RECOMMENDED ACTION AND JUSTIFICATION: State law and County requirements direct the Planning Commission and the Board of Supervisors to review progress made during the past year (2008) in accomplishing the policies and implementation measures of the General Plan. The Annual Report must be submitted to two designated State agencies, OPR and HCD. The Board also needs to establish a schedule of times for considering proposed 2009 amendments to the General Plan.


ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION: Failure to complete action on the Annual Report would put the County out of compliance with State law and with the requirements of the Mariposa County General Plan.

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Source: Internal Transfer
Unanticipated Revenue: 4/5's vote
Transfer Between Funds: 4/5's vote
Contingency: ( ) General ( ) Other

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CLERK'S USE ONLY:
Res. No.: Ord. No. 5
Vote – Ayes: 5 Noes: __
Absent: ___
Approved: ___
Minute Order Attached: ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.
Date: ___________
Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: Deputy

COUNTY ADMINISTRATIVE OFFICER:
☑ Requested Action Recommended
☐ No Opinion
Comments: ____________________________

CAO: ____________________________

Revised Dec. 2002
MARIPOSA COUNTY RESOLUTION NO. 09-126

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIPOSA ESTABLISHING A SCHEDULE OF DATES EXPECTED FOR PUBLIC HEARINGS TO CONSIDER 2009 AMENDMENTS TO THE MARIPOSA COUNTY GENERAL PLAN

WHEREAS, the laws of the State of California require Mariposa County to adopt and maintain a General Plan to guide the long-term development of the County, pursuant to Government Code Section 65300 et seq.; and

WHEREAS, after six years of public workshops, policy drafts, plan revisions and final public hearings, the Board of Supervisors did adopt the Mariposa County General Plan on December 18, 2006; and

WHEREAS, General Plan policy 4-3a establishes that General Plan amendments shall be scheduled on a regular basis every year; and

WHEREAS, Implementation Measure 4-3a (1) and State law limit the times at which the adopted General Plan can be amended to no more than 4 times per year; and

WHEREAS, Implementation Measure 4-3a (2) provides that one of the four General Plan Amendment hearings shall be held for the use of the Board of Supervisors to adopt updates and modifications to the General Plan that are generated during the Annual Review; and

WHEREAS, the Planning Commission has reviewed this schedule and the Annual Report and recommended approval of the Schedule for General Plan Amendments on February 6, 2009; and

WHEREAS, actual meeting dates in the Schedule of 2009 General Plan Amendments (Exhibit A) are approximated, and advisory, and will be finally established as public hearing dates are officially noticed and advertised; and

WHEREAS, it is in the public interest to have an adopted schedule of expected hearing dates to inform applicants, staff, advisory bodies and the public of the times at which they may expect to see changes considered to General Plan policies, and use diagrams or Area Plans.

NOW THEREFORE BE IT RESOLVED THAT the Board of Supervisors hereby adopts this Resolution and the Schedule included in Exhibit A as the schedule of dates expected to consider Mariposa County General Plan Amendments in 2009.

ON MOTION BY Supervisor Cann, seconded by Supervisor Allen; this resolution is duly passed and adopted this 17th day of March, 2009 by the following vote:
AYES:     ABORN, TURPIN, BIBBY, CANN, ALLEN
NOES:     NONE
ABSENT:   NONE
ABSTAIN:  NONE

Brad Aborn, Chairman
Mariposa County Board of Supervisors

ATTEST:

Margie Williams
Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM:

Steven W. Dahlem
County Counsel
TO: KRXIS SCHEK, Planning Director
FROM: MARGIE WILLIAMS, Clerk of the Board
SUBJECT: PUBLIC WORKSHOP to Consider Public Comments on the 2008 General Plan Annual Report; Direct that the 2008 Annual Report be Filed with the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD); and Adopt a Resolution Establishing the 2009 Schedule of General Plan Amendments

RESOLUTION 09-126

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on March 17, 2009

ACTION AND VOTE:

10:12 a.m. Kris Schenk, Planning Director;
PUBLIC WORKSHOP to Consider Public Comments on the 2008 General Plan Annual Report; Direct that the 2008 Annual Report be Filed with the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD); and Adopt a Resolution Establishing the 2009 Schedule of General Plan Amendments

BOARD ACTION: Larry Enrico, Senior Planner, presented the staff report. Discussion was held with Kris Schenk and Larry Enrico. Supervisor Cann requested that the interim urgency ordinance on the agritourism uses be included in the report; and he asked staff to review the status of the Wawona Plan. Supervisor Allen commented on his contact with the Park Service on the Wawona Plan. Discussion was held relative to the impact fee study and whether cemeteries are included. Supervisor Bibby suggested that the consultant for the impact fee study be made aware of the assessment for County Service Area 3 for fire equipment and station improvements. (M)Cann, (S)Allen, Res. 09-126 was adopted approving the report with the requested addition of the interim urgency ordinance on the agritourism uses and approving the schedule of General Plan amendments/Ayes: Unanimous.

Cc: File
2009 ANNUAL REPORT ON THE MARIPOSA COUNTY GENERAL PLAN

Introduction and Background

California State laws and the adopted Mariposa County General Plan require that a report be prepared each year regarding the General Plan. The annual report is reviewed and approved by the Planning Commission and the Board of Supervisors following duly noticed public hearings. Following consideration by the Planning Commission and action by the Board of Supervisors, the General Plan Annual Report is submitted to the Office of Planning and Research and the Department of Housing and Community Development.

This 2009 Annual Report contains a review of the General Plan policies, programs and implementation measures that were addressed during the 2008 calendar year. It also describes planning activities that are in process or anticipated in 2009 through 2013 (the short-term planning horizon) and subsequent years to achieve full consistency between General Plan policies and County development regulations. Included with the annual report is a proposed schedule for the consideration of General Plan Amendments during the remainder of 2009 (Attachment 8).

The Mariposa County General Plan was adopted by the Board of Supervisors on December 18, 2006. The underlying goals and policies of the General Plan were developed during a six-year-long public planning process featuring community workshops, preliminary drafts of policy documents, planning fairs, focused working sessions, public outreach efforts, revised drafts, and a final round of public hearings. The accompanying programmatic Environmental Impact Report (EIR) for the General Plan was prepared, revised and circulated twice. Certification of the Final EIR was not challenged legally, and the adopted General Plan and EIR mitigation measures have been in effect since the beginning of 2007. Printed, CD and on-line access to the adopted General Plan has been available to the public since January, 2007.

The General Plan replaced a previous General Plan that had been in existence for the preceding 25 years. That document, along with four Town Specific Plans adopted during the 1980's, established a prescriptive, zoning-based framework for land use and development decisions in Mariposa County between 1981 and 2006. The new General
Plan is a broadly-based policy document consisting of sixteen elements, with goals, standards and implementation measures designed to guide the future growth and development of Mariposa County, while preserving and enhancing the rural character of the County's natural resources and communities. The General Plan, like any strategic or policy guidance document, may be reviewed and updated on a regular basis. It is not intended to remain static over a 20-year planning horizon. Rather, it needs to evolve as a seamless, internally consistent structure of goals and objectives, with some portions of the plan always being implemented, others being updated, and older portions being amended as appropriate. Changes to the General Plan may be made as many as four times each year. A major assessment and the accompanying revisions to the General Plan should occur every five years.

The General Plan consists of four volumes, as follows:

- **Volume I ---** The 16 Chapters of the General Plan, containing basic County information, issue statements and guiding principles, along with land use, natural resources and service delivery policies and provisions. There are also Appendices, with a Glossary of planning terms and a list of matters for future consideration. Volume I include a Countywide map, referred to as the Land Use Diagram.
- **Volume II ---** The location for the adopted Area Plans that provide specific guidelines and requirements that apply to Mariposa County's towns, small communities and special planning areas. Eventually this section will contain 16 completed geographic area plans and maps, each prepared by an advisory committee of local residents appointed for that purpose, reviewed by the Planning Commission, and subsequently adopted by the Board of Supervisors.
- **Volume III ---** Known as Technical Background Reports, this section contains detailed descriptions and underlying data about the County, its communities, local history, public services, and natural resources and characteristics. This database of background information was used to support the preparation of the General Plan.
- **Volume IV ---** The programmatic Environmental Impact Report (EIR) prepared simultaneously with the goals and policies of the General Plan. This volume serves as the environmental foundation for land use planning and development decisions and findings during the lifetime of the General Plan. A number of implementation measures were incorporated into the General Plan in order to comply with the analysis and CEQA findings of the General Plan EIR.

*Amendments to the General Plan Made in 2008*

Mariposa County established a schedule of dates in 2008 at which amendments to the General Plan could be considered. However the only public hearing at which changes were made to the General Plan or to the Land Use Diagram occurred on June
17, 2008, as discussed below. No other significant amendments to the General Plan took place in 2008.

The single General Plan Amendment approved in 2008 was the Amendment of the land use classification on an approximately 411-acre portion of a 1,561.22 acre parcel in the Bear Valley area. The property outside of the 411-acre portion is mostly in the Agriculture Working Landscape (AWL) land use classification, which has a minimum density of 160 acres or a legal quarter section in size. A small portion is in the Residential Land Use/Bear Valley Community Planning area. The 411 acres portion was in the Mountain General (MG) zone (40 acre minimum parcel size), and it was in the AWL land use (160 acres minimum parcel size). The Amendment changed the 411 acre portion of the property (in the MG zone) from the AWL land use to the Natural Resources land use classification, which has a 40 acre minimum density. This amendment resolved a conflict between the zone and the land use classifications.

**General Plan Implementation**

A fundamental purpose of the General Plan Annual Report is to assess progress that has been made, as well as steps that are being taken, to accomplish the goals and objectives of the General Plan. Implementation of the General Plan may occur through any of the following categories of actions:

- Addressing and completing specific Implementation Measures as listed in the various Chapters of the General Plan;
- Preparing and adopting new County programs, regulations and ordinances that carry out the policies and provisions of the General Plan;
- Amending pre-existing County regulations, resolutions and ordinances that are not consistent with the current General Plan. Title 16 (the subdivision regulations) and Title 17 (the zoning code) are two sections of the County Code frequently recognized as requiring changes and updates to achieve consistency with the General Plan;
- Preparing and adopting new Area Plans (or expanding existing town planning areas) to better serve the Mariposa County communities listed in Table 5-1 of the General Plan. (See the Area Plan Status table in Attachment 2 of this report);
- Considering public and private amendments to the General Plan on a regularly scheduled, publicly noticed basis.

Mariposa County, like other California local jurisdictions, must be able to demonstrate that it is making reasonable progress toward bringing its regulations, ordinances, plans and programs into compliance with the provisions of its adopted General Plan. Discretionary land use decisions must also be based upon findings of conformance with the General Plan.

Complete consistency of land use regulations with the General Plan necessarily occurs
over a period of many years. Progress in any year depends upon County priorities, resources allocated, the availability of experienced staff, extent of community interest and involvement, and the complexity of the implementation tasks.

The General Plan itself identifies a multiple-year timeline for accomplishing full implementation of the measures in the General Plan. The plan's original 20-year planning horizon is segregated into three general time frames: the short-term planning period (years 1 to 5); the intermediate-term planning period (years 6 to 10); and the long-term planning period (years 11 to 20.) Depending on their relative priorities, implementation measures proceed along an orderly path, from longer term to nearer term to completion. The Board of Supervisors, in its adoption of the General Plan on December 18, 2006, approved a Mitigation Monitoring and Reporting Program which establishes a temporal framework for addressing the County's responsibilities under California law for implementation of the General Plan. Within this broad, 20-year time frame for dealing with all mitigation measures and programs, it is the immediate or short-term planning priorities with which the Annual Report is most concerned.

General Plan Implementation Priorities in Progress (2008 and 2009)

The following implementation programs are major planning priorities which the Mariposa County Board of Supervisors has directed staff to pursue during 2008 and 2009. Accomplishment of these priorities will result in the implementation of significant, long-standing policies required by the General Plan:

1) COMPREHENSIVE ROAD STANDARDS LEADING TO THE CREATION OF DEVELOPMENT IMPACT FEES

Mariposa County road standards changed with the adoption of the current General Plan. Policies in Chapter 9 now require that County "Roads shall have adequate capacity to serve respective road needs" and that "The County shall define the capacity of all roads." The definition of "adequate capacity" explicitly includes width, and it requires the calculation of existing traffic and proposed project traffic increases.

In August, 2007, the Board of Supervisors approved a consulting contract with Hauge Brueck Associates to develop comprehensive road standards for Mariposa County. Work on this continued through 2008, and public consideration of a draft of the proposed comprehensive road standards is expected to occur in 2009.

The importance of adopting reasonable and defensible road standards for all County roads is underscored by: 1) the long-standing problem of what standards (road width, road surfaces, grades, and other roadway improvements) are necessary to safely accommodate future development and increasing volumes of traffic; and 2) the need to finalize the nexus and fair share calculations for the
Capital Improvements Program (CIP) and Impact Fees Study, under contract to Dan Smith and Associates, which will provide a mechanism for the financing and construction of local and collector roads as the County approves new development in the future. The completion and adoption of this study is a critically important implementation program of the General Plan.

In 2008, the Planning and Public Works Departments staff, along with the assistance of the two planning and traffic engineering consulting firms, completed the analysis of County road standards. The fundamental data for this analysis was prepared by the Planning GIS staff person, with assistance from Public Works engineering staff. The CIP Development Impact Fees Study will be prepared to go to the Board of Supervisors for consideration, following adoption of comprehensive road standards, late in 2009.

2) AGRICULTURE AND NATURE TOURISM

Agriculture is a sufficiently important component of the economy and rural character of Mariposa County that it was given its own element, Chapter 10, of the General Plan. Implementation measure 10-5a(1) states: "Accommodate agritourism uses through changes in Agricultural zones." Strategies for encouraging agritourism and other adaptive uses of agricultural properties are likewise incorporated within the County’s adopted Economic Vitality Strategy and Chapter 6 (Economic Development) of the General Plan.

In October and November, 2007, the Board of Supervisors embarked upon a major effort to define agritourism uses and the criteria that will be used to approve agricultural and "ecotourism" activities in appropriate locations throughout Mariposa County. A planning consultant was hired to prepare recommendations for the County; and two well publicized and attended public workshops, on January 26 and March 1, 2008, were held to engage public stakeholders in the agritourism issues. The recommendations from the workshops were then considered by the Board of Supervisors at a workshop on April 2, 2008. At the April workshop, a wide range of agritourism issues were discussed with the Board, County Departments, agricultural producers, and the general public. The Board of Supervisors gave direction to hold additional workshops with other counties and local agencies that have developed programs, ordinances and policies on agritourism.

The April workshop was continued to August 26, 2008. At the August workshop, the Board of Supervisors again heard input from County Departments, local business people, and the public. The workshop was continued, and on December 9, 2008, the Board of Supervisors considered agritourism opportunities, regulatory strategies and successful programs in other ranching communities. At that workshop, the Board of Supervisors directed the formation of an Agritourism Advisory Committee, along with a contract for services and a work plan for a consultant to help the Committee in the development of an agritourism ordinance for amendments to Title 17, Zoning.
At their January 27, 2009 meeting, the Board of Supervisors approved the preparation of an agricultural and nature tourism ordinance to reflect different intensity levels within the AE Zone. A resolution was adopted approving the membership and operation of the Agriculture and Nature Tourism Advisory Committee. The Board also approved a contract for services to prepare the Ordinance.

Discussions at the public workshops and meetings held in 2008 by the Board of Supervisors, resulted in a determination that the current Agricultural Exclusive Zone (AEZ) provisions for agritourism did not contain sufficient standards or regulations. As a result, it was not possible to make a clear distinction on what agritourism uses were permitted or conditionally permitted. On January 27, 2009 the Board initiated an urgency amendment to the AEZ (i.e. a moratorium) to temporarily prohibit agritourism uses until the new agriculture and nature tourism ordinance is adopted.

3) WILLIAMSON ACT CONTRACT REVISIONS

During the preparation and adoption of the General Plan, considerable attention was given to the status of Mariposa County's policies and practices associated with its Land Conservation Act (LCA) contracted properties, commonly known as Williamson Act lands. Implementation Measure 10-2a(3) states: "Standards shall be developed for issuance of development permits for substandard sized parcels under Williamson Act contract." Contracts in place prior to 1997 contain the language that "multiple parcels should be merged" to create conforming parcels, although merging parcels has been considered optional and never required. Since 1997, newer contracts do not allow the recognition of substandard parcels during the 20-year tenure of the contracts. Williamson Act contracts entered into before 1997 do not have this provision. The adopted General Plan places "a great emphasis on ensuring that substandard agricultural parcels are not recognized through the certificate of compliance process during the tenure of the new contract and that the sale of substandard contract parcels does not create premature expectations of residential development" (pp. 10-4,5 of Chapter 10).

As early as November, 2005, the Board of Supervisors adopted a resolution initiating an amendment to the policies that implement the Williamson Act, to establish uniform standards throughout the County, and to improve the reporting and enforcement of contract provisions. An updated database of existing Williamson Act contracts and contracted parcels was compiled by the Planning Department and the Assessor's Office in 2006 and 2007.

A professional services contract in the Planning Department was authorized by the Board to undertake the further tasks of revising Mariposa County's Williamson Act policies and requirements. This position was filled in 2008, and in the fall of 2008, work began on revising the LCA rules and procedures. On January 22,
2009, the Agricultural Advisory Committee began public review of the draft procedural changes for the implementation of the land conservation act. The Agricultural Advisory Committee is scheduled to complete its review of the LCA rules and procedures in April, 2009.

4) TITLE 17 ZONING REVISIONS

Numerous portions of Title 17, the Zoning Ordinance of the Mariposa County Code, need revisions and amendments in order to incorporate the standards and criteria called for in the General Plan. Although revisions for the zoning standards dealing with roads and agriculture have been given the highest priority in 2008, additional zoning amendments will be addressed in 2009 and 2010, as soon as resources and staff workloads allow.

The Board of Supervisors has given specific direction on two issues for resolution in 2009 dealing with:

- Developing standards and guidelines to implement the concept of clustering development parcels, described on page 5-13 of the General Plan and referenced in Implementation Measure 5-9a(1). Clustering would mean that a 5-acre zone district might contain a 2 ½-acre parcel balanced by a 7 ½-acre parcel, instead of two 5-acre parcels. This flexibility would be permissible based upon a demonstration of better site design and improved public benefits resulting from a clustered development proposal. Of course any parcels so created that are larger than the minimum zoning size could not be subdivided again in the future.

- A "bed and breakfast inn" is defined in the General Plan as including "a limited number of guest bedrooms not exceeding five." (The footnote, page A-6, points out that zoning regulations may further limit the number of bedrooms.) The proposed amendment to Title 17 for consistency with the General Plan would increase the number of bedrooms in bed and breakfast inns allowed by zoning regulations from three to five, except where an adopted Area Plan would otherwise restrict that number.

Other zoning consistency programs with the short-term planning horizon include the following activities:

- Defining "thresholds within which uses are complementary to the concept of rural character as defined by the General Plan" (Implementation Measure 5-la(3).) This analysis would be done in conjunction with policies in Chapter 11 of the General Plan, such as Implementation Measure 11-la(3) to "Develop flexible site development and clustering to conserve designated scenic routes, views and viewsheds." Zoning and development regulations would then incorporate design guidelines and performance criteria to ensure that new development would be given clear standards to help protect and enhance rural character. A logical outgrowth of this General Plan conformance program
would be the enactment of cell tower regulations for scenic and highly visible portions of Mariposa County.

- After "thresholds" and performance standards are defined, and Title 17 revised, the zoning regulations will provide for the assessment of compatibility and priority among the performance standards, and uses (Implementation Measure 5-1(a)2).

- Goal 5-2 of the General Plan mandates orderly growth: development must occur commensurate with the expansion of available services in patterns that avoid sprawl. This entails the consideration and adoption of "siting criteria to ensure development occurs close to available public services"; prevents "isolated commercial development or "leapfrog" type development"; and avoids "premature urbanization of the Planning Study Areas." (excerpted from Implementation Measures 5-2a(1), (2) and (3).) A work program to create standards and guidelines for orderly growth in the town planning areas and planning study areas should build upon the five-year Municipal Services Review (MSR) study, which was prepared during 2007 and adopted the Local Agency Formation Commission (LAFCo) on April 22, 2008.

- Establishing "appropriate siting and development standards for recreation and resort uses within the County" (Implementation Measure 5-4c(1). See also LM. 5-4c(2).) This zoning consistency program is intended to provide criteria and direction for landowners to develop regional tourism facilities under the categories of Rural Economic Resort and Rural Economic Recreation. Expansion and diversification of the County's visitor-serving economy is an important theme of the General Plan (see page 6-3), which encourages appropriate locations and standards for visitor destination resorts.

There are an impressive number of other implementing programs that will need to be addressed in the short-term planning period (the next five years) in order to improve compliance between the County's development regulations and the General Plan. A complete listing of the short-term catalog of anticipated implementation tasks has been created from the adopted Mitigation Monitoring and Reporting Program and appears in Attachment 3 of this Annual Report. This Implementation Schedule has been updated to reflect past activities, anticipated activities given the direction provided by the Board of Supervisors, and the limitations of staff available for working on the program.

5 Year Short Term Planning Schedule (2009 – 2013)

The implementation and consistency matters discussed here and identified in the Implementation Schedule, are matters that have been classified as "short-term", for completion within the first five years following adoption of the General Plan. All implementation measures are important when viewed as part of the overall implementation of the General Plan Policies and its internal and external consistency.

Staff will edit and update this five-year listing in future annual reports as zoning and development consistency actions are accomplished and further consistency projects
become feasible.

*Area Plans in Preparation (2008 and 2009)*

Progress toward implementation of the General Plan occurs whenever a new Area Plan is prepared and adopted, when an existing Area Plan is amended, or when the planning for a Planning Study Area takes place. At full implementation of the General Plan, sixteen geographically-distinct Area Plans are envisioned for Mariposa County's local communities; and the Yosemite National Park’s General Management Plan represents a separate federal planning area of its own. The overall status and timing of the planning programs for each of the Area Plans is established in Attachment 2, Table 5-1 of the General Plan.

The Mariposa County Area Plans fall within the following descriptions, depending upon the scope and intensity of the land uses represented within any given planning area:

- **Town Planning Area**: All residential, commercial, industrial, job-center, recreation, and public uses, as defined in the General Plan, are consistent with the purpose of a town planning area. In the case of pre-existing adopted town plans, the planning documents may be known as a Town Specific Plan (such as Fish Camp.)

- **Community Planning Area**: Single-family residential, rural commercial, recreation/resort-oriented, small business and public are the land uses consistent with the purpose of a community planning area. Multi-family residential uses with more than two attached dwelling units per structure and industrial uses are not consistent land uses within community planning areas; live-work commercial/residential uses are acceptable. Greeley Hill and Bootjack are examples of Community planning areas.

- **Special Planning Area**: Some small locales (including Foresta and Buck Meadows) in the County do not face the full scope of issues and land uses warranting a full-scale town plan or community plan. The purpose of a special plan is to address the specific issues of local importance for the planning area. Consistent uses will be defined within the special plan.

The following draft Area Plans have been involved in a recent or forthcoming public review process during 2008 and 2009:

1) **YOSEMITE WEST SPECIAL PLAN**

The Yosemite West Planning Advisory Committee has been working on their Area Plan for approximately eight years. The Planning Commission recommended approval of the Yosemite West Special Plan (YWSP) in early 2006, prior to the adoption of the General Plan. The Yosemite West Special Plan was put on hold: a)
pending the adoption of the General Plan, which enabled a "Special Plan" to be
defined; and b) allowing time to edit and reformat the plan for consistency with
the final adopted General Plan. On April 19, 2008, the Board of Supervisors
held a public hearing on the Special Plan to receive input and consider further
actions. After input and discussion, the Board continued consideration of the
Yosemite West Special Plan, and they continued it again in August 2008. It is
anticipated that the next public workshop will occur later in 2009.

2) CATHEYS VALLEY COMMUNITY PLAN

Preparation of the current version of the Catheys Valley Community Plan
(CVCP) began in 2000. This Area Plan, which meets the definition of a
community plan, was also delayed due to a need for completion of the General
Plan. A planning consultant, Hauge Brueck Associates, was engaged by the
County in 2007 to edit the prior documents for consistency with the General
Plan and to prepare the final draft CVCP and CEQA environmental
documents.

On March 6, 2008 a preliminary draft was presented to the Catheys Valley
Planning Advisory Committee. At that meeting, public input was received,
and recommended changes were forwarded to the Board of Supervisors for a
workshop on the Plan. On April 1, 2008 a joint Planning Commission and
Board of Supervisors public workshop was held on the plan. A second joint
Workshop was held on July 15, 2008, at which the changes from the previous
workshop were reviewed, and public input on the changes and the plan was
received. At the meeting, direction was given to staff to prepare the public
review draft and prepare environmental documentation. This was done, and
the revised draft was sent out for public review at the end of 2008. A
recommendation concerning the revised CVCP was made by the Catheys
Valley Planning Advisory Committee on January 15, 2009. Final
consideration of the CVVCP will occur during advertised Planning
Commission and Board of Supervisor public hearings currently anticipated
for May and June of 2009.

3) WAWONA TOWN SPECIFIC PLAN

The Wawona Town Planning Advisory Committee (WTPAC) has been preparing
drafts of a major amendment to their adopted Town Specific Plan since the late
1990’s. During 2007, planning staff helped WTPAC assemble the earlier draft
chapters into a revised and updated draft plan. At their November, 2007
meeting, WTPAC recommended approval of a revised Wawona Town Specific
Plan and requested that it be forwarded to the Yosemite National Park planning
staff for their comments. Preliminary environmental analysis was performed for the
proposed plan. Adoption of a plan, or the Specific Plan for the Wawona
community, is a more complex process than in some other County areas because it is done under joint jurisdiction with the Park. The Specific Plan was forwarded to the National Park Service for comment. Further progress on the Wawona Town Specific Plan is awaiting recommendations from the Yosemite Park planners. No definite time line has been established for further consideration of the Wawona Town Specific Plan.

4) OTHER AREA PLANS

Three other Area Plans are identified in Table 5-1 of the General Plan as "pending for approval in the short term." These are the communities of El Portal, Midpines and Lake Don Pedro.

El Portal is also an area planning program which will be done in cooperation with the Park Service staff. The schedule for preparation of the El Portal Town Plan has slipped due to negotiations associated with the Merced River Plan, but it may begin in 2009. When planning for the El Portal Town area does begin, Yosemite National Park will be the lead planning agency and Mariposa County will participate actively in the joint planning process.

The Midpines community is getting ready to undertake the official local planning process for their Community Plan. The Midpines Community Planning Advisory Committee (MCPAC), appointed several years ago by the Board of Supervisors, has been meeting frequently to review planning boundary maps and to discuss planning issues and interests for the Midpines area. Following the completion of Mariposa Planning's current 2008 Area Planning priorities, staff will begin working with the MCPAC on the development of their Community Plan. Initial steps to begin the Midpines Community Planning process are envisioned to occur in May, 2009.

The Lake Don Pedro Town Planning Area is the final short-term priority for Area Plans. No County planning process has begun for this area, although the Lake Don Pedro Community Services District (LDPCSD) had begun in 2004 to update its Sphere of Influence(SOI) planning boundaries and its Municipal Services Review (MSR) for adoption by LAFCo. Planning for that portion of the Lake Don Pedro subdivision in Tuolumne County is done by Tuolumne County. Mariposa County LAFCo, however, has jurisdiction for LAFCo services and planning decisions in both Mariposa and Tuolumne County. There have been discussions recently about the prospect of joint planning for the bi-county Lake Don Pedro area, involving citizens appointed by Mariposa and Tuolumne County and with the assistance of the LDP Community Services District. The November, 2008 election brought significant changes to the District Board, and to the CSD’s staff. A final decision on timing and on what kind of area planning process will best serve the Lake Don Pedro community is likely to hinge upon the results of future conversations with the CSD Board members.
Other General Plan Accomplishments by County Agencies in 2008

The General Plan includes 16 Chapters or Elements. Chapter 5 (Land Use), Chapter 9 (Circulation, Infrastructure and Services), and Chapter 10 (Agriculture) are the elements which contain most of the implementation measures and programs that have been mentioned so far in this Annual Report. However, Chapters 4 through 16 each contain policies and implementation measures that are being addressed by the responsible County departments. A few of the implementing activities and accomplishments of the past year include:

5. Land Use

Section 5.3.02.E(4), “Potable Water Supply”, of the General Plan, requires that “New subdivision lots will be served by an approved potable water supply. Prior to recordation of a final or parcel map, the subdivider shall prove to the satisfaction of the Health Department each new parcel has a supply of water meeting requirements for quantity and quality.” The Section goes on to identify possible methods of proof to satisfy this requirement.

On October 1, 2008 the Health Department adopted Policy #08-02 regarding the ‘Proof of Water on Land Divisions and Subdivisions”. This policy establishes standards that require a subdivider to provide evidence to the Health Department that a well or wells of proven capacity have been installed on the project site. The policy specifically uses the capacity standards established in Section 5.3.02.E(4).d of the General Plan for establishing the proven capacity of the well or wells.

6. Economic Development

In 2007, the Economic Vitality Strategy and Implementation Plan (EVS) was completed and approved by the Board of Supervisors, which fulfilled policy 6-1b of the General Plan. While serving as a long range plan, the EVS identified two goals which were to strengthen the Tourism Industry by making Mariposa County a year-round destination, and diversify Mariposa County’s economy with suitable business development opportunities. Further, it underscores the importance of establishing public-private partnerships in achieving the strategy’s goals. To that end, on December 9, 2008, the County Board of Supervisors approved a Memorandum of Understanding (MOU) between the Economic Development Corporation of Mariposa County (EDC) and the County of Mariposa to establish a Public/Private Partnership (GP Policy 6.1.06). The MOU identified numerous tasks to be accomplished, among them are the creation of a business registry, conduct a survey of businesses deemed desirable by visitors and local residents, participate in the update of Title 17, collect demographic and other data pertinent to business attraction, create a “Doing Business Guide” on how to start a business, commence planning process to establish a “Yosemite Management Campus (or office)” for NPS and concessionaire staff, serve as a liaison among EDC, County and UC Merced (GP Policy 6-3a), to name a few.

On December 2, 2008, the Board of Supervisors approved a grant application in the
amount of $200,000, to be submitted to the Department of Housing and Community Development to establish a Microenterprise Assistance Program for new business start-ups (GP Policy 6-3b(1)). Grant awards will be announced the end of March 2009. Staff will continue to seek grants as part of its economic development function.

Continued efforts were made to implement grant-funded projects awarded by the Department of Housing and Community Development relative to a Drainage Study for the town of Mariposa (3rd – 5th Street) and Environmental Studies for the town of Coulterville and Mariposa (GP Policy 6-3b(1)). A grant application was submitted to PG&E to conduct work on the Mariposa Creek Parkway. The County was awarded a grant. (GP Policy 6-03b(1)).

A Drainage Study project for the town of Coulterville was completed and closed out with the concurrence of the Public Works Department (a grant-funded project). The Economic Vitality Strategy and Implementation Plan project (grant-funded project) was completed and closed out. All mandatory “closeout” documents were submitted to the Department of Housing and Community Development. (GP Policy 6-3b(1)).

- 8. Housing

The County’s Housing Element was prepared in 2003 and adopted in 2004. Although it was published concurrently with the other elements of the 2006 General Plan, Chapter 8 predated the other portions of the plan. A Housing Element is unique in terms of its policy and reporting requirements under California statutes, and with regard to the state-supervised schedule by which it is updated and adopted. The current Housing Element will be in effect through August, 2009 and a revised element will be required in 2009. The Housing Element describes housing programs that are managed by the Housing and Community Development Agency (HCDA) in the Human Services Department. The HCDA continues to implement the housing programs and measures identified in Chapter 8 in the course of fulfilling its ongoing housing responsibilities.

The Housing Element includes policies and reporting requirements with respect to Mariposa County’s assigned "fair share", or Regional Housing Needs Allocation (RHNA). The allocation of new housing units expected annually from Mariposa County, on average, is 216 units. Of this figure, 24% are expected to be for very low income households ($17,313 and 16% allocated for low income households (< $27,700). In a given year, the RHNA directs the County to produce at least 86 new housing units for very low and low income households.

The actual creation of new housing is the responsibility of the private housing sector. The policies in the Housing Element generally call for local agencies to encourage the production of affordable housing, and to avoid and eliminate constraints to the approval of construction of new and affordable housing units. This past year, the Building Department issued 126 permits for new dwelling units and 4 permits for conversions to permanent dwelling units (while 12 units of existing housing stock were reported as destroyed). No new multiple-unit structures were built. Of the 130 new
housing unit permits issued during 2008, 42 were for mobile homes (32%, rather than 40%, of the yearly total and substantially less than the desired 86 RHNA new units for low and very low income households.)

The 2008 building statistics reported above suggest that a) a drastic slowdown in the local production of new housing is now occurring; b) the high cost of "stick built" homes may be increasing the overall proportion of mobile homes in the County's housing stock; and c) the ability of Mariposa County, and California local governments generally, to meet their RHNA housing targets, established during the earlier "boom" years of this decade, is thwarted by prevailing conditions of the housing and financial markets.

- 11. Conservation and Open Space

The Planning Commission and staff have continued reviewing environmental site surveys and conditioning discretionary development applications to ensure compliance with the policies in Chapter 11 of the General Plan, including Implementation Measures 11-4a(6) and (7). Data is being assembled, on a project by project basis, through the required site surveys, that will eventually create a comprehensive map of sensitive vegetation communities and wildlife habitats throughout Mariposa County.

- 16. Safety

Among the many programs and implementation measures identified in the Safety Element, progress continues to be made in several areas. Mariposa County Fire and the Mariposa County Fire Safe Council continue their close association to plan and complete fuel reduction projects. Completion of the Watt Road fuel break substantially contributes to the wildland fire safety of Ponderosa Basin. As a result of the Oliver and Telegraph fires many miles of new and enhanced fire breaks were created. This system of fuel reduction lines lend increased protection for the Greeley Hill, Coulterville, Midpines, El Portal, Foresta, Mariposa Pines, and Ponderosa Basin communities. The Board of Supervisors held elections, the voters approved, and the Board created County Service Area No. 3, providing increased structural fire protection through the purchase of fire fighting equipment and capital improvements to fire stations.

The Planning Commission and Board of Supervisors amended the General Plan affecting permitted uses within TEZ zoning to better conform to the State's permitted uses of TPZ areas. This change now permits the siting of fire stations in those areas. Work continues on the Community Wildfire Protection Plan (CWPP). During 2008 the Foresta and Yosemite West communities gained Board approval of their portions of the plan. The balance of the County's communities should see the first draft of the entire plan in early-2009.

A draft of the Master Facilities Plan for the Mariposa-Yosemite Airport was completed and reviewed by the Board of Supervisors at their January 23, 2009 meeting. The Draft Plan was referred back to the Airport Advisory Committee for additional review, and it is anticipated that the Board of Supervisors will consider
adoption of the Plan in the spring of 2009.

Ongoing daily activities of many other County departments and agency personnel (although not cited in this Annual Report for reasons of brevity) are continually assisting in the work of addressing and implementing the goals and objectives of the General Plan. Examples of such ongoing programs are the regular activities of the Air Pollution Control District (APCD); and operations and improvements at the County Composting Facility.

In August, 2007, the Board of Supervisors approved the purchase of additional real property adjacent to the Sheriff's existing detention facility. This property acquisition allows for the relocation and expansion of existing law enforcement activities; and in the future it may provide a site for expansion of the jail facility. The effects of acquiring this site for relocation and expansion purposes will enhance the County's public safety, emergency and public safety responsibilities and facilities, which are objectives consistent with policies of Chapters 9 and 16 of the General Plan.

**Future Amendments to Implement the General Plan**

During the final public workshops and hearings to adopt the General Plan in 2006, a number of recommendations and policies were discussed but not included in the final language of the plan. A number of these suggestions were instead placed in a General Plan appendix section titled: Appendix C. Future Considerations. The list of these considerations is found in Attachment 4 of this Annual Report. Review of the Annual Report is an appropriate time for Board members, Planning Commissioners, and members of the public to review items in the Appendix, to see whether any of these deferred items might warrant consideration in 2009 as policies or implementation measures in the General Plan.

At this time Mariposa Planning staff has not identified new policy or planning tasks, from this list or elsewhere, which it wishes to add to its present implementation workload. The addition of new General Plan implementation responsibilities would require the completion or deletion of existing work assignments.

**Proposed Schedule of 2009 General Plan Amendments**

Each year a county may amend its General Plan on four separate occasions. There is no limit to the number of changes that it may adopt at any one of these times, nor is there a requirement that a county must amend its General Plan. One such occasion is reserved exclusively for changes that are proposed or sponsored on behalf of the general public by the Planning Commission or the Board of Supervisors. At the other three times of the year, requests from private individuals may also be considered.

At this moment, the Midpines Bible Church (GP/ZA #06-26) is pending for processing as a General Plan Amendment. It is anticipated that it will be
considered at the second or third round of Amendment dates. Other private amendments may occur later in 2009. Adoption of the Yosemite West Special Plan will constitute an amendment to the General Plan, as will adoption of the Catheys Valley Community Plan. The Wawona Specific Plan or the El Portal Plan might also be considered in the coming year. The recommended schedule of dates to consider General Plan amendments in 2009 is found in Attachment 8 of this Annual Report.

Planning Commission Recommended Priorities

At the Public Workshop held on February 6, 2009, the Planning Commission reviewed this report, and made no changes. The Planning Commission recommended the adoption of the 2009 General Plan Amendment Schedule as proposed.

The Planning Commission discussed issues that they considered high priority matters. This included Agriculture and Nature Tourism, Title 17 revisions, development impact fees, the Area Plans, updating Williamson Act Contract procedures, Bed and Breakfast Inns regulations, and parking districts within town planning areas. After discussion the Planning Commission recommended to the Board of Supervisors the following three items of top priority:

1. Title 17 Revisions
2. Agriculture and Nature Tourism (Agritourism)
3. Williamson Act Contract Procedures

Attachments:
Attachment 1 Board of Supervisors Resolution Approving Mondo GP Amendment in 2008
Attachment 2 Planning Area Planning Status
Attachment 3 Updated Implementation Schedule for 2009
Attachment 4 Appendix C from the General Plan
Attachment 5 Government Code Sections on the General Plan and Housing Element
Attachment 6 Public and County Department Comments
Attachment 7 Excerpts from the February 6, 2009 Planning Commission Public Workshop
Attachment 8 Resolution adopting the 2009 Schedule of General Plan Amendments
Attachment 1
2008 General Plan Amendments
STATE OF CALIFORNIA  
COUNTY OF MARIPOSA  
BOARD OF SUPERVISORS RESOLUTION  

No. 2008-266  
A resolution approving General Plan Amendment No. 2008-86, County of Mariposa, proponent, Michael Mondo, property owner. Portion Assessor Parcel Number 008-060-003

WHEREAS a general plan amendment was initiated by the Board of Supervisors on the 1st day of April 2008 as a result of the Board of Supervisors Annual Review on the General Plan; and  

WHEREAS that General Plan Amendment is known as General Plan Amendment No. 2008-86; and  

WHEREAS General Plan Amendment No. 2008-86 is for property located at 7585 Highway 49 North just north of the Bear Valley Planning Area, for an approximately 411-acre portion of Assessor Parcel Number 008-060-003; and  

WHEREAS the amendment area coincides with that portion of APN 008-060-003 which is currently in the Mountain General (MG) zoning designation; and  

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

WHEREAS a duly noticed Planning Commission public hearing was scheduled for the 16th day of May 2008; and  

WHEREAS a Staff Report and Initial Study were prepared pursuant to the California Government Code, Mariposa County Code, the California Environmental Quality Act (CEQA) and local administrative procedures; and  

WHEREAS the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report, the Initial Study, and the comments of the property owner’s agent; and  

WHEREAS the Planning Commission adopted Planning Commission Resolution No. 2008-14 recommending approving the project with findings; and  

WHEREAS a duly noticed Board of Supervisors public hearing was scheduled for the 17th day of June 2008; and  

WHEREAS a Board of Supervisors packet was prepared which included an updated Staff Report and Initial Study pursuant to the California Government Code, Mariposa...
County Code, the California Environmental Quality Act (CEQA) and local administrative procedures; and

WHEREAS the Board of Supervisors did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report, the Initial Study, the recommendation of the Planning Commission, and the comments of the property owner’s agent.

NOW THEREFORE, BE IT RESOLVED THAT the Board of Supervisors of the County of Mariposa does hereby adopt a Negative Declaration for General Plan Amendment No. 2008-86.

BE IT THEREFORE FURTHER RESOLVED THAT the Board of Supervisors of the County of Mariposa does hereby approve General Plan Amendment No. 2008-86, County of Mariposa, proponent, Michael Mondo, property owner.

BE IT THEREFORE FINALLY RESOLVED THAT the recommendations for project approval are based upon the findings set forth in Exhibit 1.

ON MOTION BY Supervisor Aborn, seconded by Supervisor Bibby, this resolution is duly passed and adopted this 17th day of June, 2008 by the following vote:

AYES: Aborn, Turpin, Bibby, and Pickard

NOES: None

EXCUSED: Fritz

ABSTAIN: None

Attest:

Margie Williams, Clerk of the Board
Mariposa County Board of Supervisors

Approved as to Legal Form:

Thomas P. Guarino
County Counsel
Attachment 2
Planning Area and Area Plan Status
<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Planning Advisory Committee</th>
<th>Area Plan Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bear Valley Community</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Bootjack Community</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Buck Meadows Special</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Catheys Valley Community</td>
<td>Yes</td>
<td>Pending for completion in 2009</td>
</tr>
<tr>
<td>Coulterville Town</td>
<td>Yes</td>
<td>Adopted</td>
</tr>
<tr>
<td>El Portal Town</td>
<td>Yes</td>
<td>Pending for completion in 2009</td>
</tr>
<tr>
<td>Fish Camp Town Specific Plan</td>
<td>Yes</td>
<td>Adopted</td>
</tr>
<tr>
<td>Foresta Special</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Greeley Hill Community</td>
<td>Yes</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Hornitos Community</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Lake Don Pedro Town</td>
<td>No</td>
<td>Pending for completion in short term</td>
</tr>
<tr>
<td>Mariposa Town</td>
<td>No</td>
<td>Adopted</td>
</tr>
<tr>
<td>Midpines Community</td>
<td>Yes</td>
<td>Pending for completion in short term</td>
</tr>
<tr>
<td>Mount Bullion Town</td>
<td>No</td>
<td>Not Scheduled</td>
</tr>
<tr>
<td>Wawona Town Specific Plan</td>
<td>Yes</td>
<td>Adopted; Update pending for completion in short term</td>
</tr>
<tr>
<td>Yosemite National Park</td>
<td>N/A</td>
<td>Complete¹</td>
</tr>
<tr>
<td>Yosemite West Special</td>
<td>Yes</td>
<td>Pending for completion in 2009</td>
</tr>
</tbody>
</table>

Source: Mariposa County, 2006.

¹Yosemite National Park has prepared three major updates to its General Management Plan. Of these various plans, the Yosemite Valley Plan and the Merced River Plan have the greatest set of collaborative planning issues within the County.
Attachment 3
General Plan Implementation Schedule
<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>4-2a(1)</td>
<td>Mariposa Planning shall review and recommend changes to the General Plan as a part of its annual report on Planning in the County of Mariposa. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2009</td>
<td>4-2a(2)</td>
<td>Mariposa County's Capital Improvement Program (CIP) shall be consistent with the General Plan. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2009</td>
<td>4-3a(1)</td>
<td>The Mariposa County Planning Department will report to the Board of Supervisors on the need for General Plan amendments at the beginning of each year. The Board of Supervisors will schedule a meeting to consider, as appropriate, General Plan amendments hearing dates for the public and general use. Per state law, the Board of Supervisors cannot amend the General Plan no more than four times per year. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2009</td>
<td>4-3a(2)</td>
<td>The fourth General Plan amendment hearing shall be held for the use of the Board of Supervisors to adopt updates and modifications to the General Plan as generated by the Annual Review. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2009</td>
<td>12-4a(2)</td>
<td>The Parks and Recreation Advisory Committee should meet with the School District at least once each fiscal year to learn of school capital facility proposals that may benefit from County participation or partnership. [Ongoing Implementation Measure]</td>
</tr>
</tbody>
</table>

**SHORT-TERM 2009 - 2013**

<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>5-5a(1)</td>
<td>The Land Use element shall identify lands within which the economic uses for the production, extraction, or harvesting of food, fiber, timber, and minerals shall be the primary purpose. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2009</td>
<td>5-9a(1)</td>
<td>Outside Planning Areas, the maximum allowable density for residential development shall be one dwelling unit per five acres. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2009</td>
<td>5-10a(1)</td>
<td>Require that infrastructure for new subdivisions meet the General Plan’s requirements for ready to build parcels. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2009</td>
<td>5-11a(1)</td>
<td>No implementation of the General Plan shall be enacted to force the annexation, closure, and relocation of any legally existing nonconformity-except signs and/or billboards and major transient rental management activities in the rural portions of Yosemite West. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2009</td>
<td>9-7a(1)</td>
<td>The County will cooperate with the MUSD, to the extent feasible and permitted by state law, to explore methods for securing adequate funding of new school facilities, which may include the development of local funding mechanisms as well as the utilization of state funds when available. For any project or subdivision where the MUSD determines that adequate school facilities are not available to serve the proposed development, the County will work with the MUSD in securing project-sponsored mitigation to the extent permitted by state law. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
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</tr>
<tr>
<td>2009 - 2013</td>
<td>10-5a(1)</td>
<td>Accommodate agritourism uses through changes in Agriculture zones.</td>
</tr>
<tr>
<td>2009</td>
<td>5-1a(2)</td>
<td>Land development regulations should respect the diversity of rural lifestyles allowing the right to use one’s property. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>5-1a(3)</td>
<td>Land development regulations shall define thresholds within which uses are complementary to the concept of rural character as defined by the General Plan and in regulations associated with the Area Plans.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>5-2a(2)</td>
<td>Establish land development regulations defining permitted uses and establishing standards for close-to-services development.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>5-4b(1)</td>
<td>Zoning shall include provisions to include zoning districts with flexible standards for defining business and industry uses in a changing economy. On-going Implementation Measure</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>5-4b(2)</td>
<td>Establish provisions to accommodate businesses in the home consistent with the purpose of the land use classifications. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>5-4c(1)</td>
<td>Accommodate appropriate siting and development standards for recreation and resort uses within the County.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>5-4c(2)</td>
<td>Standards shall be included that protect visual character related to: - viewsheds; - structure design, landscaping and scenic environment; - landform; - stream; - site development; and - lighting.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>5-6a(1)</td>
<td>The Land Use Element shall identify lands within which the management of natural resources shall be the primary purpose.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>5-8a(1)</td>
<td>The Board of Supervisors shall initiate discussions with representatives from public agencies to establish a formal collaborative cooperation and planning process.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>5-12a(1)</td>
<td>Use the Timber Preserve zoning district within the Agricultural/Working Landscape and Natural Resource land use classifications to limit development in areas of identified potential timber resources.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>4-4a(1)</td>
<td>The Board of Supervisors will develop a resolution to implement the policy regarding third party agency responses.</td>
</tr>
<tr>
<td>2009</td>
<td>5-1b(1)</td>
<td>Rural character for each of the planning areas is to be defined by Area Plans. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>6-1b(1)</td>
<td>The Board of Supervisors should adopt an ongoing Economic Development Strategic Plan, including an assessment of assets, definition of target markets, specific implementation activities, assigned responsibilities, measurable objectives, and metrics to measure progress. The plan should contain provisions for destination resorts and hotel facility development.</td>
</tr>
<tr>
<td>2009</td>
<td>6-1b(2)</td>
<td>On an annual basis, the Board of Supervisors shall review accomplishments of Economic Development Strategic Plan. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
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</tbody>
</table>
| 2009 - 2013     | 9-1a(2)                 | In order to facilitate provision of needed long-range (2005-2025) improvements to state highways serving Mariposa County, and particularly to those state routes where projected capacity would be less than LOS “D,” the County shall:  
  • Prepare and implement a program to evaluate Development Impact Fees for state highway intersection facilities needed to adequately serve new growth. Such local funding would ensure the improvements are accomplished in the needed timeframe and would substantially benefit the economic development of the County.  
  • Maintain a close working partnership with the State to solve state highway capacity deficiencies and funding limitations.  
  • Monitor State activities in responding to the long-term transportation needs in the County and provide input to the state concerning the priorities for state highway improvements based on capacity below LOS standards, including timing of long-term Project Study Reports (PSR) for priority projects and their inclusion in the STIP in the needed timeframe. |
| 2009 - 2013     | 9-1b(1)                 | The County should define the capacity of all roads. |
| 2009 - 2013     | 9-1c(1)                 | The density of land for development purposes within an area shall be based on the capacity of the road divided by the average daily traffic of the permitted uses. |
| 2009 - 2013     | 9-1e(1)                 | The County shall incorporate standards and specifications applicable to roads under County jurisdiction, which will include:  
  • requirement that all roads serving road systems shall have an all-weather surface,  
  • all new roads shall be constructed to fire safe standards,  
  • all new non-County maintained roads shall be contained within mandatory road maintenance associations or zones of benefit,  
  • all road construction shall be inspected and approved by the Public Works Department, and  
  • road circulation within a system shall be designed to be interconnecting and cul-de-sac or dead-end roads shall be designed to be safe. |
<p>| 2009 - 2013     | 9.2a(1)                 | The County shall implement the Transit Plan. |
| 2009 - 2013     | 9.2a(3)                 | Update the transit plan concurrently with the next scheduled update of the Regional Transportation Plan. |
| 2009 - 2013     | 9.2b(4)                 | Prepare an emergency services plan. |
| 2009 - 2013     | 10-1e(1)                | Clearly define uses compatible with agriculture. |
| 2009 - 2013     | 10-2(1)                 | Standards shall be developed for issuance of development permits for substandard size parcels under Williamson Act contract. |
| 2009 - 2013     | 10.2a(4)                | Develop criteria for transfers of lands within the Agriculture/Working Landscape land use designation for lands within other land use designations which results in no net loss of like kind of agricultural lands (type and quality) and that demonstrates a benefit to agricultural lands. |</p>
<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009 - 2013</td>
<td>10-3h(1)</td>
<td>Develop and implement a program cataloging sources of funding and resources providing technical and economic assistance for agriculture stewardship.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>10-6a(2)</td>
<td>Review enforcement of Williamson Act provisions requiring onsite residents to be actively performing qualifying agricultural activities on all contiguous properties, including historic parcels, and require one Williamson Act contract for each parcel or each group of contiguous parcels that are owned and managed as one unit.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-1a(1)</td>
<td>The County shall establish guidelines to ensure development complementary to the scenic aspects of the County's rural character.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-1a(2)</td>
<td>The County shall develop subdivision design standards for placement of structures on ridgelines and open hillside.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-1a(3)</td>
<td>Develop flexible site development and clustering to conserve designated scenic routes, views, and viewsheds.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-1c(2)</td>
<td>Establish land use patterns that minimize impacts to air quality. On-going Implementation Measure.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-1d(1)</td>
<td>Include as part of the comprehensive development standards:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Lighting standards established by the International Dark Sky Association; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Require that building materials have a low reflective index.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-2a(1)</td>
<td>Implement standards for water conservation that are consistent with State guidelines, including requirements for the installation and use of low-flow plumbing fixtures in all new construction, and for the use of drip irrigation systems and drought-tolerant or low water using landscaping (including retention of existing native plant materials in all multifamily, commercial, resort, industrial and public developments.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-2d(2)</td>
<td>Provide for clustering of development that protects and avoid impacts to significant water resources.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-3a(1)</td>
<td>Require a conditional use permit for mining activity except where a land use designation permits such use.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-4a(3)</td>
<td>The County shall develop and enforce standards that reduce or eradicate invasive species affecting the agricultural and natural ecosystems.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-5a(1)</td>
<td>Review and amend the County Grading Ordinance provisions for erosion control on all development projects.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>11-5a(2)</td>
<td>Review and update the provisions of the County Grading Ordinance as needed. On-going Implementation Measure</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>16-12a(1)</td>
<td>In cooperation with the County's tourism industry, implement a tourism marketing and advertising program using the Mariposa County brand designed to:</td>
</tr>
<tr>
<td></td>
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<td>- Increase the length of visitor stay within the County,</td>
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<td></td>
<td>- Expand the tourist season to shoulder seasons, and</td>
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<td></td>
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<td>- Incorporate special targeted activities for cultural tourism and agri-nature tourism.</td>
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<td></td>
<td>On-going Implementation Measures</td>
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<tr>
<td>2009 - 2013</td>
<td></td>
<td>Review and update the Mariposa County Emergency Management Plan every five years.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
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| 2009 - 2013     | 16-1b(1)                | Enact amendments to the Mariposa County Code to implement fire safe standards. The ordinance(s) shall include the following requirements:  
- Minimum construction standards or template (width, grade, and surfacing) for public roads, private roads, and private driveways sufficient for emergency vehicles access.  
- Requirements for a connecting circulation system within a road system using roads connecting through other parcels or developed secondary routes dedicated for emergency access.  
- Minimum standards for emergency water supply standards for firefighting purposes.  
- Standards for storage of flammables.  
- Signage and address standards providing easy identification of roads, driveways and buildings.  
- Site design specifications for buildings in locations of extremely high fire danger. |
| 2009            | 16-1c(1)                | Amend, if necessary, the County Subdivision code to ensure formal review of subdivisions by the Fire Agencies. [On-going Implementation Measure] |
| 2009 - 2013     | 16-3a(1)                | Adopt a strategic plan for fire safety incorporating the Standards of Cover for the Mariposa County Fire Department identifying current and future fire service areas and standards. |
| 2009 - 2013     | 16-3a(2)                | The strategic plan shall identify the long term capital improvements, rolling stock, equipment and supplies, and other major purchase items needed to maintain and improve fire safety. |
| 2009 - 2013     | 16-3a(3)                | The strategic plan shall identify thresholds and capital facility needs for each of the existing and future service areas. |
| 2009 - 2013     | 16-3a(4)                | Revise and update the "Standards of Cover" and its service area maps. |
| 2009 - 2013     | 16-3b(1)                | Enable facilities for "heavy" fire suppression helicopter operations at the Mariposa Yosemite Airport. |
| 2009 - 2013     | 16-4a and 16-4d         | Adopt a comprehensive County Flood Protection Ordinance that includes at a minimum the following requirements:  
- All structures in flood hazard areas are constructed with materials and equipment resistant to flood damage.  
- All mobile homes shall be anchored by providing over-the-top and frame ties to ground anchors.  
- All new and replacement water systems shall be designed to prevent infiltration of floodwaters into the system.  
On-site sewage disposal systems shall be located to avoid impairment to them or contamination from them during flooding. |
<p>| 2009 - 2013     | 16-3b(1)                | Enact an ordinance to require a hydrologic evaluation for subdivisions and development projects located within flood plains and drainage channels to ensure potential flood hazard is minimized. |
| 2009 - 2013     | 16-5b(1)                | Amend Title 16 of the Mariposa County Code, Subdivisions, to require subdivision parcels and development projects to provide at least one means of vehicular access not crossing a flood hazard area, or be constructed above the maximum flood elevation. |</p>
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<tbody>
<tr>
<td>2009 - 2013</td>
<td>16-5c(1)</td>
<td>Enact an ordinance requiring ponds and facilities for runoff water to be designed to prevent downstream flooding.</td>
</tr>
<tr>
<td>2009 - 2013</td>
<td>16-6a(1)</td>
<td>Amend Title 17 of the Mariposa County Code, Zoning, to require flood and drainage channels to be designed into landscaping plans.</td>
</tr>
<tr>
<td>2009</td>
<td>16-6a(2)</td>
<td>Land use maps shall maintain low intensity zoning in flood plain areas. [On-going Implementation Measure]</td>
</tr>
</tbody>
</table>

**INTERMEDIATE-TERM 2017**

<p>| 2017           | 5-7a(1)                | Establish siting and development criteria for public facilities and sites. |
| 2017           | 6-1a(1)                | The County Administrative Officer will hire an Economic Development Coordinator within the County Government. Completed |
| 2017           | 6-2a(1)                | The County should develop a clearly defined Mariposa County brand and marketing program. |
| 2017           | 6-2a(2)                | The County shall implement the marketing program, successfully establishing the brand within target economic markets. |
| 2017           | 6-3a(1)                | The County Economic Development Strategic Plan should include a proactive business retention and growth program to be implemented during the short-term planning period. |
| 2009           | 6-3b(1)                | The County should support programs to assist in the acquisition and administration of grants as part of its economic development function. [On-going Implementation Measure] |
| 2017           | 6-3b(2)                | As part of the business retention and attraction program, the County should establish working relationships with local and regional financial institutions to serve as potential sources of financing for establishing and expanding businesses in the County. |
| 2017           | 6-4a(1)                | Meet with leaders from telecommunication companies serving the County to bring high-speed telecommunications to Mariposa County. |
| 2017           | 6-4b(1)                | Incorporate an assessment of potential businesses created by the University of California at Merced in the County’s Economic Development Strategic Plan. |
| 2017           | 7-2a(1)                | Integrate the arts as part of the County’s Economic Development Strategic Plan. |
| 2017           | 7-2d(1)                | The Planning Commission and the Mariposa County Arts Council may collaborate to prepare an ordinance addressing the review process, standards, and guidelines for public displays of art in County facilities. |
| 2017           | 9-3a(1)                | The County should adopt and implement the Bicycle, Pedestrian, and Equestrian Facilities Plan. |
| 2017           | 9-3a(2)                | The County shall update the Bicycle, Pedestrian, and Equestrian Plan to create a comprehensive system of transportation and recreation trails. |
| 2017           | 9-4a(1)                | Design, permit, and construct a co-composting facility. |
| 2017           | 10-1a(1)               | The Board of Supervisors should maintain a full-time agriculture commissioner and provide support within budgetary and staff constraints. |</p>
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<tbody>
<tr>
<td>2017</td>
<td>10-3a(1)</td>
<td>The Agriculture Commissioner and Agricultural Advisory Committee should create a document identifying successful practices used in the County.</td>
</tr>
<tr>
<td>2017</td>
<td>10-4a(1)</td>
<td>The agricultural resources program should include support for identifying a market for heritage crop varieties.</td>
</tr>
<tr>
<td>2009</td>
<td>10-5b(1)</td>
<td>The Economic Development Strategic Plan should include strategies for agritourism. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2009</td>
<td>10-5b(2)</td>
<td>Coordinate with the private sector to implement an economic development strategy for agriculture. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2017</td>
<td>11-1a(4)</td>
<td>The County shall develop guidelines for non-single family development within County highway corridors to preserve scenic resources. The guidelines will be developed into a scenic views plan for the preservation of visual quality along the County's highways. The plan will identify resources, views, and programs, while protecting the rights of property owners.</td>
</tr>
</tbody>
</table>
| 2017            | 11-1c(3)               | Implementation Measure 11-1c(3): Implement a program that minimizes impacts on and/or improves air quality that include but are not limited to:  
  - Encourage maximized solar access where feasible and consistent with the maintenance of scenic values in new subdivision designs to optimize energy efficiency; and  
  - Road improvement projects such as paving unpaved roads which improve air quality. |
| 2017            | 11-2a(2)               | Designate watershed areas of surface water systems where such systems and their proposed watershed areas serve or are capable of serving as a potable water source. |
| 2017            | 11-2d(1)               | Implement requirements for minimum building and grading setback lines from waters of the State (i.e., perennial streams and environmentally significant wetlands), that are adequate to protect stream, riparian, and wetland resource values. |
| 2017            | 11-3a(2)               | Incorporate standards for the exploration, development, and reclamation activities associated with mineral resource projects. |
| 2017            | 11-4a(1)               | The County will implement a Mariposa County Environmental Conservation Program. The Program shall include development standards and programs conserving, protecting, and mitigating the impacts on:  
  - significant and sensitive habitat including wildlife migration corridors;  
  - breeding and nesting areas (as seasonally appropriate);  
  - known occurrences of special status animal species;  
  - riparian habitat around bodies of water and along watercourses and seasonal drainages;  
  - known occurrences of special status plant species; and  
  - significant and sensitive plant communities including oak woodlands and heritage tree species. |
<p>| 2017            | 11-4a(4)               | The County shall publish landscaping guidelines for the use of site appropriate native plant species. |</p>
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<tbody>
<tr>
<td>2017</td>
<td>12-1b(2)</td>
<td>The County shall adopt performance standards for maintenance of parks and recreation facilities preventing premature deterioration.</td>
</tr>
<tr>
<td>2017</td>
<td>12-3a(1)</td>
<td>The Parks and Recreation Department should implement youth programs for both “after school” and times of the year when school is not in session.</td>
</tr>
<tr>
<td>2017</td>
<td>12-3a(2)</td>
<td>The Public Works Department/Parks and Recreation Division should identify a broad range of recreation opportunities and facilities needed to serve the County’s diverse population.</td>
</tr>
<tr>
<td>2017</td>
<td>12-4a(3)</td>
<td>The County should explore with Federal land management agencies issues of mutual concern regarding the effects of agency and County policies on their respective users and resources.</td>
</tr>
<tr>
<td>2017</td>
<td>13-2a(1)</td>
<td>The County should provide ongoing regional tourism programs for residents and visitors defining opportunities for extended stay within the County.</td>
</tr>
<tr>
<td>2017</td>
<td>13-4a(1)</td>
<td>Create a coordinated County information program to identify points and routes of interest for regional tourists.</td>
</tr>
<tr>
<td>2009</td>
<td>13-4b(1)</td>
<td>Maintain a visitor center in the Mariposa Town Area designed to provide information about all County visitor assets. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2017</td>
<td>14-1a(1)</td>
<td>The Historic Sites and Records Preservation Committee should be reorganized to meet the requirements for a local Historic Preservation Commission recognized by the Department of Interior.</td>
</tr>
<tr>
<td>2017</td>
<td>14-2a(1)</td>
<td>Update the County historic sites inventory.</td>
</tr>
<tr>
<td>2017</td>
<td>14-2a(2)</td>
<td>The Board of Supervisors shall include qualifying sites and structures on the list of Mariposa County Historic sites.</td>
</tr>
<tr>
<td>2017</td>
<td>14-3a(1)</td>
<td>Seek options through partnerships with private organizations, local financial institutions, and by the use of Federal and State grants and tax incentives.</td>
</tr>
<tr>
<td>2009</td>
<td>14-4a(1)</td>
<td>The County shall prepare and adopt Historic Design Review Guidelines for use within Districts. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2017</td>
<td>14-5a(1)</td>
<td>The County, in cooperation with the Historic Sites and Records Preservation Commission and local Planning Advisory Committees, shall identify new or expanded historic districts for nomination to the California Register of Historical Resources or the National Register of Historic Places. This may include, but not be limited to, cemeteries.</td>
</tr>
<tr>
<td>2017</td>
<td>15-1a(1)</td>
<td>A noise ordinance should be considered to define the standards for the County.</td>
</tr>
<tr>
<td>2017</td>
<td>15-1a(2)</td>
<td>County development standards shall require means of controlling noise at its source as opposed to imposing mitigation as the means of offsetting noise impacts.</td>
</tr>
<tr>
<td>2017</td>
<td>15-1a(3)</td>
<td>The County shall develop and implement standards that will reduce vibration from construction activities to a level that is less than perceptible at adjacent property lines.</td>
</tr>
<tr>
<td>2017</td>
<td>15-2a(1)</td>
<td>The County shall assess development activities and determine whether the Noise Element shall be updated or whether to undertake studies to create noise contours and noise exposure indices.</td>
</tr>
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<tr>
<td>2017</td>
<td>16-1a(1)</td>
<td>Establish appropriate standards for development projects wishing to provide alternative, on-site fire protection services.</td>
</tr>
</tbody>
</table>
| 2017            | 16-1b(2)               | Implement the Countywide Wildfire Hazard Safety Plan, which includes standards for fire prevention, fuel management, and fire suppression, including but not limited to the following:  
  - Requirements for development in areas with high and very high fuel hazards, including adequate emergency access and water supply, "defensible space" standards, and encourage the use of fire-resistant exterior construction materials, such as fire-safe roofing and fire-resistant plants.  
  - Wildland fire management activities such as controlled burning, fuel removal, vegetation management, and firebreaks.  
  - Specific fire protection and prevention requirements for hillside, open space, and rural area development.  
  - Public wildfire safety education through the Mariposa County Fire Safe Council (MFSC) or other appropriate agency or group.  
  - Standards specific to geographic areas in the County based on fire hazard potential.  
Timing: Intermediate-term |
| 2017            | 16-4c(1)               | The update to Title 17, Mariposa County Code, Zoning shall include a dam inundation overlay district. |

**ONGOING**

<p>| Ongoing         | 4-1a(1)               | Conformance with guiding principles is to be used as the foundation for interpreting General Plan goals, policies, and implementation measures. |
| Ongoing         | 4-1a(2)               | When a conflict exists between the General Plan and an enacted ordinance, regulation, or a policy of the Board of Supervisors, the General Plan shall be the prevailing language. |
| Ongoing         | 4-1b(1)               | The Planning Agency of Mariposa County is authorized to utilize appropriate judgment in determining the meaning of the General Plan policy. |
| Ongoing         | 4-1b(2)               | The Director of Public Works shall be the County official empowered to define road systems consistent with the current and future transportation patterns as needed for implementation of the General Plan. |
| Ongoing         | 5-1a(1)               | Development shall grow outward from Planning Areas and Residential Areas with available services. |
| Ongoing         | 5-2a(1)               | The County shall prevent premature urbanization of the planning study area of the Mariposa Town Planning Area until the Mariposa Town Plan is updated. |
| Ongoing         | 5-2a(2)               | No urban expansion shall occur within the Mariposa Town Plan Study Area unless water and sewage disposal are available from a centrally coordinated and managed system. |</p>
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<tr>
<td></td>
<td>5-3a(1)</td>
<td>Prior to the consideration of an application to change a land use classification into a non-residential land use classification, the subject property shall front on or shall have direct access to a maintained road.</td>
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<td>• This is a prerequisite of the application and shall not replace any project-specific conditions that may be required.</td>
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<td>• A paved maintained road requirement shall not be imposed when the requested land use classification is “Agriculture/Working Landscape” or “Natural Resources”</td>
</tr>
<tr>
<td></td>
<td>5-3a(2)</td>
<td>Prior to consideration of a change of zoning district from residential into a commercial or industrial zoning district, the subject property shall be found to be located on a maintained road.</td>
</tr>
<tr>
<td></td>
<td>5-3a(3)</td>
<td>No subdivision shall be approved unless it is found that there is adequate road capacity to serve the new traffic.</td>
</tr>
<tr>
<td></td>
<td>5-3b(1)</td>
<td>No subdivision shall be approved unless a mandatory contribution road maintenance mechanism is created for roads within the subdivision that are not within the County-maintained road system.</td>
</tr>
<tr>
<td></td>
<td>5-4a(1)</td>
<td>Commercial, healthcare, financial, and other service businesses intended to serve the greater County population, a regional or greater customer base, shall be located only within Town Planning Areas.</td>
</tr>
<tr>
<td></td>
<td>5-4a(2)</td>
<td>Commercial, healthcare, financial, and other service businesses intended to serve the neighborhood needs may be located in Planning Areas and in the Rural Economic land use classification.</td>
</tr>
<tr>
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<td>5-4a(3)</td>
<td>All community plans shall include land area to accommodate local rural home industries that outgrow their home-based location.</td>
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<tr>
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<td>7-1a(1)</td>
<td>Support the Mariposa County Arts Council in advising the Board on the arts.</td>
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<td></td>
<td>7-2a(1)</td>
<td>The County should support community-based programs that increase awareness of the arts.</td>
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<td>7-2b(1)</td>
<td>The County should include the arts in its ongoing marketing and promotion programs.</td>
</tr>
<tr>
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<td>9-1a(1)</td>
<td>A publicly maintained road with an LOS of “A” through “D” shall be deemed to have adequate capacity to serve the needs of the road systems.</td>
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<tr>
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<td>9-1c(2)</td>
<td>A traffic study prepared by a professional appropriately licensed in the State of California shall be required if traffic calculations show that the proposed project will significantly increase traffic volumes.</td>
</tr>
<tr>
<td></td>
<td>9-1c(3)</td>
<td>The capacity of a county road must be assessed for its capability to meet existing and new uses when the aggregate potential development will increase the utilization of the road by more than 25%.</td>
</tr>
<tr>
<td></td>
<td>9-4a(1)</td>
<td>No subdivision or discretionary project shall be approved if the traffic generated by the proposed project will exceed the capacity of the road systems which provide access from the nearest County major collector or State highway unless mitigation is required.</td>
</tr>
<tr>
<td></td>
<td>9-4b(1)</td>
<td>Annually report on implementation of the Transit Plan.</td>
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<tr>
<td></td>
<td>9-4c(1)</td>
<td>The County shall continue systematic implementation of the Airport Master Plan.</td>
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<tr>
<td></td>
<td>9-4b(1)</td>
<td>No projects shall be approved within the Airport Land Use Planning Area unless consistent with the Plan.</td>
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<tr>
<td></td>
<td>9-5a(1)</td>
<td>No project shall be approved unless it is shown to have access to an approved source for wastewater treatment and disposal and a potable water supply meeting Health Department requirements.</td>
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<tr>
<td>Ongoing</td>
<td>9-7a(1)</td>
<td>The Board of Supervisors shall meet periodically with the Board of Trustees for the school district to coordinate capital facility planning.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-7a(2)</td>
<td>County Staff shall work with school district administration to share information and assist in facilities development.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-8a(1)</td>
<td>County Staff shall maintain technical and planning liaison with private utilities to ensure appropriate infrastructure accomplishing economic development goals.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-9a(2)</td>
<td>Implement the emergency services plan.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-1b(1)</td>
<td>The Agricultural Advisor’s Committee shall expand its role to provide recommendations to the Board of Supervisors on all agriculturally-related issues and resources.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-1b(2)</td>
<td>The County shall coordinate with the Mariposa Unified School District to enhance the District’s agricultural educational programs, including Career Challenge, Future Farmers of America (FFA), or other similar programs.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-2a(1)</td>
<td>Areas of the General Plan classified as Agriculture/Working Landscape and proposed for reclassification to a Residential Planning Area, or Natural Resource land use classification will be reviewed against the following criteria. No land within the Agriculture/Working Landscape land use classification shall be changed to a Residential Planning Area or Natural Resource land use classification unless the Board of Supervisors adopts all of the following findings:</td>
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<tr>
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<td>• The subject property is not within an area in which the majority of the surrounding parcels are currently being used or historically have been used for agriculture, timber, or mineral purposes.</td>
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<td>• The soils, water rights, topography, terrain, and location are not suitable as an economic production unit of sufficient quality for commercial agricultural production.</td>
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<td>• There are no other lands within the proposed land use classification available for the proposed or similar project.</td>
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<td>• The characteristics and size of the subject properties make it unsuitable for open space, conservation easements, or other preservation opportunities which further implement the goals and policies of the General Plan.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The subject property has not been identified in the County General Plan or any area plan as a location with characteristics worthy of preservation within the Agriculture/Working Landscape land use classification.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-2a(2)</td>
<td>Lot size adjustments in the Agriculture/Working Landscape land use classification, including Williamson Act contracted parcels, shall result in parcels which are in compliance with the underlying land use designation, including minimum parcel size.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-3a(1)</td>
<td>The County shall maintain a commitment to programs for invasive species eradication.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-6a(1)</td>
<td>Prohibit the construction of residences on parcels that are subject to a Williamson Act contract unless they comply with the terms of a Williamson Act contract.</td>
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<tr>
<td>Ongoing</td>
<td>11-1b(1)</td>
<td>The County should participate in conservation management planning with Federal and State and other public and private agencies.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-1c(1)</td>
<td>The County will implement Federal and State air quality regulations to minimize air quality impacts and improve air quality.</td>
</tr>
</tbody>
</table>
| Ongoing         | 11-1c(4)                | The County shall cooperate with the Air Pollution Control District (APCD), or successor agency, to:  
  • Work with local public utility providers, and the private sector to encourage the development and implementation of educational and incentive programs to encourage energy conservation, house weatherization, and solar energy use;  
  • Work with the Mariposa County Department of Public Works and homeowner associations to encourage the development and implementation of educational and incentive programs for composting, mulching, windrowing, cogeneration, feedstocks, and chipping in lieu of outdoor burning;  
  • Work with appropriate agencies to develop programs to maximize the participation of employers in employer-operated van pools and/or ride sharing for employees and mass transit service for both employers and customers/visitors; and  
  • Work with the school districts to replace existing buses with less polluting models. |
<p>| Ongoing         | 11-2a(2)                | Cooperate with the Mariposa Public Utility District and other wastewater generators in implementing programs for reuse of treated wastewater. |
| Ongoing         | 11-2a(3)                | Cooperate with the domestic water system operators and public water purveyors in implementing programs to eliminate water loss due to leakage in pipes, ditches or other conveyance facilities. |
| Ongoing         | 11-2b(1)                | Review development designs to ensure compliance with Federal and State water quality regulations and to ensure that the project does not discharge contaminated water. |
| Ongoing         | 11-2c(1)                | Coordinate Town Planning Areas and Rural Centers, maintain low intensities of development in order to protect the capacity of watersheds. |
| Ongoing         | 11-4a(2)                | Site development and grading review should minimize the removal of native trees and groves of trees. |
| Ongoing         | 11-4a(5)                | The County shall utilize collaborative planning efforts to coordinate local efforts to eradicate invasive plant species. |</p>
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</table>
| Ongoing         | 11-4a(6)               | The County shall require site surveys in compliance with Federal and State regulations as part of environmental review to determine:  
|                 |                        | - The presence or absence of endangered species and their habitat;  
|                 |                        | - The presence or absence of threatened or rare wildlife and plant species and their habitat;  
|                 |                        | - The presence or absence of breeding raptors and migratory birds;  
|                 |                        | - The presence or absence of sensitive native plant communities;  
|                 |                        | - The presence or absence of native wildlife migration or travel corridors; and  
|                 |                        | - The presence or absence of jurisdictional wetland or other waters of the U.S. |
| Ongoing         | 11-4a(7)               | The County shall record the data collected from the required site surveys to create a comprehensive map of environmental resources in Mariposa County. The map shall include but not be limited to vegetation communities with associated habitats for sensitive wildlife species. |
| Ongoing         | 11-4a(8)               | During project review and environmental analysis, the County shall comply with Federal and State regulations to require measures that:  
|                 |                        | - Protect endangered species and their habitat;  
|                 |                        | - Protect threatened or rare wildlife and plant species and their habitats;  
|                 |                        | - Protect breeding raptors and migratory birds;  
|                 |                        | - Protect and avoid to the extent feasible sensitive native plant communities;  
|                 |                        | - Protect and avoid to the extent feasible native wildlife migration or travel corridors; and  
<p>|                 |                        | - Protect and avoid to the extent feasible jurisdictional wetland or other waters of the U.S. |
| Ongoing         | 12-1a(1)               | The County shall ensure parks and recreation facilities are distributed in reasonable proximity to the neighborhood, community, or regional populations they are intended to serve. |
| Ongoing         | 12-1b(1)               | Parks shall be designed and developed in a manner to reduce long-term operations and maintenance cost. |
| Ongoing         | 12-2a(1)               | The Parks and Recreation Advisory Committee shall report annually on the implementation of the Parks and Recreation programs. |
| Ongoing         | 12-4a(1)               | When other agencies propose to develop park or recreation facilities, the County should participate when a local recreation need can also be served. |
| Ongoing         | 12-5a(1)               | The Parks and Recreation programs shall identify short-, intermediate-, and long-term revenue sources. |
| Ongoing         | 13-1a(1)               | The County shall collaborate with Federal agencies creating multiple use and public education policies supporting regional tourism and protecting public lands. |
| Ongoing         | 13-1b(1)               | The Board of Supervisors should support programs to maintain and increase multiple-use on public land to increase regional tourism opportunities. |
| Ongoing         | 13-3a(1)               | The County shall collaborate with Federal and State agencies to develop trail-head facilities and other public access points to public lands. |</p>
<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
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<tbody>
<tr>
<td>Ongoing</td>
<td>14-1a(2)</td>
<td>The Planning Director shall be designated the County Cultural Resources Coordinator/Historic Preservation Officer.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-1a(3)</td>
<td>Retention of historic records shall be within the purview of the Historic Sites and Records Preservation Commission.</td>
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<tr>
<td>Ongoing</td>
<td>14-2a(3)</td>
<td>Analysis of qualifying historic sites and structures shall be undertaken in conformance with appropriate standards of the California State Historic Preservation Office and the standards of the National Trust for Historic Preservation.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-4a(2)</td>
<td>Within County-identified historic districts, all exterior construction, renovation, rehabilitation, or restoration shall be subject to design review approval.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-4a(3)</td>
<td>Demolition of County-identified historic structures shall require review from the Historic Sites and Records Preservation Commission.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-6a(1)</td>
<td>Prior to the approval of a demolition permit for any historic site, structure, or cultural place, the Historic Sites and Records Preservation Commission shall review the application pursuant to CEQA and determine whether alternatives to the proposed demolition or destruction shall be required.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-6a(2)</td>
<td>Prior to the approval of a demolition permit or grading permit for a cultural place the Southern Sierra Miwuk Nation Consulting Committee shall review the application pursuant to CEQA and determine whether alternatives to the proposed demolition or destruction shall be required.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-7a(1)</td>
<td>Mariposa County shall invite the participation of representatives of the Native American community in the review of discretionary projects for which there is a likelihood of potential archaeological artifacts and cultural places.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>15-2a(1)</td>
<td>The State building standards for the proper insulation of new dwellings for noise reduction shall be enforced.</td>
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<tr>
<td>Ongoing</td>
<td>15-2b(1)</td>
<td>Where proposed non-residential land uses are likely to produce excessive noise levels at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the project review process. An acoustical analysis should:</td>
</tr>
<tr>
<td></td>
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<td>• be prepared by a person qualified in environmental noise assessment and architectural acoustics,</td>
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<tr>
<td></td>
<td></td>
<td>• include representative noise level measurements to adequately describe local conditions,</td>
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<td>• recommend appropriate mitigation to achieve compliance with the adopted policies and standards,</td>
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<tr>
<td></td>
<td></td>
<td>• estimate noise exposure after the prescribed mitigation measures have been implemented, and</td>
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<td></td>
<td>• describe a post-project mitigation measure effectiveness assessment program.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>15-2b(2)</td>
<td>Noise created by new transportation noise sources shall be mitigated.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
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| Ongoing         | 15-2b(3)               | The County shall require appropriate noise reduction measures for outdoor public events. Such measures may include:  
• preparation of a noise impact analysis by an appropriate licensed professional;  
• identification of best sound management practices for avoiding impacts;  
• restrictions on the level of amplification of sound systems;  
• conditions on the start, finish, and duration of the event, limitations on the number of participants; and a requirement to install temporary noise reduction devices or barriers. |
| Ongoing         | 16-10a(1)              | No land development inconsistent with the airport land use plan shall be permitted in the airport’s area of influence. |
| Ongoing         | 16-11a(1)              | Enforce the requirements of the County’s Comprehensive Hazardous Waste Management Plan. |
| Ongoing         | 16-12a(2)              | Undertake full operation emergency situation drills and training periodically. |
| Ongoing         | 16-2a(1)               | Cooperate with the CDF in providing advice to landowners on vegetation management programs keeping forest fuel values at acceptable levels. |
| Ongoing         | 16-2b(1)               | Continue to work with the Mariposa County Fire Safe Council or other appropriate agency or group as a major avenue for educating residents and coordinating citizen efforts in fire prevention. |
| Ongoing         | 16-5a(2)               | Subdivision parcel and final maps and building permit site plans shall provide for on-site detention for normal storm water flows in excess of the capacity of natural drainage courses receiving runoff from the development. |
| Ongoing         | 16-7a and b(1)         | Site inspections and maps (topographic, soils and geology) will be used to identify geologic hazard areas (e.g., landslide-prone areas) in the County. The maps will be retained and available in the County Planning Department. |
| Ongoing         | 16-7a and b(2)         | The County Building Official will review plans for new construction in geologic hazard areas and will determine whether engineering studies, including structural and soils analyses, are required prior to issuing permits for construction in these areas. |
| Ongoing         | 16-8a(1)               | New development projects in or near a seismic risk area (fault zone) or geologic hazard area shall be discouraged or designed to such standards as to minimize or eliminate such risk. |
| Ongoing         | 16-8b(1)               | Public facilities shall be sited to avoid known seismic dangers and shall be constructed to meet seismic safety requirements of the Uniform Building Code. |
| Ongoing         | 16-8c(1)               | Review development and subdivision proposals to avoid building sites in areas subject to secondary seismic effects. |
Attachment 4
Appendix C of the General Plan
APPENDIX C
FUTURE CONSIDERATION

"FUTURE CONSIDERATIONS LIST"

The list of future considerations is a compilation of Board of Supervisors or community-
identified desires, for future consideration by the Board of Supervisors. When policy
recommendations are brought forward by community members, these recommendations will be
added to this list for deliberation by the Board of Supervisors during the annual General Plan
review period or each time the General Plan is updated. This list is dynamic and new items will
continue to be added throughout the life of the General Plan; however, items can be removed
from the list at the Board’s discretion. When items are “approved” by the Board of Supervisors,
they will be developed into policies and/or implementation measures and included as part of
General Plan amendment process.

1. Evaluate the effectiveness of the “tripling the average daily traffic” standard in Section
5.4.02 F, Intensity of Use Standards, F(2) Traffic Generation.

2. Consider the use of “Carrying Capacity” in establishing the “minimum density” criteria
for each land use classification.

3. Conduct Groundwater Studies similar to Groundwater Studies conducted in Eastern
Fresno county.

4. Prepare a study that evaluates the clustering of residential units on a parcel of land based
on the project parcel’s carrying capacity. The study findings may be applied in future
updates of the General Plan and implementing ordinances.

5. Define the criteria to be used in evaluating new road capacity definitions.

6. New policy: New development shall pay its fair share through development impact fees.

7. Track the appropriateness of the maximum acreage in the commercial sub classification
of the Rural Economic Land Use to determine if 20 acres is still appropriate or if the
acreage should be reduced to 10 acres.

8. The following underlined text is to be considered for addition to the existing
Implementation Measure 10-2a(3): Standards shall be developed for issuance of
development permits for substandard size parcels under Williamson Act contract.
Development permits shall not be issued for substandard size parcels unless they are
enforceably managed with other (standard) contiguous contracted parcels under common
ownership.
9. The following underlined text is to be considered for addition to the existing Implementation Measure 10-6a(2): Review enforcement of Williamson Act provisions requiring onsite residents to be actively performing qualifying agricultural activities on all contracted property including historic parcels, and require one Williamson Act contract for each parcel or for each group of contiguous parcels that are owned and managed as one unit.

10. The goals, policies, and implementation measures listed below were removed from the 2005 Draft General Plan because they were determined by the Board of Supervisors and Planning Commission not financially feasible or would not realistically be implemented during the horizon of the General Plan. The Board of Supervisors and Planning Commission however acknowledge that these goals, policies, and implementation measures are worth retaining and therefore are preserved here for future consideration during annual General Plan reviews and/or updates. This list will be maintained on an annual basis and goals, policies, and implementation measures may be added or deleted at the request of the Board of Supervisors or Planning Commission.

**GENERAL PLAN ADMINISTRATION**

*Policy:* The General Plan is the policy compendium of the Board of Supervisors.

*Implementation Measure:* General Plan map interpretation guideline shall be to apply the designated classification when more than fifty percent of a quarter-quarter section is shown to be within the classification. Where possible, the following shall be used as the interpreted boundary:

- Roads
- Quarter section
- Property lines

*Implementation Measure:* The update to Title 17, Mariposa County Code, Zoning, shall include provisions for staff General Plan interpretations to be appealed directly to the Board of Supervisors.

*Implementation Measure:* The Five Year Review shall be intended to update timelines and adopt any major changes in goals and policies. The Five Year Review shall include:

- Analysis of all short-term planning period projects to ensure completion. Mariposa Planning shall recommend retention or elimination of incomplete projects; and
- Analysis of all intermediate-term planning period projects to recommend which shall be changed to the new short-term planning period, which shall be retained as intermediate term, which may be moved to long-term, and which may be eliminated; and
- Analysis of all long-term planning period projects to recommend which shall be changed to intermediate term, which shall be retained as long-term, and which may be eliminated; and
- Analysis of changes in Board policies and recommendations for appropriate changes in Plan goals which shall be necessary to implement the revised policies of the Board of Supervisors; and
- Population projections and trends to ensure the Plan continues to
accommodate an appropriate inventory of undeveloped land for future populations.

**LAND USE**

**Goal:** Maintain a land use pattern that preserves the County’s scenic character.

**Policy:** Land use designations shall be compatible with the preservation of scenic character while providing for the orderly development of the County.

**Policy:** County populations not located in or near planning areas shall have opportunities for locally-oriented commercial services available.

**Implementation Measure:** During the short-term planning period, revise Title 17 of the Mariposa County Code, Zoning to include a Rural Commercial zoning district using this or a similar name.

**ECONOMIC DEVELOPMENT**

**Goal:** Provide additional services to the County’s residents creating new employment opportunities by improving the local economy.

**Policy:** Enable creation of new local businesses.

**Policy:** Develop the training and infrastructure necessary for economic diversification.

**Policy:** Implement active programs designed to strengthen and diversify the core local economy that provides goods and services to local residents.

**Policy:** Provide opportunities for maintaining compatible businesses in the home.

**Policy:** Each Planning Area shall identify a fair share of land for the relocation of growing Home Enterprises and Rural Home Industries.

**Implementation Measure:** During the short-term planning period, the Board of Supervisors shall appoint an Economic Development Director and provide the Director with appropriate staff and operating budget.

**Implementation Measure:** The Economic Development Department or Division shall serve the Board of Supervisors and be advised by a County Economic Development Commission appointed by the Board of Supervisors.

**Implementation Measure:** The Board of Supervisors shall implement the economic development strategic plan within each year’s budget.

**Implementation Measure:** During the short-term planning period, the County shall assist in creating an economic development inventory and business database designed to provide information to facilitate the establishment and expansion of businesses in the County.

**Implementation Measure:** During the short-term planning period, the County shall join in the creation of a Business Development Center.

**Implementation Measure:** As part of its economic development function, the County shall participate in State and Federal programs which return a measurable benefit to the County’s Economic Development Strategic Plan.

**Implementation Measure:** Collaborate with Mariposa County Unified School District, community college districts, universities and other agencies to create a flexible and responsive workforce development and training programs
meeting long-range employment needs in the County’s target markets.

**Implementation Measure:** During the intermediate-term planning period define, plan, and begin implementation of the infrastructure identified in the County’s Economic Development Strategic Plan, and the Capital Improvement Program needed for economic diversification.

**Implementation Measure:** Beginning in the intermediate-term planning period, continue the development of infrastructure and make investment needed to provide for new and expanded business opportunities.

**Implementation Measure:** During the short-term planning period assist the tourism industry in establishing an employee-training center for all aspects of hospitality employment and management.

**Implementation Measure:** Use the County’s business retention and attraction program to support the growth of businesses, including retail, personal and business services, and health care, which would provide a wider range of goods and services to County residents.

**Implementation Measure:** Assist the local business community in implementing a “Shop Mariposa” program and other promotional efforts designed to retain more of the County’s spending for goods and services.

**Implementation Measure:** Home Offices shall be an accessory use in all residential zoning districts, subject to the following standards:
- The business is designed to provide a service primarily delivered to the customer at another location.
- No additional signage, other than that permitted for the residential use, shall be allowed.
- No additional parking shall be provided solely for the use of the business.
- No more than one outside-the-household employee is permitted.

**Implementation Measure:** Home Enterprises shall be an accessory use on parcels of 2.5 acres or more of gross land area, subject to the following standards:
- If the business has the potential to triple the traffic generation standard of the single family dwelling (from 7.5 to 22.5 average daily trips), a discretionary permit is required.
- No more than one outside-the-household employee is permitted.

**Implementation Measure:** Rural Home Industries shall be a discretionary accessory use requiring approval of a use permit prior to initiation on parcels of 5.0 acres or more in the Residential land use classification. Not more than three outside-the-family employees are permitted.

**Implementation Measure:** Rural Home Industries shall be an accessory use on lands within the Agricultural/Working Landscape and Natural Resources land use classifications.

**Implementation Measure:** Each Area Plan shall define the nature of businesses in the home allowed in various land use classifications.

**Implementation Measure:** In the short term, the County shall amend Title 17, Mariposa County Code, Zoning to define precise performance standards for businesses in the home.

**Implementation Measure:** All Planning Areas—except Wawona and Fish Camp—shall
provide for lands that may be classified and zoned to accommodate the relocation of Home Enterprises and Rural Home Industries. The acreage encompassing a “fair share” shall be determined by the Planning Agency when preparation of the Area Plan is initiated. The Planning Advisory Committee shall recommend the location(s) for the lands to be classified.

**Implementation Measure:** During the short-term and intermediate-term planning period actively work to develop wireless communication facilities and service to cover the entire County.

**Implementation Measure:** During the short-term planning period, if any telecommunications provider is unwilling to cooperate or participate in an intermediate- and long-term program to bring high speed telecommunications into the County, officially contact the appropriate regulatory agency to seeking assistance or intervention in attaining County goals.

**Implementation Measure:** Implement actions to attract the “spin-off” businesses in the County’s business retention and attraction program and in provision of infrastructure.

**ARTS AND CULTURE**

**Implementation Measure:** The ordinance creating the Cultural Arts Commission shall include, and not be limited to, the following tasks:
- create public awareness program,
- prepare and recommend for adoption, a County Arts Plan,
- recommend policies for soliciting, accepting, and displaying public art, including themes and sites for public art,
- create and maintain an inventory of public art,
- develop programs and propose sources for funding the Arts, and
- determine the needs for and recommend sites for capital facilities necessary for the advancement of cultural and performing arts.

**Implementation Measure:** During the short-term planning period, the County shall allocate County personnel and financial resources assisting community-based organizations to market and promote their arts and culture events.

**Implementation Measure:** During the intermediate-term planning period, the County should consider constructing and operating a County cultural and performing arts center.

**HOUSING**

**Goal:** Increase affordable housing ownership opportunities with manufactured housing.

**Policy:** Encourage the use of manufactured housing to provide ownership opportunities meeting Jobforce housing needs.

**Policy:** Permit installation of safe, non-certified mobile homes meeting HCD CCR Title 25 standards.

**Policy:** Ensure that all development within the Rural Economic/Resort land use subclassification provides adequate housing for its employees. If adequate housing is not available within
the local community, the resort development will provide such housing within the project.

**Implementation Measure:** The County shall enact no ordinances or standards that preclude installation of manufactured housing on individual parcels of land in the County.

**Implementation Measure:** Prior to the issuance of a building permit to move or install a non-HUD certified mobile home, the approved certificate of inspection from the Department of Housing and Community Development shall be obtained. Mariposa County building permits shall only be issued for installation of mobile homes on individual lots or parcels when the mobile home meets one of the two following standards:

- Certified mobile homes:
  - The mobile home is constructed to the standards of the United States Department of Housing and Urban Development or meets equivalent certification standards, and
  - The mobile home meeting certification standards shall be taxed as real property, or

- Non-HUD certified mobile homes:
  - The mobile home shall meet appropriate roof load requirements for the elevation of installation by either its manufacturing design or by covering the mobile home with a ramada constructed to the standards of the Uniform Building Code, and
  - The mobile home shall be inspected and an approved certificate issued by the Department of Housing and Community Development shall be filed with the Building Department, and
  - The mobile home shall incorporate a safe electrical system with the certification provided by a professional appropriately licensed in the State of California to provide this service, and
  - The mobile home shall be taxed as real property.

**CIRCULATION, INFRASTRUCTURE, AND SERVICES**

**Policy:** Expand the economic value of the airport.

**Implementation Measure:** The County shall maintain a traffic model to project traffic volume and calculate road capacity.

**Implementation Measure:** Road improvements required to increase capacity when necessary for a project shall increase capacity as needed on all roads from the project site to the nearest major collector, County arterial, or State Highway.

**Implementation Measure:** During the short-term planning period (January 2006 – January 2011), prepare an Airport Special Plan encompassing the Airport Master Plan and areas within the Mariposa Town Planning Area to provide sites for business and industry surrounding the airport.

**Agriculture**
Policy: Maintain a database of agricultural lands and products providing information, tracking trends, and seeking opportunities.

Policy: Cooperate and assist in the preservation of agriculture lands.

Implementation Measure: During the short-term planning period, develop and maintain an inventory of agricultural lands and products as support to economic development strategies and program implementation.

Implementation Measure: Information in the agriculture database shall be utilized as part of the findings for General Plan amendments and updates.

Implementation Measure: As an ongoing project, the County shall utilize collaborative planning efforts to determine local efforts eradicating invasive species.

Implementation Measures: During the short-term planning period, the Resource Conservation District shall prepare and maintain a catalogue of private and public organizations interested in the purchase of land or easements for the preservation and maintenance of agriculture or habitat lands.

CONSERVATION AND OPEN SPACE

Goal: Provide for the sustainable development of timber resources.

Policy: Make the Mariposa County Water Agency an active, viable entity.

Policy: Protect commercially valuable timberland from conversion to non-timber related uses.

Policy: Maintain and enhance sustainable production of timber.

Implementation Measure: Enforce the County Grading Ordinance for erosion control on all development projects.

Implementation Measure: Enforce the County’s regulations concerning installation and maintenance of private wastewater disposal systems. Areas identified as having septic system constraints shall be required to have specially designed wastewater treatment systems.

Implementation Measure: Require that all development use pervious paving material whenever feasible to reduce surface water runoff and aid in groundwater recharge.

Implementation Measure: During the short-term planning period, the County shall request the California State Geologic Survey Board to authorize and complete the “Mariposa County State Classification Report.”

Implementation Measure: Define the minimum performance standards that shall set minimum land area for mineral resource projects to be based on the types of operations and the land use classification.

Implementation Measure: Landscaping standards within the County Code shall require the use of site-appropriate native plant species.

Implementation Measure: During the short-term planning period, the County shall develop and enforce standards to reduce or eradicate invasive species affecting the agricultural and natural ecosystems.

Implementation Measure: Commercially valuable timberland shall be within the Agriculture/Working Landscape land use classification.

Implementation Measure: Use the current State Board of Forestry Practice Rules to accomplish sustainable production of timber.
LOCAL RECREATION

Implementation Measure: Acquire and develop park and recreation facilities.

Implementation Measure: During the budget planning process, the Public Works Department shall prepare a report to the Parks and Recreation Advisory Committee identifying areas of the County in which new park facilities are required to maintain the service level.

Implementation Measure: The Board of Supervisors shall approve projects to achieve service levels within a five-year rolling period from the time the need is identified. A change in population of 25 percent or more is required to assess the service levels in an area of the County. The population is to be estimated based on number of residential building permits issued during a given year.

Implementation Measure: The Parks and Recreation Master Plan shall be reviewed every five years and updated to reflect changes in community values and County development.

Implementation Measure: The Parks and Recreation Master Plan shall include projections of fiscal needs and revenue sources for the operations, maintenance, and program implementation identified over short-, intermediate-, and long-term planning periods.

REGIONAL TOURISM

Implementation Measure: During the short- and intermediate-term planning period, create and install all the required signage to match other promotional activities and site identification.

Implementation Measure: Identify sites and develop locations for satellite visitor centers at other County gateways, including Coulterville, Fish Camp, and within Yosemite National Park.

HISTORIC AND CULTURAL RESOURCES

Implementation Measure: As part of the reorganization this Historic Sites and Records Preservation Commission shall be renamed the Mariposa County “Historic Preservation Commission.”

Implementation Measure: By the conclusion of the intermediate-term planning period, the County shall convert and maintain a comprehensive digital imagery database of its official records, both contemporary and historic.

Implementation Measure: During the short-term planning period, the County shall initiate a mandatory digital imagery document management system for all memorialization of all current official records and documents.

Implementation Measure: Sites and structures on the Mariposa County Register of Historic Places, in a Historic District, or Main Street District shall be offered the maximum allowable special property tax valuation and federal tax incentives for restoration or renovation of the historic structure.

Implementation Measure: During the intermediate term planning period, the County shall establish a low interest revolving loan fund to finance repair and renovation of privately owned historic structures.
**Implementation Measure:** The Uniform Code of Building Conservation shall be used to provide alternative building regulations for the rehabilitation, preservation, restoration (including related reconstruction), or relocation of buildings or structures listed on the Historic Resources Inventory, or which have reached 50 years of age.

**Implementation Measure:** During the short-term planning period, the County shall develop and adopt an ordinance establishing penalties for acts of vandalism of historic and archaeological resources on County lands.

**Implementation Measure:** The County shall implement the CEQA process to establish procedures for Native American review of proposed projects.

**Noise**

**Implementation Measure:** During the short-term planning period, the County shall enact a Noise Ordinance to be enforced by the Health Department. At a minimum, the ordinance shall include:

- Prohibition on the non-emergency use of truck “Jake Brakes” on roadways adjacent to residential uses and in planning areas;
- Noise control within new residential developments through project design;
- Prohibition on the use of noise barriers as mitigation when other alternatives are feasible;
- Requirements for a qualified acoustical consultant who shall conduct an acoustical analysis;
- A menu of appropriate requirements for reduction of noise exposure or standards for assessing noise impacts; and
- A menu that may include of one or more of the following techniques for noise control through site design:
  - Increasing the distance between the noise source and receiving use (setbacks).
  - Placing structures on a project site to shield other structures or areas, to remove them from noise-impacted areas, and to prevent an increase in noise levels caused by reflections.
  - Placement of outdoor activity areas on the opposite side of building façades from the noise source, or within the shielded portion of a building complex.
  - Placement of walls, berms or other barriers between the noise source and the receiver.
  - Locating bedrooms and other noise-sensitive rooms opposite from the noise source where interior noise levels are a primary concern.
  - Patios or balconies of apartment complexes or multifamily dwellings shall be placed on the side of a building opposite the noise source. “Wing walls” can also be added to buildings or patios. When such noise reduction measures are
impractical or infeasible, the County may decide not to apply the exterior noise level requirements at some or all of the patio or balcony areas if a central courtyard is provided as a primary outdoor activity area.

**Implementation Measure:**
Construction equipment shall be equipped with proper muffler systems and shall be in good working order.

**Implementation Measure:**
The County should implement noise performance standards (Table C-1) to ensure that new noise-sensitive land uses are not exposed to excessive noise from nearby non-transportation noise sources, and to ensure that new noise-generating land uses do not create noise levels exceeding adopted standards as measured from nearby noise sensitive land uses.

**Table C-1: Noise Performance Standards for Non-Transportation Noise Sources**

<table>
<thead>
<tr>
<th>Noise Level Descriptor</th>
<th>Daytime (7 a.m. to 10 p.m.)</th>
<th>Nighttime (10 p.m. to 7 a.m.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hourly L_{eq}, dB</td>
<td>55</td>
<td>45</td>
</tr>
</tbody>
</table>

**Notes:**
A. Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises (e.g., hammering sounds, outdoor speaker systems). These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). The County can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels. In rural areas where large lots exist, the exterior noise level standard may be applied at a point 100 feet away from the residence. Industrial, light industrial, commercial and public service facilities which have the potential for producing objectionable noise levels at nearby noise-sensitive uses are dispersed throughout the County. Fixed noise sources that are typically of concern include, but are not limited to the following: HVAC System, Cooling Towers/Evaporative Condensers, Pump Stations, Lift Stations, Emergency Generators, Boilers, Steam Valves, Steam Turbines, Generators, Fans, Air Compressors, Heavy Equipment, Conveyor Systems, Transformers, Pile Drivers, Grinders, Drill Rigs, Gas or Diesel Motors, Welders, Cutting Equipment, Outdoor Speakers, Blowers.

B. The types of uses which may typically produce the noise sources described above include but are not limited to industrial facilities including lumber mills, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, hatch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

**Implementation Measure:**
New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table D-2 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified Table C-2.

**Table C-2: Maximum Allowable Noise Exposure—Transportation Noise Sources**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Outdoor Activity Areas, L_{eq}/CNEL, dB</th>
<th>Interior Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>L_{eq}/CNEL, dB</td>
</tr>
<tr>
<td>Residential</td>
<td>60</td>
<td>45</td>
</tr>
<tr>
<td>Transient Lodging</td>
<td>60</td>
<td>45</td>
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<td>Hospitals, Nursing Homes</td>
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<tr>
<td>Theaters, Auditoriums, Music Halls</td>
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<tr>
<td>Churches, Meeting Halls</td>
<td>60</td>
<td>--</td>
</tr>
</tbody>
</table>
Office Buildings | -- | -- | 45
Schools, Libraries, Museums | -- | -- | 45
Playgrounds, Neighborhood Parks | 65 | -- | --

Notes:
A. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.
B. As determined for a typical worst-case hour during periods of use.
C. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table. In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

SAFETY

Policy: New construction shall use fire-safe practices.

Implementation Measure: During the short-term planning period revise the County Subdivision code to incorporate comprehensive fire prevention and protection standards.

Implementation Measure: During the short-term planning period, adopt comprehensive site development review standards incorporating fire prevention and protection standards.

Implementation Measure: Require new construction to incorporate design and materials to increase fire resistance conforming to California fire-safe practices.

Implementation Measure: During the short-term planning period and each update of the General Plan, review and amend as necessary, the County building codes to incorporate design and construction materials consistent with Fire Safe practices.

Implementation Measure: No subdivision shall be presented to the Planning Commission without review and recommendations from the Fire Department.

Implementation Measure: Adopt and implement the most recent Uniform Fire Codes and supplements for project standards as revisions become available.

Implementation Measure: During the short-term planning period, the County shall enact an ordinance for fuel load management on private property, including provisions to require owners of undeveloped lands within the urban-wildland interface to manage fuel loads.

Implementation Measure: Cooperate with the California Department of Forestry and Fire Protection in implementing fuel reduction programs.

Implementation Measure: During the short-term planning period, and in cooperation with the California Department of Forestry and Fire Protection, create a Mariposa County Guidelines for the Implementation of Fire Safe Standards identified in 14 CCR §1270 et seq.
Implementation Measure: During the short-term planning period, adopt a comprehensive County Flood Protection Ordinance substantially meeting the requirements of the National Flood Insurance Program (NFIP) balanced with local needs. The ordinance shall include, at a minimum:

- Prohibition on the construction of any non-flood-proof habitable residential structures within the designated floodway.

- Limit uses in the flood fringe to those that conform to requirements and objectives of FEMA and the National Flood Insurance Program (NFIP), unless appropriate mitigations are incorporated into site design and construction.

- Require any essential public facilities located in a flood hazard area to be designed to avoid inundation of structures or access by floodwaters.

- New construction in flood hazard areas shall have minimal obstruction to flood waters and no increases to flood depth or velocities in excess of levels within FEMA guidelines.

- Prohibit the location of potential pathogenic and toxic sources or hazardous facilities such as sanitary landfills, chemical storage, and petroleum storage facilities within flood hazard areas.

Implementation Measure: The revisions to Title 17, Mariposa County Code, Zoning shall include a flood overlay district in the County Zoning Ordinance based upon the FEMA flood hazard maps, including use regulations coordinated with the Flood Protection Ordinance.

Implementation Measure: Maintain enforcement of Mariposa County Code Title 15, Building, grading requirements.

Implementation Measure: All bridges, roads and fills shall be designed to preserve free natural drainage.

Implementation Measure: Continue enforcing the County grading code ensuring site preparation, road construction, and removal of vegetation standards.

Implementation Measure: Subdivisions in high-risk geologic hazard areas shall be reviewed as to possible risks.

Implementation Measure: Development of critical facilities such as hospitals, firehouses, schools, water, electrical or other utility services, etc. will be discouraged in areas identified as geologic hazard areas unless engineering studies indicate that risk can be minimized or eliminated through design and construction techniques.

Implementation Measure: Development of hazardous facilities or sources of potentially pathogenic or toxic substances, such as sanitary landfills, chemical storage facilities, and petroleum storage facilities, shall be prohibited in geologic hazard areas.

Implementation Measure: Amend Title 16 of the Mariposa County Code, Subdivisions, to require subdivisions adjoining fault lines to identify seismic risk.
Attachment 5
Government Code Excerpts
65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2).

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(b) For the report to be filed during the 2006 calendar year, the planning agency may provide the report required pursuant to paragraph (2) of subdivision (a) by October 1, 2006.

(c) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.
and subdivision (c) of Section 65302.

(f) "Supportive housing" has the same meaning as defined in subdivision (h) of Section 50675.14 of the Health and Safety Code.

(g) "Transitional housing" has the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.

65582.1. The Legislature finds and declares that it has provided reforms and incentives to facilitate and expedite the construction of affordable housing. Those reforms and incentives can be found in the following provisions:

(a) Housing element law (Article 10.6 (commencing with Section 65580) of Chapter 3).

(b) Extension of statute of limitations in actions challenging the housing element and brought in support of affordable housing (subdivision (d) of Section 65009).

(c) Restrictions on disapproval of housing developments (Section 65589.5).

(d) Priority for affordable housing in the allocation of water and sewer hookups (Section 65589.7).

(e) Least cost zoning law (Section 65913.1).

(f) Density bonus law (Section 65915).

(g) Second dwelling units (Sections 65852.150 and 65852.2).

(h) By-right housing, in which certain multifamily housing are designated a permitted use (Section 65589.4).

(i) No-net-loss-in zoning density law limiting downzonings and density reductions (Section 65863).

(j) Requiring persons who sue to halt affordable housing to pay attorney fees (Section 65914) or post a bond (Section 529.2 of the Code of Civil Procedure).

(k) Reduced time for action on affordable housing applications under the approval of development permits process (Article 5 (commencing with Section 65950) of Chapter 4.5).

(l) Limiting moratoriums on multifamily housing (Section 65858).

(m) Prohibiting discrimination against affordable housing (Section 65008).

(n) California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3).

(o) Community redevelopment law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code, and in particular Sections 33334.2 and 33413).

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's...
existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act
(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate the jurisdiction’s need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (6), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (6). Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(7) An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period.

(8) An analysis of opportunities for energy conservation with respect to residential development.

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.
(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to
accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2.

(B) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the
participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.

(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit towards its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.

(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:

(A) How the joint facility will meet the jurisdiction’s emergency shelter need.

(B) The jurisdiction’s contribution to the facility for both the development and ongoing operation and management of the facility.

(C) The amount and source of the funding that the jurisdiction contributes to the facility.

(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.

(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

65583.1. (a) The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with this article, may allow a city or county to identify adequate sites, as required pursuant to Section 65583, by a variety of methods, including, but not limited to, redesignation of property to a more intense land use category and increasing the density allowed within one or more categories. The department may also allow a city or county to identify sites for second units based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department. Nothing in this section reduces the responsibility of a city or county to identify, by income category, the total number of sites for residential development as required by this article.

(b) Sites that contain permanent housing units located on a military base undergoing closure or conversion as a result of an act pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (Public Law 100-526), the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), or any subsequent act requiring the closure or conversion of a military base may be identified as an adequate site if the housing element demonstrates that the housing units will be available for occupancy by households within the planning period of the element. No sites containing housing units scheduled or planned for demolition or conversion to
Attachment 6
Comments from the Public and County Departments
From: Rita C. Kidd [mailto:ritakidd@yosemite.net]
Sent: Wednesday, February 04, 2009 5:20 PM
To: Larry Enrico
Cc: Kris Schenk; Sarah Williams
Subject: 2009 Annual Report on General Plan

We've completed our read of this report and find it to fairly represent the progress to date on the General Plan. I'm sorry we'll be unable to attend the Planning Commission meeting as we'll be out of state. We expect that we'll be able to attend the Board's review and approval.

We have one piece of input for both the Planning Commission and Board of Supervisors and that is to prevent any additional segues into ancillary areas of general plan implementation. Full focus needs to be placed on revising Title 16 and Title 17. The time and money spent the last two years on road standards and agritourism would have provided the resources needed to almost complete the short-term tasks at hand. And, we need in the process to also attend to several of the items identified for future consideration. It is our opinion that some of these can be done as part of Title 17.
Hi Larry,

Here is my input for the annual report:

The contribution that Cooperative Extension made to the GP process is we brought in experts from other counties to talk about ag tourism and ag tourism ordinances. Most recent was the Dec 9 workshop where Cindy Fake, Placer and Nevada County Farm Advisor, presented information on the lessons and challenges they have faced with agritourism.

Also, Cooperative Extension provided the Supervisors and CAO a copy of the book: Agritourism and Nature Tourism in California by the Univ of Calif

-Maxwell Norton, Farm Advisor
Memorandum

To: Larry Enrico, Senior Planner
From: Fred Lustenberger, Building Director
Date: February 4, 2009
Subject: 2009 General Plan Annual Report, Departmental Review

After reviewing the 2008 Annual Report on the Mariposa General Plan that was sent to my department, I have been unable to identify any areas of concern that relate to the Building Department's operations or to the currently adopted codes and regulations that we enforce. If it is determined that this Department's input or feedback would be beneficial to creating the 2009 Annual Report, please contact me for further assistance.

RECEIVED
FEB 05 2009
Mariposa County Planning Dept.
February 11, 2009

TO:    Kris Schenk, Director, Planning

FROM:  David Conway, REHS, Lead Environmental Health Specialist

SUBJECT: General Plan Implementation report

Since our last report the Mariposa County Health Department staff has worked closely with Planning Department staff to review projects affected by the General Plan. One area posing a significant change in the General Plan is found in Section 5.3.02.E(4), “Potable Water Supply”, which requires that “New subdivision lots will be served by an approved potable water supply. Prior to recordation of a final or parcel map, the subdivider shall prove to the satisfaction of the Health Department each new parcel has a supply of water meeting requirements for quantity and quality.” The Section goes on to identify possible methods of proof to satisfy this requirement.

On October 1, 2008 the Health Department adopted Policy #08-02 regarding the ‘Proof of Water on Land Divisions and Subdivisions”. This policy establishes standards that require a subdivider to provide evidence to the Health Department that a well or wells of proven capacity have been installed on the project site. The policy specifically uses the capacity standards established in Section 5.3.02.E(4).d of the General Plan for establishing the proven capacity of the well or wells.

Additionally, we are in the process of reviewing other areas of the General Plan that may require Health Department implementation policies.
Please find below a summary of accomplishments in 2008 on Economic Development Program activities relative to policies of the General Plan.

The County hired an Economic Development Coordinator (Policy 6-1a). In 2007, the Economic Vitality Strategy and Implementation Plan (EVS) was completed and approved by the Board of Supervisors, which fulfilled policy 6-1b of the General Plan. While serving as a long range plan, the EVS identified two goals which were to Strengthen the Tourism Industry by making Mariposa County a year-round destination, and diversify Mariposa County’s economy with suitable business development opportunities. Further, it underscores the importance of establishing public-private partnerships in achieving the strategy's goals. To that end, on December 9, 2008, the County Board of Supervisors approved a Memorandum of Understanding (MOU) between the Economic Development Corporation of Mariposa County (EDC) and the County of Mariposa to establish a Public/Private Partnership (GP Policy 6.1.06). The MOU identified numerous tasks to be accomplished, among them are the creation of a business registry, conduct a survey of businesses deemed desirable by visitors and local residents, participate in the update of Title 17, collect demographic and other data pertinent to business attraction, create a “Doing Business Guide” on how to start a business, commence planning process to establish a “Yosemite Management Campus (or office)” for NPS and concessionaire staff, serve as a liaison among EDC, County and UC Merced (GP Policy 6-3a) to name a few.

In 2008, the Business Development Coordinator provided consulting services to 24 new clients wishing to start a new business in Mariposa County. Those clients were comprised of both home base and retail businesses (GP Policy 6-3a).

In 2008, the Business Development Coordinator conducted site visits to 84 businesses in the town of Coulterville and Mariposa along with commercial enterprises (Business Retention GP Policy 6-3a (1)). Site visits to other businesses within Mariposa County shall be an ongoing activity.

In 2008, a website titled “Doing Business” in Mariposa County was completed under the direction of the Business Development Coordinator.

On December 2, 2008, the Board of Supervisors approved a grant application in the amount of $200,000, to be submitted to the Department of Housing and Community Development to establish a Microenterprise Assistance Program for new business start ups (GP Policy 6-3b(1)). Grant awards will be announced the end of March 2009. Staff shall continue to seek grants as part of its economic development function.

Continue to implement grant-funded projects awarded by the Department of Housing and Community Development relative to a Drainage Study for the town of Mariposa (3rd – 5th Street) and Environmental Studies for the town of Coulterville and Mariposa (GP Policy 6-3b(1)).

The Business Development Coordinator retained a consultant, completed and closed out a Drainage Study project for the town of Coulterville with the concurrence of the Public Works Department (grant-funded project). All mandatory “closeout” documents were submitted to the Department of Housing and Community Development. (GP Policy 6-3b(1)).

The Business Development Coordinator retained a consultant, completed and closed out the Economic Vitality Strategy and Implementation Plan project (grant-funded project). All mandatory “closeout” documents were submitted to the Department of Housing and Community Development (GP Policy 6-3b(1)).

The Business Development Coordinator prepared and submitted a grant application to PG&E to conduct work on the Mariposa Creek Parkway. The County was awarded a grant. (GP Policy 6-03b(1)).

In 2008, the Business Development Coordinator updated a business directory for the town of Mariposa and Coulterville.
Memo

Date: January 29, 2009

To: Larry Enrico, Senior Planner

From: Jim Wilson, Fire Chief

RE: 2009 General Plan Annual Report

Following are some 2008 issues that could be included in the Annual Report:

1. The Planning and Board of Supervisors amended the General Plan affecting permitted uses of TEZ zoning to better conform to the State’s permitted uses of TPZ areas. This change now permits the siting of fire stations in those areas.

2. Mariposa County Fire and the Mariposa County Fire Safe Council continue close association to plan and complete fuel reduction projects. Completion of the Watt Road fuel break substantially contributes to the wildland fire safety of Ponderosa Basin.

3. Work continues on the Community Wildfire Protection Plan (CWPP). During 2008 the Foresta and Yosemite West communities gained Board approval of their portions of the plan. The balance of the County’s communities should see the first draft of the entire plan in early-2009.

4. As a result of the Oliver and Telegraph fires many miles of new and enhanced fire breaks were created. This system of fuel reduction lines lend increased protection for the Greeley Hill, Coulterville, Midpines, El Portal, Foresta, Mariposa Pines, and Ponderosa Basin communities.

Due to a previously scheduled business trip, I will not be available for the February 6th Workshop. Barring unforeseen events, the Fire Department will be represented by Deputy Chief Jim Middleton.
Attachment 7
Planning Commission Minutes
from the
February 6, 2009 Public Workshop
Public Portion of Public Hearing: Open

Francisco asked D'Esposito if he is willing to amend the business section of his proposal from the residential.

D'Esposito said that parking lot has never worked. He stated that he could re-do the business section scale but does not see how the handicap only parking space would work.

Rudzik stated that the applicant needs to ask for a continuation or the Commission will move forward.

Williams said that the applicant could ask for a continuance a give a date and time certain to present a re-designed project amendment that complies with ADA requirements.

Public Portion closed

Rudzik asked staff for a time to have the project continued.

Williams said the dates available would be March 6th or April 3rd.

D'Esposito said that he would like the application continued to the March 6th date.

On motion of Commissioner Francisco, seconded by Commissioner Skyrud, the Planning Commission continued Amended Condition Application 2008-148 to March 6, 2009 at 9:00 am or as soon thereafter as possible.

Motion carried by the following vote:

AYES: 5 (Francisco, Ross, Rudzik, Skyrud, Marsden)
NOES: 0

Break: 11:09am
Reconvened: 11:17am

3. WORKSHOP:

3A. 2009 General Plan Annual Report

Enrico presented a progress review of the policies and implementation measures of the General Plan; establish a schedule for considering amendments to the General Plan the forthcoming year (2009) and forward recommendation to the Board of Supervisors.

A discussion regarding the time frames of short time implementation priorities took place.

Discussion took place regarding the time frames of the professional contracts with David Guy, Andy Hauge and Karen Robb.

Planning Commission Meeting Date: February 6, 2009
Cathi Boze, Agricultural Commissioner, stated her concern with the inconsistency in the California Home Stay Act which allows up to 6 rooms/cabins and amending Title 17 to allow 5 rooms for Bed and Breakfast operations.

Discussion took place regarding the development of Agritourism Commission.

Discussion of Area Plans took place.

Discussion took place regarding the implementation of the priority list.

Anita Bryant, Starchman-Bryant Law Office, stated that limited staff and pending applications should be considered in the list of priorities being considered by the Commission.

Ross requested that Title 17 and Agritourism be put at the top of the priority list.

Marilyn Lidyoff, provided information regarding the PG&E Grant of $5,000.00.

Boze stated that she wants to be sure that the Williamson Act be put at the top of the priority list.

The Commission discussed the items that should be ranked on the priority list. Road Standards, Ag Nature Tourism, Title 17, Impact Fees, Area Plans, Williamson Act Contracts, Bed and Breakfast Inns and parking districts within town planning areas were considered to be items of high priority. After discussion the Commission ranked the top three items of priority they recommend to the Board of Supervisors:

1. Title 17
2. Agritourism, Ag Nature Tourism
3. Williamson Act Contract

On motion Commissioner Ross, seconded by Commissioner Marsden, The Planning Commission recommends the following recommendations for the Annual Report and the adoption of the 2009 General Amendment Schedule: Title 17, Agritourism/Ag Nature Tourism, Williamson Act Contract.

AYES: 5 (Marsden, Francisco, Rudzik, Skyrud, Ross)
NOES: 0

On motion Commissioner Skyrud and seconded by Commissioner Francisco, the Planning Commission recommends amending the next General Plan Annual Report to include the 2009 accomplishments of the Planning Commission.

AYES: 5 (Marsden, Francisco, Rudzik, Skyrud, Ross)
NOES: 0

4. ACTION ITEM:

4A. Discussion and direction to staff regarding amendments to Chapter 2.50, County Code, including responsibilities of the Planning Commission within the Planning Agency
A discussion of the Capital Improvement Plan reviewed by Planning Commission took place.

On motion of Commissioner Skyrud, seconded by Commissioner Marsden, the Planning Commission recommended amendments to Chapter 2.50 as submitted with the inclusion of H, the review of the Capital Improvements Program.

AYES: 5 (Marsden, Francisco, Rudzik, Skyrud, Ross)
NOES: 0

5. INFORMATIONAL ITEM:

Sarah Williams announced the items on the next agenda for the Planning Commission:

Major Subdivision Application 2007-189, Stephen P. Allison, applicant
Land Division Application 2006-250, Ernest Reamer, Rod Hylton, applicants

Williams then announced the following advisory committee meetings:
- Ag Advisory Committee Meeting, Wednesday, March 4 at 8:30am
- El Portal Advisory Committee Meeting, Tuesday, February 10, 7:00pm
- Midpines Advisory Committee Meeting, Wednesday, February 18

Kris Schenk, Planning Director, stated that the tentative time frame for staffing the Midpines Advisory Committee is May.

Williams announced that next weeks Gazette will carry the notice for the availability of the two public member seats on the Agriculture Tourism Advisory Committee and the five meeting dates scheduled.

There being no further business, the Commission adjourned at 12:53 pm

______________________________
Bob Rudzik, Chair
Mariposa County Planning Commission

ATTEST:
______________________________
Judy Mueller, Secretary
Mariposa County Planning Commission
Attachment 8
Board of Supervisors Resolution
Adopting the Schedule of 2009 General Plan Amendments
MARIPOSA COUNTY RESOLUTION NO. 09-______

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIPOSA ESTABLISHING A SCHEDULE OF DATES EXPECTED FOR PUBLIC HEARINGS TO CONSIDER 2009 AMENDMENTS TO THE MARIPOSA COUNTY GENERAL PLAN

WHEREAS, the laws of the State of California require Mariposa County to adopt and maintain a General Plan to guide the long-term development of the County, pursuant to Government Code Section 65300 et seq.; and

WHEREAS, after six years of public workshops, policy drafts, plan revisions and final public hearings, the Board of Supervisors did adopt the Mariposa County General Plan on December 18, 2006; and

WHEREAS, General Plan policy 4-3a establishes that General Plan amendments shall be scheduled on a regular basis every year; and

WHEREAS, Implementation Measure 4-3a (1) and State law limit the times at which the adopted General Plan can be amended to no more than 4 times per year; and

WHEREAS, Implementation Measure 4-3a (2) provides that one of the four General Plan Amendment hearings shall be held for the use of the Board of Supervisors to adopt updates and modifications to the General Plan that are generated during the Annual Review; and

WHEREAS, the Planning Commission has reviewed this schedule and the Annual Report and recommended approval of the Schedule for General Plan Amendments on February 6, 2009; and

WHEREAS, actual meeting dates in the Schedule of 2009 General Plan Amendments (Exhibit A) are approximated, and advisory, and will be finally established as public hearing dates are officially noticed and advertised; and

WHEREAS, it is in the public interest to have an adopted schedule of expected hearing dates to inform applicants, staff, advisory bodies and the public of the times at which they may expect to see changes considered to General Plan policies, and use diagrams or Area Plans.

NOW THEREFORE BE IT RESOLVED THAT the Board of Supervisors hereby adopts this Resolution and the Schedule included in Exhibit A as the schedule of dates expected to consider Mariposa County General Plan Amendments in 2009.
ON MOTION BY Supervisor_______, seconded by Supervisor _______; this resolution is duly passed and adopted this day of ______, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

__________________________________________
Brad Aborn, Chairman
Mariposa County Board of Supervisors

ATTEST:

__________________________________________
Margie Williams
Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

__________________________________________
Steven W. Dahlem
County Counsel
### Exhibit A

#### Schedule of 2009 General Plan Amendments

<table>
<thead>
<tr>
<th>Applications</th>
<th>Application Deadline</th>
<th>P. C. Public Hearing</th>
<th>B.S. Public Hearing</th>
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<tbody>
<tr>
<td>Review of 2008 Annual Report</td>
<td>n/a</td>
<td>February 6 Workshop</td>
<td>March 10 Workshop</td>
</tr>
<tr>
<td>One (Private or publicly sponsored)</td>
<td>April 1</td>
<td>May 15</td>
<td>June 16*</td>
</tr>
<tr>
<td>Two (private or public)</td>
<td>May 8</td>
<td>July 10</td>
<td>August 11*</td>
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<tr>
<td>Three (private or public)</td>
<td>July 7</td>
<td>September 4</td>
<td>October 6*</td>
</tr>
<tr>
<td>Four</td>
<td>September 4</td>
<td>November 6</td>
<td>December 8*</td>
</tr>
</tbody>
</table>

*Public hearing dates are not definite until they have been noticed and advertised.