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-
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250-004 was not assigned a land use classification on this diagram (the parcel was 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
Mariposa County Planning Department

Project Vicinity Map

Legend

- Planning Study Area
- 10018 Highway 49
- Adopted Area Plan
- Agriculture/Working Landscape

GENERAL PLAN - LAND USE CLASSIFICATIONS
APN: 003-250-0040-
SITE ADDRESS: COULTERVILLE, CA

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet
Date: Tuesday, November 14, 2017
Data Source: Mariposa County Planning Department GIS;
Assessor's Parcel Map Update: 07/2017

Map Credit: Ben O., Senior GIS Specialist

Mariposa County Planning Department
PO BOX 2039 5100 Bullion Street
Mariposa, California 95338-2039
209.966.5151 FAX 209.742.5024
mariposaplanming@mariposacounity.org
http://www.mariposacounity.org/planning