MARIPOSA COUNTY RESOLUTION NO. 81-261
ADOPTION OF 1981 GENERAL PLAN UPDATE
AND CERTIFICATION OF MASTER EIR

WHEREAS, public hearings having been held as required by
Government Code Section 65351 by the Mariposa County Planning Com-
mmission, after public notice in the manner specified; and

WHEREAS, the Mariposa County Planning Commission recommended
adoption of the 1981 Mariposa County General Plan Update by Plan-
ing Commission Resolution 81-45; and

WHEREAS, the Mariposa County Board of Supervisors has held
a public hearing as required by Government Code Section 65355
after due notice to the public as required therein; and

WHEREAS, the Master Environmental Impact Report for the Mari-
posa County 1981 General Plan Update has been prepared and re-
viewed in accordance with the Public Resources Code Section 21000
et.seq. and the California Administrative Code Section 15000 et.
seq.; and

WHEREAS, said Master EIR was prepared to a sufficient degree
of specificity for the General Plan update;

NOW, THEREFORE it is hereby resolved by the Board of Super-
visors of Mariposa County as follows:

1. In accordance with California Administrative Code Section
15085 the Master Environmental Impact Report for the 1981 General
Plan Update is hereby certified, together with the inclusion of
all comments and responses thereto, as having been completed in
Compliance with the California Environmental Quality Act (CEQA)
and the state guidelines;

2. The Board of Supervisors further certifies that it has
reviewed and considered the information contained in the Master EIR prior to approval of the 1981 General Plan Update;

3. The Board of Supervisors finds that changes and alterations have been incorporated into the 1981 General Plan Update which mitigate and avoid the significant environmental effects identified in the Master EIR, and reduce such effects to an acceptable level;

FACTS: Such changes and alterations have included provisions that equal or exceed mitigation measures proposed in the Master EIR, and a substantial revision of General Plan policies has been incorporated in the 1981 General Plan Update to, among other mitigations:

a. Minimize and control cumulative effects on water availability, and develop data to reduce uncertainties in the subsurface water sources; and

b. Stimulate and encourage revenue generating commercial and industrial development in appropriate areas while developing data monitoring and providing vehicles for the development of revenue generating service areas in proximity to residential developments.

4. The Board of Supervisors finds that any remaining impacts which may be the unavoidable result of adoption of the 1981 General Plan Update, if any there be, are outweighed by the overriding considerations identified in the Master EIR and the record, including the lack of real legal alternatives, as set forth in Section 3.307 of the EIR, to the adoption of an adequate plan, the stabilizing effect of defined planning policies and standards upon
Resolution No. 91-261
Adoption of Ge... Plan

ATTEST:

ELLEN BRONSON, County Clerk and
Ex Officio Clerk of the Board

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

RICHARD K. DENHALTER, County Counsel
1981 General Plan Update Text Revisions

REVISON No. 1 - Table of Contents

3.129 to read "Public or Community Water and Sewer".

REVISON No. 2 - Land Use Element

Page 21, Section 3.118 changed to read.

"3.118 Kennel. Kennel shall mean any premises that are used for the commercial breeding or commercial boarding of dogs. Commercial breeding shall not include a hobby breeder who may maintain and operate a non-commercial kennel upon any lot or other premises occupied by the owner or tenant as a residence, notwithstanding the occasional sales of puppies and/or dogs by the keeper of the non-commercial kennel.

Kennel, Non-Commercial shall mean a kennel at, in or adjoining a private residence where hunting or other dogs are kept for the hobby of the householder in using them for breeding, for hunting or practice tracking, for exhibiting them in dog shows and for field or obedience trials."

REVISON No. 3 - Land Use Element

Page 19, Section 3.104 "Viniculture" changed to "viticulture".

REVISON No. 4 - Land Use Element

Page 19, Section 3.107 to be eliminated and definition numbers revised to reflect change.

REVISON No. 5. Land Use Element

Page 20, Section 3.111 changed to read:

"3.111 Farm, Pig. An area or tract of land devoted to the raising of more than two adult pigs and their litters up to six months of age."
REVISION No. 6 - Land Use Element

Page 28, Section 3.403 - A 7 to read as follows:

"7. Signs are limited to no more than two signs on the site and shall be
unlighted and no larger than 4 square feet each and if freestanding or
detached from a building, shall not exceed ten feet in height."

REVISION No. 7 - Land Use Element

Page 28, Section 3.403 - B 3 to be deleted and subsequent sections re-
numbered accordingly.

REVISION No. 8 Land Use Element

Page 29, Section 3.403 Add Section "F" as follows:

"F. Modification of Standards. Specific zoning, as provided above, may
modify the standards of any land use classification to such a degree as to
achieve the purpose of the specific zone."

REVISION No. 9 - Land Use Element

Page 29, Section 3.403 add Section "G" as follows:

"G. Planned Development or Mobile Home Park Zoning. Specific land use
district regulations may be modified through specific zoning for planned
development or mobile home parks based upon studies and findings listed
in subsection "C" above."

REVISION No. 10 - Land Use Element

As follows:

Modify permitted uses to include "Public Utility Transmission and distribu-
tion lines, towers, poles and substations". Modification to apply to the
following sections:

3.501 - Bla, (pg. 30)  3.505 - Bla, (pg. 35)
3.502 - Bla, (pg. 31)  3.506 - Bla, (pg. 36)
3.503 - Bla, (pg. 32)  3.507 - Bla, (pg. 37) and
3.504 - Bla, (pg. 34)  3.508 - Bla, (pg. 38).

REVISION No. 11 - Land Use Element

As follows:

Modify the sentence "Rifle ranges, skeet and trap shooting or similar
public or private shooting range uses" by adding the word "outdoor" to
the beginning of the sentence.
Modification applies to the following sections:

Section 3.501 - B 1 c vi - (page 30),
Section 3.502 - B 1 c iii - (page 32),
Section 3.503 - B 1 c iv (page 33) and,
Section 3.504 - B 1 c i (page 34).

REVISION No. 12 - Land Use Element

Page 39, Section 3.509 - B1 to be revised to read as follows:

"1. Primary Uses

The primary uses of lands designated as "PD" shall be sustained yield timber management, harvesting and associate activities, grazing and other agricultural uses, mining and mineral processing, non-commercial recreation, hydrogeneration and other similar uses. Wilderness and similar uses proposed for these lands shall be reviewed in accordance with the above primary uses and Federal policy or contemplated policy evaluated accordingly. In all instances motorcycle raceways, or cross country courses or similar vehicular uses are to be restricted within "PD" lands where such activities create a nuisance to adjacent or abutting private landholdings or interfere with the above listed primary uses."

REVISION No. 13 - Land Use Element

Page 37, Section 3.507 B 1 c to read as follows:

"c. Prohibited Uses

Motorcycle, vehicular racing or other similar uses, mobile home parks, recreational vehicle parks or campgrounds, industrial or manufacturing (except home industry or home enterprise) uses, commercial recreation or tourist service facilities except commercial hunting clubs, dude or guest ranches, riding clubs, stables or animal boarding facilities and similar activities when operated in conjunction with a bonafide agricultural activity."

REVISION No. 14 - Land Use Element

Page 38, Section 3.508 - B 1 b changed to read as follows:

"b. Conditional Uses

None other than employee housing for a bonafide mining activity."
REVISION No. 15 - Land Use Element

Page 41, Section 3.511 - C 1 to read as follows:

"1. Land located within an "OWC" classification are designated as "erosion hazard areas" in accordance with provisions of County Code with respect to grading."

REVISION No. 16 - Land Use Element

Page 43, Section 3.603 B changed to read as follows:

"B. All uses not specifically listed as permitted or prohibited shall require an approved conditional use permit in all instances prior to the establishment of a new use on a subject parcel of land unless such use policies are modified through specific commercial, industrial or other zoning."

REVISION No. 17 - Land Use Element

Page 43, Section 3.603 C changed to read as follows:

"C. No use listed as prohibited shall be established by permit or otherwise on a subject parcel of land unless said use is legally existing prior to application of use regulations of this section. For purposes of regulation, all prohibited uses established in accordance with the above provisions shall be deemed a non-conforming use."

REVISION No. 18 - Land Use Element

Page 43, Section 3.603 D changed to read as follows:

"D. All existing non-conforming uses shall be permitted to continue operation provided that no expansion of a non-conforming use shall be allowed except where such expansion is in compliance with this land use element. In the event a non-conforming use is discontinued for a period of time exceeding one year, said non-conforming use shall be deemed abandoned and not permitted to be reactivated unless in full compliance with this land use element.

REVISION No. 19 - Land Use Element

Page 44, Section 3.604 heading to be re-written to read as follows:

3.604 Mobile Home Parks

Unless otherwise provided through specific zoning, the following standards shall apply to mobile home parks."
REVISION No. 20 - Land Use Element

Page 44, Section 3.605 B changed to read as follows:

"B. Planned or cluster development shall include, but not limited to, multi-family or apartment units, common wall, condominium, mobile home or detached residential units subdivisions and mobile home parks."

REVISION No. 21 - Land Use Element

Page 45, Section 3.605 C 1 a to read as follows:

"a. A planned or cluster development proposal will require a minimum of two and one-half (2 1/2) acres per unit unless community or public water and sewer is existing or will be provided for in the development proposal."

REVISION No. 22 - Land Use Element

Page 45, Section 3.605 C 1 b to read as follows:

"b. Where a planned or cluster development project is proposed in an area with existing or proposed community or public water and sewer service as set forth above, density will be subject to Planning Commission approval based upon the availability of public services, sewer and water capacity of the community water and sewer system and physical site characteristics."

REVISION No. 23 - Land Use Element

Page 45, Section 3.606 A to be deleted and subsequent sections to be re-coded accordingly.

REVISION No. 24 - Land Use Element

Page 47, Section 3.607 F to read as follows:

"F. Distance Between Buildings on the Same Lot: Except for multiple family dwelling units and similar types of structures utilizing common wall construction techniques, there shall be a minimum of twenty-five feet between buildings and structures used for the purposes of human habitation including mobile homes. This provision shall not apply to secondary residences constructed above a garage."

REVISION No. 25 - Land Use Element

Page 48, Section 3.608 B 4 to read as follows:

"4. Height restriction shall not apply to broadcasting towers, aerials, t. v. antennas, windmills, or public utility transmission and distribution poles and towers."
REVISION No. 26 - Land Use Element

Page 49, Section 3.609 B

Subsection B 2, B 5, B 6 and C be deleted in their entirety and remaining provisions be renumbered accordingly.

REVISION No. 27 - Land Use Element

Section 3.610 D, Page 50, to be added as follows:

"D. Subdivision maps shall be required to conform to all applicable requirements of state law to include, but not limited to, the Solar Rights Act and the incorporation of solar design features in tentative subdivision maps."

REVISION No. 28 - Land Use Element

Add Section 3.610 E (page 50) as follows:

"E. The Planning Department shall develop and maintain an inventory for each of the eighteen planning areas described in Section 6.000 of Document III. This inventory shall include, but shall not be limited to, the number of improved and unimproved parcels, development potential by land use classification, population and growth estimates. This inventory shall serve as the basis for annual reports on General Plan implementation as required by law."

REVISION No. 29 - Land Use Element

Add Section 3.611 on page 50 as follows:

"3.611 Land Use Element Implementation Standards.

A. Any project proposed in accordance with the provisions of Section 3.403 C, D and E of this element shall conform to all applicable county policies and regulations and applicable provisions of State law to include, but not limited to the following:

1. Title 5 of the Mariposa County Code, Business Taxes, Licenses and Regulations.

2. Title 8 of Mariposa County Code, Health and Safety.

3. Title 9 of Mariposa County Code, Public Peace, Morals and Welfare.

4. Title 10 of Mariposa County Code, Vehicles and Traffic.

5. Title 12 of Mariposa County Code, Streets, Sidewalks and other Public Property."
6. Title 13 of Mariposa County Code, Water and Sewer
7. Title 15 of Mariposa County Code, Buildings and Construction.
8. Title 16 of Mariposa County Code, Subdivisions.
9. Title 17 of Mariposa County Code, Zoning.
10. Title 18 of Mariposa County Code, Miscellaneous Land Use Regulations.
11. All applicable county policies and standards adopted pursuant to the above referenced code sections such as Sanitation and Road Construction Standards, Firesafe Guidelines, etc.

B. For purposes of making such findings as required under Section 3.403 C and D of this element, information as developed through environmental review (as required by State law and County policy) shall be utilized. Such review to address, but not limited to, the following topics:

1. Earth to include unique geologic or physical features, erosion, and hazards.
2. Air to include emissions, ambient air quality, odor, or particulate matter.
3. Water to include absorption rates, runoff, flooding, surface water quality and subsurface quantity.
4. Plant Life with respect to rare and endangered species.
5. Animal Life with respect to rare and endangered species and deterioration of critical habitat areas.
6. Noise to include noise compatibility levels.
7. Light and Glare to include compatibility with adjacent uses.
8. Land Use to include compatibility with existing and proposed use of an area.
9. Natural Resources to include the depletion of natural resource or the effect on future utilization of a natural resource.
10. Risk such as explosion or upset or the release of hazardous substances.
11. Population such as dislocation or alteration of existing or planned growth.

12. Transportation and Circulation such as parking, movement of goods or people or traffic hazards.

13. Public Services such as fire protection, police protection, schools, parks, maintenance of public facilities and the provision of other general public services.

14. Aesthetics such as scenic areas and compatibility with adjacent development.

15. Cultural Resources such as historic or prehistoric sites, structures, buildings or objects."

**REVISION No. 30 – Circulation Element**

Page 56, Section 4.200 C 2 d note to be added at bottom of section as follows:

"(Refer to Section 13.300 A for policy on this issue)."

**REVISION No. 31 – Circulation Element**

Add to paragraph under Section 4.400 (page 58) as follows:

"Standards for transportation and circulation will be adopted and administered in accordance with the provisions of Title 12 (streets, sidewalks, and other public property) Title 10 (vehicles and traffic) Title 16 (subdivisions) and Title 17 (zoning) of Mariposa County Code."

**REVISION No. 32 – Housing Element**

Add footnote on page 61 as follows:

"Assessment of Housing Need and Inventory of Resources"

*Note – Section 5.200 is contained in Section 8.100, Page VIII-1 through VIII-35 of the Technical and Data Appendix-Document III of this General Plan.

**REVISION No. 33 – Conservation Element**

Section 6.501 A 1, page 73, revised to read as follows:

"1. The availability of adequate potable water supplies for any development project must be demonstrated solely on the basis of an existing water source of documented water production and quality."
REVISION No. 34 - Conservation Element

Section 6.501 D, Page 74 of Document I, to be added as follows:

"D. Water Conservation

The Planning Commission shall review development proposals, which require discretionary review such as subdivisions, zoning amendments and use permits, with respect to the following standards as applicable and/or reasonable:

Interior:

1. Maintain water supply line pressure of less than 50 pounds per square inch by means of a pressure-reducing valve.
2. Limit flush-valve-operated water closets to 3 gallons per flush.
3. Equip all drinking fountains with self-closing valves.
4. Insulate hot water pipes in existing structures.
5. In hotels and motels, equip all baths/showers with thermostatically controlled mixing valves and post water conservation reminders in all rooms and restrooms.
6. Require water-conserving washer models in laundry facilities.
7. In restaurants, serve drinking water only upon request and require the use of water-conserving dishwashers or retrofitting spray emitters.

Exterior:

1. Landscape with low-water-consuming plants wherever feasible.
2. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields.
3. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
4. Preserve and protect existing trees and shrubs. Established plants are often adapted to low water conditions and their use saves water needed to establish replacement vegetation.
5. Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil-moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
6. Use pervious paving material whenever feasible to reduce surface water runoff and aid in ground water recharge.

7. Grading of slopes should minimize surface water runoff.

9. Cluster development should be encouraged because it reduces the amount of impervious surface and preserves natural drainage systems, which amounts to a 6 percent reduction in water use when compared to standard grid subdivisions.

10. Flood plains and aquifer recharge areas which are the best sites for ground water recharge should be preserved as open space."

REVISION No. 35 - Conservation Element

Section 6.501 B, page 74, revised to read as follows:

B. Water Availability Criteria:

Water development test standards shall be developed, and adopted, following a public hearing by the County of Mariposa, for demonstrating that adequate potable water is available for residential development projects. Such standards include but not limited to the following.

1. Minimum testing periods for all wells.

2. Water yield during testing period.

3. Minimum water yield at any time during testing period.

4. Minimum standards for water recovery in a well following the testing period.

5. Such other testing measures as may be deemed necessary and appropriate.

These standards shall be developed to require subdividers and developers to demonstrate, with reasonable assurance, that a sufficient amount of potable water has been documented on a residential subdivision lot to support the needs of a prospective residential user."

REVISION No. 36 - Open Space Element

Page 81, Section 7.202 B 2, fourth paragraph to read as follows:

"The watershed boundary for the Mariposa Community Water Supply Reservoir is described in the Land Use Element of this General Plan. No specific information is available on the general quality of water in Mariposa County however due to the nature of the hydrological system it is assumed to be pure except for turbidity caused by high seasonal flows resulting primarily from natural and man made erosion processes. (For a further discussion on this issue refer to Section 6.000 Conservation)."
REVISION No. 37 - Open Space Element

Add subheading 7.802 G, page 97 as follows:

"G. Grading, Erosion and Drainage Plans

All grading and excavations requiring a grading permit in accordance with County Code and State law, and where such grading or excavation is being conducted primarily on a soil type exhibiting "high" or "extreme" erosion characteristics in accordance with Section 7.503 shall have an approved erosion control and drainage plan in accordance with county requirements."

REVISION No. 38 - Open Space Element

Page 98, Section 7.803 H change heading to read as follows:

"H. Percolation Tests on Subdivisions"

REVISION No. 39 - Open Space Element

Page 99, Section 7.804 to read as follows:

7.804 Erosion and Sedimentation Standards

The following standards are provided as a guide to administrators of Mariposa County regulations, policy bodies approving development permits and individuals conducting grading or other activities and wish to evaluate specific sites for utilization, estimating improvement costs, minimize the cost of potential civil liability to grading construction, or other activity and insure maximum utilization of improvements, furthermore, Mariposa County Code provides for "hazardous grading" abatement. The following standards should be utilized for the identification of such "hazardous" situations and provide guidance for such abatement measures."

REVISION No. 40 - Open Space Element

Page 100, Section 7.804 B 2 to read as follows:

"2. The exposed area shall be fertilized with a minimum of 80 lbs. of available nitrogen and 87 lbs. of phosphoric acid for every acre."

REVISION No. 41 - Open Space Element

Delete Section 7.804 D in its entirety (page 100).

REVISION No. 42 - Safety Element

Heading Under Section 11.401 D (page 119) to read as follows:
The following long term implementation measures and standards provide the program by which the County's goal relating to minimizing fire hazards shall be realized:

Section 11.401 D (Implementation Measures), page 119, to read as follows:

"Implementation Measures

1. Adoption by the County of the latest Uniform Fire Code developed by the Western Fire Chiefs Association.

2. Adoption by the County of the Fire Safety Guide for California Watersheds as adopted by the CSAC Board of Directors.

3. The Mariposa County Planning Commission shall review all sub-division, use permit and rezoning applications for conformance with the Uniform Fire Code and Fire Safe Guides as provided above."

REVISION No. 43 - Safety Element

Page 125, Section 11.403 D and E as follows:

"D. Policies

A singular policy shall be applied to landslide hazards which are not seismic related, shall be considered immediate, and shall be imple-mented within a three-year period from adoption of this element.

1. The policy will be to develop standards to minimize landslide hazards created when man's activities are super-imposed on natural conditions.

E. Standards

The following standards comprise the implementation program of the County to meet its goal of reducing hazard to life and property from landslide not related to seismic activity:

1. The county building official may request a report on land stability for new construction.

2. On-site disposal sewerage disposal systems shall be reviewed by the County Sanitarian to minimize hazards associated with earth move-ment, such as contamination of surface and ground waters."
3. Grading, site preparation, road construction, and removal of vegetation shall conform to the Grading Ordinance, and shall not significantly contribute to weakening unstable soils and rocks in areas of potential landslide hazards.

4. Location of potential pathogenic and toxic sources, or hazardous facilities such as sanitary land fills, chemical storage, and petroleum storage facilities, shall be prohibited in high risk landslide areas."
12.000 HISTORIC PRESERVATION ELEMENT

12.100 INTRODUCTION

Mariposa County has played a prominent role in the history of California; it was one of the original twenty-seven counties of California and in 1850 was the largest of all the new counties created by the state legislature. The County also has a rich Native American heritage that predates both Mexican and Anglo exploration. Mariposa County was located within the general territory of the loosely allied tribes of the Miwoks in prehistorical and historical times. Mariposa County also enjoys a rich and diverse heritage beyond these factors including: Spanish exploration, Mexican land grants, gold mining, logging, environmental causes, cattle ranching, unique geological phenomena, and one of the first and most spectacular national parks. The early development of Mariposa County has contributed greatly to the biographies of a number of prominent historical figures, including John C. Fremont, James Savage, Galen Clark, John Muir, Frederick Law Olmsted, Washburn family, Trenor Park, and Judge J. J. Trabucco.

It is recognized that the integrity or ethics of a community are often based in history. The cohesiveness in establishing and maintaining a sense of community can be diminished as ties to history are cut by demolition, destruction and deterioration of historical and archaeological treasures. In Mariposa County, reasonably slow population and development growth until the 1970's have served to protect, to some extent, the historic communities scattered throughout the County. In most of these communities, some structures, ruins or signs of the past exist which serve as reminders of the County's contribution to both State and national history.

Some early communities in Mariposa County have not fared well over the years. For example, little trace is to be found today of Agua Fria, the first County seat. Without specific policies and standards for preserving and enhancing the tangible evidences of past development, future development could conceivably obliterate other historic places, or, at the least, cause negative visual contrast between past and present. Other communities' experiences indicate that this contrast leads to further decimation of the old in an attempt to "upgrade" the community.

With its abundance of history, yet relatively little physical evidence of that history, Mariposa County is at a critical point in terms of preserving its ties to the past. The decades from the inception of the County to 1970 witnessed periodic population fluctuation between 4000 and 6000 people, whereas this last decade has seen an 84% increase over 1970's population of 6,015 to 11,108 people in 1980. Population projections based on current land use policies indicate a potential capacity of 34,000 to as much as 61,000 people; the population level of the County is expected to approach 20,000 by the year 2000.
Coupled with a concern for historic and place preservation and enhancement is the need to create a broader awareness and interest in protecting archaeological sites. No official archaeological survey of the county has yet been attempted, but there are a scattering of known and significant sites, including several sets of petroglyphs. The county must, however, weigh the value of publicizing any inventory of burial sites, villages, pictographs, ruins, early pioneer structures, and prominent landmarks, against its ability to protect the sites so exposed. The data is necessary however in order to evaluate potential impacts of both public and private construction projects.

Development in the county during the 1970's has caused many of the historically and/or archaeological sites to be destroyed or looted of artifacts. Also of significance is the loss of many of the elderly residents of the area who were a verbal repository of the county's historical development. Therefore, the County's rich past is fading with the passage of time, except for the efforts of local historical societies to preserve as much of the past as possible, through the museum, locally written books, and memorabilia.

Perhaps one of the greatest challenges facing the community, with respect to historical or archeological preservation, is determining what to preserve or restore. The need to prioritize or place greater value in some historical or archaeological sites over others is an absolute necessity in an area with limited resources. Not all "old" sites or structures are significant or of value to the county and many types of historical sites are merely areas occupied by a highly transient people for short periods of time with little or no visible remains of their passing. There are litterly thousands of mining sites, grinding rocks, stone walls and other remnants of the past in the county, only a few of which may generate concern for public preservation or are feasible for public preservation or protection. There is a significant need to sort through what physically remains and determine what warrants public protection.

There is currently a lack of tourist-oriented programs to help the traveler enjoy and appreciate Mariposa County's history. Since the county has an outstanding museum in the town of Mariposa, other programs such as walking and bus tours could be devised in conjunction with the museum's activities.

In conclusion, the main concern in this area is to preserve the legacy left to the county, enhance its basic charm, and share the county's unique history with tourists and residents alike.

12.200 HISTORICAL SUMMARY

The precursor to Mariposa County was Alvarado's original 44,000 acre Las Mariposas Grant, which he sold to John C. Fremont in 1847 for $3000. In order to provide a complete historical perspective on Mariposa County's history, a chronological summary of the original grant, the governmental development of the county, and the dates of other significant historic events are included in this section.
Las Mariposa Grant Historical Chronology

1844 - Las Mariposas granted to Alvarado consisting of 44,000 acres, or ten square leagues, to be located north of the San Joaquin River in the general area of the Merced and Chowchilla rivers up to the Sierra Nevada, but with no established boundaries.

1845 - Fremont first came to the area as part of an extensive western expedition.

1847 - Thomas Larkin, Consul for the United States at Monterey, purchased the Alvarado grant for Fremont for $3000.

1849 - Gold was discovered in May on Agua Fria Creek on the grant by Fremont's Sonoran miners under Alexander Godey.

1851 - Fremont filed the official map with the Surveyor General's Office in San Francisco: the Von Schmidt Survey or Panhandle Survey.

1859 - The boundaries of the grant were resurveyed 1854/1855 and were finally found valid through local and state court actions. The grant now included major mining properties on the Mother Lode developed by the Merced Mining Company and individual miners.

1867 - The grant passed into receivership because of Fremont's financial difficulties.

The grant passed through many hands between the time of Fremont's greatest creditor Trenor Park in 1860 and the Mariposa Commercial Mining Company (MCMC) era - 1898. The grant was frequently in litigation in this 30 year period. Its development was greatly set back by lack of a large water works and the failure of the audacious Great Tunnel Mine scheme in the 1870's under the Mariposa Land and Mining Company.

The MCMC headquarters were at Princeton at the turn of the century for it was here they concentrated their mining efforts. The last flush times of the grant occurred in the 1930's but then the most productive mine was the Pine Tree operated by the Bradley interests under a lease from MCMC.

The failure of the grant as a mining enterprise finally lead to its breaking up into large ranches in 1939/40. Its policies of short term leases and consolidated ownership up to that time were often resented as a hinderance to economic growth.
County of Mariposa Historical Chronology

Various environmental and social influences on Mariposa County's development are discussed in the Appendices of this element; only the most significant dates are included in this chronology.

1806 - Gabriel Moraga expedition explores east side of San Joaquin Valley crossing Mariposa and Bear Creeks and naming one of them for the butterflies.

1845 - John C. Fremont explored lower Mariposa Creek as part of his third expedition to the west. His conflict with the "horse thief" Indians probably occurred in the Agua Fria Valley.

1847 - John C. Fremont bought the Las Mariposas Grant from Alvarado for $3000.

1848 - first mining boom.

1848 - Gold was discovered throughout the foothills of Mariposa County.
  - Coulterville was settled. First called Banderita, the community was named after George Coulter, who established one of the first stores in the area. Coulterville is State Historic Landmark #332 and has been recommended as a district on the National Register of Historic Places.
  - Mormon Bar, State Historic Landmark #323, was settled by Mormons who discovered gold, but shortly thereafter returned to Utah.
  - Mining camps sprang up all through the foothills of the county. No trace or a few ruins remain of most of these settlements. (See "701" Report Document 1 for descriptions of some of the most historic camps.)

1849 - James Savage, miner and Indian leader, established trading posts at Horseshoe Bend on the Merced River and below El Portal. The El Portal site is State Historic Landmark #527.

1849/50 - Flooding destroys lower portion of Mariposa. Logtown established.

1850 - Mariposa County was formed by the first California State Legislature as one of the original twenty-seven counties. It comprised one-fifth of the area of the entire state; Auga Fria was designated as the county seat. Mariposa a tent city.
  - Gold was discovered at Bear Valley, and the settlement was originally called Haydensville. Bear Valley is State Historical Landmark #331.
  - Bosqui lost in pine woods between Mariposa and Princeton.
- Hornitos was settled by Mexican miners.

- Greeley Hill was settled and named after Josiah Greeley, who established the Greeley Lumber Mill.

- Mt. Bullion, originally La Mineta, was settled by Mexican miners. In 1852, the Princeton Mine opened, and the area was called Princeton. In 1862, the post office was established and named Mt. Bullion.

- Tradition has it that a private mint was authorized by the federal government at Mt. Ophir but no such mint existed. There was a large mill and a store there in the early 1850's.

- The town of Mariposa was surveyed, and its streets were named by Fremont for members of his family including himself - Charles. 12 stamp steam quartz mill built that summer below Mariposa town. Did not pay.

- The first officials of Mariposa County were elected.

- Savage established trading posts on lower Agua Fria Creek and on the Fresno River after an Indian raid on his Merced River Trading Post. Incidents at the trading posts were directly responsible for the Mariposa Indian War.

1851 - A local militia was formed in Agua Fria to capture the Indians. Sheriff Burney was a captain; Savage was named as guide. After driving the Indians back into Yosemite, the posse returned to Agua Fria. It was the first sortie of the Mariposa Indian War.

- The Mariposa Battalion was formed to fight the Indians upon authorization of the governor. Savage was the commander, receiving the commission of major. Training of the troops ensued, but a restraining order was issued to allow federal Indian commissioners to try to negotiate treaties with the various tribes. When efforts failed, the battalion started tracking the Yosemite, in particular. After a number of encounters and negotiations, the Indians were subdued, and the battalion was mustered out of service in July, 1851.

- While tracking the Yosemite, the Mariposa Battalion entered the Yosemite Valley on March 25, 1851, and were presumably the first anglos to enter it. After much discussion, the men voted to name the valley after the tribe of Indians who inhabited it; thus was Yosemite Valley named and entered into the Battalion's log.

- The town of Mariposa became the most important community in the county, and the county seat was moved to Mariposa from Agua Fria.

- A portion of Mariposa County was annexed to Los Angeles County.
1852 - Cathey's Valley, first known as Vallecita, was settled by members of Andrew Cathey's wagon train from Arkansas and was renamed for him.

- Tulare County was created from a portion of Mariposa County.

1854 - The Mariposa County Courthouse was built, and has been in continuous use since then. The Courthouse is State Historic Landmark #670, and is also listed on the National Register of Historic Places.

1855 - Galen Clark discovered the Mariposa Grove of Big Trees in Yosemite, and also constructed a horse trail from Wawona to the Yosemite Valley.

- James Hutchings led the first group of tourists into Yosemite Valley, causing the birth of tourism both in Yosemite and through Mariposa County.

- Merced County was created from a portion of Mariposa County.

1856 - Fresno County was created from a portion of Mariposa County.

1858 - Fremont built his house in Bear Valley, and it was occupied by the Fremonts until mid 1860. Fire destroys part of Mariposa.

1859 - Fremont sold the town of Mariposa to J. F. Johnson. Coulterville burns.

1860 - Trenor Park manages Fremont Estate free of Fremont's supervision.

1861 - Fremont fails to raise money in London and Paris.

- Mono County was created from a portion of Mariposa County.

1863 - Because of financial difficulties, Fremont had to sell his estate, land, and mines to a New York banker. Park arranged the sale.

- Frederick Law Olmsted, noted landscape architect, arrives in October to manage the new "Mariposa Company".

1864 - The U. S. Congress passed the Yosemite Act, which gave guardianship of the Yosemite Valley and the Mariposa Grove to the State of California. The first Board of Commissioners was appointed and subsequently took office.

1865 - A panic in Mariposa Company stock brings rapid deterioration of the property. Olmsted quits after new trustees fail to pay him.

1866 - Agua Fria completely destroyed by fire. Fire destroys much of town of Mariposa in August.

1868 - Town of Princeton burns, remains largely desolate till 1890's.
1870 - Chowchilla Mountain Wagon Road completed to Clarks's Station (Wawona).

1870/1895 - With exceptions of Hite's mines, the Washington Mine, and possibly some in the Whitlock/Sherlock area such as Diltz, mining in the county was at a very low ebb. See Grant Chronology.

1871 - Hornitos incorporated.

1874 - McLean's Coulterville Road the first road into Yosemite Valley.

1875 - The Mariposa Road to Yosemite Valley was completed, thereby making it easier for tourists to reach the Valley through Mariposa and Wawona.

1879 - Coulterville burns.

1884 - East side of Charles Street between Schlageter's and IOOF burns.

1890 - Yosemite became a national park, except for Mariposa Grove and the Yosemite Valley, which remained under state control. The park included Mono Lake, Anderson Valley, and Hazel Green.

1895/1911 - Second mining boom. Especially productive were Whitlock Mines, until about 1900, and the grant's Princeton and Mariposa Mines under the supervision of McKenzie and later Maguire. Grant headquarters at Princeton on "Knob Hill".

1896 - A bridge built to provide a road link between Mariposa and Coulterville at Bagby.

1899 - Coulterville burns.

1902 - Electricity begins to come to Mariposa Mines and towns from Bagby.

1905 - The Yosemite Valley and the Mariposa Grove were re-ceded from the State of California to the National Park Service, becoming part of Yosemite National Park under federal jurisdiction. Park reduced in size to allow mining and timber operations.

1905/1907 - Yosemite Valley Railroad built from Merced Falls to El Portal.

1926 - All weather highway to Yosemite opens.

1930/1942 - Third mining boom. Mt. Gaines and Pine Tree mines especially important. This period ends with the federal order to suspend gold mining operations. Numerous WPA building and construction projects employ over 200 Mariposans.

1932 - The Wawona basin was bought by the National Park Service, and became part of Yosemite National Park. The Yosemite Park and Curry Company took over management of the Wawona Hotel and its recreational facilities.
1937 - Use of present high school begins.

1939/1940 - Break up of grant into large holdings.

1945 - Yosemite Valley Railroad closes.

During the last fifty years, Mariposa County has experienced population increases and decreases, while mining has shifted primarily from gold to other minerals. During the last five years, the county has experienced unprecedented growth and development. It currently is balancing rural traditions and development pressure; it is the purpose of this element to help preserve that balance without losing its rich heritage.

REVISION No. 45 - Historic Preservation Element

Page 135, Section 12.600 - Add Subsection "H" as follows:

H. The county should consider adopting an ordinance establishing penalties for trespass on, and vandalism of, historic resources."

REVISION No. 46 - Recreation Element

Page 141, Section 13.300 A add subsection 8 and change existing subsection 8 to subsection 9 as follows:

"8. Establish a Mariposa County Trails Council. The function of the council shall be, but not limited to, the planning, development and promotion of an equestrian/hiking trails system in Mariposa County. (Refer to Section 4.200 C 2 for discussion of this issue).

The following is considered an intermediate goal:

9. Require new subdivision development to contribute to the recreational development of the area through recreational space easements, facilities, fees, or combination of the above."

REVISION No. 47 - Document III (Data Appendix)

Data Appendix Correction as follows:

Page VIII-2, last two sentences in the first paragraph under heading 5.201 B to read:

"The Department of Finance estimates a 41.3% growth rate between 1980 and 1990 and a 18.5% growth rate between 1990 and the year 2000. The estimated population for the County is expected to be 15,700 by 1990 and 18,600 by the year 2000 from the 1980 census figure of 11,108."
The above cited revisions utilize page and section references of the 1981 General Plan Update, Final Draft, as accepted by the Board for public review on November 3, 1981. Page and section references are utilized solely for the purposes of identifying the section subject to revision and reprinted copies of the plan incorporating these revisions will be renumbered by page and section number as appropriate.
1981 General Plan Update Official Maps

The original official land use maps of the 1981 Mariposa County General Plan Update are maintained in the vault of the Mariposa County Courthouse in the keeping of the Ex-Officio Clerk of the Board. The original official maps are identified as follows:

Attachment B-1  Base Map "A"  Greeley Hill Region
" B-2  Base Map "C"  Don Pedro Region
" B-3  "  "  "D"  Hunters Valley Region
" B-4  "  "  "E"  Merced River Canyon Region
" B-5  "  "  "F"  Catheys Valley Region
" B-6  "  "  "G"  Mariposa Region
" B-7  "  "  "H"  White Rock Region
" B-8  "  "  "I"  Green Mountain Region
" B-9  "  "  "J"  Chowchilla River Region
" B-10  "  "  "K"  Kinsley Region

Attachment B-12  Bear Valley Town Planning Area
" B-13  Bootjack Town Planning Area and Vicinity Map
" B-14  Mt. Bullion Town Planning Area and Vicinity Map
" B-15  Catheys Valley Town Planning Area
" B-16  El Portal Town Planning Area and Vicinity
" B-17  Fish Camp Town Planning Area
" B-18  Greeley Hill Town Planning Area
" B-19  Hornitos Town Planning Area
" B-20  Wawona Town Planning Area

The Town Planning Areas of Coulterville and Mariposa are described and mapped in the Coulterville Specific Plan and Mariposa Specific Plan respectively.
1981 General Plan Update Official Map Revisions

The following are approved revisions to the original official maps described in Attachment "B" of this resolution.

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