AGENDA of the BOARD OF SUPERVISORS

Meetings convene at 9:00 a.m., the first four Tuesdays of each month, at the Mariposa County Government Center, Board Chambers at 5100 Bullion Street.

Board may take action sitting as the Board of Supervisors, or as the governing body of: County Service Area 1M (Don Pedro); Mariposa Pines Sewer Zone; Sewer Zone (Don Pedro); Coulterville Sewer and Water Zone; Vehicle Parking District No. 1 of Mariposa County; Wawona County Services Area 2-W; Hornitos Lighting District; Mariposa Lighting District; Coulterville Lighting District; Mariposa Air Pollution Control District; Yosemite West Maintenance District; Mariposa County Water Agency; Local Transportation Commission; Countywide Service Area; Mariposa County In-Home Supportive Services Public Authority; and the Mariposa County Public Finance Corporation.

Citizens wishing to schedule matters for Board consideration or to appear before the Board must contact the Clerk of the Board in writing stating the action requested, sponsoring department, and requested date. Appropriate requests will be scheduled as time allows. Submission deadline is on Friday prior to noon (11 days in advance of meeting), so that the Agenda can be processed and packages available on Thursday for the following week’s meeting. One copy of all supporting materials must be submitted.

Public Comment on Non-Agenda Items: The law provides the opportunity for the public to be heard on any item within the subject matter jurisdiction of the Board, either before or during consideration of an item. For items on the agenda, this will be at the time the item is called by the Chair. For all other items, the public comment time at the start of each meeting is appropriate. Speakers are limited to five minutes. Please note that state law does not allow action to be taken on any item not appearing on the Agenda unless the action is otherwise authorized by Government Code Section 54954.2(b) which permits items not on the Agenda to be acted upon as delineated in Section 54954.2(b).

Agendas and supporting documentation generally are available for review on the Thursday prior to the Board meeting, as soon as it is completed, at the Mariposa County Government Center. They are also available online at: www.mariposacounty.org/bosagendas.

PLEASE SILENCE CELL PHONES.

January 17, 2018
(Meeting Continued from January 16, 2018)

A. Call to Order and Roll Call

1:00 PM Meeting Called to Order at the Mariposa County Government Center

B. Pledge of Allegiance

C. Regular Agenda

1. Planning

   Conduct Workshop 2: General Plan Implementation Program - Task 2.4 Revised Implementation Checklist

D. Adjourn

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board’s Office.
MEETING: January 17, 2018

TO: The Board of Supervisors

FROM: Sarah Williams, Planning Director

RE: General Plan Implementation Program - Workshop 2

Conduct Workshop 2: General Plan Implementation Program - Task 2.4 Revised Implementation Checklist

The Board of Supervisors initiated a project to develop a General Plan Implementation Program; a strategic program to guide successful completion of General Plan Implementation Measures.

At this second workshop, the Board of Supervisors will review a chart titled "Mariposa County General Plan - Strategic Implementation Work Plan Tasks Draft 01.05.18 - For Board of Supervisors Review". This chart is a preliminary, early draft of the Implementation Work Plan, prepared as a result of:

1. Review of General Plan Implementation Measures, as established in 2006, including status of completion or implementation;
2. Review of input from the Planning Commission on October 6, 2017, regarding priorities and concerns;
3. Review of input from the Board of Supervisors on November 14, 2017, regarding priorities and concerns;
4. Consideration of emerging local issues and state legislation approved since 2006;
5. Proposed logical groupings of implementation measures which have not yet been completed; and

The Board of Supervisors should review the chart relative to priorities and potential scheduling. The Board may suggest refinements in the task lists, sequencing changes or anticipated or appropriate level of community involvement.

Approximate cost ranges are included; this is intended to provide general guidance to the Board of Supervisors for budgeting and planning purposes.

Potential grant funding opportunities are also included on the checklist.

ATTACHMENTS:
Task 2.4 Revised Checklist Cover Memo for BOS 1.17.18 (PDF)
Agenda Item - No Resolution Requested

Initial Work Plan_1.05.18_for BOS (PDF)
PC Workshop #2 Summary Notes_12.15.17 (PDF)
BOS Workshop #1 Summary Notes_11.14.17 (PDF)
PC Workshop #1 Summary Notes_10.6.17 (PDF)
Mariposa County General Plan Implementation Program
Task 2.4. Revised Implementation Checklist

Purpose

Task 2.4 of this project is to incorporate feedback received from the Planning Commission and Board of Supervisors on the General Plan Implementation Checklist and the Policy Topics Memo into a revised listing of work tasks in preparation for the final work product, the Strategic Implementation Work Plan. Study sessions to review the initial Implementation Checklist (Task 2.1) and Policy Topics Memo (Task 2.2) were held with the Planning Commission on October 6, 2017 and with the Board of Supervisors on November 14, 2017. Michael Baker has synthesized the comments from Planning Commissioners and Supervisors at these study sessions into a condensed version of the checklist that identifies work tasks that reflect the County’s top priorities for implementing the General Plan.

The Planning Commission reviewed the revised checklist during a study session on December 15, 2017. A summary of the Commission’s comments is provided as an attachment to this memorandum. Where possible, the Commission’s comments have been incorporated within the materials presented to the Board of Supervisors.

Overview

As discussions during the first round of study sessions with the Planning Commission and Board of Supervisors focused primarily on a small number of General Plan implementation measures, our approach for the revised implementation checklist was to narrow the list of 190 implementation measures down to a short and focused list of measures and to group related measures into larger tasks, rather than retaining and prioritizing the complete list of measures. This revised and abridged list also serves as a preliminary, early draft of the Implementation Work Plan, providing a detailed list of tasks that the County may undertake over the next five years and beyond to advance the goals and policies of the General Plan, as well as to make progress on recent County policy priorities and comply with recent state legislation.

The list does not include General Plan implementation measures that are already required by existing laws or are already being addressed by existing County regulations. It also generally does not include measures related to the ongoing development review process that are identified as action items in the General Plan. These measures are required by state or federal law, and they are already being completed on an ongoing basis by County staff through the development review process. It should also be noted that proposed work plan tasks do not replace or invalidate the adopted General Plan implementation programs.

For each task, the checklist identifies the following items:

- **Lead Department** – the lead County department responsible for the effort.
- **Project Location** – the location(s) within the County the task would benefit.
- **General Plan Implementation Programs** – the specific General Plan implementation programs addressed by each task.
- **Potential Grant Funding** – Sources of available state and federal grant funding for which the effort may be eligible.
Mariposa County General Plan Implementation Program
Task 2.4. Revised Implementation Checklist

- **Community Engagement Recommended** – the general recommended level of community engagement. The suggested levels are based on the International Association for Public Participation (IAP2) public participation spectrum, expressed as “Level 1: Inform,” “Level 2: Consult,” “Level 3: Involve,” “Level 4: Collaborate,” or “Level 5: Empower.” The detailed components of each level of community engagement will be identified in the Strategic Implementation Work Plan to be prepared as part of Task 3 of this project.

- **CEQA Options** – the anticipated pathway for California Environmental Quality Act (CEQA) compliance.

- **Approximate Cost Range** – the anticipated budget framework for the task.

- **Approximate Duration** – the anticipated length of time necessary from task initiation to complete the task.

The tasks on the list are presented in recommended order of priority; however, the intent is to provide flexibility in sequencing and timing. The County may choose to move forward with a task or task component ahead of its order in the Work Plan, if for example an opportunity exists to complete an item quickly (e.g., grant funding), or if future circumstances result in a shift in local priorities (e.g., new issue of local importance or state legislation).

**Proposed Tasks**

The initial items on the task list for the current fiscal year (FY 2017-2018) include key ongoing efforts that are already in process, including tourism marketing and advertising and grant applications and administration. The task list proposes that the County pursue funding from the Senate Bill 1 (Sustainable Communities and Adaptation Planning Grants) and Senate Bill 2 (Affordable Housing Grants) programs and from the Federal Emergency Management Agency (FEMA). Also included is a task to prepare a Memorandum of Understanding with the National Park Service and Aramark for a collaborative effort to initiate the El Portal Town Plan, in preparation for that process to begin during the next fiscal year.

Among the most important recommended initiatives to be undertaken during the first year of the work plan (FY 2018-2019), as highlighted in the study session discussions, are an update of the Mariposa Town Plan, preparation of the El Portal Town Plan, and completion of the Midpines Community Plan. Other high-priority items to be completed include preparation of area plans and strategic updates to the County’s zoning code. The preliminary work plan suggests completing the remaining area plans in two groups. The first group of area plans, to be undertaken during Year 2 of the work program (FY 2019-2020), are for areas in Mariposa County that have greatest potential to add commercial/industrial capacity, including Bear Valley, Bootjack, Coulterville, Greeley Hill, Mt. Bullion, and Yosemite West. Additionally, first group of area plans includes focused updates to the Buck Meadows Special Plan and Fish Camp Town Plan (Specific Plan) to expand workforce housing options.

The second group of area plans, to be initiated during Year 3 (FY 2020-2021) include the Don Pedro Town Plan, Foresta Special Plan, and Hornitos Community Plan, as well as updates to the non-residential portions of the Buck Meadows Special Plan and Fish Camp Town Plan (Specific Plan). The Catheys Valley Community Plan was adopted in 2012 and the Wawona Town Plan (Specific Plan) was last updated in 2012. No update is proposed to either of these plans.
Mariposa County General Plan Implementation Program
Task 2.4. Revised Implementation Checklist

The work plan proposes updates to the County’s zoning code in three parts. The first part would occur in Year 1 (FY 2018-2019) and consist of updates that do not relate to or require completion of new area plans. Zoning provisions established by the Cathey’s Valley Community Plan, Fish Camp Town Plan, Coulterville Town Plan, and Wawona Town Plan will also be addressed in this first portion of the zoning code update. Subsequent parts of the zoning code update would follow preparation of the remaining area plans. Subsequent parts of the zoning code update would occur in Year 4 (FY 2021-2022) for the Mariposa, El Portal, Midpines, and Group 1 plans; and in Year 5 (FY 2022-2023) for Group 2 plans.

The work plan also proposes a series of technical updates to certain elements of the County’s General Plan that are required for compliance with state law. The first of these updates is proposed to occur during Year 2 (FY 2019-2020). This update is proposed primarily to a) fulfill state law requirements to incorporate findings of a climate change vulnerability assessment prepared as part of the County’s 2020-2025 Local Hazard Mitigation Plan (LHMP) in the Safety Element, and b) to fulfill state law requirements to prepare the County’s 2020-2025 Housing Element. In addition, under state law these updates to the Safety Element and Housing Element would trigger a requirement for the General Plan to address environmental justice, either as a stand-alone element or in the context of relevant portions of the existing General Plan. Technical updates to the remaining General Plan elements are recommended to be initiated following the five-year timeframe of the implementation work plan (i.e., after FY 2023). It should be noted that if these updates were delayed until 2025, the General Plan could be comprehensively updated to also incorporate the following (i.e., 2025-2030) round of required LHMP, Housing Element, and Safety Element updates.

The preliminary work plan also proposes a variety of strategic planning initiatives and County Code updates to be completed during the next five years to implement the General Plan, in suggested order of priority. These include, but are not limited to, an update to the Subdivision Ordinance; a Fire Safety Strategic Plan; an Environmental Conservation Program focusing on agricultural, biological, mineral, and water resources; a Historic Resources Program; creation and/or update of Countywide Design Guidelines, Standards, and a Scenic Views Plan; a Greenhouse Gas Reduction Program; and a Roadway Development Fee Program.

Discussion Items and Next Steps

The objective of this study session is to review, prioritize, and refine the list of proposed tasks, with a focus on the identified components of each task, the recommended sequence of tasks, and the level of community engagement anticipated for each task. The project team is seeking feedback and direction regarding whether items should be added to or removed from the task list, whether items should be moved up or down in priority and timing, and whether the proposed components for specific tasks should be modified. Identifying, grouping, and phasing completion of the proposed area plans is a crucial component of these discussions.

Following discussion and input on the task list, Michael Baker will prepare the Strategic Implementation Work Plan document (Task 3 of the project). The work plan will be presented as a report, with a separate project description and preliminary scope of work and refined budget for each task. The work plan will be presented for discussion to Planning Commission and Board of Supervisors at a joint study session currently scheduled for February 14, 2018.
## Proposed Task # Task Title/Description

<table>
<thead>
<tr>
<th>Year 0 Tasks: Early-Phase FY 2017-2018 Tasks and Ongoing Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>0.1 MEMORANDUM OF UNDERSTANDING FOR EL PORTAL TOWN PLAN UPDATE</strong></td>
</tr>
<tr>
<td>- Secure Memorandum of Understanding (MOU) with National Park Service and Aramark to collaboratively initiate the El Portal Town Plan in Fiscal Year 2018-19.</td>
</tr>
<tr>
<td>- Build MOU on collaboration models established through preparation of the Merced River Plan.</td>
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<tr>
<td>- Agreement to include commitment to strategy to accommodate increased numbers of employees and housing units to be relocated outside of Yosemite National Park.</td>
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<th>Year 0 Tasks: Early-Phase FY 2017-2018 Tasks and Ongoing Activities</th>
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<tbody>
<tr>
<td><strong>0.2 ONGOING TOURISM MARKETING AND ADVERTISING</strong></td>
</tr>
<tr>
<td>- Continue to use the Mariposa County brand to increase the length of visitor stays, expand the tourist season into shoulder seasons, and incorporate special targeted activities for cultural tourism and agriculture tourism.</td>
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<tr>
<th>Year 0 Tasks: Early-Phase FY 2017-2018 Tasks and Ongoing Activities</th>
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<tbody>
<tr>
<td><strong>0.3 GRANT APPLICATIONS AND ADMINISTRATION</strong></td>
</tr>
<tr>
<td>- Continue to seek opportunities for preservation, protection, or rehabilitation of historic resources through the use of federal and state grants and tax incentives.</td>
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<tr>
<td>- Place particular emphasis on availability of SB1, SB2, and FEMA grant funding.</td>
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## Year 1 Tasks: Begin FY 2018-2019

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<thead>
<tr>
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<tbody>
<tr>
<td><strong>1.1 MARIPOSA COUNTY GENERAL PLAN UPDATE</strong></td>
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<tr>
<td>- Update the Mariposa County General Plan to include the identified expansion area and to provide General Plan-level land use policy guidance and recommend amended development regulations to be added to the Zoning Code. (Subtitle 17, 35B).</td>
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<tr>
<td>- Incorporate provisions that expand locations for industrial uses near Mariposa Airport, and provide sufficient capacity to allow for potential expansion of office locations.</td>
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<tr>
<td>- Ensure that the community plan defines “rural character” as it applies to the planning area and defines thresholds for uses deemed complimentary to rural character.</td>
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<tr>
<td>- Ensure that the community plan includes land area to accommodate local rural home industries that outgrow their home-based location.</td>
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<tr>
<td>- Require water and sewer disposal to be provided from a centrally coordinated and managed system.</td>
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<tr>
<td>- Expand locations for higher density housing.</td>
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<tr>
<td>- Ensure the plan addresses Housing Element objectives and policies and housing program administration.</td>
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<tr>
<td>- Establish and annotate annexation process to add lands to utility service territories (e.g., SEIR expansion, LAFCO process, service extensions, financial agreements).</td>
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<tr>
<td>- Incorporate provisions of the Multi-modal Transportation Feasibility Study being conducted by Mariposa County LTC.</td>
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<tr>
<td><strong>1.2 PREPARE EL PORTAL TOWN PLAN</strong></td>
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<tr>
<td>- Area plan will provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Code. (Subtitle 17, 35B).</td>
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<tr>
<td>- Plan to be prepared in collaboration with National Park Service and Aramark.</td>
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<tr>
<td>- Incorporate provisions that identify suitable locations to accommodate additional workforce housing uses necessary to support Yosemite National Park and sufficient capacity to allow for potential expansion of office locations.</td>
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<td>- Ensure that the plan defines “rural character” as it applies to the planning area and defines thresholds for uses deemed complimentary to rural character.</td>
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<td>- Ensure that the plan includes land area to accommodate local rural home industries that outgrow their home-based location.</td>
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<tr>
<td><strong>1.3 COMPLETE MIDPINES COMMUNITY PLAN</strong></td>
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<tr>
<td>- Continue staff work to facilitate community group meetings and prepare plan documentation in order to complete the Midpines Community Plan within one year.</td>
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<tr>
<td>- Midpines Community Plan will provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Code. (Subtitle 17, 35B).</td>
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<td>- Ensure that the community plan defines “rural character” as it applies to the planning area and defines thresholds for uses deemed complimentary to rural character.</td>
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<tr>
<td><strong>1.4 ZONING CODE UPDATE - PART 1</strong></td>
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<tr>
<td>- Part 1 of 3, including items that do not require completion of updated area plans. Some items below are not necessarily code updates (i.e., some may be established as Department policy/procedures).</td>
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<tr>
<td>- Implement zoning provisions established in adopted Cathey’s Valley Community Plan, Fish Camp Town Plan, Coulterville Town Plan, and Wawona Town Plan.</td>
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<td>- Develop siting and development standards for recreation and resort uses.</td>
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<td>- Establish performance-based zoning standards for commercial and industrial districts.</td>
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<td>- Establish standards to protect visual character and define “viewshed.”</td>
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<td>- Establish lighting standards consistent with recommendations from the International Dark Sky Association.</td>
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<td>- Establish standards for special event/wedding venues.</td>
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<td>- Establish standards for “close-to-service” development.</td>
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<td>- Establish provisions to accommodate home-based businesses consistent with each land use designation, and update agritourism ordinance and determine appropriateness of home-based businesses outdoors on Williamson Act parcels.</td>
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<tr>
<td>- Maintain maximum allowable residential density for all lands outside of community/area plans as one dwelling unit per five acres.</td>
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<tr>
<td>- Update the extent and provisions of the Timber Reserve zoning district to limit development in areas of identified timber resource.</td>
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<td>- Establish that no discretionary project shall be approved if traffic generated by the proposed project would exceed capacity of the road systems providing access from the nearest County major collector or State highway unless mitigation is required.</td>
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<tr>
<td><strong>1.5 AGREE TO MOU WITH NPS AND ARAMARK TO COLLABORATE ON EL PORTAL TOWN PLAN</strong></td>
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<td>- Secure Memorandum of Understanding (MOU) with National Park Service and Aramark to collaboratively initiate the El Portal Town Plan in Fiscal Year 2018-19.</td>
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Note: Items in red text are time-fixed and must be initiated in the identified fiscal year to comply with state or federal requirements.
<table>
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<tr>
<th>Proposed Task #</th>
<th>Task Title/Description</th>
<th>Lead Department</th>
<th>Project Location</th>
<th>GP Impl. Programs</th>
<th>Potential Grant Funding</th>
<th>Recommended Level of Community Engagement</th>
<th>CEQA Options</th>
<th>Approximate Cost Range</th>
<th>Approximate Duration</th>
</tr>
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<tbody>
<tr>
<td>1.6</td>
<td>FIRE SAFETY STRATEGIC PLAN</td>
<td>County Fire</td>
<td>Countywide</td>
<td>16-3A(1), 16-3A(2), 16-3A(4), 16-3A(5)</td>
<td>FEMA Hazard Mitigation</td>
<td>Level 2: Consult</td>
<td>Exempt</td>
<td>$5,000 - $15,000</td>
<td>12 mos</td>
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<td>$250,000 - $325,000</td>
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**ZONING CODE UPDATE - PART 1** (cont'd)

- Establish provisions for review and approval of projects within the Mariposa Airport Land Use Planning Area (review the provisions of the Airport Overlay Zone).
- Establish that no project shall be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply.
- Clearly define uses compatible with agriculture and accommodate agricultural uses through changes to Agriculture and other zone districts.
- Revise spatial permitted use tables in commercial and industrial districts to identify additional uses to be allowed by-right (i.e., fewer CUPs).
- Establish procedure that allows County staff to address uses not currently listed.
- Establish procedures that allow County staff to consider minor deviations from development standards, as appropriate.
- Implement requirements for minimum building and grading setbacks from sources of water that are adequate to protect streams, riparian, and wetland resource values.
- Consider need for a Noise Ordinance to define noise standards for the County.
- Require preparation of acoustical analyses for certain proposed nonresidential uses as described in Implementation Measure 15-2B(1).
- Require appropriate noise reduction measures for outdoor public events, as described in Implementation Measure 15-2B(2).
- Establish appropriate standards for discretionary development projects wishing to provide alternative, on-site fire protection services.
- Establish a dam inundation overlay district.
- Require a hydrologic evaluation for development projects located within flood plains and drainage channels to ensure potential flood hazard is minimized.
- Require development projects to provide at least one means of vehicular access not crossing a flood hazard area, or be constructed above the maximum flood elevation.
- Require flood and drainage channels to be designed into landscaping plans.

**SUBDIVISION ORDINANCE UPDATE**

- Complete a comprehensive update to the County's subdivision regulations including the following provisions:
- Establish mechanisms/procedure for minimum density subdivisions in lieu of minimum parcel size subdivisions. - Require new subdivisions to demonstrate adequate roadway capacity to serve the project prior to approval.
- Require new subdivisions to provide mandatory contributions to maintain any roads that are not within the County-maintained road system.
- Modify adjustment procedure/provisions as described in Implementation Measure 5-10A(1): minimum parcel size and 10-2A(1) re: Williamson Act parcels.
- Require that infrastructure for new subdivisions meet requirements for ready-to-build parcels.
- Establish that no subdivision shall be approved if traffic generated by the proposed project would exceed capacity of the road systems providing access from the nearest County major collector or State highway unless mitigation is required.
- Establish that no subdivision shall be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply.
- Develop subdivision design standards for placement of structures on ridgelines and open ridges.
- Establish provisions for site development and clustering in new subdivisions to conserve designated scenic routes, views, and viewsheds.
- Encourage maximized solar access where feasible and consistent with maintenance of scenic values in new subdivision designs.
- Establish appropriate standards for new subdivisions proposing to provide alternative, on-site fire protection services.
- Amend, if necessary, the County Subdivision code to ensure formal review of subdivisions by the fire agencies.
- Require a hydrologic evaluation for projects located within flood plains and drainage channels to ensure potential flood hazard is minimized.
- Establish appropriate standards for discretionary development projects wishing to provide alternative, on-site fire protection services.
- Require preparation of acoustical analyses for certain proposed nonresidential uses as described in Implementation Measure 15-2B(1).
- Consider need for a Noise Ordinance to define noise standards for the County.
- Implement requirements for minimum building and grading setback lines that are adequate to protect stream, riparian, and wetland resource values.
- Establish procedure that allows County staff some minor deviations from development standards, as appropriate.
- Establish procedure that allows County staff to address uses not currently listed.
- Reevaluate permitted use tables in commercial and industrial districts to identify additional uses to be allowed by-right (i.e., fewer CUPs).
- Establish mechanism/procedure for minimum density subdivisions in lieu of minimum parcel size subdivisions.
- Require new subdivisions to demonstrate adequate roadway capacity to serve the project prior to approval.
- Require new subdivisions to provide mandatory contributions to maintain any roads that are not within the County-maintained road system.
- Modify adjustment procedure/provisions as described in Implementation Measure 5-10A(1): minimum parcel size and 10-2A(1) re: Williamson Act parcels.
- Require that infrastructure for new subdivisions meet requirements for ready-to-build parcels.
- Establish that no subdivision shall be approved if traffic generated by the proposed project would exceed capacity of the road systems providing access from the nearest County major collector or State highway unless mitigation is required.
- Establish that no subdivision shall be approved unless shown to have access to an approved source for wastewater treatment and disposal and a potable water supply.
- Develop subdivision design standards for placement of structures on ridgelines and open ridges.
- Establish provisions for site development and clustering in new subdivisions to conserve designated scenic routes, views, and viewsheds.
- Encourage maximized solar access where feasible and consistent with maintenance of scenic values in new subdivision designs.
- Establish appropriate standards for new subdivisions proposing to provide alternative, on-site fire protection services.
- Amend, if necessary, the County Subdivision code to ensure formal review of subdivisions by the fire agencies.
- Require a hydrologic evaluation for projects located within flood plains and drainage channels to ensure potential flood hazard is minimized.
- Establish appropriate standards for discretionary development projects wishing to provide alternative, on-site fire protection services.
- Require preparation of acoustical analyses for certain proposed nonresidential uses as described in Implementation Measure 15-2B(1).
- Consider need for a Noise Ordinance to define noise standards for the County.
- Implement requirements for minimum building and grading setback lines that are adequate to protect stream, riparian, and wetland resource values.
2.3 LOCAL HAZARD MITIGATION PLAN UPDATE
- Complete required update to 2015 HMP, including climate change vulnerability assessment.
- Adopt updated 2020-2025 HMP in 2025.
- Exempt

2.2 GENERAL PLAN TECHNICAL UPDATE (SAFETY, HOUSING, EJ ELEMENTS + CLIMATE CHANGE)
- Amend Safety Element to incorporate vulnerability assessment outcomes and include climate adaptation goals, policies, actions.
- Prepare the County's 2020-2025 Housing Element update.
- If updates to Safety and Housing occur together, this triggers EJ element requirement.

2.3 AREA PLANS - GROUP 1
- Group 1 communities represent the most likely locations for expanded commercial, office, industrial, and mixed-use areas within the County, as well as locations that may be suitable for expanding housing options.
- Ensure that each area plan defines "rural character" as it applies to each planning area and defines thresholds for uses deemed complimentary to rural character.
- Ensure that each area plan includes land area to accommodate local rural home industries that outgrow their home-based location.
- This task includes the following area plans: Bear Valley Community Plan, Bootjack Community Plan, Cuolnville Town Plan, Grovelly Hill Community Plan, Mt. Bulkon Town Plan, Yosemite West Special Plan.
- Additionally, this task includes focused updates to the Buck Meadows Special Plan and Fish Camp Town Plan (Specific Plan) to expand workforce housing options consistent with Housing Element objectives and policies and housing program administration.

2.4 ENVIRONMENTAL CONSERVATION PROGRAM
- Establish a Mariposa County Environmental Conservation Program comprised of development standards and ongoing programs to conserve, protect, and mitigate impacts to the following resources:
  - AGRICULTURAL RESOURCES
    - Maintain a program for agricultural invasive species eradication.
    - Identify and develop mitigation programs for significant and sensitive habitat areas, including wildlife migration corridors, breeding and nesting areas (as seasonally appropriate), and riparian habitat around bodies of water and along watercourses and seasonal drainages.
    - Identify and develop mitigation programs for known occurrences of special status animal and plant species, including appropriate development buffers.
    - Minimize removal of native trees and groves of trees.
    - Establish guidelines for biological resource surveys as part of environmental review, as described in Implementation Measure 11-4A(6).
    - Record data collected from biological resource surveys to create a comprehensive map of vegetation communities with associated habitats for sensitive species.
    - Require site surveys in compliance with federal and state regulations as part of environmental review to determine the presence or absence of sensitive biological resources.
  - BIOMASSUR RESOURCES
    - Establish standards for the exploration, development, and reclamation activities associated with mineral resource projects.
  - WATER RESOURCES
    - Coordinate with MPUD to promote appropriate reuse of treated wastewater.
    - Coordinate with local water system operators and public water purveyors in implementing programs to eliminate water loss due to leakage.
    - Designate watershed areas of surface water systems where such systems and their proposed watershed areas serve or are capable of serving as a potable water source.
    - Review development designs to ensure compliance with federal and state water quality regulations and to ensure that the project does not discharge contaminated water.
  - MARINE RESOURCES
    - Establish guidelines to ensure development complimentary to rural character.
    - Prepare a scenic views plan for preservation of visual quality along highways in the county. The plan should identify resources, views, and programs while protecting the rights of private property owners.
    - Establish guidelines for the use of site-appropriate native plant species.
    - Prepare and adopt Historic Design Review Guidelines for use within Historic Districts, to supplement the Historic Design Review Standards.
    - Prepare site design guidelines for new development projects in or near a scenic risk area (fault zone) or geologic hazard area to minimize or eliminate such risk.
- This task includes the following area plans: Bear Valley Community Plan, Bootjack Community Plan, Coulterville Town Plan, Greeley Hill Community Plan, Mt. Bulkon Town Plan, Yosemite West Special Plan.
- Ensure that each area plan defines "rural character" as it applies to each planning area and defines thresholds for uses deemed complimentary to rural character.
- If updates to Safety and Housing occur together, this triggers EJ element requirement.

2.5 HISTORIC RESOURCES PROGRAM
- Update the County’s Historic Design Review Overlay Ordinance and establish a countywide historic resources program.
- Revise the County’s Historic Sites and Records Preservation Committee to meet the requirements for a local Historic Preservation Commission recognized by the Department of Interior.
- Designate the Planning Director as the County’s Cultural Resources Coordinator/Historic Preservation Officer.
- Complete the ongoing County historic sites inventory.
- Identify new or expanded historic districts for nomination to the California Register of Historical Resources or the National Register of Historic Places. This may include, but not be limited to, cemeteries.

2.8 CREATE/UPDATE COUNTRYSIDE DESIGN GUIDELINES, STANDARDS, AND SCENIC VIEWS PLAN
- Prepare countywide design guidelines and standards addressing the following provisions, in addition to provisions which may be recommended in Community/Area Plans.
- Establish guidelines to ensure development complimentary to rural character.
- Prepare a scenic views plan for preservation of visual quality along highways in the county. The plan should identify resources, views, and programs while protecting the rights of private property owners.
- Establish guidelines for the use of site-appropriate native plant species.
- Prepare and adopt Historic Design Review Guidelines for use within Historic Districts, to supplement the Historic Design Review Standards.
- Prepare site design guidelines for new development projects in or near a scenic risk area (fault zone) or geologic hazard area to minimize or eliminate such risk.

Approximate Cost Range

**$565,000 - $590,000**
### Year 3 Tasks: Begin FY 2020-2021

<table>
<thead>
<tr>
<th>Task Title/Description</th>
<th>Lead Department</th>
<th>Project Location</th>
<th>GP Impl. Programs</th>
<th>Potential Grant Funding</th>
<th>Recommended Level of Community Engagement</th>
<th>CEQA Options</th>
<th>Approximate Cost Range</th>
<th>Approximate Duration</th>
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<tr>
<td><strong>GREENHOUSE GAS REDUCTION PROGRAM</strong></td>
<td>Planning</td>
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<td>9-1A(1), 9-1C(1), 9-1E(1), 9-9A(1), 9-9A(2)</td>
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<td>SB2 (HCD - Affordable Housing and Sustainable Communities)</td>
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<td><strong>ROADWAY DEVELOPMENT PROGRAM</strong></td>
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<td><strong>AREA PLANS - GROUP 2</strong></td>
<td>Planning</td>
<td>Community Plan Areas Countywide</td>
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### Year 4 Tasks: Begin FY 2021-2022

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<th>Task Title/Description</th>
<th>Lead Department</th>
<th>Project Location</th>
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<th>CEQA Options</th>
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<td><strong>CONING CODE UPDATE - PART 2</strong></td>
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<td>Community Plan Areas Countywide</td>
<td>1-4A(1), 1-4A(2)</td>
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<td>SB2 (HCD - Affordable Housing)</td>
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<td><strong>PUBLIC WORKS STANDARDS AND TRAFFIC IMPACT ASSESSMENT GUIDELINES</strong></td>
<td>Public Works</td>
<td>Countywide</td>
<td>0-2A(1), 0-2C(1), 9-2C(2), 9-2E(1)</td>
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<td><strong>ENFORCEMENT SERVICES PLAN</strong></td>
<td>Sheriff, Fire Chief</td>
<td>Countywide</td>
<td>9-9A(1), 9-9A(2)</td>
<td>FEMA Hazard Mitigation</td>
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<td><strong>AGRICULTURAL BEST-PRACTICES PROGRAM</strong></td>
<td>Ag Commissioner, Planning</td>
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<td>10-3A(1), 10-3B(3), 10-4A(1)</td>
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<td>5.1</td>
<td>ZONING CODE UPDATE - PART 3</td>
<td>Planning</td>
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<td>Level 3: Involve</td>
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<td>5.2</td>
<td>COMMUNITY ARTS PROGRAMS</td>
<td>Board of Supervisors, Planning</td>
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<td>7-1A(1), 7-2A(1), 7-3A(1), 7-20A(1), 7-20X(1)</td>
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<td>5.3</td>
<td>PREPARE PARKS AND RECREATION PLAN</td>
<td>Public Works</td>
<td>Countywide</td>
<td>12-3A(1), 12-3B(1), 12-4A(1), 12-4B(1), 12-5A(1)</td>
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**Beyond Year 5 Tasks: Begin after FY 2023**

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<tr>
<th>Task #</th>
<th>Task Title/Description</th>
<th>Lead Department</th>
<th>Project Location</th>
<th>GP Impl. Programs</th>
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<th>Recommended Level of Community Engagement</th>
<th>CEQA Options</th>
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<td>8.1</td>
<td>GENERAL PLAN TECHNICAL UPDATE (REMAINING ELEMENTS)</td>
<td>Planning</td>
<td>Countywide</td>
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<td>SB1 (Caltrans: Resiliency Planning), SB2 (HCD: Affordable Housing), Affordable Housing and Sustainable Communities (SGC)</td>
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<td>REGIONAL TRANSPORTATION PLAN UPDATE</td>
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<td>8.3</td>
<td>UPDATE BUILDING, GRADING, AND OTHER COUNTY CODES</td>
<td>Building, Planning</td>
<td>Countywide</td>
<td>11-1D(1), 11-2A(1), 11-3A(2), 11-4A(1), 11-4A(2)</td>
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<td>Level 2: Consult</td>
<td>Exempt</td>
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**TOTAL ESTIMATED COST**

$1,790,000 - $2,925,000

**Year 5 Tasks: Begin FY 2022-2023**

| Year 5 Tasks: Begin after FY 2023 | | | | | | | | | |
Mariposa County General Plan Implementation Strategic Plan
Planning Commission Workshop – Summary Notes
December 15, 2017 at 9:00 am

Project Planner Sara Allinder opened the meeting and recapped the items for discussion. She pointed out that some tasks were removed from the Implementation Checklist as they have either been completed to date or are part of existing ongoing processes.

Planning Director Sarah Williams responded to a question about strategy for completing tasks that would exceed the timeframe of a fiscal year and for completing tasks that would require additional staff resources. She explained that the County would seek additional outside assistance to complete certain tasks.

There was a suggestion from the Commission to ensure that the concurrent Housing Implementation Program contract, key issues, and areas for focus are also addressed as part of this project.

During discussion, a need was identified to include a column for checkboxes on the task worklist for fixed-year tasks (tasks that are required to occur during a specific fiscal year).

Project Planner Jeff Henderson informed the Commission that grant funding may be available subsequent to State legislation that could be applied to items on the list. He advised the Commission that there was usually a 3 to 4-month delay between a grant application and receipt of funding that would need to be considered in the timeline for project completion.

In response to a question from the Commission, Ms. Williams explained the difference between community plans and town plans.

Mr. Henderson recapped the proposed FY 2018-19 tasks listed in the implementation table. The Commission identified a need to establish a Memorandum of Understanding (MOU) with the National Park Service and initiate the Town Plan for El Portal. The MOU should be added to the task list for FY 17-18, and the El Portal Town Plan should be added for FY 2018-19.

The Commission requested that zoning code updates directed by adoption of the Cathey’s Valley Community Plan, Fish Camp Town Plan, Coulterville Town Plan, and Wawona Town Plan be added to the first phase of the Zoning Code Update on the task list.

The Commission identified a need to evaluate workforce housing in gateway communities such as Buck Meadows and Fish Camp. Mr. Henderson suggested SB 2 funding for that effort, and moving these plan update components into the first group of area plans.

The Commission was in favor of splitting the Subdivision Ordinance Update into two parts:
   - i. Housing encouragement > put to FY2018-2019 with the Zoning Code Update.
   - ii. Other Items to remain under FY 2020-2021

It was identified that task item 4.6 was already underway and needed to be moved to a new section of the table listing ongoing tasks. There was also a request to move Task B.3, Grant Applications and Administration line to the ongoing section.

Following discussion about Task B.4 (related to Grading Provisions), there was a recommendation to roll in updates to the Grading Ordinance into the second phase of subdivision updates in FY 2020-2021. The other items in Task B.4 would remain as-is on the implementation table.

Mr. Henderson responded to a question about grants and funding sources. He confirmed that the work plan would be more specific to identify further as to where the funding source would be coming from.
Staff will meet with the Board of Supervisors to review this material on January 17, 2018. Staff will then meet with the Planning Commission and Board of Supervisors in joint session on February 14, 2018 to review a draft Work Plan.
Planning Director Sarah Williams opened the meeting and talked about the importance of the General Plan update and the need to review measures for compliance with state laws. In response to a question about the final product, she explained that the purpose of the Study Session was to revise and define current priorities that will extend over the next 11 years.

Outline of discussion:

Supervisor Cann: Is the Board expected to balance current items with the existing backlog of programs and set priorities, or would they be divided into current issues?

Ms. Williams: All issues, including old and new will be addressed during the process and the review helps dictate allocation of resources to outstanding issues.

Project Planner Jeff Henderson from Michael Baker International gave a presentation of the project and identified tasks that will need to be accomplished throughout the project.

Supervisor Smallcombe: Providing an outline of what each of the area plans might accomplish is integral to defining how to move forward with economic development.

Mr. Henderson: This is part of the economic vitality strategy and economic development remains as the County’s main priority along with agricultural preservation and first-time homeownership.

Supervisor Long: There is a major conflict between agriculture, economic industry, and facilitating first-time homeownership, along with a shortage of land for housing.

Project Planner Holly Pearson from Michael Baker International provided an overview of the various element topics in the County’s General Plan, their purpose, and how they relate to the Implementation Measure Checklist.

Supervisor Smallcombe: At what point does the checklist indicate that a measure has been completed?

Pearson: Some measures are clear when they are complete. The checklist is an ongoing tracking mechanism for managing measures during the life of the General Plan.

Supervisor Smallcombe: Relative to the “Trigger Plans and Programs” criterion – we need to identify what the specific items/programs being triggered are.

Ms. Pearson: These details will be addressed in the Work Plan.

Mr. Henderson summarized a series of recent State Legislative updates that created potential compliance triggers to be identified in the work plan.

Supervisor Smallcombe: Vehicle Miles Traveled is a more straightforward metric for evaluating transportation impacts than the LOS currently used in CEQA?

Mr. Henderson: VMT is more closely connected with environmental degradation associated with traffic (air quality, GHG emissions)
Supervisor Smallcombe: Issues driven by state legislation are not optional; question is when they should be undertaken.

Mr. Henderson: Agreed. In some cases, there are numerous ways to meet the state law requirements. The County can determine how specifically to address some of these issues.

Supervisor Smallcombe: What is the relationship between Cal Enviroscreen and other frameworks for identification of disadvantaged communities?

Mr. Henderson: Enviroscreen is recommended by the State to be used to define disadvantaged communities, but each local jurisdiction has the option to create its own definition of disadvantaged communities.

Supervisor Smallcombe: If County self-defines disadvantaged communities, will we be more successful in obtaining funding to help address issues for these communities?

Mr. Henderson: Yes, that approach would be better than not.

Supervisor Smallcombe: To what extent do you see a flow-back from implementation plan into zoning? Lack of certainty for developers is a concern.

Mr. Henderson: It is important to have internal consistency in the code. Ms. Williams added that the Zoning Code, dated 1988, needs to be updated, which would be a significant amount of work and there would be a large amount of public interest in the effort.

- **Example:** Cathey’s Valley Area Plan – was adopted in 2012. It incorporates some countywide policies, and has some policies that are specific to this area.

**Board of Supervisors Priorities**

- Concerns that developers and investors are being deterred from Mariposa due to a long list of project conditions and the time it takes to get project approvals in the County.
- Measure #24 in the matrix was a PC priority – points in the direction where we should go.

Ms. Williams: Currently, Story Hill is an example of a planned development zone that establishes flexibility for developers of large projects with a benefit to developers providing their own standards for project objective. However, the intent of Measures #24 and #14 is not limited to an individual development plan but is rather made available to entire planning areas. Suggested the idea that a category or categories of uses coupled with objectives for each zone district would provide more flexibility because the current list of permitted uses is too tight.

Mr. Henderson: Create area plans that speak to Implementation Measure #13 and then make sure the zoning is equipped to allow the County to entertain a commercial development project application within the area without burdensome compliance.

- Need to have the ability to do more intense industrial development outside of planning areas.
- Have flexibility in the town planning areas that would limit certain land uses, such as slaughterhouses.
- Ag-exclusive zoning is restrictive and it is currently difficult to remove land from this zone district.
Mariposa County General Plan Implementation Strategic Plan
Board of Supervisors Study Session – Summary Minutes
November 14, 2017 at 2:00 pm

- Encourage uses to come in. Expand areas where desired uses can offer affordable prices for land.
- Currently working well: In the General Commercial Zone with permitted uses, development can happen following a minimal design review without an extensive approval process.
- Not enough industrial zones on the map

Economic Development

- Provide quality customer service and simplify permitting process.
- Create a flexible zone policy that would make it easier for owners to convert their properties to commercial or industrial uses.
- Acreage near airport is prime land that the County could buy.
- Agriculture and Williamson Act have been good for the County in terms of tourism.
- Rural character and open space draw people in.
- Agriculture should support economic development and not be a way to stop development.
- Be open to new businesses.
- Expand areas where light and heavy industrial uses could be allowed.
- Provide a degree of confidence that there won’t be wholesale conversion of 10,000 acre parcels for Walmarts and trucking centers.

Area Plan Priorities

- Need to identify land for highest-priority uses.
- Avoid drilling down to very specific details that won’t matter 5 years from now.
- Not every area plan has to deal with all the same issues at the same level of detail. Content can be customized for each specific community.

Supervisor Long: Concerned with staff and time to be able to implement the General Plan Measures.

Ms. Williams: We should not focus on amending the general plan again but amend/alter measures at the end of the plan’s life. The direction now is to focus on implementation measures that the Board thinks are important.

- Board would need to set certain parameters (deadlines, timeframes, expectations regarding content for the plan) to accelerate the area plan process.
- Need criteria for deciding which area plans should come first in priority.
  - Considering current priorities – Bootjack would be the highest priority area plan. It’s the only place outside of Mariposa where any development is going to take place.
- Agree with premise that timelines need to be set for completing area plans (e.g., 1 year)

Fire Management and Safety

- Build from what other communities have done
Options could be provided and presented for the Board to choose from.

**Economic Development in Rural Areas**
- Implementation Measures #26 and #27 are high priority related to event venues.
  - Venues with ability to host a conference should be a priority as well.
  - Weddings are a huge economic driver. Many weddings are held in venues where the events are operating without approval.

**Agritourism**
- Encourage having a buffer
- Difficulty getting things approved (e.g.– dairies)
- Half of land in County is under Federal ownership, remaining land is under Williamson Act contract which does not allow permanent recreational facilities.
  - Consider having a locally-administered Williamson Act program subject to local guidelines in Mariposa County, getting away from the state program would provide more flexibility.
    - Can include a study in the work plan that would investigate whether this would be feasible.

**Housing**
- Need for employee housing. More than half of employees in Yosemite already live outside of the park (mainly in Mariposa corridor.)

**Conditional Use Permits (CUP)**
- The fewer things that are subject to CUPs, the better

**Community Engagement**
- Describe options to engage with the community regarding these issues, particularly with things like zoning.
  - Use terminology that the public can relate to
  - Educate people about the process
  - Facilitate evening meetings
- Community conversations should not happen as part of individual project review but should rather have a bigger conversation about development standards for light industrial or commercial uses up front.
- Many things in the zoning ordinance are outdated. Interested people will come out and participate in discussions about updating zoning.

Will meet with PC/BOS on February 14, 2018 with a Work Plan to identify tasks for the FY 2018-2019 budget for future implementation.
Outline of discussion:

Project Planner Jeff Henderson presented details of the Item to the Planning Commission.

Commissioner: Are community plans required by state law or voluntary?
Mr. Henderson: Not required by State law but they are how the General Plan seeks to accomplish land use and conservation in communities.

Planning Director Williams: Because Mariposa County has no incorporated cities, the General Plan identifies area plans as the mechanism to define land use policies in its communities.

Mr. Henderson identified a few key milestones for the process and goal to have the first few tasks identified and included in the County’s budget for 2018 implementation.

Mr. Henderson summarized the intent of the study session – to determine what are today’s priorities and what priorities from 2006 may no longer be relevant.

Project Planner Sara Allinder addressed the Commission on current/future tasks for the process, recommended criteria, and State Legislative updates for compliance.

- Recommendation to add Flooding to the list of local planning issues and defined in greater detail.

PC Priorities

- Most important and highest local priority is continuing to move on the economic vitality study.
- Amendments needed to leapfrog development measure (#13). Some may be ok.

Mr. Henderson: Need to identify what the economic strategy is and what the needs for targeted development are to properly prioritize.

- Economic Development Strategy
  - Expand existing TPA
  - Expand Sphere of Influence and Service Area Boundaries for Mariposa Public Utility District (MPUD)
  - Ensure preservation of rural character by making the statement as to what direction to go (such as focusing development in Town of Mariposa)

- Lack of Housing
  - Visitation to Yosemite has increased from 3 Mil to 5 Mil and is pushing other uses out.
  - Vacation rentals are a huge issue.
  - No new housing built.
Low income housing is a must.

- Hourly wage earners.
  - There is a growing population of low-income workers but no housing to support it. Some lower wage earners live in squalor.

- Increased Yosemite visitor traffic is affecting transportation, air quality, emergency response vehicle access, etc.
  - Natural disaster would have to close Yosemite in order to reduce traffic, however it would only be temporary until visitation increased again.
  - Can Park possibly implement day-use restrictions?
  - Zion National Park is making a plan for use restrictions while limiting visitation. It was approved by the National Park Washington Support Office (WASO). Other parks may do the same.

- Land Use Classifications & Conditional Use Permits
  - Area plans should address excessive CUP requirements.
  - Remove inhibitors to business and growth.

- Economic Vitality
  - Would like new businesses to come but there is no housing for workers.
  - More workers are commuting from Merced and Yosemite.

- Deregulating private property
  - General Plan should preserve the enjoyment of private property.

Area Plan Priorities:

- Existing Town Planning Areas
  - Mount Bullion Community – Federal Clean Water Act program was supposed to fund a water/sewer system. Parcels currently operate on well/septic. If a sewer system was in, more houses could be developed.
  - Hornitos – has a lot of small residential lots. Could possibly support water/sewer system.
  - Coulterville – Has a water system but not attracting new development because of rural location.

- Arts Programs
  - Measures #48, #49, #50 – Should be lower priority but higher than #44.

- Economic Development Grants
  - Measure #44 – need a doer! Need focus on business development.

- Viewsheds
  - Need to establish standards for cell towers and preserve the rural community.
Lighting. Consider possible changes to zoning ordinance and require shielded lights. Including for residential uses.

Area Plan Designs
Consider looking at how area plans are designed. Look at areas not in a TPA. Or, look at existing TPAs that can provide rural services. Might be able to get rid of a couple TPAs.

Volume 2 of General Plan contains interim boundaries of area plans and expanding areas of existing adopted area plans.
- i.e. Mariposa Town Plan – currently reaches to fairgrounds. Primary area for expansion is out to the airport. MPUD does not go to the airport. A discussion about expanding the Town of Mariposa also needs to include a discussion about LAFCO, the service area, and Sphere of Influence consideration.
- Lake Don Pedro is on the list for shorter-term priority area plans.
- El Portal is intermediate term, short-term is Midpines, Lake Don Pedro and Yosemite West.

Historic Resource Inventory
- Helpful to Commissioners and others to have historic resources inventory to inform the planning process.
- Staff advised that there is an existing inventory and a local citizen’s advisory committee but not sufficient resources to complete an update.

Resource Conservation Program
- Needs to have some priority and may be controversial.
- Paired with the importance of streamlining development – could be used to streamline the CEQA process.

Updates from Subdivision/Zoning Regulations will come out of Economic Vitality Study & Housing Element and that’s where those effects are going to be seen.

More on Economic Development
- The closer a business is to Yosemite, the more successful it’ll be.
- Direct travel connections, transportation and layout are issues.
- Other challenges with ED are water/sewer, electricity and internet.
- Yosemite West is a vacation rental hub.

Other Comments
- Need better definition of a “viewshed” – issue for Implementation
- Big cry for rural character. When developing ordinances, private property & business owners have a hard time with changes to private property rights and aesthetics.
- There needs to be consistency from project to project, but also keep flexibility.
• A suggestion made to not include measures already regulated by the State. (i.e. #179)
• Replace “shall” or “will” in language to say “should” or “may”
  o Public Works needs flexibility on this because some roads are having to be 
    reverted back to gravel due to the current language. Gravel roads less costly for 
    maintenance.
• FEMA Flood Standards
  o Measure #174 – establishing floodplains is beyond the resources that the 
    County has.
• CUP processes are burdensome.
• Measure #24 is a high priority. Amend the zoning structure to allow for flexible 
  standards. Consider ways to provide performance-based zoning.
• Format of spreadsheet was tough to read and consider. Prefer a more conceptual 
  layout for presenting.

Mr. Henderson recapped the timeline and milestones for the General Plan Update process:
• Next workshop study session scheduled for Board of Supervisors on November 14, 2017.
• Will return to Planning Commission in December 2017 to confirm that input was 
  properly captured.
• Meeting slated with the Board of Supervisors for general discussion in January 2018.
• Will meet with PC/BOS on February 14, 2018 with a Work Plan that will identify tasks for 
  the 2018-2019 budget for future implementation.