

COUNTY OF MARIPOSA
GENERAL PLAN ANNUAL PROGRESS REPORT

Review of Calendar Year
2020



Mariposa County Planning Department

Introduction

Purpose of the Annual Report

This report is prepared pursuant to Government Code Section 65400 and the adopted Mariposa County General Plan, which requires a report be prepared each year regarding the General Plan. The Governor’s Office of Planning and Research provides guidance in terms of preparing the report. The annual report is reviewed by the Planning Commission and approved by the Board of Supervisors at a public hearing. Following consideration by the Planning Commission and action by the Board of Supervisors, the General Plan Annual Report is submitted to the Office of Planning and Research and the Department of Housing and Community Development.

This 2020 Annual Report contains a review of the General Plan policies, programs and implementation measures that were addressed during the 2020 calendar year. It also describes planning activities that are in process or anticipated in 2021 through 2023 and subsequent years to achieve full consistency between General Plan policies and County development regulations.

Mariposa County General Plan

The Mariposa County General Plan was adopted by the Board of Supervisors on December 18, 2006. The underlying goals and policies of the General Plan were developed during a six-year-long public planning process featuring community workshops, preliminary drafts of policy documents, planning fairs, focused working sessions, public outreach efforts, revised drafts, and a final round of public hearings. An accompanying programmatic Environmental Impact Report (EIR) for the General Plan was prepared, revised, and circulated twice. The adopted General Plan and EIR mitigation measures have been in effect since December 18, 2006. Printed, electronic and on-line access to the adopted General Plan has been available to the public since January 2007.

The General Plan is a broadly-based policy document consisting of sixteen elements, with goals, standards and implementation measures designed to shape the future growth and development of Mariposa County, while preserving and enhancing the rural character of the County's natural resources and small communities.

Compliance with State Law and the General Plan Guidelines

State law mandates that each city and county adopt a general plan containing at least seven “required” elements: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Senate Bill 1000, adopted in 2016, now also requires cities and counties that have disadvantaged communities to incorporate environmental justice policies into their general plans either in a separate element or by integrating related policies and objectives throughout the other elements. This update must happen “upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.” Mariposa County hasn’t revised two or more elements

since January 1, 2018, so this requirement hasn’t yet been triggered. In the coming year, staff will assess how to best address these requirements in the County’s general plan and develop a process to carry out any necessary changes. Cities and counties that have identified disadvantaged communities, as defined by SB 1000 must include air quality in their General Plans. No disadvantaged communities as defined by SB 1000 have been identified in Mariposa County. Additional “optional” elements may be included at the discretion of the local jurisdiction.

Each local jurisdiction is allowed broad discretion with regard to how its general plan is organized. The general plan does not need to be arranged in eight distinct elements as long as the content necessary for each of the required elements is included in the general plan. The table below indicates how the topics that are to be addressed in each of the seven required elements are distributed in the County’s general plan documents. Required and optional elements are shown in Table 1, along with the date of adoption or last major revision.

Table 1: Mariposa County General Plan Elements			
Mandatory Elements	Year Adopted	Last Comprehensive Update	Last Amendment
Land Use Element	2006	N/A	2018
Circulation, Infrastructure, and Services Element	2006	N/A	N/A
Housing Element	2016	8/2019	N/A
Conservation and Open Space Element	2006	N/A	2015
Noise Element	2006	N/A	N/A
Safety Element	2006	N/A	10/2017
Environmental Justice	“upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.”		
Optional Elements			
Agricultural Element	2006	N/A	N/A
Economic Development Element	2006	N/A	N/A
Arts and Culture Element	2006	N/A	N/A
Local Recreation Element	2006	N/A	N/A
Regional Tourism Element	2006	N/A	N/A
Historic and Cultural Resources Element	2006	N/A	N/A
Volume II-Area Plans			

Coulterville Town Planning Area Town Plan	1980	N/A	2016
Catheys Valley Community Plan	2012	N/A	2020
Fish Camp Town Planning Area Specific Plan	1983	N/A	2019
Wawona Town Planning Area Specific Plan	1987	2012	2016
Mariposa Town Planning Area Town Plan	1992	N/A	2021

Area Plans in Preparation (2020)

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

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

- **Town Planning Area:** All residential, commercial, industrial, job-center, recreation, and public uses, as defined in the General Plan, are consistent with the purpose of a town planning area. In the case of pre-existing adopted town plans, the planning documents may be known as a Town Specific Plan (such as Fish Camp).
- **Community Planning Area:** Single-family residential, rural commercial, recreation/resort-oriented, small business and public are the land uses consistent with the purpose of a community planning area. Multi-family residential uses with more than two attached dwelling units per structure and industrial uses are not consistent land uses within community planning areas; live-work commercial/residential uses are acceptable. Greeley Hill and Catheys Valley are examples of Community planning areas.
- **Special Planning Area:** Some small locales (including Foresta, Buck Meadows and Yosemite West) in the County do not face the full scope of issues and land uses warranting a full-scale town plan or community plan. The purpose of a special plan is to address the specific issues of local importance for the planning area. Consistent uses will be defined within the special plan.

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

The Midpines Community Planning Advisory Committee (MCPAC), appointed several years ago by the Board of Supervisors, has been meeting regularly. Since January 2013, Planning has staffed the committee and worked with members regarding the Community Plan for Midpines. The MCPAC continued work on preparing a draft of the Community Plan throughout 2020. Planning staff presented the draft of the plan to the Board of Supervisors on December 8, 2020. The Board sent the document back to the MCPAC to address areas of concern identified by the Board. These issues are being addressed, and a modified plan will be taken through a public review process.

Significant work was done on the Yosemite West Special Plan in the years 2000 through 2007. Staff worked with an appointed advisory committee, and a draft plan was presented to the Board of Supervisors. There was significant controversy within the community. Ultimately, that plan was not acted upon by the Board, and there was no change made to Table 5-1 for Yosemite West.

The Lake Don Pedro Town Planning Area is the final short-term priority for Area Plans. No formal community planning process has begun for this area.

The Catheys Valley Community Plan was amended by the Board of Supervisors on July 21, 2020. The amendments to the Plan relaxed standards that restricted the types of businesses that would be allowed in the Community Commercial land use classification. The amendments broadened the types of businesses that would be allowed in the 25.12± acre area to those that can also serve visitors and the touring public.

Table 5-1: Planning Area and Area Plan Status

<i>Planning Area</i>	<i>Planning Advisory Committee</i>	<i>Area Plan Status</i>
Bear Valley Community	No	Not scheduled
Bootjack Community	No	Not scheduled
Buck Meadows Special	No	Not scheduled
Catheys Valley Community	Yes	Adopted
Coulterville Town	Yes	Adopted
El Portal Town	Yes	Pending for completion in the intermediate term
Fish Camp Town Specific Plan	Yes	Adopted
Foresta Special	No	Not scheduled
Greeley Hill Community	Yes	Not scheduled
Hornitos Community	No	Not scheduled
Lake Don Pedro Town	No	Pending for completion in short term
Mariposa Town	No	Adopted

Midpines Community	Yes	Pending for completion in short term
Mount Bullion Town	No	Not Scheduled
Wawona Town Specific Plan	Yes	Adopted
Yosemite National Park	N/A	Complete ¹
Yosemite West Special Plan	Yes	Pending for completion in the short term

¹Yosemite National Park has prepared three major updates to its General Management Plan. Of these various plans, the Yosemite Valley Plan and the Merced River Plan have the greatest set of collaborative planning issues within the County. Source: Mariposa County General Plan.

General Plan Amendments

Changes or amendments to the General Plan occur through applications by the public or by the County after authorization to proceed by the Board of Supervisors. State law requires the General Plan be kept current and updates occur periodically. The following amendments listed in Table 2 were approved in 2020:

Table 2: Approved General Plan Amendments 2020

Amendment	Description
General Plan/Area Amendment No. 2019-184 Mariposa County	Amendment to the Catheys Valley Community Plan (CVCP) to expand the types of businesses that are allowed in the Community Commercial land use classification within the CVCP boundaries. Approved July 21, 2020.

<p>General Plan/Specific Plan/Zoning Amendment No. 2019-216 and Design Review (DR) No. 2020-008 MRCC Properties, LLC</p>	<p>Rezoning and change of the land use classification of the property in the community of Mariposa to allow for the implementation of the Brown Bear Hotel & Conference Center and Multi-Family Residential Project. The project entailed a change in land use classification and zoning district of all of a 7.02 acre parcel (APN 013-050-060) and a portion (0.18+/- acre) of a split zoned 0.39 acre parcel (APN 013-050-059) from Multi Family Residential (MFR) to General Commercial (GC). The amendment allows for the construction of 180 hotel rooms, a conference center, a restaurant, a fitness center, and other amenities. The residential component of the project will involve the construction of 96 multi-family residential units. The entirety of the project is subject to Design Review provisions contained in the zoning standards for the Mariposa Town Planning Area. The project was approved by resolution December 8, 2020. The accompanying ordinance was adopted on December 22, 2020.</p>
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Strategic Implementation Plan

In August of 2017, the County initiated a project to develop a Strategic Implementation Work plan to prioritize and guide the implementation of the General Plan. Since adoption of the General Plan in 2006, staff had made some progress in implementing the General Plan, but progress was slow due to limited resources and competing priorities. The Strategic Implementation Work Plan was developed to identify specific work tasks along with a recommended priority, through a series of workshops and discussions. The Strategic Implementation Work Plan was accepted by the Board of Supervisors in March of 2018.

The Strategic Implementation Work Plan is a 5-year work plan to implement the General Plan. Several tasks were identified to commence in the 2018-2019 fiscal year. As part of the Fiscal Year 2018-2019 Budget request, staff requested significant funding for identified Year 1 tasks. Staff’s request was not fully funded. The Board of Supervisors allocated funds to commence Tasks 1.5 and 1.6 only. Staff held off on pursuing consultant assistance immediately following the Ferguson Fire, which burned from mid-July to mid-August 2018, due to anticipated financial impacts resulting from the fire. In February of 2019, Planning released a Request for Proposals to seek a consultant to commence work on Tasks 1.5 and 1.6. An Agreement for consultant assistance was approved by the Board of Supervisors at their meeting on March 26, 2019. Staff and the consultant team met in person several times during 2019 following the execution of the agreement and continue to meet on a bi-weekly basis via teleconference. A draft of the Table of Contents for the new combined zoning/subdivision development code, Article 1 (Enactment and Applicability) of the code, and Article 2 (Zones, Allowable Uses, and Development Standards), which were prepared by the consultant team, were reviewed by County staff and returned to the consultant for preparation of final draft documents. Staff continues to work on Task 1.3.

A draft of the Midpines Community Plan was completed in 2020 and has been initiated by the Board of Supervisors for processing in 2021.

A copy of the complete table identifying all the identified General Plan tasks and schedule is attached to this report. Below is a table listing the first set of tasks proposed by the Strategic Implementation Work Plan to be completed in Year 1:

<p>1.1</p>	<p>COUNTYWIDE FIRE SAFETY STRATEGIC PLAN -Seek FEMA disaster mitigation funding to complete a strategic plan for fire safety incorporating the Standards of Cover for the Mariposa County Fire Department identifying current and future fire service areas and standards. - Identify long-term capital improvements, rolling stock, equipment and supplies, and other major purchase items needed to maintain and improve fire safety. - Identify thresholds and capital facility needs for each of the existing and future service areas. - Revise and update the Standards of Cover and service area maps. - Consolidate local Community Wildfire Protection Plans (CWPPs) into a Countywide CWPP. - Identify land use, zoning, density, property maintenance and other standards that would improve fire safety.</p>
<p>1.2</p>	<p>MARIPOSA TOWN PLAN UPDATE -Update the Mariposa Town Plan to include the identified expansion area and to provide land use policy guidance and recommend amended development regulations to be added to the Zoning Ordinance (Subtitle 17.300). - Incorporate provisions that expand locations for industrial uses near Mariposa Airport, and provide sufficient capacity to allow for potential expansion of office locations. - Ensure that the community plan defines "rural character" as it applies to the planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that the community plan includes land area to accommodate local rural home industries that outgrow their home-based location. - Require water and sewer disposal to be provided from a centrally coordinated and managed system. - Expand locations for higher-density housing. - Ensure the plan addresses Housing Element objectives and policies and housing program administration. - Establish and annotate annexation process to add lands to utility service territories (e.g., SOI expansion, LAFCO process, service extensions, financial agreements). - Incorporate provisions of the Multimodal Transportation Feasibility Study being conducted by Mariposa County LTC.</p>
<p>1.3</p>	<p>COMPLETE MIDPINES COMMUNITY PLAN - Continue staff work to facilitate community group meetings and prepare plan documentation in order to complete the Midpines Community Plan within one year. - Midpines Community Plan will provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Ordinance. - Ensure that the community plan defines "rural character" as it applies to the planning area and defines thresholds for uses deemed complementary to rural character.</p>
<p>1.4</p>	<p>EL PORTAL TOWN PLAN <i>[Note: In collaboration with National Park Service and Aramark and subject to negotiations on a Memorandum of Understanding with the National Park Service]</i> - Area plan will provide General Plan-level land use policy guidance and may recommend customized development regulations to be added to the Zoning Ordinance. - Plan to be prepared in collaboration with National Park Service and Aramark. - 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. - Ensure that the plan addresses and is consistent with the Merced Wild and Scenic River Comprehensive Management Plan and EIS. - Ensure that the plan defines "rural character" as it applies to the planning area and defines thresholds for uses deemed complementary to rural character. - Ensure that the plan includes land area to accommodate local rural home industries that outgrow their home-based location. - Ensure the plan addresses Housing Element objectives and policies and housing program administration. - Address potential National Park Service approval/action. - Address potential need for National Environmental Policy Act (NEPA) action.</p>

1.5

ZONING ORDINANCE UPDATE - PART 1

- 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/procedure).
- Implement zoning provisions established in adopted Catheys Valley Community Plan, Fish Camp Town Plan, Coulterville Town Plan, and Wawona Town Plan.
- Identify alternative strategies for providing flexibility in application processing and maximizing densities, where appropriate.
- Develop siting and development standards for recreation and resort uses.
- Establish performance-based zoning standards for commercial and industrial districts.
- Establish standards to protect visual character and define "viewshed", including a cell tower compliance strategy.
- Establish lighting standards consistent with recommendations from the International Dark Sky Association.
- Establish standards for special event/wedding venues.
- Establish standards for "close-to-services" development.
- Establish provisions to accommodate home-based businesses consistent with each land use designation, and update agri-tourism ordinance and determine appropriateness of home-based businesses outdoors on Williamson Act parcels.
- Establish siting and development criteria for public facilities and sites.
- Maintain maximum allowable residential density for all lands outside of community/area plans as one dwelling unit per 5 acres (plus one accessory dwelling unit on each parcel).
- Update the extent and provisions of the Timber Reserve zoning district to limit development in areas of identified potential timber resources.
- Establish that no discretionary project will 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.
- Address state-mandated zoning requirements for affordable housing.- 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 will 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 agri-tourism uses through changes to Agriculture and other zone districts.
- Reevaluate 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 procedure that allows County staff some minor deviations from development standards, as appropriate.
- Implement requirements for minimum building and grading setback lines from waters of the State that are adequate to protect stream, 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(3).
- 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 floodplains 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.

1.6	<p>SUBDIVISION ORDINANCE UPDATE</p> <ul style="list-style-type: none"> - Complete a comprehensive update to the County's subdivision regulations including the following provisions: - 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 for maintenance of any roads that are not within the County-maintained road system. - Modify lot adjustment procedures/provisions as described in Implementation Measures 5-9A(2) re: minimum parcel size and 10-2A(2) re: Williamson Act parcels. - Require that infrastructure for new subdivisions meet requirements for ready-to-build parcels. - Establish that no subdivision will 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 will 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. - Establish provisions for site development and clustering in new subdivisions to conserve designated scenic routes. - 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 Ordinance to ensure formal review of subdivisions by the fire agencies. - Require a hydrologic evaluation for proposed subdivisions located within floodplains and drainage channels to ensure potential flood hazard is minimized. - Require subdivision parcel and final maps and building permit site plans to provide for on-site detention for normal stormwater flows in excess of the capacity of natural drainage courses receiving runoff from the development. - Require subdivision parcels to provide at least one means of vehicular access not crossing a flood hazard area, or be constructed above the maximum flood elevation. - Amend, if necessary, to correspond with zoning regulations to provide for additional density.
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As part of the General Plan Implementation project, Title 1 of County Code was proposed to be amended to include a comprehensive code enforcement procedures program that would ensure that all county codes, including those that implement the General Plan, are adequately enforced using an efficient process. The amendments, County Code Amendment No. 2019-218, were brought before the Board of Supervisors and Planning Commission in October of 2020. The Board considered the amendment language, evidence in the record and public input and tabled the amendments pending further public input.

Housing Element Implementation

A Housing Element is unique in terms of its policy and reporting requirements under California statutes, and with regard to the state-supervised schedule by which it is updated and adopted. The Housing Element describes housing programs and the responsible agencies/departments responsible for implementing them along with specific time frames for implementation.

The adopted 2019-2024 Housing Element demonstrates that the County can accommodate its state assigned RHNA (Regional Housing Needs Allocation). The actual creation of new housing is the responsibility of the private housing sector. The policies in the Housing Element generally call for local agencies to encourage the production of affordable housing, and to avoid and eliminate constraints to the construction of new and affordable housing units. The Housing Element identifies several new programs that are necessary to meet legislative requirements. Each Housing Element program and its implementation status are summarized in Attachment 1,

HCD Table D.

Attachment 1 is the Housing Element Implementation Annual Progress Report, a State mandated report that is to be submitted to HCD each year. Table B provides information on the residential building permit activity for 2020 based upon income levels from extremely-low to moderate income housing. As the table indicates, the overall number of residential permits is down from 2019. There have been no residential units constructed for very-low or low income households.

The County approved a Comprehensive Housing Program Implementation Study on June 19, 2018 (Program 2.1 of the 2014-2019 Housing Element). This document identifies several initiatives for the County of Mariposa to implement to increase the supply of housing including potential funding sources. As noted in the General Plan Amendment section above, the Board of Supervisors conditionally approved the Brown Bear project in December of 2020. This project will add 96 apartment units to the housing inventory in the community of Mariposa.

In December of 2018, the Board of Supervisors had a discussion on potential housing programs that could assist in increasing the supply of housing. Several options were identified and discussed, including:

- Accessory Dwelling Units (Development Code Update)
- Single Room Occupancy (SRO) units (Development Code Update)
- Kitchen Definition (Development Code Update)
- Tiny Homes (Researching)
- Junior Accessory Dwelling Units (JADUs) (Development Code Update)
- Allowance for Extended Stay RV Parks (Development Code Update)
- Areas for Extended Stay RV Parks (Development Code Update)
- Employee Housing (Researching and Development Code Update)
- “Pre-Approved” Building Permit Plans for Tiny Homes (Researching)
- High Density Housing (Development Code Update)
- Density Bonus Provisions (Development Code Update)
- Housing Element Update (Done – August 2019)

The Board of Supervisors gave direction to Planning staff to begin studying the items and come back with a program or plan with additional information on the items. Staff began taking portions of the above list and preparing specific discussion items to bring back to the Board. Other items will be incorporated into the Development Code Update process.

While work continued on the Development Code Update process in 2020, largely through electronic and teleconference communications between Planning staff and the County’s consultant, implementation of other programs listed above were significantly curtailed in 2020 due to the public gathering restrictions imposed as part of addressing the COVID-19 issue. It is likely that implementation of some of these programs will entail public joint workshops between the Planning Commission and Board of Supervisors.

As noted above, the 2019-2024 Housing Element was approved in August 2019 and certified by HCD in October 2019.

Other housing programs (including funding) being pursued by Health and Human Services and/or County administration, working cooperatively where applicable with Planning, Department of Public Works and other county departments include:

- Board of Supervisors adopts continuing resolution relating to a shelter crisis local emergency (weekly).
- Integrated Mobility and Housing Strategy (IMHS). This project was awarded a \$270,000 grant from the Caltrans Sustainable Communities Transportation Planning in fall of 2020. A process of selecting a consultant to partner with to implement the scope of work is currently underway. When completed, the IMHS will identify a strategy for developing new workforce housing in Mariposa County to support employees of Yosemite National Park.
- Awarded Permanent Local Housing Allocation (\$128,000 per year); years 1-2 to support the Creekside Terrace project in the community of Mariposa; years 3-5 for Accessory Dwelling Unit incentives.
- Awarded an Infill Infrastructure Grant in the amount of \$1.9 million from the California Department of Housing and Community Development (HCD) to support the Creekside Terrace project in conjunction with Self-Help Enterprises.
- Approved the 2021 Low Income Home Energy Assistance program agreement with the California Department of Community Services and Development in an amount not to exceed \$525,000 to provide energy assistance payments and weatherization services.
- Awarded \$500,000 from the federal Home Investment Partnership Program (HOME).
- Stanislaus County Housing Authority was awarded No Place Like Home Supportive Housing Program funding through HCD in the amount of \$2,339,020. Mariposa County is one of eight counties that comprise the Authority.
- Awarded \$65,000 from the HCD Local Early Action Planning Grant for Enterprise Resource Planning land use and permitting software.
- Awarded SB 2 grant funding for implementing housing policies in the Zoning and Subdivision Ordinance (development code) updates.

Submitted grant applications for the following:

- California CalHome program. \$300,000 was applied for from the First Time Homebuyer Mortgage Assistance and \$300,000 was applied for from the Owner-Occupied Rehabilitation Assistance programs.
- Applied for a grant of \$60,000 through the Regional Early Action Planning Grant for preparation of an Accessory Dwelling Unit workbook. Working collaboratively with Calaveras and Amador counties, which will be financially contributing to this effort through the same funding stream.
- Federal Community Development Block Grants for:
 - Housing rehabilitation in the amount of \$300,000,
 - First time homebuyers assistance in the amount of \$300,000,

- Heritage House/Homelessness Services in the amount of \$500,000, and
- Southern Sierra Miwuk Planning Grant in the amount of \$250,000.

Additional local efforts:

- Formed the Housing Industry Working Group to respond to the COVID-19 pandemic.
- Reformed the Housing Programs Advisory Committee for the Integrated Mobility and Housing Strategies Study.
- Facilitated development fee reimbursements for Habitat for Humanity of Mariposa County.
- Worked on Homelessness Strategic Plan draft, which is scheduled to be adopted during this current fiscal year.
- Assist housing developers.
- Formed the Detwiler Fire Displaced Residents Task Force to investigate, evaluate, analyze and provide potential solutions for remaining residents displaced by the Detwiler Fire in 2017, who are still living in temporary replacement housing. Facilitated funding for one resident to obtain permanent replacement housing.
- Assisted in reviewing two CA Tax Credit Allocation applications for Self-Help Enterprises (SHE). Assist (SHE) in processing permits for renovation of the Mariposa Oaks Apartment project. Apartment complex was purchased by Self-Help Enterprises and will be retained for affordable housing.

Housing and Vacation Rental Conversion

Program 4.2 of the 2019-2024 Housing Element requires the County to periodically evaluate the effect of the conversion of housing units to vacation rentals. Specifically, Program 4.2 reads as follows:

“The County shall periodically evaluate any potential nexus between the reduction in the County’s supply of housing and the conversion of units to vacation rental units. The study shall evaluate any effect of conversions on the supply of housing for all economic segments of the community and the supply of affordable employee housing, in particular. Should such a study determine that the annual or cumulative number of conversion of units adversely affects the supply of housing for any economic segment of the community, the study shall consider appropriate measures to mitigate impacts.”

The 2019-2024 Housing Element summarizes the situation as of 2018 as follows:

“There has been concern among those seeking to find affordable housing, rental housing in particular, that vacancy rates in the County are increasingly adversely affected by the number and rate of conversions of units to transient occupancy (vacation rentals). County records demonstrate an increasing rate of conversion. During the 10-year period 2000-2009, the County approved 243 vacation rental occupancies, one of which became inactive. During the five-year period 2010-15, 247 new vacation rentals were created (243 approved, with 52 applications under review, and 48 noted as inactive). The increase in the rate and number of conversions has exacerbated the cumulative effect on the housing supply, in part because conversions have not been offset by new construction. In 2010 the number of conversions over

the previous 10 years (243) represented 2.3% of the total number of housing units (10,188). By 2014, the cumulative number of conversions (432) represented 4% of the housing supply (10,386 housing units). However, the number of housing units increased by a mere 1.9% between 2010 and 2014, not enough to replace units lost due to conversion. By 2015 the cumulative number of conversions was approximately 5% of the housing supply. By the end of 2018, the number of vacation rentals totaled 671, representing 6.4% of the housing supply (10,429 housing units²). This relationship between a relatively static housing supply and the ongoing and increasing rate of conversion is expected to continue. Regardless of the fluctuations in the rate, the cumulative effect of conversion on the supply of housing is significant. However, the effect of conversions on the supply of housing affordable to above- and below-moderate income households cannot be determined without careful evaluation. Variables to consider in such an evaluation include effects on owner vs. rental occupancies, whether converted units would otherwise be available to households with specific income characteristics, and the relationship between active and inactive vacation rentals.”

By the end of 2020, the number of vacation rentals and bed and breakfasts in Mariposa County totaled 708. This was up from the end of 2019 total of 695 (staff believes that the COVID-19 Pandemic slowed the increase in vacation rental and bed and breakfast units in 2020, as travel throughout the county and state was restricted to essential businesses and Yosemite National Park was closed for an extended period of time). This is estimated to be approximately 6.7% of the total housing supply (10,484 housing units³). A detailed analysis has not been conducted, so it is not possible to definitively quantify the effects of conversion on the supply of affordable to above-moderate income levels. However, even without a detailed analysis, it is evident that the construction and availability of new housing units is not keeping pace with the rate of conversion to vacation rentals. Housing units for purchase and housing units for rent are increasingly difficult to find. Anecdotal information suggests the lack of available housing has resulted in the following economic development and rural character impacts:

- Hours for local businesses are limited, due to limited available employees.
- Developer willingness to make investments to existing businesses is limited, due to lack of available housing for needed additional employees.
- There is a need for new job generating developments and existing businesses to address availability of housing as part of their projects. Businesses need employees to be successful and employees need locally available housing.
- Higher level positions at Park are increasingly difficult to fill or are going unfilled because there isn't available housing.
- Character of some residential neighborhoods is being impacted by vacations rental occupants.

² U.S. Census Bureau, 2013-2017 5-Year American Community Survey, TableDP04: Selected Housing Characteristics and Certificates of Occupancy issued in 2018 by the Mariposa County Building Department

³ U.S. Census Bureau, 2014-2018 5-Year American Community Survey, TableDP04: Selected Housing Characteristics and Certificates of Occupancy issued in 2019 and 2020 by the Mariposa County Building Department

The following table shows the rate of conversion of existing residences to vacation rentals (number of new vacation rental facilities) and the number of new dwelling permits issued for each calendar year. The number of new dwelling permits issues has not kept pace with the number of new vacation rentals for the previous 5 years. In 2020, for the first time in 5 years there were 17 more new residential units created than new vacation rentals. This is likely due to the ongoing pandemic and associated travel restrictions.

YEAR	NUMBER OF NEW VACATION RENTAL FACILITIES	NUMBER OF NEW DWELLING PERMITS	DIFFERENCE NEW PERMITS VS NEW VACATION RENTAL(negative number represents a net loss of available housing units)	NUMBER OF CERTIFICATES OF OCCUPANCY
2014	35	49	14	
2015	66	54	-12	
2016	74	47	-27	47
2017	64	37	-27	37
2018	72	56	-16	48
2019	71	63	-8	60
2020	39	56	17	29

Staff notes:

1. Housing availability has been impacted by **the Detwiler Fire in 2017, when 70 dwelling units were destroyed.**
2. There are currently two proposed development projects which include housing units, which could commence construction in 2021. One is a 42 unit affordable housing complex (rental apartments) approved by the Board of Supervisors in 2019, and the other is a 96 unit workforce housing complex (rental apartments). This complex is a component of the Brown Bear project as discussed in Table 2. Both of these projects are located in the town of Mariposa.

LAFCo Project to Amend Mariposa Public Utility District (MPUD) boundaries for Future Housing Development Opportunities

Prepared and published Request for Proposals (RFP) for LAFCo project to amend the MPUD sphere of influence and service area boundaries, and to update the Municipal Service Review document for MPUD. These actions are necessary in order for MPUD to expand their community water and sewer services to unserved areas in the Mariposa Town Plan area (including the

identified expansion area for the plan), for additional high-density housing growth. Funding for the project was withdrawn in late March 2020, prior to contracting, due to anticipated budget impacts resulting from the onset of the COVID-19 pandemic. Funding will be sought again in 2021.

Other Implementation Activities

As mentioned above, the Mariposa County General Plan is comprised of sixteen (16) chapters or elements. The section below list some highlights towards implementation in some of the elements contained in the General Plan. A full list of General Plan implementation measures is attached to this report.

Land Use Element

- Planning staff continued to work collaboratively with consultant Mintier Harnish on the draft development code. When complete, this project will implement many of the implementation measures contained in the General Plan and will codify recent state law changes.

Accessory Dwelling Units (ADUs) and Junior Dwelling Units (JADUs)

Recent changes in State law regarding Accessory Dwelling Units and Junior Dwelling Units have been made to encourage the development of these types of residential units. Staff will be reviewing current County Code in relation to current State laws to ensure County Code is in compliance with current regulations. It is anticipated that Planning staff will be bringing an item for Board of Supervisors consideration in the short term with amendments to County Code to ensure that there is clarity regarding accessory dwelling units and junior dwelling units.

Agriculture Element

- A consultant contract was executed in 2020 for the preparation of a baseline assessment for the TerraCount project. This contract is funded by a grant in the amount of \$100,000, awarded in 2020. The kickoff for the project occurred in summer of 2020. The draft assessment, prepared by Tukman Geospatial and their sub-contractors was received on January 22, 2021. The assessment provides a baseline for county greenhouse gas and carbon stock outputs. Project completion is expected to occur by spring of 2022. TerraCount is an effort to quantify available carbon stocks and greenhouse gas emissions and provide needed data to implement General Plan strategic tasks relating to an environmental conservation program, greenhouse gas reduction program, and agricultural best practices program.
- Request for proposals and meetings are underway to implement the Sustainable Agricultural Lands Conservation (SALC) program. A grant in the amount of \$245,639 was

awarded in 2019 for the program. The SALC program works in tandem with TerraCount, which provides a key data source for the preparation of the AgWorking Landscape Conservation Plan (AWLCP) that the project team will prepare. One of AWLCP's core components is evaluating the ecosystem services provided by the agricultural and working landscape lands, which account for nearly half of the privately owned lands in Mariposa County. The AWLCP will quantify the amount and value of a range of ecosystem services produced in these landscapes. The AWLCP is expected to be completed in 2023. Mariposa County SALC project partners and core team include the Mariposa County Resource Conservation District, California Cattlemen's Association, University of California Agriculture and Natural Resources Cooperative Extension, Sierra Foothill Conservancy, Mariposa Future Farmers of American, and the County Agricultural Commissioner's office.

- Continued work on Industrial Hemp ordinance, including extension of urgency ordinance and preparation of permanent ordinance (will be processed in 2021)
- Commenced 2019/2020 Land Conservation Act Biennial Review process.

Conservation and Open Space Element

- Ratified the acceptance of the grant agreement for AB 617 Community Air Protection Incentives – CAP Year 2 (Fiscal Year 18/19) in the amount not to exceed \$138,194.45.
- Approved an agreement with Met One Instruments, Inc. for air quality monitoring equipment and instrumentation services for an amount not to exceed \$146,167.

Circulation, Infrastructure, and Services Element

- Approved the Transportation Planning Overall Work Program for fiscal year 2020-2021.
- Accepted an FAA CARES Act grant for reimbursement of airport operations and maintenance expenses in the amount of \$30,000.
- Continued work on several bridge repair and replacements through 2020.
- Authorized submittal of an application for \$1,900,000 in funding from the Caltrans Active Transportation Program to replace two previously approved safe route to school sidewalk projects that support access to both the Mariposa Elementary School and Mariposa County High School.
- Worked cooperatively with Caltrans on significant project to upgrade sidewalks and crosswalks in Town of Mariposa. Project construction anticipated to commence in 2021.
- Worked with consultant to develop program for Parking District; program included boundary modifications, easement acquisition and funding strategies.

Safety Element

- Continued implementation of the Community Planning Assistance for Wildfire (CPAW) grant funded program to better integrate land use planning programs with wildfire resiliency and community needs. CPAW Recommendations - document approved in 2019.

- Extended for one year (until July 18, 2021) the authority for Detwiler Fire displaced residents (disaster victims) to occupy temporary replacement housing and adopted code amendments relating to the definition of recreational vehicles.
- Adopted the update to the Local Hazard Mitigation Plan.
- Completed and published the draft Mariposa County Community Wildfire Protection Plan (CWPP). This Plan will update the previous CWPP and is scheduled for review and action by the Board of Supervisors in early 2021. The development of the Plan involved establishment of a steering group, conduct of a survey, public workshops, data collection and analysis, etc. This plan functions as the County’s principal document to prepare for wildfires through minimization of negative impacts and increasing desired ecological outcomes.
- Worked cooperatively with County Fire and CAL FIRE on Hazardous Vegetation Abatement Ordinance, based in part on CPAW recommendations. Presented discussion item to Board of Supervisors.
- Conducted Annual Self-Reporting project for Residential Transient Occupancy facilities.
- Completed Update to Local Hazard Mitigation Plan (2020 LHMP).
- Continued work on Emergency Response apps, including evacuation zones
- Commenced and continued work on COVID-19 Response apps

Economic Development Element

- Conducted annual review of accomplishments of the Economic Development Strategic Plan (Economic Vitality Strategy)

The Planning Department, Arts Council, and the consultant team hired with funding from the National Endowment for the Arts “Our Town” grant program conducted extensive stakeholder engagement to support the Creative Placemaking Master Plan. This effort was highlighted by the “This Must be the Place” photo documentation project, as well as the Ah-Lo’-Mah’ and Seed Share installation, located along Mariposa Creek. The input collected through the engagement phases of the project integrated into a final plan that is anticipated to be delivered to the Board of Supervisors for adoption in spring 2021. The Creative Placemaking Master Plan will support Mariposa’s unique cultural identity and facilitate regionally inclusive creative placemaking projects that will:

- Promote a portfolio of authentic, engaging experiences that encourage tourists to stay in--rather than simply pass through--Mariposa en route to Yosemite. In turn, this will have a profound impact on local businesses and artists;
- Increase community attachment and civic engagement by promoting equitable placemaking investments and production of placemaking deliverables that are more representative of Mariposa’s diverse and rich identity;
- Establish cross-sector partnerships between the arts community, government agencies, conservation and agricultural interests, tribal populations, human services organizations, and businesses to increase our community's capacity to apply creative placemaking in support of our economy; and
- Integrate creative placemaking efforts into existing and future infrastructure.
- Prepared and published Request for Proposals (RFP) for LAFCo project to amend the MPUD sphere of influence and service area boundaries, and to update the Municipal Service Review document for MPUD. These actions are necessary in order for MPUD to

expand their community water and sewer services to unserved areas in the Mariposa Town Plan area (including the identified expansion area for the plan), for additional economic development opportunities, including both commercial and light industrial development. Funding for the project was withdrawn in late March 2020, prior to contracting, due to anticipated budget impacts resulting from the onset of the COVID-19 pandemic. Funding will be sought again in 2021.

- Board of Supervisors initiated General Plan/Zoning Amendment to include policy and code provisions for Rural Event Venues.
- Draft policy for development incentives presented to the Board of Supervisors by Administration. Direction to staff was given.
- Processed Resolution Allowing Temporary Outdoor Activities to provide relief to businesses during COVID-19 restrictions.

Local Recreation Element

- Mariposa Recreation and Resiliency Master Plan. Contracted with a consultant team led by Design Workshop to engage the community and develop the planning deliverable for this project. Through extensive community engagement, a set of recommendations for aligning recreation and resiliency investments has been developed and it is expected the final plan will be submitted to the Board of Supervisors in March 2021 for adoption. Potentially the first of its kind, the Recreation and Resiliency Master Plan will explicitly explore strategies that leverage parks and recreation resources to reduce the risk and impacts of wildfire, support response activities, and grapple with the impacts of a changing climate on our landscape. The plan will address these issues through a parks and recreation system that promotes the county's public health, economic development and creative placemaking objectives.

Regional Tourism Element

- The County continued its partnership with the Mariposa County Tourism Bureau.
- The Board of Supervisors adopted the Mariposa Creek Parkway Master Plan, a grant funded project.
- The Planning Department submitted two significant grants to support major implementation efforts associated with the Mariposa Creek Parkway:
 - \$5 million from the Caltrans Active Transportation Program to construct enhancements to the 11th Street Paseo and install Phase III of the Mariposa Creek Parkway; and
 - \$500,000 from the Wildlife Conservation Board's Riparian Restoration grant program to conduct restoration activities in the Phase II and Phase III segments of Mariposa Creek.

The Planning Department began developing an application to the FY 21-22 Caltrans Sustainable Communities Planning Grant program to support development of a Special Plan for the Phase IV segment of the Parkway, which encompasses the property purchased by the Board of Supervisors in August of 2020 (see below).

The County received support from the California Conservation Corps (CCC) to implement aspects of the 11th Street Paseo concept plan (presented to the Board in July of 2020). CCC activities commenced at the end of December 2020 and will continue throughout the next 18 months.

- The County purchased parcels in the community of Mariposa for the development of the Mariposa Creek Parkway, a Mosaic Fuel Break and similar uses related to conservation, recreation, and fire prevention.
- The County approved a letter of agreement with the U.S. Fish and Wildlife Service to enable Sierra Foothill Conservancy to conduct habitat restoration activities on the Mariposa Creek Parkway.
- The County authorized submittal of a formal application to the Wildlife Control Board's Public Access Grant Program to support environmental planning and compliance work associated with the Mariposa Creek Parkway.
- The County advanced efforts to acquire and potentially remediate the Miller Gulch site to support the Merced River Trail project. The property is located along the historic rail grade and is home to a former mine. The County partnered with the Environmental Protection Agency to conduct environmental assessments to understand the site's conditions and support the potential acquisition effort. Agreements were approved for right of entry and hold harmless with the Transition Mountain Properties Ownership Group to conduct environmental assessments of the property.
- The County and its partners initiated the Merced River Trail Community Speaker and Engagement Series, which is an essential planning effort involved in the Merced River Trail Vision Plan. The Vision Plan will rely on input from the community to provide a clear direction for future implementation actions for the trail.

Informational Document

This document, the Annual Report, does not create or alter policy; it is simply a reporting document. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306.

Proposed Schedule of 2021 General Plan Amendments

Each year a county may amend its adopted General Plan on four separate occasions. There is no limit to the number of changes that it may adopt at any one of these times, nor is there a requirement that a county must amend its General Plan. One of the four opportunities is reserved exclusively for changes that are proposed or sponsored on behalf of the general public by the Planning Commission and/or the Board of Supervisors. At the other three times of the year, requests from private individuals may also be considered for adoption. The report to the Board will include a recommended schedule of dates to consider General Plan amendments in the remaining months of 2021.

Planning Commission Recommendations

At a Public Hearing held on February 26, 2021, the Planning Commission reviewed this report, and recommended that the General Plan Annual Report be accepted. The Planning Commission recommended the adoption of the 2020 General Plan Amendment Schedule as proposed.

Recommended Actions

Following consideration and public testimony on the 2020 Annual Report on the General Plan, it is recommended that the Board of Supervisors take the following actions:

1. Consider any changes that should be made to the 2020 General Plan Annual Report;
2. Adopt the Resolution accepting the 2020 Annual Report and direct that copies of the 2020 Annual Report be provided at the earliest opportunity to the Office of Planning and Research and the Department of Housing and Community Development; and adopting the 2021 Schedule of General Plan Amendments.

Attachments:

1. Housing Element Implementation Tables/Annual Progress Report
2. Strategic Implementation Work Plan Task List
3. General Plan Implementation Measures
4. Draft Resolution