
- Septic/sewage systems to be installed prior to building permits.

### **3.4 - Compatibility with Surrounding Area**

The Scenic Wonders Project will be similar to the community as residential use and style. It will better manage the existing vacation rental service needs of laundry, bulk storage, fuel storage, and equipment storage used and needed in the community. The proposed Project would be an extension of the existing tourism industry already established and permitted within the area. It will help serve the community's future growth for the approximately 111 undeveloped lots. Businesses nationwide and Mariposa County are facing the same problems

of local employee housing shortages to support their local businesses. The Project will allow for an organized and efficient employee housing situation that will reduce some of the traffic from employees traveling to other parts of the region. Relocating the staff housing, operations, dumpsters, laundry, and storage facilities to this new location will reduce local traffic trips and ancillary impacts on the residential Unit 1 of Yosemite West. The Project is adjacent to the existing 48-unit Yosemite West Condominiums, a multi-family residential project on a Rural Residential parcel with parking lots, a storage garage, and a density of approximately 34 units per acre. The Scenic Project only has three+ units per acre.

Furthermore, the proposed Project would provide accessory support for the existing tourism business currently operated by the Applicant. The proposed garage and laundry facility will provide much-needed centralized operations for the support staff of the business. With modest-sized buildings no larger than existing homes in Yosemite West, the Project design reflects the character and look of the existing community while utilizing the same setbacks and height limitations as existing homes within Yosemite West.

The General Plan outlines the area's future development as maintaining this type of character. Based on that understanding, the construction of all the proposed structures would follow a similar rural residential construction character present within the Yosemite West area. The Project intends to further support and enhance the existing conditions that are present within the area while providing for more local employee housing.

### **3.5 - Fire Service Plan**

The Project will meet and exceed the current Rural Wildfire Regulations of Mariposa County, including Titles 8, 16, 17, and the National Fire Protection Association (NFPA) 1142. The property will also adhere to State LE-100 codes of maintaining defensible space for all structures.

Mariposa County adopted the Community Wildfire Protection Plan (CWPP) in February 2021 (see Attachment). The CWPP is the County's primary reference for strategic wildfire planning and guide to future planning, prevention, and mitigation activities. In addition, the Yosemite West Community Wildfire Protection Plan adopted in 2008 (see Attachment) provides guidance with fire mitigation goals and objectives.

#### **Mariposa County Community Wildfire Protection Plan (CWPP) Feb 2021**

*"The goals of the Mariposa County CWPP are:*

- 1. Inclusivity. Reduce wildfire risk to the County by identifying communities in the wildland-urban interface and including their needs in the planning process.*
- 2. Safety. Improve public and first responder safety through coordinated planning, education, and response measures.*
- 3. Adaptation. Reduce ignitability of structures, critical infrastructure, and other values at risk to minimize losses and damage from wildfire and improve local recovery.*



4. *Resilience. Increase the resilience of the environment to environmental shifts anticipated from climate change through innovative and long-term actions.*
5. *Collaboration. Provide an effective framework for partners and agencies to collaborate, leverage expertise, and prioritize projects on a regularly established schedule.*
6. *Action. Implement and track the CWPP to leverage successes for funding opportunities and resources.*
7. *Alignment. Align with relevant local, county, state, and federal plans to reinforce mutually compatible wildfire risk reduction goals.”*

**Note-** The CWPP incorrectly states the Yosemite West utilities are “All Above” ground. Correcting this fact will improve the scoring of the Community Risk Rating.

### **Yosemite West Community Wildfire Protection Plan Nov 2007**

*”The primary mitigation goals are:*

- *To provide for firefighters and public safety.*
- *To protect public and private property and cultural and natural resources.*
- *To coordinate efforts to secure adequate funding for fuels treatment.*
- *To implement a Fire-Safe program.*
- *To improve overall forest health.*
- *To improve natural water courses.*
- *To improve wildlife habitat.”*

The Scenic Wonders Project contributes to several elements of Wildfire Protection outlined in these plans.

It will improve conditions for firefighters and public safety by improving communication with the traveling public for emergencies and evacuations in Yosemite West. Scenic Wonders currently manages over 74 homes and 37 condominiums in the community. The Project will be supported by 50,000 gallons of water storage and a fire hydrant in a vital area void of hydrants. The additional water storage and backup generators for wells will increase the water supply for firefighters in the community. The Project fuel storage will add a backup source for emergency vehicles in this remote area.

The Project follows the fire-safe principles of the CWPPs by creating large defensible space around the structures. We have already removed over 1,500 cu/yds of wood debris and conducted significant shaded fuel treatment on the Project parcel. The Project will continue these efforts with additional forest thinning, limbing, and fuel reduction in the northern section of the 6+ acre parcel.



Project Parcel Before Fuel Reduction



Project Site After Fuel Reduction

In addition, the 15-acre parcel at 7555 Henness Ridge Road has performed extensive fuel reduction, dead tree removal, and installed fuel break trails to reduce fire spread and increase access to the perimeter of the community. The proposed Project will include additional fuel reduction efforts on this property adjacent to and below the main egress of Yosemite West.

These private fuel reduction projects complement the existing fuel reduction and fuel breaks created on adjacent forest parcels to the north and west of the community. Significant progress with perimeter fuel management on the large parcels has been conducted and continues to the north and west boundaries of Yosemite West. These private fire safety and forest thinning projects have improved the defensible space and firefighting access around Yosemite West.

The Project will include additional forest work and installing a greywater dispersion system from the commercial laundry to maintain a healthy greenbelt between the Project and adjacent condominiums.

Scenic Wonders will create and implement an Evacuation Plan for their guests and staff. The Evacuation Plan will coordinate with the local authorities for evacuation events. It will start with placing multi-lingual notices in all rental units they manage with emergency and evacuation information. An additional system of guest notification will enhance the existing company cellular and email guest communication system that includes each guest's cell number and email. It will notify guests of current threats; Nixle Alerts, red flag days, high-wind events, snowstorms, road closures, and current fire conditions. Scenic Wonders will also register the landline in each rental they manage with the current County emergency notification system of reverse 911 and/or Nixle. The Evacuation Plan will also include adding PA systems on two Scenic Wonders' vehicles to enable broadcasting verbal instructions while driving thru the community during emergency evaluation events under the direction of the incident commanders.

Establishing and maintaining lines of communication with guests is a critical element of fire safety in Yosemite West. Nearly 70 percent of the housing units in Yosemite West are vacation rentals used by the traveling public. This population changes with each reservation. The traveling public needs a robust communication system to be ready for emergency events and evacuations. Creating the Scenic Wonders housing project will improve coordination with the staff and local agencies, which will improve communication with the traveling public.

The Evacuation Plan will be one part of the Scenic Wonders employee training program. The staff and managers of this housing project will be trained in procedures of guest communications and wildland fire practices to help protect the Scenic Wonders Project and reduce its spread to the community. Training will include personal safety practices, fire hose and equipment use, monitoring and troubleshooting of the Project's water system components, and communication protocols with local agencies.

The currently intended further development and the Scenic Wonders Project will add to the community fire safety defenses by creating an independent water system including two wells, backup generators, a total of 50,000 gallons of water storage, and a new fire hydrant near the public road. A fire hose house will be installed near the new hydrant, extending the existing community system of fire hose containers.

Upon completion of the Project, Scenic Wonders will provide and maintain truck- or trailer-mounted fire equipment with a portable water tank, portable fire pump, hoses, fittings, and safety gear to quickly suppress fire within the Scenic Wonders Project. Equipment will be available for use by the local fire authorities if needed. The backup water source, Well #3 (47+ gpm), will include an automatic electric backup generator and 5,000-gallon storage for water tenders for use by the local fire authority.

The Scenic Wonders Project water system will be underground or within fire-resistant buildings or structures. The water system will operate unattended with backup electricity for supplying local firefighters even if the Project is evacuated.

The on-site fuel storage will be provided to emergency vehicles as needed, will be built to fire-safe standards, and will include containment systems.

Significant tree limbing has been performed to improve vehicle sight distance along Henness Circle per traffic consultant recommendations to improve traffic conditions. Additional fire safety work will continue through the life of the Scenic Wonders Project.

The Project design includes significant separation from existing developments, easy access and an adequate line of sight access to the public road, and a private 24-foot+ wide paved road system that meets fire and safety standards. The private road system will not exceed the 16 percent CALFIRE grade standard. It is a residential housing project with small four-unit buildings. All buildings will have a minimum 15-foot separation, on-site parking, WUI building standards, and on-site emergency vehicle parking.

Upon completion, the on-site, 50,000-gallon water storage system with a private well will deliver water to the Project's buildings, fire sprinklers, and hydrant. The on-site water well delivery system will include a backup generator and gravity feed water from the storage tanks to the buildings and hydrant. The new fire hydrant will be within 50 feet of the public road, visible from the street, and adjacent to a two-lane paved driveway allowing simultaneous emergency vehicle access to the hydrant and Project evacuation.

The Scenic Wonders Fire Safety Plan will add significant resources to the community, additional water storage, water wells with generators, a robust guest communication system for emergencies and evacuations, and continuing fuel management programs along the main egress of Yosemite West.

### **3.6 - Mitigation and Conservation**

The Project has been reviewed by experienced engineers, planners, lawyers, and accredited specialists in biology, culture, engineering, traffic, water, sewage, air quality, and noise. Feasibility evaluations have been conducted and determined the site and proposed easements are adequate for managing parking, drainage, septic disposal, and water production. In addition, emergency equipment, communications, and operating plans have been proposed as an additional mitigation to improve public safety and reduce potential

Projects impacts. The studies have all determined “less than significant impacts” from the proposed Project.

The Project revisions implemented after the studies have been reviewed by the Project Planners, and they believe the revisions have not substantially affected the completed reports nor increased Project impacts. In addition, the Traffic Report has been revised to address the reduced laundry traffic, adjacent property Lot Line Adjustment, and public comments.

Short-term noise and dust will be reduced with several self-imposed controls. Construction with extreme noise-producing work such as rock drilling, chainsaw operations, and timber milling will be reduced to the hours of 8:00 a.m. to 5:00 p.m. daily.

The Project construction plan will include daily watering and dust reduction of access roads and work areas as needed. Dust-producing construction materials will be controlled with watering and covering as needed to reduce dust.

Long-term dust will be mitigated with paved roads and driveways. Long-term noise will be equal to or less than existing residences in Yosemite West. The community’s history is that employee housing has produced fewer noise problems and complaints compared to the transient rental use of residences in the community.

### **3.7 - Easements**

This proposed Project includes easements for underground utilities as backups to the planned on-site, self-contained improvements. See Figure 3-1. If needed, the Project parcel would be the grantee of the described easements for the defined uses. Letters of Intent by the property owners to grant the defined easements with the proper entitlement of the Project are attached for review.

At 7555 Henness Ridge Road, Easement #6 on the exhibit would be a 20-foot-wide, 13,000-square-foot area for underground water, septic, electric, and communication utilities if needed. If Well #4 is needed for the Scenic Wonders Water System in the future, a pipeline would be installed in this area. If an additional leach field area is required, the pipeline from the Project parcel will be installed in this area.

At 7555 Henness Ridge Road, Easement #15 on the exhibit would be a 16,900-square-foot easement for effluent dispersion if needed for the Project.

7549 Henness Circle contains an existing recorded easement, #18, for the benefit of the Project parcel for the use of installing underground water and effluent pipelines, electric services, and a greywater or septic field. The easement is 69,700+ square feet.

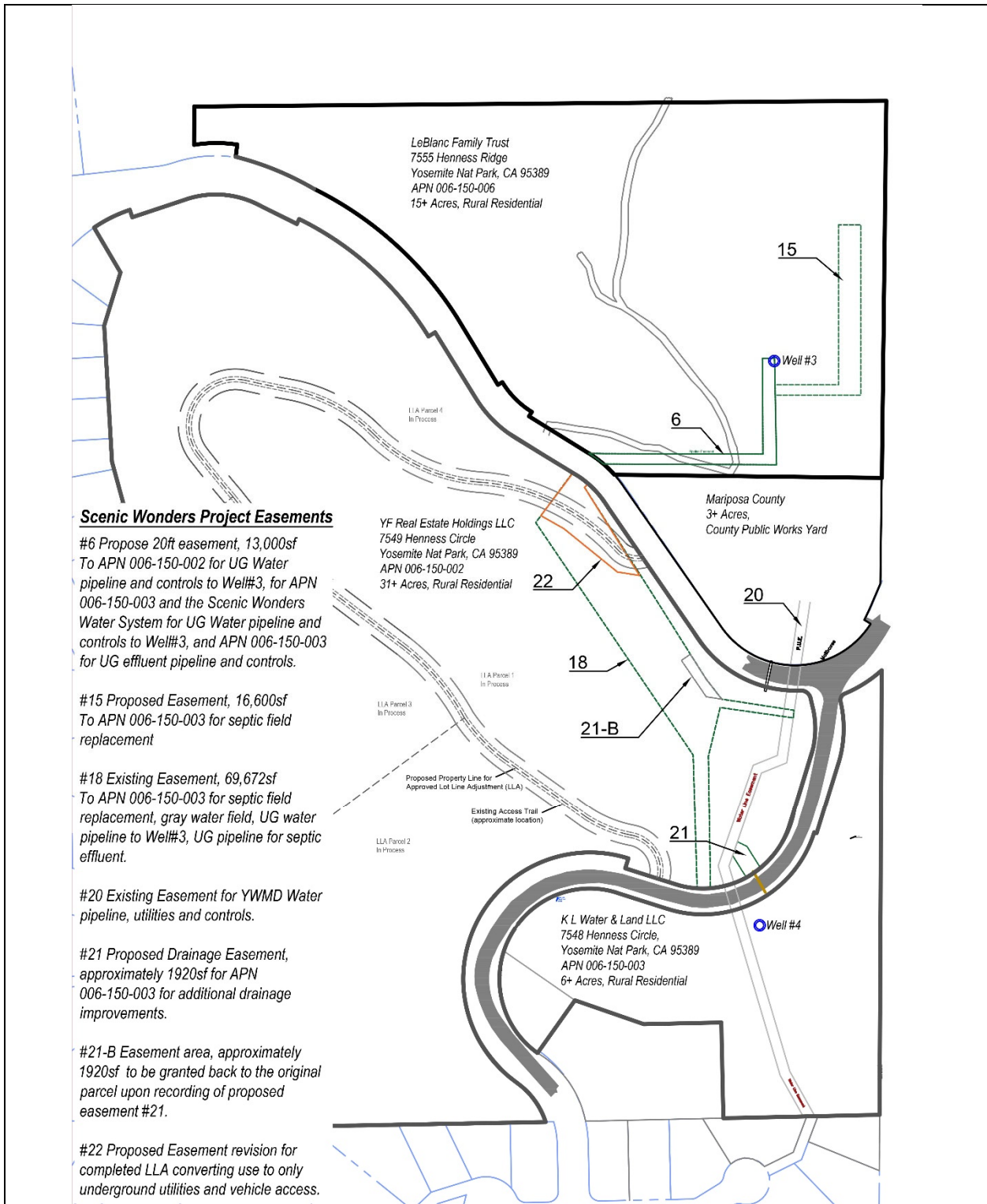
The Project site, 7548 Henness Circle, includes an existing easement, #20, which is a 20-foot-wide utility easement that will be protected or realigned to Mariposa County specifications.

7549 Henness Circle includes a proposed easement, #21, to be used for additional drainage controls if needed when engineering designs are completed upon Project entitlement.

At 7549 Henness Circle, Easement #21, a proposed easement of approximately 1920sf on the exhibit will be granted to the benefit of APN 006-150-003 at 7548 Henness Circle for the use of surface water drainage management. Easement #21 will be an exchange for the area #21-B which will be granted back to the original Parcel upon recording of area #21.

At 7549 Henness Circle, Easement #22, a proposed easement revision for the pending Lot Line Adjustment. The revisions will change the easement use to allow only underground utilities and vehicle access.

The existing YWMD water main on the property will be replaced and relocated within the easement.



**Figure 3-1  
Project Easements**

## Summary of Reports

### Air Report, VRP Technology

*“The Project is located in the MCAB, which comprises seven air districts. Air quality for the County is regulated by the MCAPCD. The MCAB has been assigned either attainment or unclassified status for federal air quality standards. Therefore, MCAPCD is not required to prepare or implement an attainment plan. Accordingly, there is no applicable air quality plan. As such, no impacts would occur. Furthermore, results of the analysis presented in Tables 7, 8, and 9 above indicate that emissions generated from construction or operation of the Project will not exceed the MCAPCD and SJVAPCD emission thresholds.”*

### Biological, OK

*“Significance After Mitigation. Implementation of the measures above would reduce project impacts to special-status animals to a less than significant level.”*

### Cultural Resource Assessment, Sierra Valley Cultural Planning

*“No cultural resources were identified as a result of this study. Therefore, it is unlikely that the proposed development project will have an effect on important archaeological, historical, or other cultural resources. No further cultural resources investigation is therefore recommended. In the unlikely event that buried archaeological deposits are encountered within the project area, the finds must be evaluated by a qualified archaeologist. Should human remains be encountered, the County Coroner must be contacted immediately; if the remains are determined to be Native American, then the Native American Heritage Commission must be contacted as well.”*

### Geotech Feasibility Salem Engineering

*“Based on the soil/rock conditions encountered, the site is considered feasible for single-family residential construction. When the precise location of the proposed residences are known, SALEM should be contacted to provide a design level geotechnical engineering investigation”. Note, the Scenic Wonders Project is planned with residential size and height buildings.*

### Noise Report

*“Therefore, noise resulting from short-term, transient construction activity will not result in significant adverse impacts to nearby sensitive receptors.”*

*“As a result, Project traffic will not create a significant impact at sensitive receptors in the study area. Therefore, no mitigation measures are needed.”*

*“Based on the vibration velocity levels provided in Table 6, vibrations generated by the construction phase of the Project are considered less than significant.”*



### Preliminary On-site Wastewater, Ridgeline Engineering

*“Based on preliminary size figures, which are conservative, the site contains sufficient area to provide disposal field areas for both the Phase 1 and Phase 2 development as well as the required replacement areas.”*

### Preliminary On-site Wastewater, QK Inc.

*“Based on the findings mentioned in this letter, the proposed septic system is feasible to meet the Mariposa County policies. In the final design of the proposed septic system, the exact type and size of piping, and septic tanks, leech line trench, and construction details should be determined to meet Mariposa County policies.”*

### Storm Drain Feasibility, QK Inc.

*“In the final storm drain design documents, I recommend a design professional prepare calculations, which should include the design volume needed for the proposed basing for attenuation and treatment of stormwater runoff. Also, the final storm drain design documents should include a method of discharging collected stormwater runoff at a rate not to exceed the equivalent of the existing stormwater peak flow rates. The proposed site plan appears to allow for plenty of stormwater drainage storage area to accommodate the needs of the Project.”*

### Traffic Report, JLB Traffic Engineering

#### *Existing plus Project Traffic Conditions*

- *It is recommended that the brush and trees within the 155 feet corner sight distance triangles of the westmost driveway be removed as part of this Project to improve visibility and traffic safety.*
- *JLB analyzed the location of the proposed access points relative to the existing local roads and driveways in the Project’s vicinity. A review of the Project access points to be constructed indicates that they are located at points that minimize traffic operational impacts to the existing roadway network.*
- *At buildout, the proposed Project is estimated to generate a maximum of 136 daily trips, 8 a.m. peak hour trips and 11 p.m. peak hour trips.*
- *Under this scenario, all study intersections are projected to operate at an acceptable LOS during both peak periods.”*

### Well Analytics Report, Kenneth Schmidt and Associates

*“For Well No. 3, the total dissolved solids (TDS) concentration was 124 mg/l, and the water was calcium bicarbonate type. Concentrations of nitrate, iron, manganese, and arsenic were low, well below the respective MCLs. The alpha activity was 4.4 picocuries per liter, also well below the MCL. For Well No. 4, the TDS concentration was 109 mg/l, and the water was of*

*calcium bicarbonate type. Concentrations of nitrate, iron, manganese, and arsenic were also well below the respective MCLs. The alpha activity was less than 1 picocurie per liter. This water thus appears of suitable quality for public supply."*

**Following the Drinking Water Division Well Capacity Determination Methods, following are the allocated yields of the tested wells.**

<u>Well No.</u>	<u>Pumping Rate at End of 10 days (gpm)</u>	<u>Half of 10-day Pumping Rate (gpm)</u>
3	47	23.5
4	10	5
<b>Total</b>	<b>57</b>	<b>28.5</b>

Watershed Memo, Kenneth Schmidt and Associates

*"For the LeBlanc/Scenic Wonders project, the projected water demand from well pumpage is 5.3 acre-feet (1,629,200 gallons) per year. Of this, about 4.9 acre-feet (1,498,900 gallons) would be returned as wastewater. Thus, the net consumption would only be .04 acre-foot per year. This is only about 0.01 percent of the average available groundwater in the Indian Creek Watershed."*

**3.8 - Summary of Benefits**

The proposed Scenic Wonders Project is the solution to a Home Enterprise that is close to outgrowing the current zoning. It brings a Special Plan zoning amendment to a single parcel in Yosemite West. The Project location is removed from the existing Unit 1 residential areas. It supports current and future owners of vacation rentals in Yosemite West with an improved property management service.

This Project fills a huge void in the Yosemite West community with new employee housing and dedicated laundry service for the existing and future rental operations. The proposed Project will create less than significant impacts while reducing local traffic and delivery congestion within the residential Unit 1 area.

It will also reduce water and sewer flows in the stressed Yosemite West water and sewer system by moving laundry services from the rental units to a dedicated laundry service outside the Yosemite West Maintenance District. The dedicated laundry facility will also reduce community water consumption by recycling the water used in the laundry. The greywater discharge will be used for native species irrigation of an existing greenbelt and disposal in a dedicated leach field.

An on-site water and sewer system will be privately-owned and operated by licensed contractors without impacting the troubled Yosemite West Maintenance District systems. The Project's water and septic systems may be connected to an adjacent parcel that can

provide a backup water source and additional septic dispersion. If approved, the Scenic Wonders Project will add 50,000 gallons of water storage for their residents and community emergencies.

This development will also continue a significant fuel reduction program on the Project parcel to reduce fire threats along the public road. Additional fuel reduction will be completed on the owner's 15-acre parcel to reduce fire risk on the community's northern boundary.

The private water system will include an added fire hydrant along Henness Circle in an area without hydrants. The Project will include a modern communication system for Scenic Wonders guests to improve fire notifications, evacuation orders, extreme weather conditions, and road closures.

The Project fits the community character with residential housing units that are smaller buildings than many existing homes. It is less dense than Yosemite West Unit 1 and adjacent condominiums. It provides needed services and housing for jobs to support the vital hospitality industry of Mariposa County. The Project will also increase the production of local Transient Occupancy Tax revenues that support critical County services.

Yosemite's Scenic Wonders has been a vested business in Yosemite West for over 30 years. It has been the leader in the management of vacation rental homes by providing reliable service to homeowners with honest, hardworking staff dedicated to quality service. There is a significant shortage of employee housing in Yosemite West today, and the community is still growing. This Project will help fill the need of existing and future property owners with more management services and staff while providing numerous safety services and infrastructure improvements in the remote community of Yosemite West.

### **3.9 - Project Revisions and Comments**

The Scenic Wonders Project has evolved over a six-year period. The property purchase process began in April of 2016, which required a Certificate of Compliance (COC). The COC included surveys, legal descriptions, soils testing, fuels management, and water exploration. The Grant Deed was recorded on July 5, 2018; the COC process was completed and recorded in November of 2018.

The on-site Well #4 was the second water well drilling on the Project site. The first well was a dry hole, inspected and sealed to county requirements. Well #4 was drilled to 946 feet in July 2016 and produced 15 gpm using air from the drilling rig. Well #4 was pump tested in the fall of 2019 (an extreme drought season) with simultaneous pump testing of Well #3 with no effect on each pump's water production. At the end of pumping, water samples were collected and evaluated for water quality (results in Well Analytics Report Wells 3 and 4).

The Project design began upon establishing a quality water source and completing soils testing results supporting residential buildings and on-site septic disposal. The primary need

of Scenic Wonders was to create, own and operate employee housing for its property management staff along with a commercial laundry to improve housekeeping services.

Alternative uses were considered for the property. A new multi-unit transient rental development, a high-density employee housing project for NPS or the Park Concession or large luxury residential homes on the six-acre site were evaluated. While the alternatives could be more profitable real estate ventures, they did not resolve the immediate and long-term needs of Scenic Wonders staffing and the Yosemite West rental community's rental property owners. The alternative uses created greater impacts of higher traffic volumes, greater water use and sewage disposal, more noise, air pollution, energy consumption, or added rental units in the community without improving workforce housing.

The first conceptual design for the Scenic Wonders employee housing project included two residences, a detached garage with laundry, and five multi-family buildings with a total of 16 units. Some of the buildings included curbside parking on Henness Circle Road. This reduced the footprint of the Project, but it required some vehicle traffic to back out onto the public road for egress. While this is common use in the Yosemite West subdivision, County staff did not support it for the proposed multi-family units.

The second Project design eliminated the street-front parking, moved those buildings back from the street, and created parking areas with three-point turnarounds on the property. It also included a one-way loop road where the buildings were relocated. The second design eliminated backing out onto the street, and it reduced the total number of apartments. The second design and revised Application includes two residences, a detached garage with laundry, and five multi-family buildings with a total of 14 staff units. The Project occupancy is planned for 46 full-time residents who live and work in the community.

This design has been reduced from the original six access drives originally proposed to four access points.<sup>1</sup> A previous version of the Project's proposed public use facilities includes an internet café, retail food sales, or a public meeting area. These uses have been removed from the Application due to early opposition comments by a few Yosemite West owners. This reduced the Project's potential noise, traffic, energy, water, and septic use.

The second Project design was refined and reviewed by QK Inc, and the General Plan Zoning Amendment (GPZA) Application was filed in July 2020. The filing included numerous studies and reports for biology, cultural resources, Geotech feasibility, preliminary wastewater evaluation, percolation tests, storm drain feasibility, traffic impacts, well analytics, preliminary grading, and the proposed site plan. The Mariposa County Planning Department hosted the Application and documents on their website and made public notice of the GPZA filing.

Ken LeBlanc reached out to the community to discuss the proposed Project at an ad-hoc scoping meeting. A conference call was scheduled for September 1, 2020, hosted by Ted Williams, President of the Yosemite West Property and Homeowners Inc., the local community organization. Supervisor Rosemarie Smallcombe, Ken LeBlanc, and several Yosemite West residents and landowners joined the conference call. Supervisor Smallcombe

provided an overview of the Project. The conference call continued with a discussion of several topics, including water resources, the Nature Bridge campus and fire station, rental noise, and Scenic Wonders' response to complaints.

Supervisor Smallcombe proposed that Scenic Wonders join the water district and contribute their water wells to the community. Scenic Wonders had filed a Request for Service with Public Works in August 2019; their response vacating the Request was received in August 2020. The YW sewer system operates with State NOVs and flow restrictions that prohibit new connections. Connecting the Project to the community water and sewer systems was not an option.

The YWHI Summer 2020 Newsletter informed members and the community of the 2020 GPZA filing. In addition, the YWPHI December 10, 2020 Newsletter informed residents of the status of the Scenic Wonders GPZA Application (see Attachments).

The Project has also been on several agendas and meetings of the Yosemite West Maintenance District Adversary Committee.

The GPZA Application and documents were made available to the public and appropriate agencies for comment shortly after the filing. Comments were received from numerous agencies and the public (see Attachments Public Comments, Agency Comments).

Agency comments included topics of septic easements, public water system vs. a new privately-owned system, driveway access and turnarounds, building addresses, one-way loop road, a truck turnaround for dumpster servicing, relocated water main to Public Works' standards, site plan requiring a civil stamp, drainage plan, road maintenance fees for multi-family use, commercial trucking permits from NPS, and septic system installation prior to building permit issuance. The revised GPZA and Project design have addressed these issues.

Public comments included topics of notice to the YWMDAC, inconsistent projects specs in Application (i.e., 6.22 acres vs. 7.26 acres), NPS approvals for Henness Ridge Road access permit, SB 1263 report, water main relocation, greywater leach lines locations, traffic report, fire safety of single access community, fuel storage, and overall traffic impacts. The revised GPZA and Project design address these issues.

### **Scenic Wonders Project Revisions**

Conceptual design began with eight buildings (two houses, a garage with laundry, five apartment buildings), off-street parking, 5-10k/gal water tanks, a two-way loop driveway, and 35 parking spaces.

- Moved parking for three buildings away from street.
- Eliminated two apartments from Project plan.
- Changed two-way loop driveway to one-way with emergency vehicle parking.
- Reduced Project access driveways from six to four entrances.
- Removed the internet café and retail store uses.

- Moved garage building, added three-point turnarounds on the private driveways.
- Added fire hydrant near public street.
- The dumpster storage driveway has been enlarged, allowing service trucks to empty dumpsters without backing onto the public street.
- Revised water storage from 5-10k/gal tanks to 2-25k/gal tanks, moved location further from adjacent condominium building.
- Filed Preliminary Technical Report for new public water system. Attach Docs.
- Relocated septic and treatment tanks on property.
- Water recycle system added to commercial laundry, up to 80 percent water savings. Attach Docs.
- Air Quality and Greenhouse Gas Assessment completed
- Noise Study Report completed
- Revised Fire Safety Program for the Project.
- Added laundry system greywater dispersion to greenbelt.
- Added 18 parking spaces on the property, total 53.
- Added drainage settling pond easement if needed. Attach Docs.
- Project Traffic report updated with final specifications-
- Revised traffic impacts with reduced local trips by staff due to commercial laundry.
- Revised location of the Water Tanks access road
- Revised GPZA Application filed with Mariposa County Planning Dept.

### **3.10 - Technical Studies Prepared**

The Applicant has commissioned the following technical reports to be used for the analysis of the Project by Mariposa County. They are included in the Application package.

- Preliminary On-site Wastewater Evaluation - Ridgeline Engineering, November 11, 2017
- Preliminary On-site Wastewater Evaluation, 2<sup>nd</sup> Review- QK Inc
- Soil Profile Logs and Percolation Tests, Project Parcel - Salem Engineering Group, February 15, 2017
- Soil Profile Logs and Percolation Tests, YC Parcel, Greywater Field - Salem Engineering Group,
- Geotechnical Feasibility Letter - Salem Engineering Group, July 17, 2018
- Well Analytics Report - Moore Twining Associates, Inc., February 28, 2018
- Biological Analysis Report - QK, August 2019
- Traffic Impact Study - JLB Traffic Engineering Inc.
- Cultural Resources Study - Sierra Valley Cultural Planning
- Storm Drain Feasibility Letter, QK
- Air Quality Report
- Noise Study
- Water Wells Analytics Reports, Watershed Memo - Kenneth Schmidt Associates
- Water System Preliminary Technical Reports (SB 1263 Report) - QK
- State Water Resources Control Board Review Letter

### **3.11 - Project Applications, Discretionary Determinations, Entitlements and Permits**

A successful Project entitlement and execution will require:

- Discretionary Determinations
- General Plan Zoning Amendment (GPZA) Review and Recommendation, CEQA Determination by the Mariposa County Planning Commission
- Resolution by BOS, Ordinance by BOS, CEQA Determination by BOS, EIR Certification
- GPZA Planning Commission Approval by the Mariposa County Board of Supervisors
- State Water Board Operating Permit
- NPS acknowledgment of Henness Ridge Access Permit
- Legal Descriptions and recording of easements
- Building Permits
- Timberland Conversion
- Wastewater Permits, Septic Permits
- Public Works Encroachment Permits
- CA State permits
- NPS Permits Commercial Trucking Permits as needed
- Spill Prevention, Control, and Countermeasure (SPCC) Plan (Fuel Tanks hazardous materials registration)
- TBD Additional necessary permits, approvals, and registrations

#### Additional Attachments:

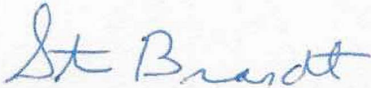
- Preliminary Grading Plan, QK W/Civil Stamp
- Site Plan 24x36 format, QK W/Civil Stamp
- Preliminary Building Design, QK
- Agency Comments to July 2020 Application
- Public Comments to July 2020 Application
- Certificate of Compliance Documents
- Yosemite West Community Wildfire Protection Plan Nov 2007
- Letters of Consent for necessary Easements
- YWPHI Land Use Update Summer 2020
- YWPHI Newsletter 12/10/2020

Date: 11-10-22



---

Applicant - Kenneth LeBlanc, Managing Member  
K L Water & Land LLC  
7403 Yosemite Park Way,  
Yosemite, CA 95389



---

Consultant - Steve Brandt, AICP  
Principal Planner - QK  
901 E. Main Street  
Visalia, CA 93292