APPENDIX A
GLOSSARY OF TERMS

DEFINING WORDS

Words used in the General Plan have their normal dictionary meaning unless they are defined in the definitions section. Words defined in the definitions section are defined for the purposes used in the General Plan only. These words have the specific meaning stated, unless the context of the paragraph in the General Plan clearly suggests another meaning.

USE OF GENERAL TERMS

Information about the use of general terms and conventions of language are as defined in the next sections.

DEFINITIONS WITHIN AREA PLANS AND SPECIFIC PLANS

Area Plans

SUMMARY OF MAJOR FINDINGS

Definitions contained within Area Plans or Specific Plans may be different than definitions in the General Plan. The purpose of an Area Plan is to provide for goals, policies, and implementation measures to achieve the objectives of the area. As such, Area Plans need the craft definitions meeting the needs of the area for which the Plan is prepared. Area Plans are more precise than the General Plan, and this can create the need for unique definitions or more strictly defined definitions than in the General Plan.

GENERAL PLAN IMPLEMENTATION

Goal A.1-1: Ensure Area Plans provide effective means of achieving local objectives.

Policy A.1-1a: Allow maximum flexibility in tailoring the content of Area Plans to meet local objectives.

Implementation Measure A.1-1a(1): Areas Plans may include definitions unique to the Planning Area.

Implementation Measure A.1-1a(2): Area Plans may redefine terms otherwise defined in the General Plan to meet the needs of the Area Plan, as long as the Plan’s
Specific Plans

**SUMMARY OF MAJOR FINDINGS**

The structure of the General Plan requires that Specific Plans maintain consistency with the General Plan and any applicable Area Plan. Addressing precise project area development requirements, Specific Plans may generate unique terminology not otherwise incorporated into the General Plan or applicable Area Plan. This precision is necessary to ensure a working specific plan, however it does not replace terms already defined in the General Plan or applicable area plan.

**GENERAL PLAN IMPLEMENTATION**

**Goal A.1-2:** Specific Plans maintain General Plan and Area Plan consistency at all levels of content.

**Policy A.1-2(a):** Specific Plan content is restricted to definitions maintaining General Plan and Area Plan consistency.

**Implementation Measure A.1-2a(1):** Specific Plans are empowered to define terms as needed to carry out the Plan, provided that such terms are not already defined in the General Plan or applicable Area Plan.

**Implementation Measure A.1-2a(2):** Specific Plans shall not be required to use definitions included in any other official County document, and may define such terms to meet the needs of the Specific Plan.

**“SHALL” AND “MAY”**

**Shall**

“Shall” means mandatory. The word “shall” means that the directives or requirements are mandatory and may not be waived or modified. If used within the text, “will” and “must” also mean “shall.”
May

“May” means permissive. The word “may” means that the directives or requirements are permissive or selective and are imposed at the option of the decision-maker. “Can,” “should,” and “strive” also mean “may.”

“AND” AND “OR”

And

“And” means that each item identified in a list shall be required by the decision-makers.

Or

“Or” means any combination of one or more of the identified items may be required by the decision-makers.

SOURCES OF DEFINITIONS

It is not feasible to incorporate all possible definitions within the General Plan. When a term is not defined in the General Plan Glossary, the following hierarchy of definition sources is used:

Definitions Within the General Plan

Words defined within the General Plan shall have the meaning as assigned in this Plan, unless the context of the sentence in which the term is used clearly intends other meaning.

Definitions Within Other Official County of Mariposa Documents

Words not defined within the General Plan which are defined in other County planning documents, such as the Regional Transportation Plan, Airport Land Use Plan, the Mariposa County Code shall have the meanings as established within the cited document. In the event a word is defined in both the General Plan and other official County documents, the definition within General Plan shall apply to word usage within the General Plan.

Definitions Not in the General Plan or Other Official County Documents


Terms not defined in any cited sources shall have the meaning as established in the current edition of the Webster’s Encyclopaedic Unabridged Dictionary of the English Language, published by Gramercy Press.
DEFINITIONS

The following words and phrases are defined for the General Plan as follows:

1. Accessory dwelling. “Accessory dwelling” means one additional dwelling unit in a single family zoning district that may be occupied by a separate household.

2. Accessory structure. “Accessory structure” means a structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use.

3. Accessory use. “Accessory use” means a use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

4. Adequate Capacity. Adequate Capacity means a road which meets County Improvement Standards, including width, for existing traffic and proposed project traffic increases.

5. Adit. “Adit” means an almost horizontal entrance to a mine.

6. Agribusiness. “Agribusiness” means farming engaged in as a business operation embracing the production, processing, and distribution of agricultural products, or and the manufacture of farm machinery, equipment, and supplies.

7. Agriculture. “Agriculture” means the production, keeping, or maintenance, for sale, lease or personal use of:
   - plants and animals useful to society, including and not limited to: forages and sod crops; grains and seed crops;
   - dairy animals and dairy products, poultry and poultry products;
   - domesticate livestock, including and not limited to domesticated animals, such as beef cattle, sheep, swine, horses, ponies, mules, or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals;
   - bees and apiary products;
   - fur animals;
   - trees and forest products; and/or
   - fruits of all kinds, including grapes, nuts, and berries; vegetables; nursery, floral, ornamental, and greenhouse products; or lands devoted to a soil conservation or forestry management program.

8. Agriculture, commercial. “Commercial agriculture” means an agriculture land use with intent to make a profit.

9. Agriculture, small scale commercial. “Small scale commercial agriculture” means an agriculture land use producing less than 50 percent of the gross income of the property owner.

10. Agri-nature Tourism. “Agri-nature tourism” means visitor-oriented destinations and experience which are centered on an agricultural and/or natural theme. The act of visiting a working farm or any agricultural, horticultural, or agribusiness operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation and/or activities and experiences taking place in natural areas.
11. Agritourism. “Agritourism” means visitor-oriented destinations and experience which are centered on an agricultural theme. The act of visiting a working farm or any agricultural, horticultural, or agribusiness operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation.32

12. All weather surface. “All weather surface” means an aggregate base or asphaltic concrete surface which meets minimum specifications established by the Mariposa County Road Improvement and Circulation Policy and the Mariposa County Improvement Standards, and which is capable of being traveled during normal seasonal conditions.

13. Appropriate. “Appropriate” means determination of applicable standards which may differ from one area of the County to another based on the site specific needs or from one site to another based on site specific conditions. Aquifer. “Aquifer” means a geologic area which contains a regular supply of water recharged within a groundwater basin (Figure A-1).

**Figure A-1: Aquifer and Groundwater Basin**

14. Architectural Resource. “Architectural resource” means structures or other human constructions that possess artistic merit particularly representative of their class or period, as well as those representing achievements in architecture, engineering, technology, design or scientific research and development.

15. Area Plan. “Area Plan” means an element of the General Plan adopted by the Board of Supervisors to provide for more detailed and precise planning policies applicable to a planning area.

16. Average daily traffic (ADT) or traffic volume. “Average Daily Traffic” means the total traffic volume passing a given point in an average 24 hour period. For example, a residential driveway could average four trips in and four trips out, for a total ADT of eight.33 “Potential ADT” means the average daily traffic to be expected if each lot using the road is developed to its typical intensity and generates its typical traffic. For example, a local road with eight lots, of which four are developed, typically generates an ADT of 30 vehicles. When the other four lots are developed, the ADT is expected to be 60 vehicles. The latter figure is “potential average daily traffic.”

17. Bed and breakfast. “Bed and breakfast” means a single family structure, a single family

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dwellings unit of a duplex, or a portion of such structure or dwelling unit in which there is a full time, permanent resident family, and a limited number of guest bedrooms not exceeding five. These are rented as transient occupancies to different guests, and breakfast or similar early morning meal is prepared each day in a kitchen appropriately permitted by the Health Department. The price of food is included in the price of the accommodations.

18. Bike path or bikeway route. “Bike path” or “bikeway route” means a road, route, or trail for bicycles.


20. Building height. “Building height” shall mean the height of a building as defined by the Zoning Ordinance or any applicable area plan.


22. Community. “Community” when used without other modifiers in the General Plan means an unincorporated population center generally known by a name. “Community” also means “locality.”

23. Community Noise Equivalent Level. “Community Noise Equivalent Level” (CNEL) means the average noise level over a 24-hour period with weighting factors applied to noise occurring during evening (7:00 p.m. to 10:00 p.m.) and night time (10:00 p.m. to 7:00 a.m.) hours. A weight of 5 dB (decibel – see definition below) is applied to evening noise, and weighting of 10 dB to night noise.


25. Concentric development. “Concentric development” means subdivision and other types of new development patterns occurring in close proximity to infrastructure (examples: maintained roads, power, telecommunications, fire protection) which allow infrastructure to be extended in a logical succession of contiguous expanding subdivision patterns from the point services end at any point in time into the new area where services are needed.

26. Conditional use. “Conditional use” means a land use generally consistent with the purpose of a zoning district, with characteristics which may affect the zone’s purpose creating a requirement to assess site-specific criteria prior to approving the use privilege.

27. Conditional use permit. “Conditional use permit” means a discretionary permit issued by the County entitling the holder to develop a use listed as “conditional” in the Land Development Code. Conditional use permits normally contain mitigation measures and project implementation conditions to ensure compliance with the General Plan and County development regulations. A conditional use permit is a property privilege.

28. Condominium. “Condominium” means a form of home ownership in which individual dwelling units within the structure are made available for sale, lease, or finance. Within a condominium, the dwelling unit owner generally owns the ‘air space’ or interior of the

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34The number of bedrooms is limited by zoning regulations and policies within the General Plan or appropriate area plans. A bed and breakfast with more than five guest rooms is considered a motel and shall be located on lands zoned for a motel.
unit with a condominium association or condominium corporation owning the physical structure and common areas of the structure and grounds. Although similar, a “townhouse,” is not a condominium (Figure A-2).

Figure A-2 Condominium

29. Conserve; conservation. “Conserve” and “conservation” mean the wise use of resources allowing them to retain their principal value (see also “preserve; preservation”).

30. Core economy. “Core economy” means the basic economic units of the County’s economy—tourism, government, retail, and service businesses.

31. County. “County” means the County of Mariposa.


33. County-maintained road system (County roads). “County-maintained road system” means streets or roads accepted for maintenance by the County of Mariposa.

34. Cultural landscape. “Cultural landscape” means a geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.

35. Cultural Places. Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any spiritual, traditional, historic or prehistoric ruins, any burial ground, and any archaeological or historic site.

36. Cultural tourism. “Cultural tourism” means travel directed toward experiencing the arts, heritage and special character of a place.

37. Culture. “Culture” is the integration into our daily lives of “the arts,” our history, our interaction with the environment, and the diversity of traditions, thoughts, and ideas that govern how we relate to each other as individuals and as a community.

38. Dark Sky Association, International. The “International Dark Sky Association” means the non-profit academic organization which is recognized for its standards in the field of site lighting (Refer to Open Space/Conservation Element).


40. Day-Night Average Sound Level (Ldn). “Day-Night Average Sound Level” means an average 24-hour noise level, where the L represents the average noise level over a 24-hour period (based on average energy content of sound) with a 10 dB weighting applied to night time noise. In general Ldn and CNEL agree within 1 dB.

41. Decibel (dB). “Decibel” means the most commonly used unit to express sound relative to a reference pressure of 20 microneewtons per square meter (the threshold for hearing). Sound levels in decibels are calculated on a logarithmic basis, hence an increase in 10 dB is perceived as a doubling of noise (i.e., 50 dB is twice as noisy as 40 dB).

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**35** Missoula Cultural Council (Missoula, MT: Missoula Cultural Council Internet Site, undated), http://www.missoulacultural.org/tourism.html.
42. **Density.** “Density” means the number of dwelling units per acre. Accessory dwelling units as mandated by California law are not counted in density calculations.

43. **Developed area.** “Developed area” means that portion of a parcel which is graded, disturbed, landscaped, or constructed upon with buildings, structures, roads, driveways, and parking areas. This excludes trails for pedestrian, equestrian, cycling, or all terrain vehicle use.

44. **Development.** “Development” means a change in the use of land or the addition of a constructed feature to land.

45. **Development standard.** “Development standard” means a quantifiable requirement applicable to a project as defined in an adopted code or guideline.

46. **Director.** “Director” means the County of Mariposa Planning Director.

47. **Discretionary.** “Discretionary” means an action requiring a public review process. Conditional use permits and subdivisions are examples of discretionary actions.

48. **Duplex.** “Duplex” means a structure containing two dwelling units on one lot.

49. **Dwelling unit.** “Dwelling unit” means one or more rooms, designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the use of a single family maintaining a household.

50. **Dwelling, attached.** “Attached dwelling” means a one-family dwelling attached to two or more one-family dwellings by common vertical walls.

51. **Dwelling, detached.** “Detached dwelling” means a dwelling that is not attached to any other dwelling by any means.

52. **Dwelling, single family attached.** “Attached single family dwelling” means a one-family dwelling attached to one other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot (Figure A-3).

![Figure A-3: Attached Single Family Dwelling](image)

53. **Dwelling, single family detached.** “Detached single family dwelling” means a building containing one dwelling unit and that is not attached to any other dwelling by any means and is surrounded by open space or yards (Figure A-4).

![Figure A-4: Detached Single Family Dwelling](image)

54. **Dwelling, single family with accessory unit.** “Single family dwelling with accessory unit” means a single family dwelling to which a secondary dwelling unit is attached.

55. **Dwelling, secondary.** “Secondary dwelling” means “accessory dwelling.”

56. **Easement.** “Easement” means a grant of one or more of the property rights by the property owner to or for use by the public, a corporation, or another

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36This definition may be different in Area Plans than the General Plan.
person or entity.

Dedication. “Dedication” means the transfer of property by the owner to another party.

Exclusive easement. “Exclusive easement” means a right of only one use or user, or a limited range of use types or users.

Non-exclusive easement. “Non-exclusive easement” means a right of use or user without limitations.

Private easement. “Private easement” means an easement granting defined rights of use or users between two or more private parties.

Right-of-Way. “Right-of-Way” means a strip of land owned as an easement or in fee title by a governmental entity or public utility acquired by reservation, dedication, prescription, condemnation, or purchase intended to be occupied by a road, crosswalk, railroad, public or private utility line, or other public or private infrastructure.

Utility easement. “Utility easement” means an easement dedicated for public or private utilities usage.

57. Ecotourism. “Ecotourism” means ecologically sustainable tourism with a primary focus on experiencing natural areas that fosters environmental and cultural understanding, appreciation, and conservation.

58. Enhance. “Enhance” means an action to increase the value of a resource or objective.

59. Family. “Family” means one or more persons related by blood, adoption, or marriage living and cooking together as a single housekeeping unit exclusive of household servants or a number of unrelated adult persons but not exceeding two and their children related by blood adoption or marriage living and cooking together as a single housekeeping unit.37

60. Fence. “Fence” means an artificially constructed barrier of any material or combination of materials, erected to enclose or screen separate areas.


62. Frontage. “Frontage” means that portion of a lot abutting a street.

63. Frontage improvements. “Frontage improvement” means construction of infrastructure, utilities, or facilities within an easement or right-of-way running the length of one or more property lines.

64. Functional service classification. “Functional service classification” means a purpose for roads based on existing or projected use, and traffic volumes. The following are functional service classifications within the Mariposa County General Plan:

- “County arterial” is a road connecting either two state highways or a state highway to another County arterial or to an out-of-County destination.

- “Federal” means a road which is managed by a Federal land management agency such as the US Forest Service or Bureau of Land Management, or all roads within Yosemite National Park not classified as “NPS Arterials.”

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37This definition comes from the United States Supreme Court case called Boreas v Village of Belle Terre (NJ), and has been the legally-tested standard definition of family used in planning and zoning regulations since that time.
- “Local” means a road serving lots within a subdivision not within the County-maintained road system.
- “Major collector” means roads collecting traffic from local roads, and occasionally from abutting property, and conducting it to arterials or state highways.
- “Minor collector” means roads collecting traffic from local roads, and abutting lots, and conduct it to a higher class of road.
- “National Park Service (NPS) arterial” means roads that are extensions of State Highways which are situated within Yosemite National Park.
- “State highway” is a road owned and maintained by the State of California. In the County of Mariposa, these are Highways 41, 49, 120, 132, and 140.

65. Gateway. “Gateway” means the physical or geographic entrance to an area of the County.


67. Goal. “Goal” means an objective to be accomplished during the implementation of the General Plan.

68. Grandfathered, Grandfathering. “Grandfathered” means a legally existing nonconformity; “Grandfathering” is the act of allowing a legally existing nonconformity.

69. Groundwater. “Groundwater” means the water beneath the surface that can be collected with wells, tunnels, or drainage galleries, or that flows naturally to the earth’s surface via seeps or springs. Groundwater is the water that is pumped by wells and flows out through springs. In the County of Mariposa, the groundwater comes from fractures within the consolidated rock. With few exceptions, there are no “aquifers” in Mariposa County.

70. Groundwater basin. “Groundwater basin” means a hydrologic unit of groundwater storage defined as an area more or less separate from neighboring groundwater storage areas.

71. Guiding principle. “Guiding principle” means a principle established by the Board of Supervisors defining the long-term vision of the General Plan.

72. Interim. Interim shall mean applicable until such time as the Board of Supervisors determines an appropriate, definitive determination.

73. Interim land use maps. “Interim land use maps” refer to the land use maps which shall be effective for a community or town planning area, pending adoption or amendment of an area plan for that community.

74. Height. “Height” means the height of a building or structure as defined by the Zoning Ordinance or any applicable area plan.

75. High density residential. “High density residential” means a residential development of more than ten dwelling units per acre of gross land area.

76. Heritage Corridor. “Heritage corridor” means a route or area designated by Congress.

77. Historic District. “Historic District” means an area designated as a national historic district by the National Trust for Historic Preservation or a Mariposa County historic district within the context of the General Plan.
78. Historic resource. “Historic resource” means sites, districts, structures, objects or evidences of human activities that represent facets of the history of a locality; places where significant historical events occurred even though no evidence of the event remains, or places associated with a personality important in history.

79. Implementation measure. “Implementation measure” means a directive, either time-specific or quantifiable, defining how policies are implemented to accomplish General Plan goals.

80. Improvement standards. “Improvement standards” means improvement measure directives published by the county engineer, and adopted by the board of supervisors.

81. Individual onsite sewage disposal system. “Individual onsite sewage disposal system” means a system intended for the disposal of sewage and wastewater generated by onsite primary and accessory uses meeting the standards of the County of Mariposa Health Department and other associated development requirements.

82. Industrial. “Industrial” means a use of land which manufactures, assembles, or adds value to a product or services and generally does not sell products directly to the end user.

83. Infrastructure. “Infrastructure” means the services and facilities for parcels, including transportation network of roads and highways, utilities (telecommunications, power, gas, and propane), wells and septic tanks, and the ability of support services, such as school buses, emergency service vehicles, and mail delivery to serve a subject property.

84. Intermediate-term planning period. “Intermediate-term planning period” means the five-year implementation time line commencing at the conclusion of the short-term planning period.

85. Joint jurisdiction. “Joint jurisdiction” means those areas of the County in which the County of Mariposa and the National Park Service cooperate, collaborate, or exercise informal or formal agreements to jointly share all or portions of the land management and administration of the area. Essentially, this applies to the Foresta Special Planning Area, El Portal Town Planning Area, and the Wawona Town Specific Plan.38

86. Land carrying capacity. “Land carrying capacity” is the ability of land, including its resources, to be modified and continue to function in an acceptable manner. The General Plan goals, policies and implementation measures define the land carrying capacity for Mariposa County.

87. Land use classification. “Land use classification” means the General Plan’s designation of the purpose and development policies of a category of lands. Land use classification shall not mean zoning district.

88. Landform. “Landform” means any physical, recognizable form or feature on the earth’s surface, having a characteristic shape, and produced by natural causes; it includes major forms such as a plain, plateau, or mountain, and minor forms such as a hill, valley, slope, esker, or dune. Taken together, landforms make up the surface configuration of the earth (Figure A-6).39

38The County has formal Memoranda of Understanding with the National Park Service for Wawona and Foresta. In El Portal, the National Park Service controls infrastructure which affects private lands.

89. Level of service (LOS). “Level of service,” as defined by the California Department of Transportation, is a qualitative measure of operating conditions within a traffic stream, and its perception by motorists and/or passengers. A LOS definition generally describes these conditions in terms of such factors as speed, travel time, freedom to maneuver, comfort and convenience, and safety.

a. LOS A on freeways describes primary free-flow operations. Average operating speeds at the free-flow speed generally prevail. Vehicles are almost unimpeded in their ability to maneuver within the traffic stream. On intersections LOS A describes operations with very low delay, up to 5 seconds per vehicle. This LOS occurs when progression is extremely favorable and most vehicles arrive during the green phase.

b. LOS B represents a reasonable free-flow, and speeds are generally maintained. The ability to maneuver within the traffic stream is only slightly restricted, and the general level of physical and psychological comfort provided to drivers is still high. For intersections, LOS B describes operations with delay greater than 5 and up to 15 seconds per vehicle. This level generally occurs with good progressions, short cycle lengths, or both.

c. LOS C provides for flow with speeds still at or near the freeway flow speed of the freeway. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C, and lane changes require more vigilance on the part of the driver. For intersections, LOS C describes operations with delay greater than 15 seconds and up to 25 seconds per vehicle.

d. LOS D is the level at which speeds begin to decline slightly with increasing flows. In this range, density begins to deteriorate somewhat more quickly with increasing flow. Freedom to maneuver within the traffic stream is more noticeably limited, and the driver experiences reduced physical and psychological comfort levels. Even minor incidents can be expected to create queuing, because the traffic stream has little space to absorb disruptions. For intersections, LOS D describes operation with delay greater than 25 seconds and up to 40 seconds per vehicle.

e. LOS E on freeways is the value that corresponds to the maximum flow rate, or capacity, on the facility. Operations in this level are volatile, because there are virtually no usable gaps in the traffic stream. For intersections, LOS E describes operations with delay greater than 40 seconds and up to 60 seconds per vehicle.

f. LOS F on freeways represents a stop and go, low speed conditions with little or poor maneuverability. Speed and traffic flow may drop to zero and considerable delays occur. For intersections, LOS F describes operation with delay in excess of 60 seconds per vehicle. This level, considered by most drivers unacceptable, often occurs with over-saturation, that is, when arrival flow rates exceed the capacity of the intersection.

90. Locality. “Locality” means an identified place in the County, including towns, communities, and other portions of the County which are identified by names and are a
center of some component of County population. “Locality” also means “community.”

91. Long-term planning period. “Long-term planning period” means the implementation period starting ten years from the adoption of the General Plan or a five-year General Plan through the conclusion of the General Plan’s planning period, usually covering a ten-year planning horizon in the twenty-year life of a General Plan.

92. Lot. “Lot” means a described area of land depicted on a parcel map, subdivision map, or other appropriate instrument used in conformance with Title 16 of the Mariposa County Code, Subdivisions, or the California Subdivision Map Act. For the General Plan, “parcel” and “lot” have the same meaning.

93. Lot coverage. “Lot coverage” means the area of a lot covered by building perimeter roof area expressed as a percentage of total land area.

94. Maintained road. “Maintained road” means a road which receives scheduled maintenance from the State Department of Transportation, County of Mariposa, federal agencies, special district, or mandatory private road maintenance association created as part of the project approval.

95. Mansionization. “Mansionization” means conversion of older small homes on small lots to larger homes utilizing maximum lot coverage. Such homes are also known as “monster homes”.

96. Metrics. “Metrics” means the measure of a standard to ensure compliance or standards of monitoring.

97. Minimum lot size. “Minimum lot size” means the smallest land area at which a new lot may be approved. “Minimum lot size” also means “minimum parcel size.”

98. Minimum parcel size. “Minimum parcel size” means the smallest land area at which a new parcel may be approved. “Minimum parcel size” also means “minimum lot size.”


100. Nexus. “Nexus” means the bond, link, or tie existing between a required development improvement condition and the impacts of the development.

101. Nonconformity. “Nonconformity” means a structure or use which was established prior to the adoption of the General Plan or enactment of a zoning ordinance.

Illegal nonconformity. “Illegal nonconformity” means a use or structure which were established in violation of policies, regulations, or codes in effect at the time the structure was constructed or use was established.

Legally existing nonconformity. “Legally existing nonconformity” means a use or structure established in conformance with appropriate regulations which have become nonconforming as a result of a change in the general plan, zoning code, or other regulatory provisions.

102. Off-season. “Off-season” means the period of the year during which tourism is at its lowest. Generally November to March in Mariposa County.

103. Offsite improvements. “Offsite improvements” means any improvements undertaken outside of the property boundaries or frontage of the project parcel.

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40San Bernardino planner Ric Stephens.
104. Organizational Recreation Camps. An area containing one or more permanent buildings and/or developed campsites that is used periodically, for recreational purposes, for the accommodation of members of private associations or groups, and is not open to the general public. The recreational activities and camping are provided as part of an organized program that is managed and maintained by the private association or group.

105. Parcel. “Parcel” means “lot.”

106. Park. “Park” means a tract of land, designated and used by the public for active and passive recreation.
   - Community park. “Community park” means a park designed to meet the needs of a locality for passive and active recreation.
   - Neighborhood park. “Neighborhood park” means an open area of two to five acres including space for passive recreation and limited active recreation areas.
   - Regional park. “Regional park” means a recreation area or preserve intended for passive and active use by residents of the entire County or a region greater than just county boundaries. Regional parks may be developed in concert with other public agencies and private organizations.


108. Peak season. “Peak season” means the period of the year during which tourism activities are at the highest levels. Normally May through September in Mariposa County.

109. Performance zoning. “Performance zoning” means zoning regulations that permit uses based on a particular set of standards rather than on a particular type of use and may include site development regulations established to meet objectives with high reliance on the project designer to flexibly meet the requirements.

110. Permitted use. “Permitted use” means a land use allowed by right within a zoning district.

111. Planning Advisory Committee. “Planning Advisory Committee” means a committee appointed by the Board of Supervisors to provide recommendations in concert with a specified mission for a portion of the County or for a narrow countywide issue.

112. Place of use. “Place of use” means the specific location where water is applied or beneficially used. A water user cannot use water at another location without transferring the right or obtaining a new right.

113. Planning Area. “Planning Area” means a land use classification identifying the boundaries of a Town Planning Area, Community Planning Area, or Special Planning Area, all three of which are governed by an Area Plan.

114. Planning period. “Planning period” means the time horizon during which an implementation measure is to be accomplished.
   a. “Short-term planning period” means the five-year time horizon starting with adoption and ending with the first scheduled five-year General Plan update. Example: With an update adopted in 2006, the short-term planning period is 2007-2012.
   b. “Intermediate-term planning period” means the five-year time horizon starting five years from the adoption of a five-year General Plan update and running for five

c. “Long-term planning period” means the ten-year time horizon starting ten years from the adoption of a five-year General Plan update and running for ten years. Example: With an update adopted in 2006, the long-term planning period is 2017-2027.

115. Planning agency. “Planning agency” means the County of Mariposa Planning Agency as established in the Mariposa County Code.

116. Planning Area. “Planning Area” means the boundaries of an unincorporated portion of the County of Mariposa designated as one of the three types of Area Plans: Town Area, Community Area, or Special Plan Area.41

117. Potable water. “Potable water,” when referring to an individual private well serving four or fewer connections, means water quality that can be made to meet the primary drinking water standards as established by the State of California or the United States Environmental Protection Agency. Potable water when referring to a water system of five or more connections means the appropriate standards have been applied by the State of California or the United States Environmental Protection Agency.

118. Potential ADT or potential traffic volume. “Potential ADT” or “Potential traffic volume” means the average daily traffic which is generated by existing and proposed development on parcels which access a road or road basin.

119. Policy. “Policy” means the direction of the County established to accomplish a goal.

120. Population holding capacity. “Population holding capacity” means the total potential population of the County based on the likely number of parcels to be created by subdivision and maximum feasible build-out of developable parcels.

121. Potential density or potential parcel size. “Potential density” or “potential parcel size” means the maximum density or minimum parcel size established in the General Plan.

122. Prescriptive zoning. “Prescriptive zoning” (also called “Euclidean zoning”) means regulations in which the development standards and uses are prescribed by the code in advance and specifically authorized by the zoning ordinance. The code is largely self-enforcing because little or no flexibility is involved and little or no discretion occurs in its administration.

123. Preserve; preservation. “Preserve” and “preservation” mean the protection of a resource ensuring its retention in an unchanged condition (see also “conserve; conservation”).

124. Principal structure. “Principal structure” means a building in which is conducted the principal use of the lot on which it is located.

125. Principal use. “Principal use” means the primary or predominant use of any lot or parcel.

126. Project. “Project” means the same as established in the California Environmental Quality Act.

127. Property privilege. “Property privilege” means a use of land which is permitted after

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41A specific plan is not a planning area. In the context of the General Plan, a specific plan is a land use classification showing the area to which a specific plan applies.
approval of a discretionary permit by the County.

128. Property right. “Property right” means a use of land which is allowed by nature of being a “permitted use” established in the Land Development Code.42

129. Public building. “Public building” means any building, structure, or complex used by the general public, whether constructed by any governmental agency or any private person. Public building includes and is not limited to auditoriums, libraries, civic centers, schools, National Park Service buildings, facilities of Yosemite National Park, public facilities, fire stations, and places of assembly.

130. Public-private partnership. “Public-private partnership” means an active association between the County and the private sector.

131. Quantifiable. “Quantifiable” means an implementation measure, project condition, or other enforceable requirement which is monitored by a specific measurable requirement. Examples: (a) If a proposed project will double the average daily traffic, a complete traffic study is required; (b) There shall be one shade tree planted for each eight parking spaces.

132. Radius of separation. “Radius of separation” means the separation between two assigned points of measure as measured on a radius created by following the direct transportation route, unless otherwise specified. Example: “Two commercial uses shall be separated by a radius of one mile.” The radius is measured following the most direct road route between the two commercial uses.

133. Ready-to-Build. “Ready-to-Build” means an undeveloped lot has basic infrastructure defined by the General Plan or Development Code in place or security for such infrastructure impounded in escrow prior to the recordation of a final or parcel map.

134. Recreation facility. “Recreation facility” means a place designed and equipped primarily for the conduct of environmental, sport, and other leisure time activities.

135. Recreation, commercial. “Commercial recreation” means a recreation facility operated as a business and open to the public for a fee. Commercial recreation includes campgrounds and marinas.

136. Recreation, private. “Private recreation” means a recreation facility operated by a profit or non-profit organization for the primary use by its membership.

137. Recreation, public. “Public recreation” means a recreation facility operated by a public agency.

138. Regional tourism. “Regional tourism” means economic activity designed to attract people who do not live within Mariposa County or own property within Mariposa County to come to the County for purposes of recreation, sight-seeing, relaxation, and visitation.

139. Resort. “Resort” means a mixed use destination43 where the primary attraction is the lodging property and its onsite developed recreation activities, conference facilities, full service restaurants, catering, accessory gift-shops, spa treatment, recreation equipment sales, rental, and service.

140. Road system. “Road system” means the collection of legally-existing parcels of land

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42Title 17 of the Mariposa County Code, Zoning.
43In this situation, the concept is that the resort outside of a planning area is the self-contained destination. One can go to the property and not need to leave the site.
which derive access from the parcel to the remainder of the County on an individuaload or collection of roads.

141. Road segment. “Road segment” means a defined length on a road, usually between
two intersections, for which vehicle traffic volumes are measured and level of service
is calculated.

142. Retaining wall. “Retaining wall” means a structure constructed and erected between
lands of different elevations to protect structures, or prevent erosion. A retaining wall
built so that the top of the wall is even with and not more than four inches higher than
the portion of earth being retained shall not be considered to be a fence.

143. Rural character. “Rural character” means the sum of all goals within the General Plan.

144. Scenic highway. “Scenic highway” means a corridor visible from a street or highway
that provides vistas over water, across expanses of land—such as farmland, woodlands,
or of mountaintops, canyon walls, or ridges.

145. Shoulder season. “Shoulder season” means the visitor season occurring after the
summer peak travel season and prior to or immediately following the off-season. Generally the periods of March to May and September to November in Mariposa County.

146. Short-term planning period. “Short-term planning period” means the five-year time
horizon starting with adoption and ending with the first scheduled five-year General
Plan update.

147. Smart growth. “Smart growth” means (1) Planning, regulatory, and development
practices and techniques founded upon and promoting the following principles:

using land resources more efficiently through compact building forms, infill
development, and moderation in street and parking standards in order to lessen land
consumption and preserve natural resources;

supporting the location of stores, offices, residences, schools, recreational spaces, and
other public facilities within walking distance of each other in compact neighborhoods
that are designed to provide alternate opportunities for easier movement and
interaction;

providing a variety of housing choices so that the young and old, single persons and
families, and those of varying economic ability may find places to live;

supporting walking, cycling, and transit as attractive alternatives to driving; providing
alternative routes that disperse, rather than concentrate, traffic congestion; and lowering
traffic speeds in neighborhoods;

connecting infrastructure and development decisions to minimize future costs by
creating neighborhoods where more people use existing services and facilities, and by
integrating development and land use with transit routes and stations; and

improving the development review process and development standards so that
developers are encouraged to apply the principles stated above.\(^{44}\); or

(2) Development that enhances existing communities, that is compatible with the
natural environment, and that uses tax dollars efficiently while attracting private
investment.\(^ {45}\)

\(^{44}\)American Planning Association, “Growing Smart Project.”

\(^{45}\)
148. Special Plan. “Special Plan” and “Special Planning Area” mean an element of the General Plan adopted by the Board of Supervisors to provide goals, policies, and implementation measures for a Special Planning Area.

149. Specific Plan. “Specific Plans” means the same as established in the California Government Code. Specific Plans are separately adopted planning documents for precise development plans conforming with State statute unless prepared and adopted in conjunction with a Planning Area Town Plan.

150. Sprawl. “Sprawl” means uncontrolled growth in previously rural areas and some distance from existing development and infrastructure.
   a. “Rural sprawl” means unlimited approval of subdivisions outside of planning areas with lands being subdivided to densities of one unit per 40 acres or more being separated from developed areas by parcels with densities of less than one unit per 40 acres.
   b. “Urban sprawl” means consecutive growth patterns outward from the edge of a planning area while there are still undeveloped properties appropriate for the same intensity of development or land use within the planning area.

151. Strip development. “Strip development” means commercial and retail uses, generally in a single story structure, one-store deep fronting on a major street, typically with little or no pedestrian connection or access to each other; linear site design; or no design integration between adjoining structures or stores.

152. Subdivision. “Subdivision” means the same as California Government Code section 66424. State law as of April 4, 2003 states:
   “Subdivision” means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. “Subdivision” includes a condominium project, as defined in subdivision (f) of Section 1351 of the Civil Code, a community apartment project, as defined in subdivision (d) of Section 1351 of the Civil Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in subdivision (m) of Section 1351 of the Civil Code.”
   Should the state definition change, the General Plan automatically incorporates the new state definition by reference. The text within quotation marks is included for convenience only.

153. Suburbanization. “Suburbanization” means the proliferation of tract housing in a density and style typically occurring on the outskirts of urbanized areas. Examples include the modern development patterns in the Foothill communities of Rocklin, El Dorado Hills, and Nevada City, where rural character and open space was have been replaced by continuous subdivision development.


155. Sustainable development. “Sustainable development” means development that meets

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the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is not a fixed state of harmony, but rather a process of change in which the exploitation of resources, the direction of investments, the orientation of technological development, and institutional change are made consistent with future as well as present needs.

156. The arts. “The arts” is a broad term representing art both created and performed. It is broadly defined encompassing all that creativity produces and all that creativity has produced. When used in the General Plan, the word “arts” celebrates the written and the painted, the photograph and the sculpture, the read, the danced, and the sung.

157. Time specific. “Time specific” means an implementation measure, project condition, or other enforceable requirement which must be accomplished by either a (a) specific date; or (b) specified point in time. Example: (a) Prior to October 1 of each calendar year; or (b) prior to the issuance of a building permit.

158. Town. “Town” means, when used without other modifiers, the largest established communities and proposed major communities in Mariposa County: Coulterville, Lake Don Pedro, and Mariposa.

159. Town Plan. “Town Plan” or “Town Planning Area” means an element of the General Plan adopted by the Board of Supervisors to provide goals, policies, and implementation measures for a Town Planning Area.

160. Townhouse. “Townhouse” means an attached dwelling unit in which the owner of the townhouse also has fee title ownership of the building’s exterior and land underneath the unit in addition to any common ownership of project facilities or lands. A “townhouse” is not a “condominium.”

161. Traffic. “Traffic” means the sum total of all vehicles passing any defined point on a road.

a. “Local traffic” means the traffic generated by vehicles which are going to (a trip end) or coming from (a trip origination) a parcel with direct driveway access to the road.

b. “Through traffic” means the vehicles using the road to or from another destination not located on the road be analyzed.


163. Transient occupancy. “Transient occupancy” means residency in a hotel, bed and breakfast, vacation rental or similar facility for thirty or fewer calendar days at a time.

164. Transient rental. “Transient rental” means “vacation rental”.

165. Travel lane. “Travel lane” means the road surface dimension on a typical improvement standard cross-section where vehicles would normally travel, and that is exclusive of parking, curb or gutter.

166. United States Forest Service (USFS). “United States Forest Service” means the agency of the Department of Agriculture charged with the management responsibilities of the Sierra and Stanislaus National Forests.

167. Urban. “Urban” in terms of this General Plan means a town planning area in which a majority of parcels are less than 2.5 acres in gross land area or a public water supply and sewage disposal system are available. In terms of the Mariposa County General Plan, Coulterville, El Portal, Lake Don Pedro, and the town of Mariposa are “urban” areas.
168. Urban sprawl. “Urban sprawl” means the same as “sprawl,” except the context is based on new development of previously rural areas while undeveloped and underdeveloped lands remain within an existing urbanized area.

169. Undeveloped. “Undeveloped” means a parcel of land upon which there are no structures.

170. Underdeveloped. “Underdeveloped” means a parcel of developed land which is utilized by land uses less intensive than those permitted by zoning or by structures in a manner which do not fully utilize the potential of the property under current development policies.

171. Utilities. “Utilities” mean basic service infrastructure provided by a governmental agency or public utility including electric power, natural gas, telecommunications, bottled gas, water, wastewater collection and treatment, and distributed alternative power.

172. Vacation rental. “Vacation rental” means the commercial rental of an entire single family structure or a single-family dwelling unit of a duplex for short-term periods of thirty or fewer calendar days at a time.\(^{46}\)

173. Viewshed. “Viewshed” means an area within the normal 165-degree range of vision seen for a period of more than ten seconds when traveling at the posted speed limit; or the view seen from a specified location intended for persons to stop and view the natural landscape for its scenic quality, historic value, or rural character.

174. Vista. “Vista” means a unique view to or from a particular point. The view may be that of natural beauty, farmlands, settlements, towns, or villages (Figure A-7).

**Figure A-7: Coulterville Vista**

175. Waters of the state. “Waters of the state” means any surface water or groundwater, including only perennial streams (solid drainage lines on United States Geological Survey maps) and environmentally significant wetlands.

176. Yosemite National Park. “Yosemite National Park” means the lands owned by the National Park Service designated as Yosemite National Park.

177. Zone of benefit. “Zone of benefit” means a defined area within a special district to which services are provided to property owners in the defined area and not within other areas of the special district.

178. Zoning district. “Zoning district” means an area defined by ordinance to which certain regulations of the Land Development Code are applied.

179. Zoning district, base. “Base zoning district” means a component of the zoning code establishing an area or areas within the County where lands may be developed consistent with a specified purpose in conformance with the prescribed uses and development standards.

180. Zoning district, combining. “Combining zoning district” means a component of the

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\(^{46}\)”Vacation rental” replaces the term “transient rental.”
zoning code that combines with a base zoning district to establish additional
development policies, standards, requirements, or prescribed uses which are stricter
than those prescribed in the base zoning district.


**INTERPRETATION OF TERMS AND CONCEPTS**

**HISTORIC AND CULTURAL RESOURCE TERMS AND MEANINGS**

The terms as used throughout this element will be defined as follows:

**Historical Resource Definitions**

Archaeological resources: Occupation sites, work areas, evidence of farming or hunting and
gathering, burials and other funerary remains, artifacts and structures of all types, usually
dating from prehistoric or aboriginal periods, or from historical periods and non-aboriginal
activities for which only vestiges remain.

Cultural resources: Structures, sites, districts, and objects important to an indigenous culture,
subculture, or a community for traditional, spiritual, or religious reasons, as well as areas
important for artistic, recreational, or ethnic activities.

Plant resources: Sites, areas, groupings, rows, and specimens of significant plants notable for
their genus, species, and variety which have uniqueness because of their botanical
classification, maturity, natural character, visual and sensory character; their association with
a notable personage, movement, or events in the community’s evolution; for their scientific,
educational, recreational, or site use; functional, scenic, and environmental values; and visual
impact of the community. *(Note: Plant resources are defined for the purpose of this Element
to the extent they may be associated with historic resources.)*

Traditional Cultural Places: A Traditional Cultural Place (TCP) is generally defined as a
place that is eligible for inclusion in the National Register of Historic Places because it is
associated with cultural practices or beliefs that are rooted in a community’s history, and are
important in maintaining the cultural identity of that community. *(Refer to National Register
Bulletin 38 for a further discussion of TCPs, how to identify them, and how to evaluate them
for eligibility.)*

Historic Landscapes: An Historic Landscape is generally defined for purposes of the
National Register, as a geographical area that historically has been used by people, or shaped
or modified by human activity, occupancy, or intervention, and that possesses a significant
concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures,
roads and waterways, and natural features. *(Refer to National Register Bulletins 18 and 30
for a further discussion of Historic Landscapes, how to identify them, and how to evaluate
them for eligibility.)*

**The Form of a Historical or Archaeological Resource**

Sites: Distinguishable pieces of ground, or areas of historic, prehistoric, or symbolic
importance, upon which occurred important historic and prehistoric events, or which are
importantly associated with historic and prehistoric events or persons or cultures, or which
were subject to sustained historic or prehistoric activity of man, sometimes featuring changes in topography produced by human activity; examples are battle fields, historic campgrounds, ancient trails or gathering places, middens, historic farms, and landscaping plants.

Structures: Works of man, either prehistoric or historic, created to serve human activity, usually by nature or design, immovable.

Objects or artifacts: Materials, objects of functional, aesthetic, cultural, symbolic, or scientific value, usually by nature or design, movable.

Districts: Geographically definable areas, urban or rural, possessing a significant concentration or linkage of sites, structures, or objects unified by past events or aesthetically by plan, physical development, or by similarity of use.

Adverse Effect on a Historic or Archaeological Property

Adverse effects on historic properties include, but are not limited to:

Physical destruction of or damage to all or part of the property;

Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's standards for the treatment of historic properties (36 CFR part 68) and applicable guidelines;

Removal of the property from its historic location;

Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;

Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;

Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization.

47Adverse effects on historic and cultural resources are defined by Section 106 of the National Historic Preservation Act (http://www.achp.gov/regs.html#800.5) and within the California Environmental Quality Act.
APPENDIX B
BACKGROUND INFORMATION

PLANNING COMMISSION PREFACE

Dear Friends and Neighbors,

Time has flown, our work is done, and we must now pass on to you, the County’s elected representatives and citizens, for review and action, this rather large document—collected in four volumes. As we do so, we share a few thoughts about the plan and our experience working on it together over the past year-and-a-half.

First, although we all thought from the outset this was important work for our County, which sense has grown. Recently, it was suggested the 20th Century left our County unscathed: our mountains are still full of beauty, not houses; our way of life is still relatively simple and we know our neighbors; we are still small enough that we can all appreciate the overlapping of our lives; and volunteerism is still our greatest “job” sector—we like to think for ourselves and take care of what is important to Mariposa. Thus, we also would like to think the 21st Century finds us not unenlightened, realizing, especially after the events of September 11, there may be nothing more important for us to attend to as a County than updating our County’s General Plan—this generations Legacy to the next.

Second, our experience working together on this effort has been both profound and humbling. Humbling, because of realizing we could have accomplished nothing without the solid foundation of the 1981 General Plan, the excellent guidance received from our Board of Supervisors, the important ideas offered us by County citizens, and the skillful and professional assistance from our planning Staff and consultants. Throughout the General Plan, you will find the idea of partnership presented as a key to our future. The very process of developing this Update has been a partnership, showing the confidence we put in each other. We are truly thankful to all of you.

The experience was profound because of what we’ve learned about ourselves. Among the five of us, we represent over 150 years of experience in Mariposa County and reflect, to no small degree, the County’s diversity.

What has been profound, given this diversity, is that we’ve been able, simultaneously, to share our respective knowledge, experiences, and opinions while not clinging to our individual ideas or perspectives. There have been serious, even passionate, debates as we’ve explored our different views of the issues coming before us. There have also been happy moments of surprise when, in place of perceived difference and opposition, we’ve discovered shared values and hopes. Most important, throughout our work together, we somehow found not only common ground, but also the ability to use our differences constructively to build a shared respect for our past, a (hopefully) realistic assessment of our present, and an exciting vision of what our future can be if we continue working together—all of us.
Could the Plan be better? Certainly! Making it so is now your jobs. So, in this spirit of working together, celebrating, and using our differences to build a vibrant future for our children and grandchildren, we convey to you this Draft Mariposa County General Plan.

Respectfully submitted,

The County of Mariposa Planning Commission:

Robert Rudzik, Chair  
District Three  

Susan Crain, Vice-Chair  
District Five  

Gary Colliver  
District One  

Lyle Turpin  
District Two  

Leroy Radanovich  
District Four
LAND USE ELEMENT

Development Codes

The County of Mariposa has utilizes separate codes for special construction provisions for buildings (Title 15, Mariposa County Code, Building), subdivisions (Title 16, Mariposa County Code, Subdivisions), zoning (Title 17, Mariposa County Code, Zoning), and mine reclamation (Title 18, Mariposa County Code, Mining Reclamation).

Methodology for the Creation of the “Lands Proposed for Inclusion” in the Rural Economic/Commercial Land Use Classification, Rural Commercial Subclassification

The objective of the Mariposa County Planning Commission is to encourage rural neighborhood commercial uses in appropriate locations in the County so that rural residents have access to smaller neighborhood stores for daily necessities. The Planning Commission criteria for the minimum separation between rural economic/commercial uses was developed based on the existing rural homes currently being served and the distance between the existing rural economic/commercial services. The relationship between the existing County rural economic/commercial services that were analyzed — Lushmeadows Store, Triangle Market, Woodland Store, and Bootjack TPA — was determined as having adequate proximity to each other and possessing an effective geographic distance of space to effectively serve rural residents’ need for rural economic/commercial uses.

This analysis resulted in a minimum separation between a planning area or another rural economic/commercial land use classification of three (3) miles, and the service population within the radius of separation must be at least one thousand (1,000) persons as shown in the latest Census, as adjusted by the County’s annual population growth rate.
## Residential Land Use Classification – Individual Onsite Sewage Disposal Systems

### Table B-1: Responsibility for Sewage Disposal Testing for New Subdivisions

<table>
<thead>
<tr>
<th>Parcel Size (Acres)</th>
<th>Zone 1</th>
<th>Zone 2</th>
<th>Zone 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 6.0 acres</td>
<td>Soils report meeting Health Department requirements to be submitted with the final or parcel map.</td>
<td>Full soils report meeting Health Department requirements for typical proposed parcels to be submitted with the application; full report with final or parcel map.</td>
<td>Full soils report meeting Health Department requirements for each proposed parcel to be submitted with the application.</td>
</tr>
<tr>
<td>6 – &lt;40 acres</td>
<td>Modified soils report meeting Health Department requirements to be submitted prior to the recordation of the map.</td>
<td>Modified soils report meeting Health Department requirements to be submitted prior to the recordation of the map.</td>
<td>Full soils report meeting Health Department requirements for each proposed parcel or lot to be submitted with the application.</td>
</tr>
<tr>
<td>40 – &lt;100 acres</td>
<td>Health Department staff will determine testing requirements after site visit (Possible deferral of testing requirement to the application for a building permit).</td>
<td>Modified soils report meeting Health Department requirements to be submitted prior to the recordation of the map.</td>
<td>Modified soils report meeting Health Department requirements to be submitted prior to the recordation of the map.</td>
</tr>
<tr>
<td>100+ acres</td>
<td>Soils testing required prior to the submittal of an application for a building permit.</td>
<td>Soils testing required prior to the submittal of an application for a building permit.</td>
<td>Soils testing required prior to the submittal of an application for a building permit.</td>
</tr>
</tbody>
</table>
Rural Economic/Recreation Subclassification – Individual Onsite Sewage Disposal Systems

Table B-2: Responsibility for Applications to Change Land Use Classification

<table>
<thead>
<tr>
<th>Parcel Size (Acres)</th>
<th>Zone 1</th>
<th>Zone 2</th>
<th>Zone 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 6.0 acres</td>
<td>Full soils report meeting Health Department requirements to be submitted with the application for a building permit.</td>
<td>Full soils report meeting Health Department requirements to be submitted with the application for a General Plan amendment.</td>
<td>Full soils report meeting Health Department requirements to be submitted with the application for a General Plan amendment.</td>
</tr>
<tr>
<td>6.0 or more acres</td>
<td>Modified soils report meeting Health Department requirements to be submitted prior to the recording of the map or application for a building permit.</td>
<td>Modified soils report meeting Health Department requirements to be submitted prior to the recording of the map or application for a General Plan amendment.</td>
<td>Full soils report meeting Health Department requirements for each typical parcel or lot to be submitted with the application for a General Plan amendment.</td>
</tr>
</tbody>
</table>

Agriculture/Working Landscape Land Use Classification – Individual Onsite Sewage Disposal Systems

Table B-3: Responsibility for Demonstrating Suitable Soils for Wastewater Disposal

<table>
<thead>
<tr>
<th>Parcel Size (Acres)</th>
<th>Zone 1</th>
<th>Zone 2</th>
<th>Zone 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 160 acres</td>
<td>No subdivisions permitted within the Agriculture/Working Landscape land use classification at this density.</td>
<td>No subdivisions permitted within the Agriculture/Working Landscape land use classification at this density.</td>
<td>No subdivisions permitted within the Agriculture/Working Landscape land use classification at this density.</td>
</tr>
<tr>
<td>160+ acres</td>
<td>Soils testing required prior to the submittal of an application for a building permit.</td>
<td>Soils testing required prior to the submittal of an application for a building permit.</td>
<td>Soils testing required prior to the submittal of an application for a building permit.</td>
</tr>
</tbody>
</table>

1Rural Economic/Commercial land use classification is limited to 20 acres. Rural Economic/Recreation and Rural Economic/Resort land use classifications permit larger parcels, but are treated as a single project without regard to parcel size.
Natural Resource Land Use Classification – Individual Onsite Sewage Disposal Systems

### Table B-4: Responsibility for Demonstrating Suitable Soils for Wastewater Disposal

<table>
<thead>
<tr>
<th>Parcel Size (Acres)</th>
<th>Zone 1</th>
<th>Zone 2</th>
<th>Zone 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 100 acres</td>
<td>Health Department staff will determine testing requirements after site visit. (Possible deferral of testing requirement to the application for a building permit.)</td>
<td>Modified soils report meeting Health Department requirements to be submitted prior to the recordation of the map.</td>
<td>Modified soils report meeting Health Department requirements to be submitted prior to the recordation of the map.</td>
</tr>
<tr>
<td>100+ acres</td>
<td>Soils testing required prior to the submittal of an application for a building permit.</td>
<td>Soils testing required prior to the submittal of an application for a building permit.</td>
<td>Soils testing required prior to the submittal of an application for a building permit.</td>
</tr>
</tbody>
</table>
SAFETY ELEMENT

Figure B-1: 2005 Mariposa County ISO Rating Map
HOUSING ELEMENT

Types of Manufactured Housing

There are four types of manufactured homes offered on the market. These are modular homes, sectional homes, kit homes, and mobile homes. Modular, sectional, and kit homes are constructed and designed to the standards of the Uniform Building Code for set-up in California. Mobile homes are constructed to Federal standards established by the Department of Housing and Urban Development.

MODULAR HOMES

Modular homes are conventional dwellings constructed entirely at a manufacturing facility. The homes are delivered, generally in halves or thirds, on a flatbed or special truck, and installed onsite on a conventional foundation system. Modular homes are designed and constructed to the same standards as a site-built dwelling.

SECTIONAL HOMES

Sectional homes are similar to modular homes, except that the construction may be in quarters or more components of a dwelling. Some sectional homes are installed room-by-room. This style of dwelling lost favor in the 1980s for single-family development, but is sometimes used for commercial construction or apartments. Sectional home construction starts at a manufacturing facility and is completed onsite. A sectional house is installed on a conventional foundation.

KIT HOMES

Kit homes are site-built single family homes that are designed by a home manufacturer and then shipped in pre-cut or pre-marked components to the building site. A kit house meets standards for the Uniform Building Code. It is usually intended to be an easier method for an owner-built home when the property owner has not previously constructed a dwelling. A kit house is installed on a conventional foundation.

MOBILE HOMES

Mobile homes are manufactured homes that are not constructed to the standards of the Uniform Building Code, but instead meet Federally developed code requirements established by the Department of Housing and Urban Development (HUD). Mobile homes are installed on a variety of foundation systems. These include tie-downs, piers, and a modified conventional foundation. All mobile homes built after January 1, 1976 were required to meet the HUD standards. In 1974 and 1975, many mobile homes were built to the 1976 HUD standards. These homes were also awarded the appropriate seal from Housing and Urban Development. Mobile homes that do not have the HUD seal can be inspected to determine if the structure meets equivalent standards.

Manufactured Housing and Affordability

JOBFORCE AND HOUSING OWNERSHIP ISSUES

Mariposa County’s median household income is significantly less than the median for the State of California. This is a result of the County’s modest growth rate in both population and employment opportunities overall. Mariposa County’s growth centers on the visitor and...
visitor-support job market. These positions tend to pay lower wages overall and are seasonal in nature.

Delivering affordable housing to this major employment market is a significant challenge with contemporary building costs for new homes. An alternative to the conventional site-built single family home is to ensure adequate opportunities for installation of manufactured homes in the County. The three types of manufactured homes meeting building code standards are affordable, but for the most part become permanent constructed dwellings.

**MOBILE HOMES AND OWNERSHIP OPPORTUNITIES**

Mobile homes offer a unique opportunity for affordability. Because this type of manufactured home is more easily relocated from one site to another, it provides an opportunity for a family to begin ownership in a less expensive home and migrate to a home meeting growing needs. State and Federal codes severely restrict the ability to expand a HUD standard mobile home. However, the structure’s mobility allows for it to be sold and relocated to other properties.

This is a statutory opportunity for all certified mobile homes. However, pre-1976 or non-HUD certified mobile homes present a different challenge. Many less expensive mobile homes were built with construction materials that have failed the test of time or safety. Typically cited are aluminum wiring, minimal venting for plumbing, unsuitable roof strength for wind and snow, and under-strength floor loading capabilities.

Over the years, more than fifty of California’s 58 counties have banned the relocation of non-certified mobile homes on private properties other than within mobile home parks. This action causes reduced prices on older mobile homes increasing the affordability factor. Mariposa County’s acceptance of non-certified mobile homes means that area families can potentially enter into ownership opportunities within the salary range of our visitor-based economy.

The debate over older mobile home installation and relocation centers on economic, emotional, and safety-based issues. Many of the older mobile homes do contain unsafe wiring and other materials. Non-certified mobile homes were generally constructed for warmer weather climates and do not incorporate roofs designed to handle Mariposan winds or snow loads. Certain minimum standards apply to relocation of non-certified mobile homes onto individual parcels of land.

If the mobile home roof design cannot be verified to meet standards for the elevation of installation, a covering called a “ramada” must be constructed over the mobile home. The ramada is built to Uniform Building Code standards for the elevation wind load and snow load.

Greatest concern centers on fire danger from the use of aluminum wiring in mobile homes. Aluminum wiring has a tendency to shrink and loose its connections. This creates an electrical arc, which has been known to cause fires in mobile homes. Older mobile homes burn quickly and intensely due to the age and type of materials used in construction. While opening opportunities for home ownership with allowances for older mobile homes, protecting the safety of residents is a critical commitment of the County. The County’s policy allowing placement of older homes on private lands is balanced with meeting safety needs as well.
Housing Inspection

Other than Vacation Rentals, Mariposa County does not provide for housing inspection. The General Plan requires a Vacation Rental inspection program, resulting in adding a housing inspector to the County staff. However, the load of handling vacation rental inspections does not create any real opportunity for inspection of housing and enforcement of improvements to substandard housing. The current system responding to renter complaints is sustained.

Cluster Housing

Revision to Title 17, Mariposa County Code, Zoning, creates opportunities to simplify cluster-housing subdivisions. “Cluster housing” in rural Mariposa County does not mean the same as it does in urban areas. The rural cluster concept permits lot size averaging so that the effective density is not exceeded. Lot sizes in Residential land use classification areas may be as small as 2.5 acres, as long as overall density remains at one dwelling unit per five acres. The General Plan also accommodates cluster housing within planning areas. However, some communities prefer to protect character issues while precluding density transfer. This policy action does not hinder availability of housing.
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:
  o Increasing the distance between the noise source and receiving use (setbacks).
  o 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.
  o Placement of outdoor activity areas on the opposite side of building facades from the noise source, or within the shielded portion of a building complex.
  o Placement of walls, berms or other barriers between the noise source and the receiver.
  o Locating bedrooms and other noise-sensitive rooms opposite from the noise source where interior noise levels are a primary concern.
  o 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>
<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., humming 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, batch 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>
<thead>
<tr>
<th>Land Use</th>
<th>Outdoor Activity Areas, L_{dn}/CNEL, dB</th>
<th>L_{dn}/CNEL, dB</th>
<th>L_{eq} dB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>60</td>
<td>45</td>
<td>--</td>
</tr>
<tr>
<td>Transient Lodging</td>
<td>60</td>
<td>45</td>
<td>--</td>
</tr>
<tr>
<td>Hospitals, Nursing Homes</td>
<td>60</td>
<td>45</td>
<td>--</td>
</tr>
<tr>
<td>Theaters, Auditoriums, Music Halls</td>
<td>--</td>
<td>--</td>
<td>35</td>
</tr>
<tr>
<td>Churches, Meeting Halls</td>
<td>60</td>
<td>--</td>
<td>40</td>
</tr>
<tr>
<td>Office Buildings</td>
<td>--</td>
<td>--</td>
<td>45</td>
</tr>
<tr>
<td>Schools, Libraries, Museums</td>
<td>--</td>
<td>--</td>
<td>45</td>
</tr>
<tr>
<td>Playgrounds, Neighborhood Parks</td>
<td>65</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

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.
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 in 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, fire houses, 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 zones onsite.
APPENDIX D
GUIDANCE FOR THE INTERPRETATION OF THE GENERAL PLAN

The Guidance for the Interpretation of the General Plan will be developed by the Board of Supervisors and Planning Commission after final General Plan adoption. This guidance will act as a “how-to manual” with recommendations on the interpretation of the General Plan and will be utilized throughout the life of the Plan to guide how the General Plan’s goals, policies, and implementation measures will be implemented.

1. “Criteria for Transfers of Lands within the Agriculture/Working Landscape Land Use Designation”

*Adopted pursuant to Mariposa County General Plan Goal 10-2, Policy 10-2a, Implementation Measure 10-2a(4)*

*Authorization: Board of Supervisors Resolution No. 2012-367*

Criteria for Transfers of Lands within the Agriculture/Working Landscape Land Use Designation

Criteria are established pursuant to Mariposa County General Plan Goal 10-2; Policy 10-2a; Implementation Measure 10-2a(4)

Goal 10-2: Avoid loss of agriculture lands in the Agriculture/Working Landscape land use classification to maintain rural character.

Policy 10-2a: Agriculture lands should be retained.

Implementation Measure 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 result in no net loss of like kind of agriculture lands (type and quality) and that demonstrate a benefit to agriculture lands.

Consequences: Provides for the consolidation of Agricultural Lands.

**TIER ONE**

Purpose:

Criterion is used to establish No Net Loss of Agricultural Lands.
Requirements (Rules):

A. Criterion No. 1 must be met in order to process project with finding that there is no net loss.

Criterion:

1. There shall be no net decrease in the amount of acreage in the Agriculture Exclusive (AE) zone or the Agriculture/Working Landscape (A/WL) land use. Property proposed to be in the A/WL land use is in the AE zone or proposed to be in the AE zone. Project shall not convert timberland to non-timber related uses.

Scoring Guideline for Matrix

Project must meet Criterion No. 1 in order to be processed.

If project does not meet criterion, project shall not be processed or shall be recommended for denial – no net loss is a requirement of General Plan.

Protection of significant timberlands from conversion is a requirement of General Plan.

TIER TWO

Purpose:

Criteria are used to establish No Net Loss of Like Kind of Agricultural Lands (type and quality).

Criteria may also be used to establish Benefit to Agricultural Lands.

Requirements (Rules):

B. Composite score of all Tier Two criteria must be 0 or positive in order to continue processing project with finding that there is no net loss of like kind of agricultural lands.

C. If composite score of all Tier Two criteria is positive, finding can be made that there is a benefit to agricultural lands and there is no requirement to review project against Tier Two Criteria.

D. If composite score of all Tier Two criteria is negative, recommendation is for denial of project as staff cannot find there is like kind of agricultural lands (type and quality) in transfer.

Criteria:

2. The Land Capability Classification of the proposed agricultural land is at least similar to the Land Capability Classification of the existing agricultural land. This finding may also consider information from the USDA Natural Resource Conservation Service (NRCS) (formally the Soil Conservation Service) Soil Survey of Mariposa County. This finding may also consider information from maps from the Important Farmland Mapping and Monitoring Program from the CA Department of Conservation.
Scoring Guideline for Matrix

Must determine the difference between the Land Capability Classification (LCC) of the existing agricultural lands and the proposed agricultural lands. See: http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm for LCC. Matrix score is the difference between LCCs of existing and proposed agricultural lands.

The LCC may be a straight number assignment or a percentage number assignment based on the percentage of land within a given LCC in a parcel. The difference in the LCC will be either a positive or negative number, depending on whether the proposal will result in an improvement of the LCC for the proposed agricultural lands or a decrease in the LCC for the proposed agricultural lands.

<table>
<thead>
<tr>
<th>LCC</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>7</td>
<td>2</td>
</tr>
<tr>
<td>8</td>
<td>1</td>
</tr>
</tbody>
</table>

3. The quality of the proposed agricultural land is at least similar to the quality of the existing agricultural land with respect to availability of water for use for livestock/agricultural production, including but not limited to drainages, ponds, developed or undeveloped springs, and wells.

Scoring Guideline for Matrix

Quality is better than = +1
No difference with proposal = 0
Quality is not as good as = -1

4. The project results in agricultural lands being contiguous to other agricultural lands (consolidation of agricultural lands) with no greater linear exposure of agricultural lands to non-agricultural lands.

Scoring Guideline for Matrix

Project meets criterion = +1
No difference with proposal = 0
Project does not meet criterion = -1

TIER THREE

Purpose:
Criteria are used to establish Benefit to Agricultural Lands (if not determined by Tier Two Criteria)

Requirements:

E. If composite score of all Tier Three criteria is positive, finding can be made that there is a benefit to agricultural lands.

F. If composite score of all Tier Three criteria is negative, staff cannot make finding that there is a benefit to agricultural lands.

Criteria:

5. The project results in residential lands being moved further away from agricultural lands.
   OR
   The project results in agricultural lands being moved further away from residential lands.

   **Scoring Guideline for Matrix**

   Residential lands moved further away from agricultural lands or agricultural lands moved further away from residential lands = +1

   No difference with proposal = 0

   Residential lands moved closer to agricultural lands or agricultural lands moved closer to residential lands = -1

6. The project results in agricultural lands being moved adjacent to Land Conservation Act contracted parcels.

   **Scoring Guideline for Matrix**

   Project meets criterion = +1
   No difference with proposal = 0
   Project does not meet criterion = -1

7. The project does not result in non-agricultural land uses moved adjacent to Land Conservation Act contracted parcels.

   **Scoring Guideline for Matrix**

   Project meets criterion = +1
   No difference with proposal = 0
   Project does not meet criterion = -1

8. There is an increase in the amount of acreage in the Agriculture Exclusive zone or the Agriculture/Working Landscape land use.
9. The project results in conservation of agricultural lands, such as an increase in land under a Land Conservation Act contract or an increase in land under a conservation easement.

Scoring Guideline for Matrix

Project results in conservation = +1
No conservation change with proposal = 0

10. The project involves multiple property owners and results in a block of agricultural land resulting in greater potential for long-term protection of a large tract of agricultural land equal to 640 acres in size or greater.

Scoring Guideline for Matrix

Project meets criterion = +1
No difference with proposal = 0
Project results in decrease in large tract agriculture land = -1

11. The quality of the proposed agricultural land is at least similar and equivalent to the quality of the existing agricultural land with respect to integration of the land into an overall existing agricultural operation (considering barns, corrals, ranch roads, fencing, holding facilities, scales, etc.).

Scoring Guideline for Matrix

Quality is better than = +1
No difference with proposal = 0
Quality is not as good as = -1

12. The project results in a decrease in structural and site improvements not related to agricultural production on the proposed agricultural lands.

Scoring Guideline for Matrix

Project results in decrease = +1
No difference with proposal = 0
Project results in increase = -1

13. The proposed agricultural land has unique environmental, physical or historical characteristics which would result in agricultural lands of higher production capacity.

Scoring Guideline for Matrix
Project meets criterion = +1
No difference with proposal = 0
Project results in potential for decreased production capacity = -1

14. The project would result in an historic agricultural operation being able to continue its current production or increased production.

Scoring Guideline for Matrix

Project meets criterion = +1
No difference with proposal = 0
Project results in potential for decreased production capacity = -1

15. The project results in fewer legal parcels by recorded merger document within agricultural lands.

Scoring Guideline for Matrix

Project meets criterion = +1
No difference with proposal = 0

Transfers of Lands within the Agriculture/Working Landscape Land Use Designation Matrix

Use of this matrix:

1. This matrix is to be used together with the Transfers of Agricultural Lands Criteria, Tier One, Tier Two and Tier Three.

2. The Criteria and Matrix are an implementation measure of the General Plan, and intended to be used as a tool to assist staff, advisory bodies, the public, applicants and decision makers in the evaluation of an application for “Transfers of Lands within the Agriculture/Working Landscape land use”.

3. A discretionary application must be considered on its own merits, and a General Plan/Zoning Amendment application is a discretionary application. The criteria and matrix are developed to provide guidance in the interpretation of a specific goal, policy and implementation measure of the General Plan.

4. When the term residential lands or agricultural lands is used, the term may refer to land use, zoning and/or current use on the ground.
### PROPOSALS TO TRANSFER AGRICULTURAL LANDS pursuant to GP goal 10-2; Policy 10-2a; Implementation Measure 10-2a(4)

<table>
<thead>
<tr>
<th>TIER ONE</th>
<th>Yes to all</th>
<th>No to any</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. No net decrease in ag land acreage. AWL land is in AE Zone (or proposed to be). No conversion of timberlands. Project must meet Criterion No. 1 in order to be processed. If project does not meet Criterion No. 1, it cannot be processed or recommend denial.</td>
<td>Can process project</td>
<td>Can not process project or recommend approval</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TIER TWO</th>
<th>SCORE +</th>
<th>SCORE 0</th>
<th>SCORE -</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Land Capability Classification is at least similar.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Water availability for livestock / agricultural production is at least similar.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Ag lands consolidated with no greater linear exposure of ag lands to non-ag lands.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Requirements (Rules):**
- Composite score of all Tier Two criteria must be 0 or positive in order to continue processing project with finding that there is no net loss of like kind of agricultural lands.
- If composite score of all Tier Two criteria is positive, finding can be made that there is a benefit to agricultural lands and there is no requirement to review project against Tier Two Criteria.
- If composite score of all Tier Two criteria is negative, recommendation is for denial of project as staff cannot find there is like kind of agricultural lands (type and quality).

**TIER TWO COMPOSITE SCORE:**

<table>
<thead>
<tr>
<th>TIER THREE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Residential lands further away from ag lands OR Ag lands further away from residential lands.</td>
<td></td>
</tr>
<tr>
<td>6. Ag lands adjacent to LCA contracted parcels.</td>
<td></td>
</tr>
<tr>
<td>7. Project does not result in non-ag land uses moved adjacent to LCA contracted parcels.</td>
<td></td>
</tr>
<tr>
<td>8. Increase in ag land acreage.</td>
<td></td>
</tr>
</tbody>
</table>
9. Increase in conservation of ag land (LCA contracted land or land under conservation easement).

10. Multiple property owners / results in block of ag land (640 acres or more).

11. Integration of land into an existing ag operation (consider barns, corrals, ranch roads, fencing holding facilities, scales, etc.).

12. Decrease in structural and site improvements on proposed ag lands.

13. Proposed ag land has unique characteristics to result in ag lands of higher production capacity.

14. Historic ag operation is able to continue current production or increased production.

15. Fewer legal parcels by recorded merger document within ag lands.

Requirements (Rules):
If composite score of all Tier Three criteria is positive, finding can be made that there is a benefit to agricultural lands.

If composite score of all Tier Three criteria is negative, staff cannot make finding that there is a benefit to agricultural lands.

TIER THREE COMPOSITE SCORE:
2. "Assignment of APN 003-250-004 the General Plan Land Use Classification of "Planning Study Area" in the Countywide Land Use Diagram and "Natural Resources" in the Expanded Coulterville Town Planning Study Area Land Use Diagram"

Authorization: Board of Supervisors Resolution No. 2017-793 (see attached resolution and maps: all shown with affected parcel: existing land use map, Coulterville PSA and existing zoning map).
RESOLUTION - ACTION REQUESTED 2017-793

MEETING: November 21, 2017

TO: The Board of Supervisors

FROM: Sarah Williams, Planning Director

RE: General Plan Land Use Map Interpretation

RECOMMENDATION AND JUSTIFICATION: Authorize Assigning APN 003-250-004 the General Plan Land Use Classification of “Planning Study Area” in the Countywide Land Use Diagram and “Natural Resources” in the Expanded Coulterville Town Planning Study Area Land Use Diagram. APN 003-250-004 is a 2.1 acre parcel located at 10018 N. Highway 49 Coulterville. This recommendation is based on: a) the parcel’s assigned zoning designation (Mountain Preserve zone), b) the northerly adjacent parcel’s land use classification and zoning designation, and c) the criteria used during development of the General Plan to establish land use classifications for parcels throughout the County. This recommendation is also based on General Plan provisions in Chapter 4, General Plan Administration. Policy 4-1b states, “Interpretation of the Plan is the responsibility of the Planning Agency of the County of Mariposa.” Section 4.1.02 states, “...the General Plan is the Board’s policy document and therefore the Board is the final arbiter.”

In 2006, the Board of Supervisors adopted a comprehensive update of the Mariposa County General Plan. Chapter 5, the Land Use Element, contains a Land Use Diagram. The Land Use Diagram used GIS (Geographic Information System) mapping and showed assigned land uses classifications for parcels throughout the county. All parcel should have been assigned a land use classification. Land use classifications include: Residential (color on map is grey), Agriculture-Working Landscape (color on map is green), Natural Resources (color on map is blue), Rural Economic (color on map is tan), Interim Community Center (color on map is bright red), and Planning Study Area (color on map is dark red).

Recently, while conducting research for a local surveyor preparing a lot line adjustment application, it was discovered that:

1. APN 003-250-004 was not assigned a land use classification on the adopted 2006 General Plan Land Use Diagram (the parcel was white).

2. The General Plan Land Use Diagram was updated in June of 2008. APN 003-250-004 was not assigned a land use classification on this diagram (the parcel was white).

3. The General Plan Land Use Diagram was updated in October of 2009. APN 003-250-004 was not assigned a land use classification on this diagram (the parcel was white).
white).

4. The General Plan Land Use Diagram was updated in November of 2009. APN 003-250-004 was not assigned a land use classification on this diagram (the parcel was white).

5. During the 2011 General Plan Annual Review, the County’s GIS mapper made a presentation (to both the Planning Commission and Board of Supervisors) identifying errors she had discovered in assigned General Plan land use diagram. APN 003-250-004 was not included in the presentation.

6. The General Plan Land Use Diagram was updated in January of 2011. APN 003-250-004 was assigned the “Agriculture-Working Landscape” land use classification (the parcel was now green). There was no authority for this assignment and the Planning Director’s conclusion is that this assignment was inadvertently made.

The recommended land use classification assignment has been discussed with the applicant’s agent (surveyor). The recommendation will not impact processing of the proposed lot line adjustment.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The General Plan has been amended many times since 2006.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
Alternative: Assign another land use classification for the parcel, considering other adjacent parcels’ zoning and land use classifications. Choosing another land use classification for APN 003-250-004 would mean the proposed lot line adjustment could not be processed as submitted.

Negative Action or not assigning the parcel a land use classification is not an option.

ATTACHMENTS:
003-250-0040 - Existing Land Use Map (PDF)
Coulterville PSA with 003-250-0040 (PDF)
003-250-0040 - Existing Zoning Map (PDF)

RESULT: ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER: Merlin Jones, District II Supervisor
SECONDER: Rosemarie Smallcombe, District I Supervisor
AYES: Smallcombe, Jones, Long, Cann, Menetrey