DEPARTMENT: Planning

BY: Alvaro Arias, Associate Planner
    Larry Enrico, Senior Planner
PHONE: 742-1218

RECOMMENDED ACTION AND JUSTIFICATION:

State law and County requirements direct the Planning Commission and the Board of Supervisors to review progress made during the past year (2009) in accomplishing the policies and implementation measures of the General Plan. The Annual Report must be submitted to two designated State agencies, OPR and HCD. The Board also needs to establish a schedule of times for considering proposed 2010 amendments to the General Plan.

The Planning Commission and Staff recommend that the Board of Supervisors:
1. Accept and Direct that the 2010 Annual Report be Filed with the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD);
2. Adopt a Resolution Establishing the 2010 Schedule of General Plan Amendments

BACKGROUND AND HISTORY OF BOARD ACTIONS:


ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Failure to complete action on the Annual Report would put the County out of compliance with State law and with the requirements of the Mariposa County General Plan.

Financial Impact? ( ) Yes (X) No       Current FY Cost: $  Annual Recurring Cost: $  
Budgeted In Current FY? ( ) Yes ( ) No ( ) Partially Funded
Amount in Budget: $  
2010 General Plan Annual Report to the Board with Attachments (as listed on Page 18 and 19 of the Report)
Additional Funding Needed: $  
Source:
Internal Transfer
Unanticipated Revenue
Transfer Between Funds
Contingency
( ) General ( ) Other

CLERK'S USE ONLY:
Res. No.: 15-           Ord. No. ______
Vote - Ayes: 5  Noes: ______
Absent: ______
Approved:  
Minute Order Attached  ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.
Date: ______
Attest: MARGIE WILLIAMS, Clerk of the Board
County of Mariposa, State of California
By: ________________
Deputy

COUNTY ADMINISTRATIVE OFFICER:
☑ Requested Action Recommended  ☐ No Opinion
Comments: ____________________________
____________________________
CAO: ____________________________
Revised Dec. 2002
TO: KRIS SCHENK, Planning Director
FROM: MARGIE WILLIAMS, Clerk of the Board

SUBJECT: PUBLIC HEARING to Consider Public Comments on the 2010 General Plan Annual Report; Accept and Direct that the 2010 Annual Report be Filed with the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HDC); and Adopt a Resolution Establishing the 2010 Schedule of General Plan Amendments

RES. 10-129

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on March 16, 2010

ACTION AND VOTE:

Planning
PUBLIC HEARING to Consider Public Comments on the 2010 General Plan Annual Report; Accept and Direct that the 2010 Annual Report be Filed with the State Office of Planning and Research (OPR) and the Department of Housing and Community Development (HDC); and Adopt a Resolution Establishing the 2010 Schedule of General Plan Amendments

BOARD ACTION: Kris Schenk, Planning Director, introduced the item. Alvaro Arias, Associate Planner, presented the staff report. Staff responded to questions from the Board relative to the General Plan amendments allowed each year and the possibility of the County being able to add an item for consideration of amendment; and relative to review of the short-term implementation measures and their status given the department’s workload and staffing.

The public portion of the hearing was opened and input was provided by the following:

Kay Pitts, Yosemite West resident, stated she did not hear Yosemite West mentioned in the report.
Peter Schimmelfennig, resident of Lake Don Pedro, asked why Lake Don Pedro was not mentioned.
MaryAnn Huff asked about the progress on Title 17 revisions and agriculture policies.

Ken Melton asked that removal of General Plan section 5.3.02E(1) Road Capacity and Access be included for consideration as an amendment to the General Plan. He feels that this violates the nexus procedure by requiring a private citizen to bring a County road up to standard to do a development.
The public portion of the hearing was closed and the Board commenced with deliberations. Staff responded to the issues raised – there was a draft plan for Yosemite West that came to the Board in 2008 and there has been no activity since 2009; the Lake Don Pedro plan has been delayed with the turnover at the Community Services District and there has been some discussion of coordinating with Tuolumne County; the agri-tourism amendment is scheduled for the Planning Commission on April 23rd and then it will be scheduled for the Board and they are going through the environmental review process simultaneously; and they will check with the interim Public Works Director on the issue Supervisor Turpin raised for the County to add an amendment for "coordination" and do some preliminary review.

(M) Bibby, (S) Allen, the completion of the El Portal area plan was moved from the short term schedule to the intermediate schedule; Res. 10-129 was adopted adopting the 2010 Schedule of General Plan Amendments; and the 2010 Annual Report was accepted and direction was given for the Report to be provided to the Office of Planning and Research and the Department of Housing and Community Development/Ayes: Unanimous. The hearing was closed.

Cc: Steve Dahlem, County Counsel
Supervisor Allen
File
MARIPOSA COUNTY RESOLUTION NO. 10-129

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIPOSA ESTABLISHING A SCHEDULE OF DATES EXPECTED FOR PUBLIC HEARINGS TO CONSIDER 2010 AMENDMENTS TO THE MARIPOSA COUNTY GENERAL PLAN

WHEREAS, the laws of the State of California require Mariposa County to adopt and maintain a General Plan to guide the long-term development of the County, pursuant to Government Code Section 65300 et seq.; and

WHEREAS, after six years of public workshops, policy drafts, plan revisions and final public hearings, the Board of Supervisors did adopt the Mariposa County General Plan on December 18, 2006; and

WHEREAS, General Plan policy 4-3a establishes that General Plan amendments shall be scheduled on a regular basis every year; and

WHEREAS, Implementation Measure 4-3a (1) and State law limit the times at which the adopted General Plan can be amended to no more than 4 times per year; and

WHEREAS, Implementation Measure 4-3a (2) provides that one of the four General Plan Amendment hearings shall be held for the use of the Board of Supervisors to adopt updates and modifications to the General Plan that are generated during the Annual Review; and

WHEREAS, the Planning Commission has reviewed this schedule and the Annual Report and recommended approval of the Schedule for General Plan Amendments on February 19, 2010; and

WHEREAS, actual meeting dates in the Schedule of 2010 General Plan Amendments (Exhibit A) are approximated, and advisory, and will be finally established as public hearing dates are officially noticed and advertised; and

WHEREAS, it is in the public interest to have an adopted schedule of expected hearing dates to inform applicants, staff, advisory bodies and the public of the times at which they may expect to see changes considered to General Plan policies, and use diagrams or Area Plans.

NOW THEREFORE BE IT RESOLVED THAT the Board of Supervisors hereby adopts this Resolution and the Schedule included in Exhibit A as the schedule of dates expected to consider Mariposa County General Plan Amendments in 2010.
ON MOTION BY Supervisor Bibby, seconded by Supervisor Allen; this resolution is duly passed and adopted this 16th day of March, 2010 by the following vote:

AYES: ABORN, TURPIN, BIBBY, CANN, ALLEN

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Kevin Cann, Chairman
Mariposa County Board of Supervisors

ATTEST:

Margie Williams
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

Steven W. Dahlem
County Counsel
## Exhibit A

### Schedule of 2010 General Plan Amendments

<table>
<thead>
<tr>
<th>Applications</th>
<th>Application Deadline</th>
<th>Planning Commission Public Hearing</th>
<th>Board of Supervisors Public Hearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review of 2010 Annual Report</td>
<td>n/a</td>
<td>February 19</td>
<td>March 16, 2010</td>
</tr>
<tr>
<td>One (publicly sponsored)</td>
<td>Catheys Valley Community Plan, and other General Plan Amendment completed by April 1</td>
<td>April 2</td>
<td>May 21</td>
</tr>
<tr>
<td>Two (private or public)</td>
<td>Any completed applications by May 8</td>
<td>May 14</td>
<td>July 16</td>
</tr>
<tr>
<td>Three (private or public)</td>
<td>Other applications submitted and completed by July 7</td>
<td>July 2</td>
<td>September 3</td>
</tr>
<tr>
<td>Four (private or public)</td>
<td>Other applications submitted and completed by September 4</td>
<td>September 3</td>
<td>November 5</td>
</tr>
</tbody>
</table>

*Public hearing dates are not definite until they have been noticed and advertised.
2010 ANNUAL REPORT ON THE MARIPOSA COUNTY GENERAL PLAN

Introduction and Background

California State laws and the adopted Mariposa County General Plan require that a report be prepared each year regarding the General Plan. 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 2010 Annual Report contains a review of the General Plan policies, programs and implementation measures that were addressed during the 2009 calendar year. It also describes planning activities that are in process or anticipated in 2010 through 2014 (the short-term planning horizon) and subsequent years to achieve full consistency between General Plan policies and County development regulations. Included with the annual report is a proposed schedule for the consideration of General Plan Amendments during the remainder of 2010 (Attachment 7, Exhibit A).

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. Certification of the Final EIR was never challenged, and the adopted General Plan and EIR mitigation measures have been in effect since the beginning of 2007. Printed, electronic and on-line access to the adopted General Plan has been available to the public since January, 2007.

The General Plan replaced a previous General Plan that had been in effect for the preceding 25 years. That document, along with four Town Specific Plans adopted during the 1980's, established a prescriptive, zoning-based framework for land use and development decisions in Mariposa County between 1981 and 2006. The 2006 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. The General Plan, like any strategic or policy guidance document, may be reviewed and updated on a regular basis. It is not intended to remain static over a 20-year planning period. Rather, it should evolve over time as a seamless, internally consistent structure of goals and objectives, with portions of the plan always being implemented, others being updated, and older portions being amended or replaced as appropriate. Changes to the mandated General Plan elements may be made as many as four times each year. A major assessment and accompanying revisions to the General Plan should occur every five years.

The General Plan consists of four volumes, as follows:

- **Volume I** --- The 16 Chapters of the General Plan, containing basic County information, issue statements and guiding principles, along with land use, natural resources and service delivery policies and provisions. There are also Appendices, with a Glossary of planning terms and a list of matters for future consideration. Volume I includes a Countywide generalized map, referred to as the Land Use Diagram.

- **Volume II** --- The location for the adopted Area Plans that provide specific guidelines and requirements that apply to Mariposa County's towns, small communities and special planning areas. Eventually this section will contain 16 completed geographic area plans and maps, each prepared by an advisory committee of local residents appointed for that purpose, reviewed by the Planning Commission, and subsequently adopted by the Board of Supervisors.

- **Volume III** --- Known as Technical Background Reports, this section contains detailed descriptions and underlying data about the County, its communities, local history, public services, and natural resources and characteristics. This database of background information was used to document and support the preparation of the General Plan.

- **Volume IV** --- The programmatic Environmental Impact Report (EIR) prepared simultaneously with the goals and policies of the General Plan. This volume serves as the environmental foundation for land use planning and development decisions and findings during the lifetime of the General Plan. A number of implementation measures were incorporated into the General Plan in order to comply with the analysis and CEQA findings of the General Plan EIR. These measures are cited in the Mitigation Monitoring Plan (MMP) of the final EIR.

*Amendments to the General Plan Made in 2009*

Mariposa County established a schedule of dates in 2009 at which amendments to the General Plan could be considered. However the only two public hearings at which
changes were made to the General Plan or to the Land Use Diagram occurred in September of 2009 and December of 2009, as discussed below. No other significant amendments to the General Plan took place in 2009.

One of the General Plan Amendments approved in 2009 was the amendment of the land use classification on an approximately 7.75-acre parcel in the Midpines area. The property’s land use classification was Rural Economic, but was amended to Residential. This amendment was made along with a Conditional Use Permit application, in order to construct a church, along with parking lots and a parsonage. The Board of Supervisors adopted the implementing ordinance on October 6, 2009.

In December 2009, Mariposa County adopted the 2009-2014 Housing Element Update of the General Plan as General Plan Amendment No. 2009-055. The Housing Element Update was prepared to comply with the State mandated legislative changes, and to satisfy the Housing Element Guidelines prepared by the State Department of Housing and Community Development. This General Plan Amendment is discussed in greater detail in “Other General Plan Accomplishments by County Agencies in 2009.”

General Plan Implementation

A fundamental purpose of the General Plan Annual Report is to assess progress that has been made, as well as steps that are being taken, to accomplish the goals and objectives of the General Plan. Implementation of the General Plan may occur through any of the following categories of actions:

- Addressing and completing specific Implementation Measures as listed in the various Chapters of the General Plan;
- Preparing and adopting new County programs, regulations and ordinances that carry out the policies and provisions of the General Plan;
- Amending pre-existing County regulations, resolutions and ordinances that are not consistent with the current General Plan. Title 16 (the subdivision regulations) and Title 17 (the zoning code) are two sections of the County Code frequently recognized as requiring changes and updates to achieve consistency with the General Plan;
- Preparing and adopting new Area Plans (or expanding existing town planning areas) to better serve the Mariposa County communities listed in Table 5-1 of the General Plan. (See the Area Plan Status table in Attachment 2 of this report);
- Considering public and private amendments to the General Plan on a regularly scheduled, publicly noticed basis.

Mariposa County, like other California local jurisdictions, must be able to demonstrate that it is making reasonable progress toward bringing its regulations, ordinances, plans and programs into compliance with the provisions of its adopted General Plan. Discretionary land use decisions must also be based upon findings of conformance with
the General Plan.

Complete consistency of land use regulations with the General Plan necessarily occurs over a period of many years. Progress in any year depends upon County priorities, resources allocated, the availability of experienced staff, extent of community interest and involvement, and the complexity of the implementation tasks.

The General Plan itself identifies a multiple-year timeline for accomplishing completion and full implementation of the measures in the General Plan. The plan's original 20-year planning horizon is segregated into three general time frames: the short-term planning period (years 1 to 5); the intermediate-term planning period (years 6 to 10); and the long-term planning period (years 11 to 20.) Depending on their relative priorities, implementation measures proceed along an orderly path, from longer term to nearer term to completion. The Board of Supervisors, in its adoption of the General Plan on December 18, 2006, approved a Mitigation Monitoring and Reporting Program (MMP) which establishes a temporal framework for addressing the County's responsibilities under California law for implementation of the General Plan. Within this broad, 20-year time frame for dealing with all mitigation measures and programs, it is the immediate or short-term planning priorities with which the Annual Report is most concerned.

**General Plan Implementation Priorities in Progress (2008 and 2009)**

The following implementation programs are major planning priorities which the Mariposa County Board of Supervisors directed staff to pursue during 2009. Accomplishment of these priorities will result in the implementation of significant, long-standing policies required by the General Plan:

1) **COMPREHENSIVE ROAD STANDARDS LEADING TO THE CREATION OF DEVELOPMENT IMPACT FEES**

Mariposa County road standards changed with the adoption of the current General Plan. Policies in Chapter 9 now require that County "Roads shall have adequate capacity to serve respective road needs" and that "The County shall define the capacity of all roads." The definition of "adequate capacity" explicitly includes width, and it requires the calculation of existing traffic and proposed project traffic increases.

In August, 2007, the Board of Supervisors approved a consulting contract with Hauge Brueck Associates to develop comprehensive road standards for Mariposa County. Work on this continued through 2008 and 2009, and public consideration of a draft of the proposed comprehensive road standards is expected to occur late in 2010, following a comprehensive review of County roads data by the Department of Public Works. Several studies have been conducted so as to facilitate the creation of development impact fees. A Road Pavement Management study has been completed and traffic counts have been updated and completed. This
information is essential to completing comprehensive road standards and an impact fee program.

The importance of adopting reasonable and defensible road standards for all County roads underscores the importance to safely accommodate future development and higher volumes of traffic; and 2) the need to finalize the nexus and fair share calculations for the Capital Improvements Program (CIP) and Impact Fees Study, under contract to Dan Smith and Associates, which will provide a mechanism for the financing and construction of local and collector roads as the County approves new development in the future. The completion and adoption of this study is a critically important implementation program of the General Plan. The CIP/Impact Fees Study could be completed in late 2010 or early 2011.

2) AGRICULTURE AND NATURE TOURISM

Agriculture is a sufficiently important component of the economy and rural character of Mariposa County that it was given its own element, Chapter 10, of the General Plan. Implementation measure 10-5a(1) states: "Accommodate agritourism uses through changes in Agricultural zones." Strategies for encouraging agritourism and other adaptive uses of agricultural properties are likewise incorporated within the County's adopted Economic Vitality Strategy and Chapter 6 (Economic Development) of the General Plan.

In October and November, 2007, the Board of Supervisors embarked upon a major effort to define agritourism uses and the criteria that will be used to approve agricultural and "ecotourism" activities in appropriate locations throughout Mariposa County. In 2009, the Board of Supervisors directed the formation of an Agritourism Advisory Committee, along with a contract for services and a work plan for a consultant to help the Committee in the development of an agritourism ordinance for amendments to Title 17, Zoning.

At their January 27, 2009 meeting, the Board of Supervisors approved the preparation of an agricultural and nature tourism ordinance to reflect different intensity levels within the AE Zone. A resolution was adopted approving the membership and operation of the Agriculture and Nature Tourism Advisory Committee. The Board also approved a contract for services to prepare the Ordinance.

Discussions at the public workshops and meetings by the Board of Supervisors, resulted in a determination that the current Agricultural Exclusive Zone (AEZ) provisions for agritourism did not contain sufficient standards or regulations. As a result, it was not possible to make a clear distinction on what agritourism uses were
permitted or conditionally permitted. On January 27, 2009 the Board initiated an urgency amendment to the AEZ (i.e. a moratorium) to temporarily prohibit agritourism uses until the new agriculture and nature tourism ordinance is adopted.

The final committee members for this Advisory Committee were appointed March 10, 2009 and the first meeting was held on March 20, 2009. At the conclusion of six meetings, the committee had developed suggested changes to the following Chapters of the Zoning Ordinance: the Agriculture Exclusive Zone, Chapter 17.40; Definitions, Chapter 17.148 and Supplementary Standards, Chapter 17.108. The committee also recommended a new Chapter 17.114, which establishes an Administrative Use Permit process. On June 16, 2009, the Board of Supervisors adopted a Resolution of Intention to initiate an amendment of the AE and related zone districts (Resolution No. 2009-296) initiating the amendments for processing and staff was directed to forward materials to the Agricultural Advisory Committee and Planning Commission for consideration and recommendation prior to final action by the Mariposa County Board of Supervisors.

Three meetings were subsequently held by the Agricultural Advisory Committee regarding these amendments. On July 9, 2009 and August 20, 2009 the AAC discussed changes to the amendments proposed by the Agriculture and Nature Tourism Advisory Committee. On September 9, 2009 the AAC made final changes to the amendments and made a recommendation to the Planning Commission. Final recommendation by the Planning Commission to the Board of Supervisors and final adoption by the Board of Supervisors is expected later in 2010 after the Williamson Act Contract Revisions have been completed.

3) WILLIAMSON ACT CONTRACT REVISIONS

During the preparation and adoption of the General Plan, considerable attention was given to the status of Mariposa County's policies and practices associated with its Land Conservation Act (LCA) contracted properties, commonly known as Williamson Act lands. Implementation Measure 10-2a(3) states: "Standards shall be developed for issuance of development permits for substandard sized parcels under Williamson Act contract." Contracts in place prior to 1997 contain the language that "multiple parcels should be merged" to create conforming parcels, although merging parcels has been considered optional and never required. Since 1997, newer contracts do not allow the recognition of substandard parcels during the 20-year tenure of the contracts. Williamson Act contracts entered into before 1997 do not have this provision. The adopted General Plan places "a great emphasis on ensuring that substandard agricultural parcels are not recognized through the certificate of compliance process during the tenure of the new contract and that the sale of substandard contract parcels does not create premature expectations of residential development" (pp. 10-4,5 of Chapter 10).
In November, 2005, the Board of Supervisors adopted a resolution initiating an amendment to the policies that implement the Williamson Act, to establish uniform standards throughout the County, and to improve the reporting and enforcement of contract provisions. An updated database of existing Williamson Act contracts and contracted parcels was compiled by the Planning Department and the Assessor's Office in 2006 and 2007.

In the fall of 2008, work began on revising the LCA rules and procedures. On January 22, 2009, the Agricultural Advisory Committee began public review of the draft procedural changes for the implementation of the land conservation act. After the Agricultural Advisory Committee made its recommendation to the Planning Commission, public hearings were held on October 22, 2009 and January 22, 2010, where the Planning Commission considered further recommendations. On February 5, 2010 the Planning Commission adopted Resolution No. 2010-001 recommending that the Board of Supervisors repeal previous resolutions and replace them with the recommended amended policies. The Board of Supervisors is expected to schedule and hold a public hearing regarding the recommended amendments beginning in March 2010. The Williamson Act Contract Revisions are expected to be completed over the next 2 to 3 months.

4) OTHER TITLE 17 ZONING REVISIONS

Numerous other provisions of Title 17, the Zoning Ordinance of the Mariposa County Code, need revisions and amendments in order to incorporate the standards and criteria called for in the General Plan. Although revisions for the zoning standards dealing with roads and agriculture have been given the highest priority for the last several years and are expected to be adopted within the next calendar year, additional zoning amendments will be addressed in 2010 and 2011, as soon as resources and staff workloads allow more opportunity for these projects to proceed.

During the 2009 calendar year the definition of bed and breakfast inn in Title 17 was amended to become consistent with that which is located in the General Plan. Bed and breakfast's in county areas without Specific Plans are now allowed to have a total of 5 bedrooms available for transient occupancy. In March 2010, sub-Title 17.300, which regulates development within the Mariposa Town Planning Area was also amended to include the same definition of bed and breakfast inn and to increase the number of allowed bedroom rentals in bed and breakfast’s from 3 to 5.

5 Year Schedule (2010 – 2014)

There are an impressive number of other implementing programs that will need to be addressed in the near term planning period (the next five years) in order to improve compliance between the County's development regulations and the General Plan. A complete listing of the short-term catalog of anticipated implementation tasks has been created from the adopted Mitigation Monitoring and
Reporting Program and appears in Attachment 3 of this Annual Report. This Implementation Schedule has been updated to reflect past activities, anticipated activities given the direction provided by the Board of Supervisors, and the limitations of staff and resources available for working on the program.

The implementation and consistency matters discussed here and identified in the Implementation Schedule, are matters that have been classified as “short-term”, for completion within the first five years following adoption of the General Plan. All implementation measures are important when viewed as part of the overall implementation of the General Plan Policies and its internal and external consistency.

Staff will continue to update this five-year listing in future annual reports as zoning and development consistency actions are accomplished and further consistency projects become feasible.

Area Plans in Preparation (2009 and 2010)

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 Attachment 2, Table 5-1 of the General Plan.

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 Bootjack are examples of Community planning areas.

- **Special Planning Area**: Some small locales (including Foresta and Buck Meadows) 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.

The following draft Area Plans have been involved in a recent or forthcoming public review process during 2008 and 2009:

1) CATHEYS VALLEY COMMUNITY PLAN

Preparation of the current version of the Catheys Valley Community Plan (CVCP) began in 2000. This Area Plan, which meets the definition of a community plan, was delayed for several years due to a need for completion of the General Plan. A planning consultant, Hauge Brueck Associates, was engaged by the County in 2007 to revise the prior documents for consistency with the General Plan and to prepare the final draft CVCP and CEQA environmental documents.

During 2008, direction was given by the Board of Supervisors to prepare the public review draft and prepare environmental documentation. On January 15, 2009 a recommendation for approval of the revised CVCP was made by the Catheys Valley Planning Advisory Committee. The Planning Commission subsequently held hearings regarding the adoption of the CVCP and forwarded a recommendation for approval to the Board of Supervisors.

The Board of Supervisors held a hearing on the CVCP on June 9, 2009 and continued it to July 14, 2009. At that public hearing it was decided that a Supplemental Environmental Impact Report (EIR) should be prepared for the CVCP, which would address the issue of Greenhouse Gases and Climate Change impacts. Currently, the Draft EIR is available for public review. The CVCP is expected to return to the Board of Supervisors in April 2010 and to potentially be adopted by mid 2010.

2) WAWONA TOWN SPECIFIC PLAN

The Wawona Town Planning Advisory Committee (WTPAC) has been preparing drafts of a major amendment to their adopted Town Specific Plan since the late 1990's. During 2007, planning staff helped WTPAC assemble the earlier draft chapters into a revised and updated draft plan. At their November, 2007 meeting, WTPAC recommended approval of a revised Wawona Town Specific Plan and requested that it be forwarded to the Yosemite National Park planning staff for their comments. Preliminary environmental analysis was performed for the proposed plan.

Adoption of a plan, such as the Specific Plan for the Wawona community, is a more complex process than in some other County areas because it is done under
joint jurisdiction with the Yosemite National Park. The Specific Plan was forwarded to the National Park Service for comment in October 2008.

In June of 2009, the Yosemite National Park (YNP) Planning Division staff provided written responses to the Wawona Specific Plan updates, and met with County Planning staff to discuss the Specific Plan. In the same month, County Planning Staff provided responses and notes, based upon the meeting, for further review and discussion by the YNP Planning Division staff.

In September 2009, YNP Planning Division staff met with the County Planning staff to discuss the Wawona Town Planning Area Specific Plan and the Merced Wild and Scenic River Comprehensive Management Plan (MR CMP). A lawsuit filed in 2000 (Friends of Yosemite v. Salazar) resulted in a decision that invalidated the 2000 and 2005 MR CMP. In September 2009, a Settlement Agreement was reached and the NPS was given three-years to complete a new MRC MP for the Merced River. The South Fork of the Merced River traverses the Wawona Town Planning Area.

The YNP Planning Division staff are now working under the recently completed Settlement Agreement, and are developing the scope of the Federal Environmental Impact Statement (EIS) for the MR CMP. The YNP staff held a scoping meeting in the Wawona area in December 2009. It is anticipated that this scoping process will be completed in 2010. The YNP staff is continuing to evaluate the comments and responses to Wawona Specific Plan. Given the priorities of the current scoping process for the MR CMP, and given that a new Park Superintendent (Don Neubacher) is taking over the helm of Yosemite National Park next month, no definite time line has been established for completion of the Wawona Town Specific Plan, but it is anticipated that the YNP staff will provide their final comments to the Wawona Community later in 2010.

3) OTHER AREA PLANS

Three other 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 El Portal, Midpines and Lake Don Pedro.

El Portal is also an area planning program which will be done in cooperation with the Park Service staff. The original schedule for preparation of the El Portal Town Plan has slipped due to issues associated with the Merced River Plan. When planning for the El Portal Town area does begin, Yosemite National Park will be the lead planning agency and Mariposa County will participate actively in the joint planning process. It is now anticipated that this area planning process will not occur until 2012.
The Midpines community is getting ready to undertake the official local planning process for their Community Plan. The Midpines Community Planning Advisory Committee (MCPAC), appointed several years ago by the Board of Supervisors, has been meeting frequently to review planning boundary maps, to adopt meeting by-laws and to discuss planning issues and interests for the Midpines area. Following the completion of the Catheys Valley Community Plan, which has been delayed pending the completion of a Supplemental EIR and adoption by the Board, work on a Community Plan for Midpines is expected to begin in late spring of 2010.

The Lake Don Pedro Town Planning Area is the final short-term priority for Area Plans. No County planning process has begun for this area, although the Lake Don Pedro Community Services District (LDFCSD) had begun in 2004 to update its Sphere of Influence(SOI) planning boundaries and its Municipal Services Review (MSR) for adoption by LAFCo. Planning for that portion of the Lake Don Pedro subdivision in Tuolumne County is done by Tuolumne County. Mariposa County LAFCo, however, has jurisdiction for LAFCo services and planning decisions in both Mariposa and Tuolumne County. The November, 2008 election brought significant changes to the District Board, and to the CSD’s staff. Future planning decisions that will best serve the Lake Don Pedro community will be made by the new CSD Board of Directors.

Other General Plan Accomplishments by County Agencies in 2009

The General Plan includes 16 Chapters or Elements. Chapter 5 (Land Use), Chapter 9 (Circulation, Infrastructure and Services), and Chapter 10 (Agriculture) are the elements which contain most of the implementation measures and programs that have been mentioned so far in this Annual Report. However, Chapters 4 through 16 each contain policies and implementation measures that are being addressed by various County departments and agencies. A few of the implementing activities and accomplishments of the past year include:

- 5. Land Use

Development project are reviewed and conditions approved based on the General Plan on an ongoing basis. New land division projects are reviewed in order to ensure that they are “Ready to Build” as required by General Plan Implementation Measure 5-10a(1). This helps ensure that parcels are in fact developable. New subdivisions are also reviewed to ensure that they comply with General Plan Policy 5-3a which requires that “New subdivisions and lands created for commercial and industrial purposes shall have direct access to maintained roads.”

Policy 5-3b states that “All subdivision roads shall be maintained roads.” The Planning Commission requires as a condition of approval to all subdivision that are proposing to create a road, that it be maintained either through a Road Maintenance Association or through a Zone of Benefit, if it qualifies.
Section 5.3.02.E(4), “Potable Water Supply”, of the General Plan, requires that “New subdivision lots will be served by an approved potable water supply. Prior to recordation of a final or parcel map, the subdivider shall prove to the satisfaction of the Health Department each new parcel has a supply of water meeting requirements for quantity and quality.” The Section goes on to identify possible methods of proof to satisfy this requirement.

On October 1, 2008 the Health Department adopted Policy #08-02 regarding the ‘Proof of Water on Land Divisions and Subdivisions’. This policy establishes standards that require a subdivider to provide evidence to the Health Department that a well or wells of proven capacity have been installed on the project site. The policy specifically uses the capacity standards established in Section 5.3.02.E(4).d of the General Plan for establishing the proven capacity of the well or wells. This policy has continued to be applied to all new land divisions and subdivisions approved during 2009.

During the 2010 calendar year the Health Department is expected to review the Air Pollution Rules and on-site sewage disposal rules. While reviewing these, they plan to identify and address any issues having to do with the implementation of the General Plan.

• 6. Economic Development

In 2007, the Economic Vitality Strategy and Implementation Plan (EVS) was completed and approved by the Board of Supervisors, which fulfilled policy 6-1b of the General Plan. While serving as a long range plan, the EVS identified two goals which were to the Strengthen the Tourism Industry by making Mariposa County a year-round destination, and diversify Mariposa County’s economy with suitable business development opportunities. Further, it underscores the importance of establishing public-private partnerships in achieving the strategy’s goals. To that end, on December 9, 2008, the County Board of Supervisors approved a Memorandum of Understanding (MOU) between the Economic Development Corporation of Mariposa County (EDC) and the County of Mariposa to establish a Public/Private Partnership (GP Policy 6.1.06). The MOU identified numerous tasks to be accomplished, among them the creation of a business registry; a survey of businesses deemed desirable by visitors and local residents; participate in the update of Title 17; collect demographic and other data pertinent to business attraction; a “Doing Business Guide” on how to start a business; a planning process to establish a “Yosemite Management Campus (or office)” for NPS and concessionaire staff, serve as a liaison among EDC, County and UC Merced (GP Policy 6-3a), to name a few. In keeping with the Public/Private Partnership, on July 28, 2009 the Board approved an MOU to establish a Public/Private Partnership between the Economic Development Corporation (EDC) and the County to enter into a grant subscription service.

On December 2, 2008, the Board of Supervisors approved a grant application in the
amount of $200,000, to be submitted to the Department of Housing and Community Development to establish a Microenterprise Assistance Program for new business start-ups (GP Policy 6-3b(1)). On July 14, 2009, the Board of Supervisors approved a grant application in the amount of $300,000, to the California Community Economic Enterprise Fund, to continue a Microenterprise Assistance Program for new business start-ups and expansions (GP Policy 6-3b(1)). Both grants were awarded to Mariposa County for a total of $500,000. Distribution of the first $200,000 began in February of 2010 and the rest is expected to be disbursed in summer of 2010. Staff will continue to seek grants as part of its economic development function.

Continued efforts were made to implement grant-funded projects awarded by the Department of Housing and Community Development relative to a Drainage Study for the town of Mariposa (3rd – 5th Street) and Environmental Studies for the town of Coulterville and Mariposa (GP Policy 6-3b(1)). In January of 2009 the Board of Supervisors approved and agreement to conduct a drainage study for the Town of Mariposa (3rd to 5th Street). In May of 2009 the Board of Supervisors approved an agreement to conduct technical studies and National Environmental Protection Act (NEPA) documentation for storm water facility improvements in Coulterville and Mariposa (3rd to 5th Street). On December 15, 2009 the Board of Supervisors adopted Negative Declarations for the Mariposa and Coulterville drainage improvements and directed the Department of Public Works to file a Notice of Determination.

In February of 2009 a grant from PG&E was accepted to be used for improvements to the Mariposa Creek Parkway. Additional grants were applied for during March of 2009 to extend an ADA compliant trail along the Mariposa Creek Parkway (GP Policy 6-3b(1)).

In June of 2009 the Board of Supervisors supported a grant application to the USDA by to provide high speed internet to the Greeley Hill community. The Board of Supervisors also approved an agreement with the Yosemite/Mariposa County Tourism Bureau to provide marketing services for the County in the amount of $400,000.

- 8. Housing

Through most of 2009, the County’s Housing Element prepared in 2003 and adopted in 2004 was in effect. Although it was published concurrently with the other elements of the 2006 General Plan, Chapter 8 predates the other portions of the current General Plan. 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 that are managed by the Mariposa County Housing and Community Development Agency (HCDA) in the Human Services Department. The HCDA continues to implement the housing programs and measures identified in Housing Element in the course of fulfilling its ongoing housing responsibilities.

In March of 2009, Mariposa County contracted with J.B. Anderson, Land Use Planners, to prepare an update to the Housing Element. The 2009-2014 Housing Element Update,
General Plan Amendment No. 2009-055, was in response to a State mandate that a new Housing Element be prepared by August 31, 2009 that would comply with legislative mandates and the Housing Element Guidelines of the State Housing and Community Development Department (HCD).

In early July 2009, the “Draft 2009-2014 Housing Element Update” was released for public review and a 60 day review by HCD. In August 2009, the Mariposa County Planning Commission held a public hearing on the Housing Element Update and recommended adoption of a Negative Declaration and approval of the Housing Element Update to the Mariposa County Board of Supervisors. In December of 2009, following additional public review of a “Revised Draft 2009-2014 Housing Element Update”, the Board of Supervisors acted to adopt a Negative Declaration and adopt the 2009-2014 Housing Element Update.

On December 23, 2009, the adopted Housing Element Update was forwarded to HCD for a 90-day certification review. It is anticipated that comments from HCD will be received by late March as part of the Certification process. As part of the final adoption process, the Housing Element Update will be presented to the Planning Commission for review and final action by the Board of Supervisors during spring, 2010.

The Housing Element includes policies, programs, standards and regulations that identify properties or new programs that can accommodate the County's assigned "fair share", or Regional Housing Needs Allocation (RHNA). For extremely-low to low income households, 12.2% are expected for extremely low income households (<$16,980 annual income), 12.2% are expected to be for very low income households (< $28,300 annual income) and 16% allocated for low income households ($28,866 - $45,280 annual income).

The adopted 2009-2014 Housing Element Update demonstrated that the County can accommodate the assigned RHNA. 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 approval of construction of new and affordable housing units. The Housing Element also identified several new programs that are necessary to meet legislative requirements for the homeless, transitional/supportive housing, single room occupancy and the disabled. These programs will require review and amendments to Title 17 Zoning Ordinance of the County.

This past year, the Building Department issued 69 permits for new dwelling units and one permit for conversion to a permanent dwelling unit. One new multiple-unit structure, a duplex, was built. Of the 69 new housing unit permits issued during 2008, 17 were for mobile homes. The yearly total is substantially less than the desired RHNA units for extremely-low to low income households.

The 2009 building statistics reported above suggest that a) a drastic slowdown in the local production of new housing is now occurring; b) the high cost of "stick built" homes
may be affecting the overall proportion of mobile homes in the County’s housing stock; and c) the ability of Mariposa County, and California local governments generally, to create enough housing to reach the unrealistic RHNA goal, established during the earlier "boom" years of this decade, is thwarted by prevailing conditions of the housing and financial markets.

9. Circulation, Infrastructure, And Services

The Regional Transportation Plan (RTP) is a plan that is prepared by the Local Transportation Commission to identify, and plan for road construction and improvement projects. This plan must be consistent with the General Plan. The Local Transportation Commission reviewed and accepted comments on the Draft Mariposa County 2008 Regional Transportation Plan on January 20, 2009. On August 4, 2009 the Local Transportation Commission approved the Mariposa County 2008 Regional Transportation Plan.

On June 23, 2009, the Board of Supervisors was presented information regarding the completion of the County Road Pavement Management by Nichols Consulting Engineers, Chtd.

On October 27, 2009 the Board of Supervisors gave direction to the Public Works department about establishing a committee to develop a business plan for the Mariposa-Yosemite Airport. Later that year on December 15, 2009, a resolution was adopted approving Public Works releasing a Request for Proposals for a Fixed Based Operator (FBO) for the Mariposa-Yosemite Airport.

11. Conservation and Open Space

The Planning Commission and staff have continued reviewing environmental site surveys and conditioning discretionary development applications to ensure compliance with the policies in Chapter 11 of the General Plan, including Implementation Measures 11-4a(6) and (7). Data is being assembled, on a project-by-project basis, through the required site surveys, that will eventually create a comprehensive map of sensitive vegetation communities and wildlife habitats throughout Mariposa County. These surveys also assist in the identification of jurisdictional wetlands or waters of the U.S., sensitive plant communities, rare wildlife and their habitats, riparian habitats, and streams. To protect these resources, setbacks are place around them as conditions of approval, which prohibit the disturbance, construction, and grading within these setbacks and therefore protect the resource, and ensure compliance with Chapter 11 of the General Plan, including Implementation Measures 11-2d(1) and 11-4(a)2.

The Planning Commission and staff have also continued to require that oak tree surveys be submitted with discretionary development applications in keeping with Implementation Measure 11-4(a)2. Avoidance of mature trees is encouraged during
project implementation. Mitigation measures are adopted to help reduce impacts of loss of mature oak trees, typically by protecting other trees from disturbance with setback areas. These setback areas usually protect 3 to 4 trees for every mature oak tree that is removed, for example by road construction during a land division project.

Surveys for nesting birds and raptors are also required of projects expected to remove trees. These surveys are required to occur during the nesting season of birds and raptors, 30 days prior to any tree removal occurring. This ensures that breeding and nesting birds are protected as required by State and Federal law, as required by Implementation Measure 11-4a(8).

On March 3, 2009 the Mariposa County Water Agency approved a $10,000 grant to prepare a proposal for the Department of Water Resources' first round in the Regional acceptance process so that the County may participate in the development of an Integrated Regional Water Management Plan (IRWMP). The Integrated Regional Water Management (IRWM) Program is intended to promote and practice integrated regional water management to ensure sustainable water uses, reliable water supplies, better water quality, environmental stewardship, efficient urban development, protection of agriculture, and a strong economy, purpose which are consistent with the General Plan’s Chapter 11, Goal 11-2, which is to “Protect and manage the use of Mariposa County’s limited water resources.” On April 4, 2009 the Board of Supervisors approved the joining of Mariposa County with Madera and Merced counties in the State Department of Water Resources recommended management district for purposes of the IRWMP. On July 28, 2009 the Mariposa County Water Agency approved a $50,000 loan to the Mariposa County Resource Conservation District to develop a planning grant proposal for an IRWMP.

- 16. Safety

Among the many programs and implementation measures identified in the Safety Element, progress continues in several areas. Mariposa County Fire and the Mariposa County Fire Safe Council continue their close association to plan and complete fuel reduction projects. Work has begun on phase II of the Stumpfield/Watt fuel breaks, which will help protect areas of Ponderosa Basin, Usona, and Bootjack. This project is expected to be completed in April of 2010. The Board of Supervisors in 2008 held elections, the voters approved, and the Board created County Service Area No. 3, providing increased structural fire protection through the purchase of fire fighting equipment and capital improvements to fire stations. Delivery of the newly purchased fire fighting vehicles began in 2009.

The County was awarded a Federal American Recovery and Reinvestment Act grant in the amount of $2,184,586 to build three fire stations in three Mariposa County communities. The communities include Fish Camp, Midpines, and Don Pedro. It is
anticipated that the fire stations will be complete by September 2011. Additionally, the Board set aside $750,000 from the Master Tobacco Settlement fund to continue the fire station replacement and rehabilitation effort. The effects of building new, and replacing and rehabilitating older fire stations will enhance the County’s public safety, emergency and public safety responsibilities and facilities, which are objectives consistent with policies of Chapters 9 and 16 of the General Plan.

Work continued on the Community Wildfire Protection Plan (CWPP) during the 2009 calendar year. During 2008 the Foresta and Yosemite West communities gained Board approval of their portions of the plan. On July 14, 2009 the Board of Supervisors approved and signed the Mariposa Countywide Community Wildfire Protection Plan.

A draft of the updated Airport Master Plan for the Mariposa-Yosemite Airport was completed and reviewed by the Board of Supervisors at their January 20, 2009 meeting. The Draft Plan was referred to the Airport Advisory Committee for additional review, and it returned to the Board of Supervisors for action on March 24, 2009 when the Board approved the updated Airport Master Plan.

Ongoing daily activities of many other County departments and agency personnel (although not cited in this Annual Report for reasons of brevity) are continually assisting in the work of addressing and implementing the goals and objectives of the General Plan.

**Future Amendments to Implement the General Plan**

During the final public workshops and hearings to adopt the General Plan in 2006, a number of recommendations and policies were discussed but not included in the final language of the plan. A number of these suggestions were instead placed in a General Plan appendix section titled: Appendix C, Future Considerations. The list of these considerations is found in Attachment 4 of this Annual Report. Review of the Annual Report is an appropriate time for Board members, Planning Commissioners, and members of the public to review items in the Appendix, to see whether any of these deferred items might warrant consideration in 2010 as policies or implementation measures in the General Plan.

At this time Mariposa Planning staff has not identified new policy or planning tasks, from this list or elsewhere, which it wishes to add to its present implementation workload. The addition of new General Plan implementation responsibilities would require the completion or deletion of existing on-going work assignments.

**Proposed Schedule of 2010 General Plan Amendments**

Each year a county may amend its mandated 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 such occasion 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. The recommended schedule of dates to consider General Plan amendments in 2010 is found in Attachment 7, Exhibit A of this Annual Report.

Planning Commission Recommendations

At the Public Workshop held on February 19, 2010, the Planning Commission reviewed this report, and recommended that the schedule for the Planning Area plans be changed to move the area plan for El Portal area to the intermediate as it is not likely or plausible that the area plan for El Portal would even begin until after 2012, after the National Park Service completes the Merced River Comprehensive Management Plan. The Planning Commission recommended the adoption of the 2010 General Plan Amendment Schedule as proposed.

Recommended Actions

Following consideration and public testimony on the 2010 Annual Report on the General Plan, it is recommended that the Board of Supervisors take the following actions:

1. Consider the Planning Commission’s recommendation to move the completion of the El Portal area plan from the short term schedule to the intermediate schedule;

2. Consider any changes that should be made to the 2010 General Plan Annual Report;

3. Adopt the Resolution adopting the 2010 Schedule of General Plan Amendments, Attachment 7

4. Accept the 2010 Annual Report and direct that copies of the 2010 Annual Report be provided at the earliest opportunity to the Office of Planning and Research and the Department of Housing and Community Development

Attachments:

Attachment 1 Board of Supervisors Resolution Approving Midpines Bible Church and Housing Element GP Amendment in 2009
Attachment 2 Planning Area Planning Status

Page 18 of 19
Attachment 3  Updated Implementation Schedule for 2009
Attachment 4  Appendix C from the General Plan ("Future Considerations")
Attachment 5  Government Code Sections on the General Plan and Housing Element
Attachment 6  Public and County Department Comments
Attachment 7  Resolution adopting the 2009 Schedule of General Plan Amendments
Attachment 8  Excerpts from the February 19, 2010 Planning Commission Public Workshop
Attachment 1
2009 General Plan Amendments
MARIPOSA COUNTY RESOLUTION NO. 2009-466

A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION AND
APPROVING GENERAL PLAN/ZONING AMENDMENT NO. 2006-26 AND
CONDITIONAL USE PERMIT NO. 2006-43

WHEREAS an application proposing to amend the General Plan land use classification and
zoning designation on Assessor’s Parcel Number (APN) 009-170-024 (4953 Carstens
Road) and to seek approval of a conditional use permit for the operation of a church on the
parcel was received from the Midpinas Bible Church on February 14, 2006; and

WHEREAS the proposal is to amend the land use classification from Rural Economic to
Residential and the zoning from Resort Commercial to Mountain Home, and to construct,
under the conditional use permit, an 8,440 square foot footprint church, 1,980 square foot
footprint parsonage, two parking lots for 75 vehicles, and appurtenant facilities on the 7.75-
acre parcel within the Midpinas Community Planning Study Area; and

WHEREAS the Planning Department circulated the application among trustee and responsible
agencies, interested public organizations, and others as appropriate; and

WHEREAS a duly noticed public hearing was scheduled before the Planning Commission for
the 15th day of June, 2007; and

WHEREAS the Planning Department prepared environmental documents in accordance with the
California Environmental Quality Act and local administrative procedures; and

WHEREAS Staff Reports and Initial Study were prepared pursuant to the California Government
Code, Mariposa County Code, California Environmental Quality Act, and local
administrative procedures; and

WHEREAS the Planning Commission did hold a public hearing on the noticed date and
considered all of the information in the public record, including the Initial Study and Staff
Report, testimony presented by the public concerning the application, and the comments of
the applicant; and

WHEREAS the Planning Commission adopted Resolution No. 2007-26, recommending that the
Board of Supervisors adopt a Mitigated Negative Declaration, and further recommending
the Board of Supervisors approve General Plan/Zoning Amendment No. 2006-26 and
Conditional Use Permit No. 2006-43 with recommended findings, mitigation measures,
mitigation monitoring, and conditions of approval; and

WHEREAS a duly noticed Board of Supervisors public hearing was scheduled for the 22nd day
of September, 2009; and
WHEREAS a Staff Report packet for the Board of Supervisors was prepared pursuant to the California Government Code, Mariposa County Code, and local administrative procedures; and

WHEREAS the Board of Supervisors did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report packet, updated Initial Study, testimony presented by the public and the applicant concerning the application, and comments and recommendations from the Planning Commission.

NOW BE IT THEREFORE RESOLVED THAT the Board of Supervisors of the County of Mariposa does hereby adopt a Mitigated Negative Declaration and directs staff to file a Notice of Determination for the project pursuant to the California Environmental Quality Act, Title 14, California Code of Regulations and approves General Plan/Zoning Amendment No. 2006-26 and Conditional Use Permit No. 2006-43.

BE IT FURTHER RESOLVED THAT the parcel to be reclassified and rezoned (APN 009-170-024) is as legally described below and is shown on the map in Exhibit 1.

"All that property identified as Parcel B on that certain parcel map recorded on August 20, 1986 in Book 22, Page 33, Mariposa County Official Records."

BE IT FURTHER RESOLVED THAT the project approval action is based on the findings shown in Exhibit 2, which are supported by substantial evidence in the public record.

BE IT FURTHER RESOLVED THAT the conditions of approval and mitigation measures for Conditional Use Permit No.2006-43 are shown in Exhibit 3 and monitoring for mitigation measures is shown in Exhibit 4.

BE IT FINALLY RESOLVED THAT the effective date of the approval of the reclassification of the property pursuant to General Plan Amendment No. 2006-26 and Conditional Use Permit No. 2006-43 shall be the effective date of the ordinance adopted to rezone the property pursuant to General Plan/Zoning Amendment No. 2006-26.

ON SEPARATE MOTIONS BY Supervisor Cann, seconded by Supervisor Allen; 1) the Mitigated Negative Declaration is adopted, and 2) this resolution is duly passed and adopted this 22nd day of September 2009, both by the following vote:

AYES: Aborn, Turpin, Cann, Allen

NOES: None

EXCUSED: Bibby

ABSTAIN: None
Resolution 2009-466  General Use Permit No. 2006-43:
Midpines Bible Church, Project Applicant
22nd Day of September, 2009 • Page 3 of 18 pages

Brad Aborn, Chair
Mariposa County Board of Supervisors

ATTEST:

Margie Williams
Clerk of the Board of Supervisors

APPROVED AS TO FORM:

Steven W. Dahlem
County Counsel
Exhibit 1

General Plan/Zoning Amendment No. 2006-26

MAP DATE: August 2009
DATA SOURCE: Assessor Parcel Map Update June 2009
MAP CREATED BY: E.E. Merriam
Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.

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

Reclassified/Rezoned Parcel
APN 009-170-024
(+- 7.75 Acres)
4953 Carstens Road
Midpines, CA 95345

Assessor Parcel Map

Roads

Area of Detail

Mariposa

Carstens Road

STATE HIGHWAY 140

0 300 1,000 Feet

WHEREAS, State law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city or county; and

WHEREAS, a General Plan must contain certain elements, including a Housing Element which sets forth goals, policies and programs to encourage the development of housing for all income groups and persons with special needs; and

WHEREAS, State law requires that cities and counties comprehensively update their General Plan Housing Element every five years to ensure their plans can accommodate future demand for housing; and

WHEREAS, County staff circulated the Draft Housing Element of the General Plan for public and agency review consistent with Government Code Section 65352 and the Housing Element Guidelines; and

WHEREAS, the County conducted an initial environmental analysis on the proposed Housing Element update per the requirements of the California Environmental Quality Act. The analysis concluded that the proposal would have no significant environmental effects on the environment, A Notice of Completion and Initial Study, pursuant to the California Environmental Quality Act (CEQA), was distributed to the State Clearinghouse and appropriate agencies for the purpose of obtaining written comments from these agencies on the adoption of a Negative Declaration for the Housing Element Update; and

WHEREAS, a Staff Report was prepared pursuant to the California Government Code, Mariposa County Code, and local administrative procedures; and

WHEREAS, the Planning Commission found that adoption of the 2009-2014 Housing Element Update is consistent with the adopted Mariposa County General Plan; and

WHEREAS, the Mariposa County Planning Commission, on August 21, 2009, conducted a duly noticed and properly advertised public hearing to take public testimony and to consider additional revisions to the draft of the 2009 – 2014 Housing Element Update of the General Plan. The Planning Commission approved Resolution Number 2009-016 recommending that the Board of Supervisors adopt a Negative Declaration and adopt the 2009 – 2014 Housing Element Update of the General Plan; and
WHEREAS, the Board of Supervisors held a duly noticed and properly advertised public hearing on December 8, 2009 to solicit and evaluate public testimony and to consider adoption of a Negative Declaration and adoption of the 2009 – 2014 Housing Element Update of the General Plan.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors hereby adopts a Negative Declaration for the 2009 – 2014 Housing Element Update of the Mariposa County General Plan; and

THEREFORE BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the 2009 – 2014 Housing Element Update of the Mariposa County General Plan based upon the findings set forth in Exhibit 1; and

THEREFORE BE IT FURTHER RESOLVED that the Board of Supervisors designates the Mariposa Planning Department, 5100 Bullion Street, Mariposa, California, as the location and custodian of the documents and materials pertaining to the 2009 – 2014 Housing Element Update, constituting the record of proceedings upon which this decision and Resolution are based; and

THEREFORE BE IT FINALLY RESOLVED that the Board of Supervisors authorizes County staff to prepare and file with the appropriate State and County offices a Notice of Determination within five working days following the date of adoption of this Resolution; and

THEREFORE BE IT FINALLY RESOLVED the recommendations for project approval are based upon the findings set forth in Exhibit 1.

ON MOTION BY Supervisor Cann, seconded by Supervisor Allen, this resolution is duly passed and adopted this 8th day of December, 2009 by the following vote:

AYES: TURPIN, BIBBY, CANN, ALLEN

NOES: NONE

ABSENT: ABORN

ABSTAIN: NONE

Brad Aborn, Chairman
Mariposa County Board of Supervisors
By Janet Bibby, Vice-Chair

APPROVED AS TO FORM:

Steven W. Dahlem
County Counsel

Margie Williams
Clerk of the Board of Supervisors
EXHIBIT 1 - FINDINGS OF APPROVAL

1. **The amendment is in the general public interest, and will not have a significant adverse affect on the general public health, safety, peace, and welfare.**

   The Housing Element Update has been prepared to meet the legislative intent of providing for the availability of housing, expand housing opportunities, and to accommodate the housing needs of all economic segments in the County. The Housing Element is intended to identify the County’s responsibilities in attaining the state housing goals, while recognizing that Mariposa County is best capable of determining what efforts are required by it for the attainment of the state housing goal and regional housing needs.

   In requiring the periodic update to the Housing Element of the General Plan, the legislative intent is clearly stated in Section 65581 of the Government Code regarding the County’s responsibilities in preparing this update. The Legislature determined that updates to housing elements are necessary and in the public interest to provide for housing opportunities for all economic segments in the County. Therefore, this Housing Element Update is in the public interest and will not have a significant adverse affect on the general public health, safety, peace and welfare.

2. **The amendment is desirable for the purpose of improving the Mariposa County general plan with respect to providing a long-term guide for county development and a short-term basis for day-to-day decision-making.**

   The Housing Element Update provides for a five-year planning period, and legislation requires that the Element be updated periodically. This five year planning horizon, coupled with the periodic updates, provides guidelines for meeting housing needs in the immediate future, and also insures that there will be long-term guidelines as the General Plan is implemented over the next decade and beyond. The Housing Element is internally consistent with the overall General Plan policies and Elements.

3. **The processing of this application conforms to the requirements of state law and county policy.**

   The processing of this project application has been in accordance with all requirements pursuant to state law, County ordinance, and County policy. A 60-day public review period has been established in accordance with State law, and the County will make final consideration on approving the Housing Element Update after the 60 day public review period has ended. Native American tribes were provided an opportunity for consultation, in accordance with the Tribal Consultation Guidelines of the General Plan Guidelines. The consultation period has ended, and no tribes requested consultation.
4. The amendment is consistent with the goals, policies, and implementation measures of the Mariposa County General Plan as follows:

This project is consistent with Goal 5-2, "Create land use density and development patterns to manage growth in patterns avoiding sprawl!" The project is in turn consistent with Policy 5-2a, which states, "Ensure that development shall occur first where services are located."

Implementation Measure 5-2a(1) states, "Development shall grow outward from Planning Areas and Residential Areas with available services."

The Housing Element Update does not propose or involve the actual development of housing units. The Update identifies the statutory requirements, opportunities and constraints on housing, and those properties throughout the County that are available for residential use. This includes data on town planning areas where many services, such as sewer and/or water, are currently located, and the rural areas of the County. The Housing Element Update includes data that the County can utilize when evaluating projects for consistency with this Implementation Measure.

Implementation Measure 5-2a(1) states, "No urban expansion shall occur within the Mariposa Town Planning Study Area unless water and sewage disposal are available from a centrally coordinated and managed system."

Data based upon the planned land uses of the Mariposa Town Planning Area is included in the Housing Element Update. Development of these properties as a residential use would be permitted with the Town Plan, subject to the availability of water and sewage disposal from the Mariposa Public Utility District. Any future residential development is also subject to appropriate subdivision, environmental, zoning and building code requirements. The information in the Housing Element Update represents residential land use potential, but makes no determination on when or if property will be developed for housing. The Housing Element Update includes data that the County can utilize when evaluating projects for consistency with this Implementation Measure.

5. The development will not result in the premature urbanization of the Planning Study Areas.

Implementation Measure 5-2a(1) states, "The County shall make findings that the development will not result in the premature urbanization of the Planning Study Areas."

The Housing Element Update does not propose or involve the actual development of housing units in any Planning Study Area. The Housing Element Update identifies where land is available for residential purposes countywide. This includes Planning Study Areas, some of which have adopted community, specific
or town plans. The data presented on land uses and vacant properties in the planning study areas (with adopted Plans) provides information on how those areas are planned to grow. It further identifies development, should it occur, that would be consistent with the adopted Plan. The Housing Element Update data for Planning Study Areas (without adopted plans) was developed based upon the residential densities permitted by the existing zoning. The Housing Element Update data can be utilized when evaluating projects for consistency with the Implementation Measure.

6. *The subject parcel is physically suitable (including, but not limited to access, provision of utilities and infrastructure, compatibility with adjoining land uses, and absence of physical constraints) for the requested land use designation and the anticipated land use development.*

This required finding is not applicable to the Housing Element Update as no specific parcel of property is involved, no changes are being made to land use designations, and no specific land use development is involved in the project.
MARIPOSA COUNTY BOARD OF SUPERVISORS
MINUTE ORDER

TO: KRS SCHENK, Planning Director
FROM: MARGIE WILLIAMS, Clerk of the Board

SUBJECT: Kris Schenk, Planning Director and Jim Rydingsword, Human Services Director; PUBLIC HEARING to Consider General Plan Amendment No. 2009-055, an Update to the Housing Element of the Mariposa County General Plan, Covering the Five-Year Period from 2009-2014. Recommended Action Includes a Resolution Adopting a Negative Declaration and Adopting the 2009-2014 Housing Element Update of the Mariposa County General Plan, with Findings

RESOLUTION 09-595

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA

ADOPTED THIS Order on December 8, 2009

ACTION AND VOTE:

10:00 a.m. Kris Schenk, Planning Director and Jim Rydingsword, Human Services Director; PUBLIC HEARING to Consider General Plan Amendment No. 2009-055, an Update to the Housing Element of the Mariposa County General Plan, Covering the Five-Year Period from 2009-2014. Recommended Action Includes a Resolution Adopting a Negative Declaration and Adopting the 2009-2014 Housing Element Update of the Mariposa County General Plan, with Findings

BOARD ACTION: Kris Schenk advised that the Housing Element is an element of the General Plan, but it is different than the other elements because it has its own schedule and requirements including certification by State Department of Housing and Community Development (HCD); and he noted that this is not a land use or development element. He reviewed the process for updating the Housing Element. He advised that following the Board’s action, the document will be submitted to HCD and that triggers a ninety-day process for their review and possible changes. Any changes and questions that come up would be reviewed by the Planning Commission and then the Board; and then it would be certified. Mark Niskanen, J. B. Anderson Land Use Planning, reviewed the following: Housing Element standards – what the Housing Element is comprised of; legal requirements – must be updated every five years, be consistent with the other elements of the General Plan and be certified by HCD; Regional Housing Needs Allocation (RHNA) – reviewed allocation of the 1,084 units over the next seven years; public participation and agency comments, including a public workshop, housing questionnaire, review period, and Planning Commission hearing; summary of key factors – review of the areas that were updated; Planning Commission’s recommendation; and the next step in the process.

The public portion of the hearing was opened and input was provided by the following:

Don Starchman, Starchman & Bryant Attorneys at Law, advised that they are not asking for zoning; however, the responses that they have been getting to their questions are that zoning and Catheys Valley are not being discussed. He feels the issues they have addressed could be dealt with in the goals,
policies and program section. He expressed concern with not having a specific inventory of property in Appendix "D" and with the constraints of the individual parcels not being addressed. He referred to the need for affordable housing and being able to meet the need. He referred to the Mariposa Specific Plan and the requirements for steep parcels and he stated he feels that the road standards are not reasonable, environmentally or economically, for the steep parcels. He advised that the parcels on the map that are north of the Hospital are not in the MPUD (Mariposa Public Utility District) service area and that the "field of dreams" and church properties are shown as residential. He does not feel that their written or oral testimony has been addressed. He feels that the Catheys Valley town planning area need to be addressed; and he feels that the State needs to be aware of down zoning of property. He questioned whether this addresses public programs for job creation/generation. He reviewed the headings in his December 4th letter that was submitted to the Board; and he asked where the parcels are going to come from to meet the housing needs as zoning is not enough. He advised that the studies on the former project in Catheys Valley are current. He stated he would like to see clustering considered to be able to meet the economics and road standards for a project. He stated he feels that citizen participation has been lacking. He feels that the document does not address economic diversification as referred to in Program 7.1 and hillside development standard restrictions. He stated the timeframes stated in the Element for obtaining a building permit or a tentative map do not reflect the actual timeframes. He referred to Policy 3.3 relative to the County assisting special districts to expand; and he noted that the draft Catheys Valley Plan calls for no special districts, so he feels that is a conflict. He feels there is an exclusionary philosophy for the western/Catheys Valley area of the County.

Mike McCready referred to his history of working with local government, and he thanked the Board members for their dedication to public service. He referred to the staff report and noted that it contains a great deal of effort and public expense. He does not feel that this is a job program or an effort to re-write the General Plan. He referred to the complexity of the issues and the fact that this is an unfunded mandate. He asked what the impact will be to the grant funding and the implications if the Board decides to not move forward with the staff recommendation. He referred to the length of this process and the opportunity to provide input. He stated he does not feel that we can let the "perfect be the enemy of the good" and he does not feel that we have the dollars to analyze every sentence. He feels it is important to move forward with this to receive funding. He commented on the importance of tourism to the County, and he thanked the Board for working to do its best for the overall community. He feels the Board should act on the staff and consultant's recommendation and move forward.

Vice-Chair Bibby advised that a recess would be taken and cautioned the Board members that it is still in the public hearing process and they cannot discuss this matter during the recess.

10:54 a.m. Recess

11:05 a.m. Beth Tomsick, representing Habitat for Humanity, stated she agrees with Attorney Starchman relative to representing the entire County in the Housing Element; and she agrees with having the proper density and low income housing. She advised that they were given a five-acre lot with water and septic, but it only allows for one family. They would like to see parcels available in the town areas for the low income because that is where the services are. She asked if they are one of the public agencies mentioned in the Element. She advised that they appreciate the help they have received.

Rita Kidd, on behalf of MERG (Mariposans for the Environment and Responsible Government), read their letter into the record which focused on the following four points: the issue of the Catheys Valley Community Plan has not been noticed for discussion at this meeting, the Housing Element is not a document that takes precedence over policies in other elements of the General Plan, the Housing Element must contain certain analytical details, and there are specified procedures in Government Code that define how policy changes are made to the County's General Plan. She advised that speaking on a personal level and with the utmost respect and like for Starchman & Bryant Law firm, she feels that some of their presentation today is 180-degrees from the General Plan hearing. She noted that it has been three years since the General Plan was adopted and she commented on the status of implementation. She referred to the water study and report for the former project and noted that the State's data shows a decrease in water. She referred to the zoning issue and the number of five-acre parcels in the western portion of the County and noted that it was the Board's order that no zoning be changed. She commented on the current General Plan's allowance of two and one-half acres with

2
clustering and noted that Catheys Valley does not have the water and septic capacity for this in most cases. She referred to the issue relative to the timeframes for processing applications and noted that most of the time, the applicants are not fully prepared when they submit their application and it takes them time to complete the data. She referred to the issue of meeting the housing demands for staff of UC Merced and noted that Merced has available housing, and she noted that a new UC Merced city is being proposed. She advised that the professors that chose to live in Mariposa are returning to Merced, and there are properties for sale in Catheys Valley. She referred to a case study cited by Habitat for Humanity relative to affordable housing in rural areas — it is not reasonable because of the expense and distance. She noted that demand drives building and profit drives subdivision. She feels that self-subdivision without any intent to build out the housing takes away from the grazing and creates fire hazards. She noted that time is money and potentially a penalty if the Housing Element isn’t adopted timely.

The public portion of the hearing was closed and the Board commenced with deliberations. Kris Schenk, Larry Enrico/Senior Planner, and Mark Niskanen responded to questions from the Board as to whether there is a proposal for a longer life for the Housing Element; relative to being able to amend the document before the five year period is up; relative to the testimony and priority to implement the policies of the General Plan; relative to the State’s review of the Element for compliance and whether the State sees all of the comments that were received; clarification that hillside standards are not a component of the Housing Element; relative to inclusion of the “field of dreams” in the map; whether the parcels by the Hospital could be annexed to MPUD; whether the goal for the number of housing units in the last Housing Element was reached; clarification that Habitat for Humanity is one of the public agencies that was included; clarification that the Housing Element covers the entire County; clarification that agencies have been provided an opportunity to submit comments and that the hearing was duly noticed; and relative to what happens if the goal of the Element has not been met. Steve Dahlem, County Counsel, advised that he is unable to render an opinion in regard to the legal issues submitted last week and this week; and he advised of options for the Board. Staff responded to questions relative to clarification of the time period for this Element; and relative to review of the additional comments that were submitted on Monday and during this hearing and being able to further respond during the review process. Rick Benson, County Administrative Officer, responded to questions from the Board relative the Community Block Grant funding being tied to having a current Housing Element and the impact on programs.

(M)Cann, (S)Allen, Res. 09-595 was adopted adopting a Negative Declaration and approving the Housing Element update based upon the recommended findings. Further discussion was held relative to approving the Element. The motion was amended, agreeable with the maker and second, to include direction for staff to make technical corrections/Ayes: Turpin, Bibby, Cann, Allen; Excused: Aborn. The hearing was closed.

Cc: Jim Rydingsword, Human Services Director
File
Attachment 2
Planning Area and Area Plan Status
### Table 5-1: Planning Area and Area Plan Status

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Planning Advisory Committee</th>
<th>Area Plan Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bear Valley Community</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Bootjack Community</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Buck Meadows Special</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Catheys Valley Community</td>
<td>Yes</td>
<td>Pending for completion in Spring, 2010</td>
</tr>
<tr>
<td>Coulterville Town</td>
<td>Yes</td>
<td>Adopted</td>
</tr>
<tr>
<td>El Portal Town</td>
<td>Yes</td>
<td>Pending for revision and completion by 2012, depending upon completion of the Merced River Plan by the NPS</td>
</tr>
<tr>
<td>Fish Camp Town Specific Plan</td>
<td>Yes</td>
<td>Adopted</td>
</tr>
<tr>
<td>Foresta Special</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Greeley Hill Community</td>
<td>Yes</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Hornitos Community</td>
<td>No</td>
<td>Not scheduled</td>
</tr>
<tr>
<td>Lake Don Pedro Town</td>
<td>No</td>
<td>Pending for completion in short term. No specific time assigned.</td>
</tr>
<tr>
<td>Mariposa Town</td>
<td>No</td>
<td>Adopted</td>
</tr>
<tr>
<td>Midpines Community</td>
<td>Yes</td>
<td>Pending for initiation in late Spring, 2010</td>
</tr>
<tr>
<td>Mount Bullion Town</td>
<td>No</td>
<td>Not Scheduled</td>
</tr>
<tr>
<td>Wawona Town Specific Plan</td>
<td>Yes</td>
<td>Adopted; Update pending NPS responses in short term.</td>
</tr>
<tr>
<td>Yosemite National Park</td>
<td>N/A</td>
<td>Complete¹</td>
</tr>
<tr>
<td>Yosemite West Special</td>
<td>Yes</td>
<td>Pending for completion in short term. No specific date assigned.</td>
</tr>
</tbody>
</table>

Source: Mariposa County, 2006.

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.
Attachment 3
General Plan Implementation Schedule
<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>4-2a(1)</td>
<td>Mariposa Planning shall review and recommend changes to the General Plan as a part of its annual report on Planning in the County of Mariposa. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010</td>
<td>4-2a(2)</td>
<td>Mariposa County’s Capital Improvement Program (CIP) shall be consistent with the General Plan. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010</td>
<td>4-3a(1)</td>
<td>The Mariposa County Planning Department will report to the Board of Supervisors on the need for General Plan amendments at the beginning of each year. The Board of Supervisors will schedule a meeting to consider, as appropriate, General Plan amendments hearing dates for the public and general use. Per state law, the Board of Supervisors can amend the General Plan no more than four times per year. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010</td>
<td>4-3a(2)</td>
<td>The fourth General Plan amendment hearing shall be held for the use of the Board of Supervisors to adopt updates and modifications to the General Plan as generated by the Annual Review. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010</td>
<td>12-4a(2)</td>
<td>The Parks and Recreation Advisory Committee should meet with the School District at least once each fiscal year to learn of school capital facility proposals that may benefit from County participation or partnership. [On-going Implementation Measure]</td>
</tr>
</tbody>
</table>

**SHORT-TERM 2010 - 2014**

<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>5-5a(1)</td>
<td>The Land Use element shall identify lands within which the economic uses for the production, extraction, or harvesting of food, fiber, timber, and minerals shall be the primary purpose. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010</td>
<td>5-5a(1)</td>
<td>Outside Planning Areas, the maximum allowable density for residential development shall be one dwelling unit per five acres. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010</td>
<td>5-10a(1)</td>
<td>Require that infrastructure for new subdivisions meet the General Plan’s requirements for ready to build parcels. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010</td>
<td>5-11a(1)</td>
<td>No implementation of the General Plan shall be enacted to force the amelioration, closure, and relocation of any legally existing nonconformity-except signs and/or billboards and major transient rental management activities in the rural portions of Yosemite West. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010</td>
<td>9-7a(3)</td>
<td>The County will cooperate with the MUSD, to the extent feasible and permitted by state law, to explore methods for securing adequate funding of new school facilities, which may include the development of local funding mechanisms as well as the utilization of state funds when available. For any project or subdivision where the MUSD determines that adequate school facilities are not available to serve the proposed development, the County will work with the MUSD in securing project-sponsored mitigation to the extent permitted by state law. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>-------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>10-2a(1)</td>
<td>Accommodate agritourism uses through changes in Agriculture zones.</td>
</tr>
<tr>
<td>2010</td>
<td>5-1a(2)</td>
<td>Land development regulations should respect the diversity of rural lifestyles allowing the right to use one's property. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>5-1a(3)</td>
<td>Land development regulations shall define thresholds within which uses are complementary to the concept of rural character as defined by the General Plan and in regulations associated with the Area Plans.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>5-2a(2)</td>
<td>Establish land development regulations defining permitted uses and establishing standards for close-to-services development.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>5-4b(1)</td>
<td>Zoning shall include provisions to include zoning districts with flexible standards for defining business and industry uses in a changing economy.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>5-4b(2)</td>
<td>Establish provisions to accommodate businesses in the home consistent with the purpose of the land use classifications. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>5-4c(1)</td>
<td>Accommodate appropriate siting and development standards for recreation and resort uses within the County.</td>
</tr>
</tbody>
</table>
| 2010 - 2014     | 5-4c(2)                 | Standards shall be included that protect visual character related to:  
|                 |                         | • views;  
|                 |                         | • street design, landscaping and scenic environment;  
|                 |                         | • landscaping;  
|                 |                         | • site development; and  
|                 |                         | • lighting.  
<p>| 2010 - 2014     | 5-6a(1)                 | The Land Use Element shall identify lands within which the management of natural resources shall be the primary purpose. |
| 2010 - 2014     | 5-8a(1)                 | The Board of Supervisors shall initiate discussions with representatives from public agencies to establish a formal collaborative cooperation and planning process. |
| 2010 - 2014     | 5-12a(1)                | Use the Timber Preserve zoning district within the Agricultural/Working Landscape and Natural Resource land use classifications to limit development in areas of identified potential timber resources. |
| 2010 - 2014     | 4-4a(1)                 | The Board of Supervisors will develop a resolution to implement the policy regarding third party agency responses. |
| 2010            | 5-4b(1)                 | Rural character for each of the planning areas is to be defined by Area Plans. [Ongoing Implementation Measure] |
| 2010 - 2014     | 6-1b(1)                 | The Board of Supervisors should adopt an ongoing Economic Development Strategic Plan, including an assessment of assets, definition of target markets, specific implementation activities, assigned responsibilities, measurable objectives, and metrics to measure progress. The plan should contain provisions for destination resorts and hotel facility development. |
| 2010            | 6-1b(2)                 | On an annual basis, the Board of Supervisors shall review accomplishments of Economic Development Strategic Plan. [Ongoing Implementation Measure] |</p>
<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 - 2014</td>
<td>9-1a(2)</td>
<td>In order to facilitate provision of needed long-range (2015-2025) improvements to state highways serving Mariposa County, and particularly to those state routes where projected capacity would be less than LOS &quot;D,&quot; the County shall:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Prepare and implement a program to evaluate Development Impact Fees for state highway intersection facilities needed to adequately serve new growth. Such local funding would ensure the improvements are accomplished in the needed timeframe and would substantially benefit the economic development of the County.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Maintain a close working partnership with the State to solve state highway capacity deficiencies and funding limitations.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Monitor state actions in responding to the long-term transportation needs in the County and provide input to the State concerning the priorities for state highway improvements based on capacity below LOS standards, including timing of long-term Project Study Reports (PSR) for priority projects and their inclusion in the STIP in the needed timeframe.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>9-1b(1)</td>
<td>The County should define the capacity of all roads.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>9-1c(1)</td>
<td>The density of land for development purposes within an area shall be based on the capacity of the road divided by the average daily traffic of the permitted uses.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>9-1c(1)</td>
<td>The County shall incorporate standards and specifications applicable to roads under County jurisdiction, which will include:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• requirement that all roads serving road systems shall have an all-weather surface,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• all new roads shall be constructed to fire safe standards,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• all new non-County maintained roads shall be contained within mandatory road maintenance associations or zones of benefit,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• all road construction shall be inspected and approved by the Public Works Department, and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• road circulation within a system shall be designed to be interconnecting and cul-de-sac or dead-end roads shall be designed to be safe.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>9-2a(1)</td>
<td>The County shall implement the Transit Plan.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>9-2a(3)</td>
<td>Update the transit plan concurrently with the next scheduled update of the Regional Transportation Plan.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>9-2a(4)</td>
<td>Prepare an emergency services plan.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>10-1c(1)</td>
<td>Clearly define uses compatible with agriculture.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>10-2a(2)</td>
<td>Standards shall be developed for issuance of development permits for substandard size parcels under Williamson Act contract.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>10-2a(4)</td>
<td>Develop criteria for transfers of lands within the Agriculture/Working Landscape land use designation for lands within other land use designations which results in no net loss of like kind of agricultural lands (type and quality) and that demonstrates a benefit to agricultural lands.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>10-3b(1)</td>
<td>Develop and implement a program cataloguing sources of funding and resources providing technical and economic assistance for agriculture stewardship.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>10-6a(2)</td>
<td>Review enforcement of Williamson Act provisions requiring onsite residents to be actively performing qualifying agricultural activities on all contracted properties, including historic parcels, and require one Williamson Act contract for each parcel or for each group of contiguous parcels that are owned and managed as one unit.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-1a(1)</td>
<td>The County shall establish guidelines to ensure development complementary to the scenic aspects of the County’s rural character.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-1a(2)</td>
<td>The County shall develop subdivision design standards for placement of structures on ridgelines and open hillside.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-1a(3)</td>
<td>Develop flexible site development and clustering to conserve designated scenic routes, views, and viewsheds.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-1c(2)</td>
<td>Establish land use patterns that minimize impacts to air quality. On-going Implementation Measure.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-1d(1)</td>
<td>Include as part of the comprehensive development standards:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Street lighting standards established by the International Dark Sky Association and require that building materials have a low reflective index.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-2a(1)</td>
<td>Implement standards for water conservation that are consistent with State guidelines, including requirements for the installation and use of low-flow plumbing fixtures in all new construction, and for the use of drip irrigation systems and drought-tolerant or low water using landscaping (including retention of existing native plant material in all multi-family, commercial, resort, industrial and public developments).</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-2d(2)</td>
<td>Provide for clustering of development that protects and avoid impacts to significant water resources.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-3a(1)</td>
<td>Require a conditional use permit for mining activity except where a land use designation permits such use.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-4a(2)</td>
<td>The County shall develop and enforce standards that reduce or eradicate invasive species affecting the agricultural and natural ecosystems.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-5a(1)</td>
<td>Review and amend the County Grading Ordinance provisions for erosion control in all development projects.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>11-5a(2)</td>
<td>Review and update the provisions of the County Grading Ordinance as needed. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>16-12a(1)</td>
<td>In cooperation with the County’s tourism industry, implement a tourism marketing and advertising program using the Mariposa County brand designed to:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Increase the length of visitor stay within the County,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Expand the tourist season into shoulder seasons, and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Incorporate special targeted activities for cultural tourism and agri-tourism.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>On-going Implementation Measures.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td></td>
<td>Review and update the Mariposa County Emergency Management Plan every five years.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------</td>
<td>---------------------------</td>
</tr>
</tbody>
</table>
| 2010 - 2014     | 16-1b(1)               | Enact amendments to the Mariposa County Code to implement fire safe standards. The ordinance(s) shall include the following requirements:  
  - Minimum construction standards on timbers (width, grade, and surfacing) for public roads, private roads, and private driveways sufficient for emergency vehicles access.  
  - Requirements for a connecting circulation system within a road system using roads connecting through other parcels or developed secondary roads dedicated for emergency access.  
  - Minimum standards for emergency water supply standards for firefighting purposes.  
  - Standards for signs of flammables.  
  - Signage and address standards providing easy identification of roads, driveways and buildings.  
  - Site design specifications for buildings in locations of extremely high fire danger. |
| 2010            | 16-1c(1)               | Amend, if necessary, the County Subdivision code to ensure formal review of subdivisions by the Fire Agencies. (On-going Implementation Measure) |
| 2010 - 2014     | 16-3a(1)               | Adopt a strategic plan for fire safety incorporating the standards of Cover for the Mariposa County Fire Department for existing and future fire service areas and standards. |
| 2010 - 2014     | 16-3a(2)               | The strategic plan shall identify long-term capital improvements, rolling stock, equipment and supplies, and other major purchase items needed to maintain and improve fire safety. |
| 2010 - 2014     | 16-3a(3)               | The strategic plan shall identify thresholds and capital facility needs for each of the existing and future service areas. |
| 2010 - 2014     | 16-3a(4)               | Revise and update the "Standards of Cover" and its service area maps. |
| 2010 - 2014     | 16-3b(1)               | Enable facilities for "heavy" fire suppression helicopter operations at the Mariposa Yosemite Airport. |
| 2010 - 2014     | 16-4a and 16-4b        | Adopt a comprehensive County Flood Protection Ordinance that includes at a minimum the following requirements:  
  - All structures in flood hazard areas are constructed with materials and equipment resistant to flood damage.  
  - All mobile homes shall be anchored by providing over-the-top and frame ties to ground anchors.  
  - All new and replacement water systems shall be designed to prevent infiltration of floodwaters into the system.  
  - On-site sewage disposal systems shall be located to avoid impairment to them or contamination from them during flooding. |
<p>| 2010 - 2014     | 16-5a(1)               | Enact an ordinance to require a hydrologic evaluation for subdivisions and development projects located within flood plains and drainage channels to ensure potential flood hazard is minimized. |
| 2010 - 2014     | 16-5b(1)               | Amend Title 16 of the Mariposa County Code, Subdivisions, to require subdivision parcels and 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. |</p>
<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 - 2014</td>
<td>16-5c(1)</td>
<td>Enact an ordinance requiring ponds and facilities for retaining water to be designed to prevent downstream flooding.</td>
</tr>
<tr>
<td>2010 - 2014</td>
<td>16-6a(1)</td>
<td>Amend Title 17 of the Mariposa County Code, zoning to require flood and drainage channels to be designed into landscaping plans.</td>
</tr>
<tr>
<td>2010</td>
<td>16-6a(2)</td>
<td>Land use maps shall maintain low intensity zoning in floodplain areas. [On-going Implementation Measure]</td>
</tr>
</tbody>
</table>

**INTERMEDIATE-TERM 2018**

<table>
<thead>
<tr>
<th>YEAR</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>5-7a(1)</td>
<td>Establish siting and development criteria for public facilities and sites.</td>
</tr>
<tr>
<td>2018</td>
<td>6-1a(1)</td>
<td>The County Administrative Officer shall hire an Economic Development Coordinator within the County Government. Completed</td>
</tr>
<tr>
<td>2018</td>
<td>6-2a(1)</td>
<td>The County should develop a clearly defined Mariposa County brand and supporting marketing program.</td>
</tr>
<tr>
<td>2018</td>
<td>6-2a(2)</td>
<td>The County shall implement the marketing program, successfully establishing the brand within target economic markets.</td>
</tr>
<tr>
<td>2018</td>
<td>6-3a(1)</td>
<td>The County Economic Development Strategic Plan should include a proactive business retention and growth program to be implemented during the short-term planning period.</td>
</tr>
<tr>
<td>2018</td>
<td>6-3b(1)</td>
<td>The County should support programs to assist in the acquisition and administration of grants as part of its economic development function. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2018</td>
<td>6-3b(2)</td>
<td>As part of the business retention and attraction program, the County shall establish working relationships with local and regional financial institutions to serve as potential sources of financing for establishing and expanding businesses in the County.</td>
</tr>
<tr>
<td>2018</td>
<td>6-4a(1)</td>
<td>Meet with leaders from telecommunication companies serving the County to bring high-speed telecommunications to Mariposa County.</td>
</tr>
<tr>
<td>2018</td>
<td>6-4b(1)</td>
<td>Incorporate an assessment of potential businesses created by the University of California at Merced in the County’s Economic Development Strategic Plan.</td>
</tr>
<tr>
<td>2018</td>
<td>7-2c(1)</td>
<td>Integrate the arts as part of the County’s Economic Development Strategic Plan.</td>
</tr>
<tr>
<td>2018</td>
<td>7-2d(1)</td>
<td>The Planning Commission and the Mariposa County Arts Council may collaborate to prepare an ordinance addressing the review process, standards, and guidelines for public displays of art in County facilities.</td>
</tr>
<tr>
<td>2018</td>
<td>9-3a(1)</td>
<td>The County should adopt and implement the Bicycle, Pedestrian, and Equestrian Facilities Plan.</td>
</tr>
<tr>
<td>2018</td>
<td>9-3a(2)</td>
<td>The County shall update the Bicycle, Pedestrian, and Equestrian Plan to create a comprehensive system of transportation and recreation trails.</td>
</tr>
<tr>
<td>2018</td>
<td>9-4e(1)</td>
<td>Design, permit, and construct a co-composting facility.</td>
</tr>
<tr>
<td>2018</td>
<td>10-1a(1)</td>
<td>The Board of Supervisors should maintain a full-time agriculture commissioner and provide support within budgetary and staff constraints.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>2018</td>
<td>10-3a(1)</td>
<td>The Agriculture Commissioner and Agricultural Advisory Committee should create a document identifying successful practices used in the County.</td>
</tr>
<tr>
<td>2018</td>
<td>10-4a(1)</td>
<td>The agricultural resources program should include support for identifying a market for heritage crop varieties.</td>
</tr>
<tr>
<td>2019</td>
<td>10-5b(1)</td>
<td>The Economic Development Strategic Plan should include strategies for agrotourism. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2019</td>
<td>10-5b(2)</td>
<td>Coordinate with the private sector to implement an economic development strategy for agriculture. [On-going Implementation Measure]</td>
</tr>
<tr>
<td>2018</td>
<td>11-1a(4)</td>
<td>The County shall develop guidelines for non-agricultural family development within County highway corridors to preserve scenic resources. The guidelines will be developed into a scenic views plan for the preservation of visual quality along the County's highways. The plan will identify resources, views, and programs, while protecting the rights of property owners.</td>
</tr>
</tbody>
</table>
| 2018            | 11-1c(3)               | Implementation Measure 11-1c(3): Implement a program that minimizes impacts on and/or improves air quality that include but are not limited to:  
- Encourage maximized solar access where feasible and consistent with the maintenance of scenic values in new subdivision designs to optimize energy efficiency; and  
- Road improvement projects such as paving unpaved roads which improve air quality. |
| 2018            | 11-2c(2)               | Designate protected areas of surface water systems where such systems and their proposed watershed areas serve or are capable of serving as a potable water source. |
| 2018            | 11-2d(1)               | Implement requirements for minimum building and grading setback lines from waters of the State (i.e., perennial streams and environmentally significant wetlands) that are adequate to protect stream, riparian, and wetland resource values. |
| 2018            | 11-3a(2)               | Incorporate standards for the exploration, development, and reclamation activities associated with mineral resource projects. |
| 2018            | 11-4a(1)               | The County will implement a Mariposa County Environmental Conservation Program. The Program shall include development standards and programs conserving, protecting, and mitigating the impacts on:  
- significant and sensitive habitat including wildlife migration corridors,  
- breeding and nesting areas (as seasonally appropriate);  
- known occurrences of special status animal species;  
- riparian habitat around bodies of water and along watercourses and seasonal drainages;  
- known occurrences of special status plant species, and  
- significant and sensitive plant communities including oak woodlands and heritage tree species. |
<p>| 2018            | 11-4a(4)               | The County shall publish landscaping guidelines for the use of site-appropriate native plant species. |</p>
<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>12-1b(2)</td>
<td>The County shall adopt performance standards for maintenance of parks and recreation facilities preventing premature deterioration.</td>
</tr>
<tr>
<td>2018</td>
<td>12-3a(1)</td>
<td>The Parks and Recreation Department should implement youth programs for both “after school” and times of the year when school is not in session.</td>
</tr>
<tr>
<td>2018</td>
<td>12-3a(2)</td>
<td>The Public Works Department/Parks and Recreation Division should identify a broad range of recreation opportunities and facilities needed to serve the County’s diverse population.</td>
</tr>
<tr>
<td>2018</td>
<td>12-4a(3)</td>
<td>The County should explore with Federal land management agencies issues of mutual concern regarding the effects of agency and County policies on their respective users and resources.</td>
</tr>
<tr>
<td>2018</td>
<td>13-2a(1)</td>
<td>The County should provide ongoing regional tourism programs for residents and visitors defining opportunities for extended stay trips within the County.</td>
</tr>
<tr>
<td>2018</td>
<td>13-4a(1)</td>
<td>Create a coordinated County information program to identify points and routes of interest for regional tourists.</td>
</tr>
<tr>
<td>2010</td>
<td>13-4b(1)</td>
<td>Maintain a visitor center in the Mariposa Town Area designed to provide information about all County visitor assets. [Revised Implementation Measure]</td>
</tr>
<tr>
<td>2018</td>
<td>14-1a(1)</td>
<td>The Historic Sites and Records Preservation Committee should be reorganized to meet the requirements for a local Historic Preservation Commission recognized by the Department of Interior.</td>
</tr>
<tr>
<td>2018</td>
<td>14-2a(1)</td>
<td>Update the County historic sites inventory.</td>
</tr>
<tr>
<td>2018</td>
<td>14-2a(2)</td>
<td>The Board of Supervisors shall include qualifying sites and structures on the list of Mariposa County Historic sites.</td>
</tr>
<tr>
<td>2018</td>
<td>14-3a(1)</td>
<td>Seek options through partnerships with private organizations, local financial institutions, and by the use of Federal and State grants and tax incentives.</td>
</tr>
<tr>
<td>2019</td>
<td>14-4a(1)</td>
<td>The County shall prepare and adopt Historic Design Review Guidelines for use within Districts. [Ongoing Implementation Measure]</td>
</tr>
<tr>
<td>2018</td>
<td>14-5a(1)</td>
<td>The County, in cooperation with the Historic Sites and Records Preservation Commission and local Planning Advisory Committees, shall identify new or expanded historic districts for nomination to the California Register of Historical Resources or the National Register of Historic Places. This may include, but not be limited to, cemeteries.</td>
</tr>
<tr>
<td>2018</td>
<td>15-1a(1)</td>
<td>A noise ordinance should be considered to define the standards for the County.</td>
</tr>
<tr>
<td>2018</td>
<td>15-1a(2)</td>
<td>County development standards shall require means of controlling noise at its source as opposed to imposing mitigation as the means of offsetting noise impacts.</td>
</tr>
<tr>
<td>2018</td>
<td>15-2c(3)</td>
<td>The County shall develop and implement standards that will reduce vibration from construction activities to a level that is less than perceptible at adjacent property lines.</td>
</tr>
<tr>
<td>2018</td>
<td>15-2e(1)</td>
<td>The County shall assess development activities and determine whether the Noise Element shall be updated or whether to undertake studies to create noise contours and noise exposure indices.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>2018</td>
<td>16-1a(1)</td>
<td>Establish appropriate standards for development projects wishing to provide alternative, on-site fire protection services.</td>
</tr>
</tbody>
</table>
| 2018            | 16-1b(2)               | Implement the countywide Wildfire Hazard Safety Plan, which includes standards for fire prevention, fuel management, and fire suppression, including but not limited to the following:  
  - Requirements for development in areas with high and very high fuel hazards, including adequate emergency access and water supply; "defensible space" standards; and encourage the use of fire-resistant exterior construction materials, such as fire safe roofing and fire-resistant plants.  
  - Wildland fire management activities such as controlled burning, fuel removal, vegetation management, and firebreaks.  
  - Specific fire protection and prevention requirements for hillside, open space, and rural area development.  
  - Public wildfire safety education through the Mariposa County Fire Safe Council (MFSC) or other appropriate agency or group.  
  - Standards specific to geographic areas in the County based on fire hazard potential. |
| 2018            | 16-4c(1)               | The update to Title 17, Mariposa County Code, Zoning shall include a dam inundation overlay district. |

**ONGOING**

<p>| Ongoing          | 4-1a(1)               | Conformance with guiding principles is to be used as the foundation for interpreting General Plan goals, policies, and implementation measures. |
| Ongoing          | 4-1a(2)               | When a conflict exists between the General Plan and an enacted ordinance, regulation, or a policy of the Board of Supervisors, the General Plan shall be the prevailing language. |
| Ongoing          | 4-1b(1)               | The Planning Agency of Mariposa County is authorized to utilize appropriate judgment in determining the meaning of the General Plan policy. |
| Ongoing          | 4-1b(2)               | The Director of Public Works shall be the County official empowered to define road systems consistent with the current and future transportation patterns as needed for implementation of the General Plan. |
| Ongoing          | 5-2a(1)               | Development shall grow outward from Planning Areas and Residential Areas with available services. |
| Ongoing          | 5-2a(1)               | The County shall prevent premature urbanization of the planning study area of the Mariposa Town Planning Area until the Mariposa Town Plan is updated. |
| Ongoing          | 5-2a(1)               | No urban expansion shall occur within the Mariposa Town Plan Study Area unless water and sewage disposal are available from a centrally coordinated and managed system. |</p>
<table>
<thead>
<tr>
<th>COMPLETION DATE</th>
<th>IMPLEMENTATION MEASURE</th>
<th>IMPLEMENTATION DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ongoing</td>
<td>5-3a(1)</td>
<td>Prior to the consideration of an application to change land use classification into a non-residential land use classification, the subject property shall front on or shall have direct access to a maintained road.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>5-3a(2)</td>
<td>Prior to consideration of a change of zoning district from residential into a commercial or industrial zoning district, the subject property shall be found to be located on a maintained road.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>5-3a(3)</td>
<td>No subdivision shall be approved unless it is found that there is adequate road capacity to serve the new traffic.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>5-3b(1)</td>
<td>No subdivision shall be approved unless a mandatory contribution road maintenance mechanism is created for roads within the subdivision that are not within the County-maintained road system.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>5-4a(1)</td>
<td>Commercial, healthcare, financial, and other service businesses intended to serve the greater County population, a regional or greater customer base, shall be located only within Town Planning Areas.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>5-4a(2)</td>
<td>Commercial, healthcare, financial, and other service businesses intended to serve the neighborhood needs may be located in Planning Areas and in the Rural Economic land use classification.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>5-4a(3)</td>
<td>All community centers shall include land area to accommodate local rural home industries that out-grow their home-based operation.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>7-1a(1)</td>
<td>Support the Mariposa County Arts Council in advising the Board on the arts.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>7-2a(1)</td>
<td>The County should support community-based programs that increase awareness of the arts.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>7-2b(1)</td>
<td>The County should include the arts in its ongoing marketing and promotion programs.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-1a(1)</td>
<td>A publicly maintained road with an LOS of “A” through “D” shall be deemed to have adequate capacity to serve the needs of the road systems.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-1c(2)</td>
<td>A traffic study prepared by a professional appropriately licensed in the State of California shall be required if traffic calculations show that the proposed project will significantly increase traffic volumes.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-1c(3)</td>
<td>The capacity of a county road must be assessed for its capability to meet existing and new uses when the aggregate potential development will increase the utilization of the road by more than 25%.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-1d(1)</td>
<td>No subdivision or discretionary project shall be approved if the traffic generated by the proposed project will exceed the capacity of the road systems which provide access from the nearest County major collector or State highway unless mitigation is required.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-2a(1)</td>
<td>Annually report on implementation of the Transit Plan.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-4a(1)</td>
<td>The County shall continue systematic implementation of the Airport Master Plan.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-4b(1)</td>
<td>No projects shall be approved within the Airport Land Use Planning Area unless consistent with the Plan.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9-5a(1)</td>
<td>No project shall be approved unless it is shown to have access to an approved source for wastewater treatment and disposal and a portable water supply meeting Health Department requirements.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9.7a(1)</td>
<td>The Board of Supervisors shall meet periodically with the Board of Trustees for the school district to coordinate capital facility planning.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9.7a(2)</td>
<td>County Staff shall work with school district administration to share information and assist in facilities development.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9.8a(1)</td>
<td>County Staff should maintain technical and planning liaison with private utilities to ensure appropriate infrastructure accomplishing economic development goals.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>9.9a(2)</td>
<td>Implement the emergency services plan.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-1b(1)</td>
<td>The Agricultural Advisory Committee shall expand its role to provide recommendations to the Board of Supervisors on all agriculturally related issues and resources.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-1b(2)</td>
<td>The County shall coordinate with the Mariposa Unified School District to enhance the District’s agricultural educational programs, including its Rural Challenge, Future Farmers of America (FFA), or other similar programs.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-2a(1)</td>
<td>Areas of the General Plan classified as Agriculture/Working Landscape and proposed for reclassification to a Residential Planning Area, or Natural Resource land use classification will be reviewed against the following criteria. No land within the Agriculture/Working Landscape land use classification shall be changed to a Residential Planning Area or Natural Resource land use classification unless the Board of Supervisors adopts all of the following findings:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The subject property is not within an area in which the majority of the surrounding parcels are currently being used or historically have been used for agriculture, timber, or mineral purposes.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The soils, water rights, topography, terrain, and location are not suitable as an economic production unit of sufficient quality for commercial agricultural production.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• There are no other lands within the proposed land use classification available for the proposed or similar project.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The characteristics and size of the subject properties make it unsuitable for open space, conservation easements, or other preservation opportunities which further implement the goals and policies of the General Plan.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The subject property has not been identified in the County General Plan or any area plan as a location with characteristics worthy of preservation within the Agriculture/Working Landscape land use classification.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-2a(2)</td>
<td>Lot line adjustments in the Agriculture/Working Landscape land use classification, including Williamson Act contracted parcels, shall result in parcels which are in compliance with the underlying land use designation, including minimum parcel size.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-3a(2)</td>
<td>The County shall maintain a commitment to programs for invasive species eradication.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>10-6a(1)</td>
<td>Prohibit the construction of residences on parcels that are subject to a Williamson Act contract unless they comply with the terms of a Williamson Act contract.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-1(b)(1)</td>
<td>The County should participate in conservation management planning with Federal and State and other public and private agencies.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-1c(1)</td>
<td>The County will implement Federal and State air quality regulations to minimize air quality impacts and improve air quality.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-1c(4)</td>
<td>The County shall cooperate with the Air Pollution Control District (APCD), or successor agency, to:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>* Work with local public utility providers, and the private sector to encourage the development and implementation of educational and incentive programs to encourage energy conservation, house weatherization, and solar energy use;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>* Work with the Mariposa County Department of Public Works and homeowner associations to encourage the development and implementation of educational and incentive programs for composting, mulching, reusing, cogeneration, feedstocks, and chipping in lieu of outdoor burning;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>* Work with appropriate agencies to develop programs to maximize the participation of employers in employer-operated van pools and/or ride sharing for employees and mass transit service for both employers and customers/visitors; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>* Work with the school districts to replace existing buses with less polluting models.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-2a(2)</td>
<td>Cooperate with the Mariposa Public Utility District and other wastewater generators in implementing programs for reuse of treated wastewater.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-2a(3)</td>
<td>Cooperate with the domestic water system operators and public water purveyors in implementing programs to eliminate water loss due to leakage in pipes, ditches or other conveyance facilities.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-2b(1)</td>
<td>Review development designs to ensure compliance with Federal and State water quality regulations and to ensure that the project does not discharge contaminated water.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-2c(1)</td>
<td>Outside Town Planning Areas and Rural Centers, maintain low intensities of development in order to protect the capacity of watersheds.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-4a(2)</td>
<td>Site development and grading review should minimize the removal of native trees and groves of trees.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-4a(5)</td>
<td>The County shall utilize collaborative planning efforts to coordinate local efforts to eradicate invasive plant species.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-4a(6)</td>
<td>The County shall require site surveys in compliance with Federal and State regulations as part of environmental review to determine:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- The presence or absence of endangered species and their habitat;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- The presence or absence of threatened or rare wildlife and plant species and their habitat;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- The presence or absence of breeding raptors and migratory birds;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- The presence or absence of sensitive native plant communities;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- The presence or absence of native wildlife migration or travel corridors; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- The presence or absence of jurisdictional wetland or other waters of the U.S.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-4a(7)</td>
<td>The County shall record the data collected from the required site surveys to create a comprehensive map of environmental resources in Mariposa County. The map shall include but not be limited to vegetation communities with associated habitats for sensitive wildlife species.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>11-4a(8)</td>
<td>During project review and environmental analysis, the County shall comply with Federal and State regulations to require measures that:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Protect endangered species and their habitat;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Protect threatened or rare wildlife and plant species and their habitats;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Protect breeding raptors and migratory birds;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Protect and avoid to the extent feasible sensitive native plant communities;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Protect and avoid to the extent feasible native wildlife migration or travel corridors; and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Protect and avoid to the extent feasible jurisdictional wetland or other waters of the U.S.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>12-1a(1)</td>
<td>The County shall ensure parks and recreation facilities are distributed in reasonable proximity to the neighborhood, community, or regional populations they are intended to serve.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>12-1b(1)</td>
<td>Parks shall be designed and developed in a manner to reduce long-term operations and maintenance costs.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>12-2a(1)</td>
<td>The Parks and Recreation Advisory Committee shall report annually on the implementation of the Parks and Recreation programs.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>12-4a(1)</td>
<td>When other agencies propose to develop park or recreation facilities, the County should participate when a local recreation need can also be served.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>12-5a(1)</td>
<td>The Parks and Recreation programs shall identify short-, intermediate-, and long-term revenue sources.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>13-1a(1)</td>
<td>The County shall collaborate with Federal agencies creating multiple use and public education policies supporting regional tourism and protecting public lands.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>13-1b(1)</td>
<td>The Board of Supervisors should support programs to maintain and increase multiple-use on public land to increase regional tourism opportunities.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>13-3a(1)</td>
<td>The County should collaborate with Federal and State agencies to develop trail-head facilities and other public access points to public lands.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-1a(2)</td>
<td>The Planning Director shall be designated the County's Cultural Resources Coordinator/Historic Preservation Officer.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-1a(3)</td>
<td>Retention of historic records shall be within the purview of the Historic Sites and Records Preservation Commission.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-2a(3)</td>
<td>Analysis of qualifying historic sites and structures shall be undertaken in conformance with appropriate standards of the California State Historic Preservation Office and the standards of the National Trust for Historic Preservation.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-4a(2)</td>
<td>Within County-identified historic districts, all exterior construction, renovation, rehabilitation, or restoration shall be subject to design review approval.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-4a(3)</td>
<td>Demolition of County-identified historic structures shall require review from the Historic Sites and Records Preservation Commission.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-6a(1)</td>
<td>Prior to the approval of a demolition permit for any historic site, structure, or cultural place, the Historic Sites and Records Preservation Commission shall review the application pursuant to CEQA and determine whether alternatives to the proposed demolition or destruction shall be considered.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-6a(2)</td>
<td>Prior to the approval of a demolition permit or grading permit for a cultural place the Southern Sierran Miwuk Nation Consultation Committee shall review the application pursuant to CEQA and determine whether alternatives to the proposed demolition or destruction shall be considered.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>14-7a(1)</td>
<td>Mariposa County shall invite the participation of representatives of the Native American community in the review of discretionary projects for which there is a likelihood of potential archaeological artifacts and cultural places.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>15-2a(1)</td>
<td>The State building standards for the proper insulation of new dwellings for noise reduction shall be enforced.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>15-2b(1)</td>
<td>Where proposed non-residential land uses are likely to produce excessive noise levels at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the project review process. An acoustical analysis should:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• be prepared by a person qualified in environmental noise assessment and architectural acoustics,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• include representative noise level measurements to adequately describe local conditions,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• recommend appropriate mitigation to achieve compliance with the adopted policies and standards,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• estimate noise exposure after the prescribed mitigation measures have been implemented, and</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• describe a post-project mitigation measure effectiveness assessment program.</td>
</tr>
<tr>
<td>Ongoing</td>
<td>15-2b(2)</td>
<td>Noise created by new transportation noise sources shall be mitigated.</td>
</tr>
<tr>
<td>COMPLETION DATE</td>
<td>IMPLEMENTATION MEASURE</td>
<td>IMPLEMENTATION DESCRIPTION</td>
</tr>
<tr>
<td>-----------------</td>
<td>------------------------</td>
<td>---------------------------</td>
</tr>
</tbody>
</table>
| Ongoing         | 15-2b(3)               | The County shall require appropriate noise reduction measures for outdoor public events. Such measures may include:  
|                 |                        | • preparation of a noise impact analysis by an appropriate licensed professional;  
|                 |                        | • identification of best sound management practices for avoiding impacts;  
|                 |                        | • restrictions on the level of amplification of sound systems;  
|                 |                        | • conditions on the start, finish, and duration of the event; limitations on the number of participants;  
|                 |                        | • a requirement to install temporary noise reduction devices or barriers. |
| Ongoing         | 16-10a(1)              | No land development incompatible with the airport land use plan shall be permitted in the airport's area of influence. |
| Ongoing         | 16-11a(1)              | Enforce the requirements of the County’s Comprehensive Hazardous Waste Management Plan. |
| Ongoing         | 16-12a(2)              | Undertake full operation emergency situation drills and training periodically. |
| Ongoing         | 16-2a(1)               | Cooperate with the CDF in providing advice to landowners on vegetation management programs keeping forest fuel values at acceptable levels. |
| Ongoing         | 16-2b(1)               | Continue to work with the Mariposa County Fire Safe Council or other appropriate agency or group as a major avenue for educating residents and coordinating citizen efforts in fire prevention. |
| Ongoing         | 16-5a(2)               | Subdivision plats and final maps and building permit site plans shall provide for on-site detention for normal storm water flow in excess of the capacity of natural drainage courses receiving runoff from the development. |
| Ongoing         | 16-7a and b(1)         | Site inspections and maps (topographic, soils and geologic) will be used to identify geologic hazard areas (e.g., landslide prone areas) in the County. The maps will be retained and available in the County Planning Department. |
| Ongoing         | 16-7a and b(2)         | The County Building Official will review plans for new construction in geologic hazard areas and will determine whether engineering studies, including structural and soils analyses, are required prior to issuing permits for construction in these areas. |
| Ongoing         | 16-8a(1)               | New development projects in or near a seismic risk area (fault zone) or geologic hazard area shall be discouraged or designed to such standards as to minimize or eliminate such risk. |
| Ongoing         | 16-8b(1)               | Public facilities shall be sited to avoid known seismic dangers and shall be constructed to meet seismic safety requirements of the Uniform Building Code. |
| Ongoing         | 16-9(1)                | Review development and subdivision proposals to avoid building sites in areas subject to secondary seismic effects. |
Attachment 4
Appendix C of the General Plan
"Future Considerations"
APPENDIX C
FUTURE CONSIDERATION

"FUTURE CONSIDERATIONS LIST"

The list of future considerations is a compilation of Board of Supervisors or community-identified desires, for future consideration by the Board of Supervisors. When policy recommendations are brought forward by community members, these recommendations will be added to this list for deliberation by the Board of Supervisors during the annual General Plan review period or each time the General Plan is updated. This list is dynamic and new items will continue to be added throughout the life of the General Plan; however, items can be removed from the list at the Board’s discretion. When items are “approved” by the Board of Supervisors, they will be developed into policies and/or implementation measures and included as part of General Plan amendment process.

1. Evaluate the effectiveness of the “tripling the average daily traffic” standard in Section 5.4.02 F, Intensity of Use Standards, F(2) Traffic Generation.

2. Consider the use of “Carrying Capacity” in establishing the “minimum density” criteria for each land use classification.

3. Conduct Groundwater Studies similar to Groundwater Studies conducted in Eastern Fresno county.

4. Prepare a study that evaluates the clustering of residential units on a parcel of land based on the project parcel’s carrying capacity. The study findings may be applied in future updates of the General Plan and implementing ordinances.

5. Define the criteria to be used in evaluating new road capacity definitions.

6. New policy: New development shall pay its fair share through development impact fees.

7. Track the appropriateness of the maximum acreage in the commercial sub classification of the Rural Economic Land Use to determine if 20 acres is still appropriate or if the acreage should be reduced to 10 acres.

8. The following underlined text is to be considered for addition to the existing implementation Measure 10-2a(3): Standards shall be developed for issuance of development permits for substandard size parcels under Williamson Act contract. Development permits shall not be issued for substandard size parcels unless they are enforceably managed with other (standard) contiguous contracted parcels under common ownership.
9. The following underlined text is to be considered for addition to the existing Implementation Measure 10-6a(2): Review enforcement of Williamson Act provisions requiring onsite residents to be actively performing qualifying agricultural activities on all contracted property including historic parcels, and require one Williamson Act contract for each parcel or for each group of contiguous parcels that are owned and managed as one unit.

10. The goals, policies, and implementation measures listed below were removed from the 2005 Draft General Plan because they were determined by the Board of Supervisors and Planning Commission not financially feasible or would not realistically be implemented during the horizon of the General Plan. The Board of Supervisors and Planning Commission however acknowledge that these goals, policies, and implementation measures are worth retaining and therefore are preserved here for future consideration during annual General Plan reviews and/or updates. This list will be maintained on an annual basis and goals, policies, and implementation measures may be added or deleted at the request of the Board of Supervisors or Planning Commission.

**GENERAL PLAN ADMINISTRATION**

*Policy:* The General Plan is the policy compendium of the Board of Supervisors.

*Implementation Measure:* General Plan map interpretation guideline shall be to apply the designated classification when more than fifty percent of a quarter-quarter section is shown to be within the classification. Where possible, the following shall be used as the interpreted boundary:
- Roads
- Quarter section
- Property lines

*Implementation Measure:* The update to Title 17, Mariposa County Code, Zoning, shall include provisions for staff General Plan interpretations to be appealed directly to the Board of Supervisors.

*Implementation Measure:* The Five Year Review shall be intended to update timelines and adopt any major changes in goals and policies. The Five Year Review shall include:
- Analysis of all short-term planning period projects to ensure completion. Mariposa Planning shall recommend retention or elimination of incomplete projects; and
- Analysis of all intermediate-term planning period projects to recommend which shall be changed to the new short-term planning period, which shall be retained as intermediate term, which may be moved to long-term, and which may be eliminated; and
- Analysis of all long-term planning period projects to recommend which shall be changed to intermediate term, which shall be retained as long-term, and which may be eliminated; and
- Analysis of changes in Board policies and recommendations for appropriate changes in Plan goals which shall be necessary to implement the revised policies of the Board of Supervisors; and
- Population projections and trends to ensure the Plan continues to
accommodate an appropriate inventory of undeveloped land for future populations.

**LAND USE**

**Goal:** Maintain a land use pattern that preserves the County's scenic character.

**Policy:** Land use designsations shall be compatible with the preservation of scenic character while providing for the orderly development of the County.

**Policy:** County populations not located in or near planning areas shall have opportunities for locally-oriented commercial services available.

**Implementation Measure:** During the short-term planning period, revise Title 17 of the Mariposa County Code, Zoning to include a Rural Commercial zoning district using this or a similar name.

**ECONOMIC DEVELOPMENT**

**Goal:** Provide additional services to the County's residents creating new employment opportunities by improving the local economy.

**Policy:** Enable creation of new local businesses.

**Policy:** Develop the training and infrastructure necessary for economic diversification.

**Policy:** Implement active programs designed to strengthen and diversify the core local economy that provides goods and services to local residents.

**Policy:** Provide opportunities for maintaining compatible businesses in the home.

**Policy:** Each Planning Area shall identify a fair share of land for the relocation of growing Home Enterprises and Rural Home Industries.

**Implementation Measure:** During the short-term planning period, the Board of Supervisors shall appoint an Economic Development Director and provide the Director with appropriate staff and operating budget.

**Implementation Measure:** The Economic Development Department or Division shall serve the Board of Supervisors and be advised by a County Economic Development Commission appointed by the Board of Supervisors.

**Implementation Measure:** The Board of Supervisors shall implement the economic development strategic plan within each year's budget.

**Implementation Measure:** During the short-term planning period, the County shall assist in creating an economic development inventory and business database designed to provide information to facilitate the establishment and expansion of businesses in the County.

**Implementation Measure:** During the short-term planning period, the County shall join in the creation of a Business Development Center.

**Implementation Measure:** As part of its economic development function, the County shall participate in State and Federal programs which return a measurable benefit to the County's Economic Development Strategic Plan.

**Implementation Measure:** Collaborate with Mariposa County Unified School District, community college districts, universities and other agencies to create a flexible and responsive workforce development and training programs.
meeting long-range employment needs in the County’s target markets.

**Implementation Measure:** During the intermediate-term planning period define, plan, and begin implementation of the infrastructure identified in the County’s Economic Development Strategic Plan, and the Capital Improvement Program needed for economic diversification.

**Implementation Measure:** Beginning in the intermediate-term planning period, continue the development of infrastructure and make investment needed to provide for new and expanded business opportunities.

**Implementation Measure:** During the short-term planning period assist the tourism industry in establishing an employee-training center for all aspects of hospitality employment and management.

**Implementation Measure:** Use the County’s business retention and attraction program to support the growth of businesses, including retail, personal and business services, and health care, which would provide a wider range of goods and services to County residents.

**Implementation Measure:** Assist the local business community in implementing a “Shop Mariposa” program and other promotional efforts designed to retain more of the County’s spending for goods and services.

**Implementation Measure:** Home Offices shall be an accessory use in all residential zoning districts, subject to the following standards:

- The business is designed to provide a service primarily delivered to the customer at another location.
- No additional signage, other than that permitted for the residential use, shall be allowed.
- No additional parking shall be provided solely for the use of the business.
- No more than one outside-the-household employee is permitted.

**Implementation Measure:** Home Enterprises shall be an accessory use on parcels of 2.5 acres or more of gross land area, subject to the following standards:

- If the business has the potential to triple the traffic generation standard of the single family dwelling (from 7.5 to 22.5 average daily trips), a discretionary permit is required.
- No more than one outside-the-household employee is permitted.

**Implementation Measure:** Rural Home Industries shall be a discretionary accessory use requiring approval of a use permit prior to initiation on parcels of 5.0 acres or more in the Residential land use classification. Not more than three outside-the-family employees are permitted.

**Implementation Measure:** Rural Home Industries shall be an accessory use on lands within the Agricultural/Working Landscape and Natural Resources land use classifications.

**Implementation Measure:** Each Area Plan shall define the nature of businesses in the home allowed in various land use classifications.

**Implementation Measure:** In the short term, the County shall amend Title 17, Mariposa County Code, Zoning to define precise performance standards for businesses in the home.

**Implementation Measure:** All Planning Areas—except Wawona and Fish Camp—shall
provide for lands that may be classified and zoned to accommodate the relocation of Home Enterprises and Rural Home industries. The acreage encompassing a "fair share" shall be determined by the Planning Agency when preparation of the Area Plan is initiated. The Planning Advisory Committee shall recommend the location(s) for the lands to be classified.

**Implementation Measure:** During the short-term and intermediate-term planning period actively work to develop wireless communication facilities and service to cover the entire County.

**Implementation Measure:** During the short-term planning period, if any telecommunications provider is unwilling to cooperate or participate in an intermediate- and long-term program to bring high speed telecommunications into the County, officially contact the appropriate regulatory agency to seeking assistance or intervention in attaining County goals.

**Implementation Measure:** Implement actions to attract the "spin-off" businesses in the County’s business retention and attraction program and in provision of infrastructure.

**ARTS AND CULTURE**

**Implementation Measure:** The ordinance creating the Cultural Arts Commission shall include, and not be limited to, the following tasks:

- create public awareness program,
- prepare and recommend for adoption, a County Arts Plan,
- recommend policies for soliciting, accepting, and displaying public art, including themes and sites for public art,
- create and maintain an inventory of public art,
- develop programs and propose sources for funding the Arts, and
- determine the needs for and recommend sites for capital facilities necessary for the advancement of cultural and performing arts.

**Implementation Measure:** During the short-term planning period, the County shall allocate County personnel and financial resources assisting community-based organizations to market and promote their arts and culture events.

**Implementation Measure:** During the intermediate-term planning period, the County should consider constructing and operating a County cultural and performing arts center.

**HOUSING**

**Goal:** Increase affordable housing ownership opportunities with manufactured housing.

**Policy:** Encourage the use of manufactured housing to provide ownership opportunities meeting Jobforce housing needs.

**Policy:** Permit installation of safe, non-certified mobile homes meeting HCD CCR Title 25 standards.

**Policy:** Ensure that all development within the Rural Economic/Resort land use subclassification provides adequate housing for its employees. If adequate housing is not available within
the local community, the resort development will provide such housing within the project.

**Implementation Measure:** The County shall enact no ordinances or standards that preclude installation of manufactured housing on individual parcels of land in the County.

**Implementation Measure:** Prior to the issuance of a building permit to move or install a non-HUD certified mobile home, the approved certificate of inspection from the Department of Housing and Community Development shall be obtained. Mariposa County building permits shall only be issued for installation of mobile homes on individual lots or parcels when the mobile home meets one of the two following standards:

- **Certified mobile homes:**
  - The mobile home is constructed to the standards of the United States Department of Housing and Urban Development or meets equivalent certification standards, and
  - The mobile home meeting certification standards shall be taxed as real property, or

- **Non-HUD certified mobile homes:**
  - The mobile home shall meet appropriate roof load requirements for the elevation of installation by either its manufacturing design or by covering the mobile home with a ramada constructed to the standards of the Uniform Building Code, and
  - The mobile home shall be inspected and an approved certificate issued by the Department of Housing and Community Development shall be filed with the Building Department, and
  - The mobile home shall incorporate a safe electrical system with the certification provided by a professional appropriately licensed in the State of California to provide this service, and
  - The mobile home shall be taxed as real property.

**Circulation, Infrastructure, and Services**

*Policy:* Expand the economic value of the airport.

**Implementation Measure:** The County shall maintain a traffic model to project traffic volume and calculate road capacity.

**Implementation Measure:** Road improvements required to increase capacity when necessary for a project shall increase capacity as needed on all roads from the project site to the nearest major collector, County arterial, or State Highway.

**Implementation Measure:** During the short-term planning period (January 2006 – January 2011), prepare an Airport Special Plan encompassing the Airport Master Plan and areas within the Mariposa Town Planning Area to provide sites for business and industry surrounding the airport.

**Agriculture**
Policy: Maintain a database of agricultural lands and products providing information, tracking trends, and seeking opportunities.

Policy: Cooperate and assist in the preservation of agriculture lands.

Implementation Measure: During the short-term planning period, develop and maintain an inventory of agricultural lands and products as support to economic development strategies and program implementation.

Implementation Measure: Information in the agriculture database shall be utilized as part of the findings for General Plan amendments and updates.

Implementation Measure: As an ongoing project, the County shall utilize collaborative planning efforts to determine local efforts eradicating invasive species.

Implementation Measures: During the short-term planning period, the Resource Conservation District shall prepare and maintain a catalogue of private and public organizations interested in the purchase of land or easements for the preservation and maintenance of agriculture or habitat lands.

CONSERVATION AND OPEN SPACE

Goal: Provide for the sustainable development of timber resources.

Policy: Make the Mariposa County Water Agency an active, viable entity.

Policy: Protect commercially valuable timberland from conversion to non-timber related uses.

Policy: Maintain and enhance sustainable production of timber.

Implementation Measure: Enforce the County Grading Ordinance for erosion control on all development projects.

Implementation Measure: Enforce the County’s regulations concerning installation and maintenance of private wastewater disposal systems. Areas identified as having septic system constraints shall be required to have specially designed wastewater treatment systems.

Implementation Measure: Require that all development use pervious paving material whenever feasible to reduce surface water runoff and aid in groundwater recharge.

Implementation Measure: During the short-term planning period, the County shall request the California State Geologic Survey Board to authorize and complete the “Mariposa County State Classification Report.”

Implementation Measure: Define the minimum performance standards that shall set minimum land area for mineral resource projects to be based on the types of operations and the land use classification.

Implementation Measure: Landscaping standards within the County Code shall require the use of site-appropriate native plant species.

Implementation Measure: During the short-term planning period, the County shall develop and enforce standards to reduce or eradicate invasive species affecting the agricultural and natural ecosystems.

Implementation Measure: Commercially valuable timberland shall be within the Agriculture/Working Landscape land use classification.

Implementation Measure: Use the current State Board of Forestry Practice Rules to accomplish sustainable production of timber.
LOCAL RECREATION

Implementation Measure: Acquire and develop park and recreation facilities.

Implementation Measure: During the budget planning process, the Public Works Department shall prepare a report to the Parks and Recreation Advisory Committee identifying areas of the County in which new park facilities are required to maintain the service level.

Implementation Measure: The Board of Supervisors shall approve projects to achieve service levels within a five-year rolling period from the time the need is identified. A change in population of 25 percent or more is required to assess the service levels in an area of the County. The population is to be estimated based on number of residential building permits issued during a given year.

Implementation Measure: The Parks and Recreation Master Plan shall be reviewed every five years and updated to reflect changes in community values and County development.

Implementation Measure: The Parks and Recreation Master Plan shall include projections of fiscal needs and revenue sources for the operations, maintenance, and program implementation identified over short-, intermediate-, and long-term planning periods.

REGIONAL TOURISM

Implementation Measure: During the short- and intermediate-term planning period, create and install all the required signage to match other promotional activities and site identification.

Implementation Measure: Identify sites and develop locations for satellite visitor centers at other County gateways, including Coulterville, Fish Camp, and within Yosemite National Park.

HISTORIC AND CULTURAL RESOURCES

Implementation Measure: As part of the reorganization this Historic Sites and Records Preservation Commission shall be renamed the Mariposa County "Historic Preservation Commission."

Implementation Measure: By the conclusion of the intermediate-term planning period, the County shall convert and maintain a comprehensive digital imagery database of its official records, both contemporary and historic.

Implementation Measure: During the short-term planning period, the County shall initiate a mandatory digital imagery document management system for all memorialization of all current official records and documents.

Implementation Measure: Sites and structures on the Mariposa County Register of Historic Places, in a Historic District, or Main Street District shall be offered the maximum allowable special property tax valuation and federal tax incentives for restoration or renovation of the historic structure.

Implementation Measure: During the intermediate term planning period, the County shall establish a low interest revolving loan fund to finance repair and renovation of privately owned historic structures.
Implementation Measure: The Uniform Code of Building Conservation shall be used to provide alternative building regulations for the rehabilitation, preservation, restoration (including related reconstruction), or relocation of buildings or structures listed on the Historic Resources Inventory, or which have reached 50 years of age.

Implementation Measure: During the short-term planning period, the County shall develop and adopt an ordinance establishing penalties for acts of vandalism of historic and archaeological resources on County lands.

Implementation Measure: The County shall implement the CEQA process to establish procedures for Native American review of proposed projects.

NOISE

Implementation Measure: During the short-term planning period, the County shall enact a Noise Ordinance to be enforced by the Health Department. At a minimum, the ordinance shall include:

- Prohibition on the non-emergency use of truck “Jake Brakes” on roadways adjacent to residential uses and in planning areas;
- Noise control within new residential developments through project design;
- Prohibition on the use of noise barriers as mitigation when other alternatives are feasible;
- Requirements for a qualified acoustical consultant who shall conduct an acoustical analysis;
- A menu of appropriate requirements for reduction of noise exposure or standards for assessing noise impacts; and
- A menu that may include one or more of the following techniques for noise control through site design:
  - Increasing the distance between the noise source and receiving use (setbacks).
  - Placing structures on a project site to shield other structures or areas, to remove them from noise-impacted areas, and to prevent an increase in noise levels caused by reflections.
  - Placement of outdoor activity areas on the opposite side of building facades from the noise source, or within the shielded portion of a building complex.
  - Placement of walls, berms or other barriers between the noise source and the receiver.
  - Locating bedrooms and other noise-sensitive rooms opposite from the noise source where interior noise levels are a primary concern.
  - Patios or balconies of apartment complexes or multifamily dwellings shall be placed on the side of a building opposite the noise source. “Wing walls” can also be added to buildings or patios. When such noise reduction measures are
impractical or infeasible, the County may decide not to apply the exterior noise level requirements at some or all of the patio or balcony areas if a central courtyard is provided as a primary outdoor activity area.

**Implementation Measure:**

Construction equipment shall be equipped with proper muffler systems and shall be in good working order.

**Implementation Measure:**

The County should implement noise performance standards (Table C-1) to ensure that new noise-sensitive land uses are not exposed to excessive noise from nearby non-transportation noise sources, and to ensure that new noise-generating land uses do not create noise levels exceeding adopted standards as measured from nearby noise-sensitive land uses.

<table>
<thead>
<tr>
<th>Table C-1: Noise Performance Standards for Non-Transportation Noise Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise Level Descriptor</td>
</tr>
<tr>
<td>Hourly Lₚeq, dB</td>
</tr>
</tbody>
</table>

**Notes:**

A. Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises (e.g., humming sounds, outdoor speaker systems). These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., care and treatment). The County can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels. In rural areas where large lots exist, the exterior noise level standard may be applied at a point 100 feet away from the residence. Industrial, light industrial, commercial, and public service facilities which have the potential for producing objectionable noise levels at nearby noise-sensitive uses are dispersed throughout the County. Fixed noise sources that are typically of concern include, but are not limited to, the following: HVAC System, Cooling, Towers/Exhaust/Condensers, Pump Stations, Lift Stations, Emergency Generators, Boilers, Steam Valves, Steam Turbines, Generators, Fans, Air Compressors, Heavy Equipment, Conveyor Systems, Transformers, Pile Drivers, Grinders, Drill Rigs, Gas or Diesel Motors, Welders, Cutting Equipment, Outdoor Speakers, Brokers.

B. The types of uses which may typically produce the noise sources described above include, but are not limited to, industrial facilities including lumber mills, trucking operations, tire shops, auto maintenance shops, metal fabrication shops, shopping centers, drive-in movie theaters, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

**Implementation Measure:**

New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table D-2 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified Table C-2.

<table>
<thead>
<tr>
<th>Table C-2: Maximum Allowable Noise Exposure – Transportation Noise Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Transient Lodging</td>
</tr>
<tr>
<td>Hospitals, Nursing Homes</td>
</tr>
<tr>
<td>Theaters, Auditoriums, Music Halls</td>
</tr>
<tr>
<td>Churches, Meeting Halls</td>
</tr>
<tr>
<td>Office Buildings</td>
</tr>
<tr>
<td>------------------</td>
</tr>
<tr>
<td>Schools, Libraries, Museums</td>
</tr>
<tr>
<td>Playgrounds, Neighborhood Parks</td>
</tr>
</tbody>
</table>

Notes:
A. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.
B. As determined for a typical worst-case hour during periods of use.
C. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table. In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

**SAFETY**

**Policy:** New construction shall use fire-safe practices.

**Implementation Measure:** During the short-term planning period revise the County Subdivision code to incorporate comprehensive fire prevention and protection standards.

**Implementation Measure:** During the short-term planning period, adopt comprehensive site development review standards incorporating fire prevention and protection standards.

**Implementation Measure:** Require new construction to incorporate design and materials to increase fire resistance conforming to California fire-safe practices.

**Implementation Measure:** During the short-term planning period and each update of the General Plan, review and amend as necessary, the County building codes to incorporate design and construction materials consistent with Fire Safe practices.

**Implementation Measure:** No subdivision shall be presented to the Planning Commission without review and recommendations from the Fire Department.

**Implementation Measure:** Adopt and implement the most recent Uniform Fire Codes and supplements for project standards as revisions become available.

**Implementation Measure:** During the short-term planning period, the County shall enact an ordinance for fuel load management on private property, including provisions to require owners of undeveloped lands within the urban-wildland interface to manage fuel loads.

**Implementation Measure:** Cooperate with the California Department of Forestry and Fire Protection in implementing fuel reduction programs.

**Implementation Measure:** During the short-term planning period, and in cooperation with the California Department of Forestry and Fire Protection, create a Mariposa County Guidelines for the Implementation of Fire Safe Standards identified in 14 CCR §1270 et seq.
Implementation Measure: During the short-term planning period, adopt a comprehensive County Flood Protection Ordinance substantially meeting the requirements of the National Flood Insurance Program (NFIP) balanced with local needs. The ordinance shall include, at a minimum:

- Prohibition on the construction of any non-flood-proof habitable residential structures within in the designated floodway.
- Limit uses in the flood fringe to those that conform to requirements and objectives of FEMA and the National Flood Insurance Program (NFIP), unless appropriate mitigations are incorporated into site design and construction.
- Require any essential public facilities located in a flood hazard area to be designed to avoid inundation of structures or access by floodwaters.
- New construction in flood hazard areas shall have minimal obstruction to flood waters and no increases to flood depth or velocities in excess of levels within FEMA guidelines.
- Prohibit the location of potential pathogenic and toxic sources or hazardous facilities such as sanitary landfills, chemical storage, and petroleum storage facilities within flood hazard areas.

Implementation Measure: The revisions to Title 17, Mariposa County Code, Zoning shall include a flood overlay district in the County Zoning Ordinance based upon the FEMA flood hazard maps, including use regulations coordinated with the Flood Protection Ordinance.

Implementation Measure: Maintain enforcement of Mariposa County Code Title 15, Building, grading requirements.

Implementation Measure: All bridges, roads and fills shall be designed to preserve free natural drainage.

Implementation Measure: Continue enforcing the County grading code ensuring site preparation, road construction, and removal of vegetation standards.

Implementation Measure: Subdivisions in high-risk geologic hazard areas shall be reviewed as to possible risks.

Implementation Measure: Development of critical facilities such as hospitals, fire houses, schools, water, electrical or other utility services, etc. will be discouraged in areas identified as geologic hazard areas unless engineering studies indicate that risk can be minimized or eliminated through design and construction techniques.

Implementation Measure: Development of hazardous facilities or sources of potentially pathogenic or toxic substances, such as sanitary landfills, chemical storage facilities, and petroleum storage facilities, shall be prohibited in geologic hazard areas.

Implementation Measure: Amend Title 16 of the Mariposa County Code, Subdivisions, to require subdivisions adjoining fault lines to identify seismic risk.
Attachment 5
Government Code Excerpts
65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of forms and definitions adopted by the Department of Housing and Community Development pursuant to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2).

(C) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(b) For the report to be filed during the 2006 calendar year, the planning agency may provide the report required pursuant to paragraph (2) of subdivision (a) by October 1, 2006.

(c) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court’s order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

http://www.leginfo.ca.gov/cgi-bin/dispcode?section=gov&group=65001-66000&file=6

3/24/2008
Attachment 6
Comments from the Public and County Departments
Larry Enrico

From: Jim Wilson
Sent: Thursday, January 28, 2010 1:47 PM
To: Larry Enrico
Cc: Jim Middleton
Subject: 2010 General Plan Anual Report

Larry,
The only comment I have pertains to Section 15 on page 14 (Safety). Following paragraph 1 you could add that the County was awarded a Federal ARRA (Stimulus) Grant in the amount of $2,184,586 to build three fire stations. Those communities are Fish Camp, Midpines and Don Pedro. It is anticipated the stations will be complete by September 2011. Additionally, the Board set aside $750,000 from the Master Tobacco Settlement fund to continue the fire station replacement and rehabilitation effort.

Thanks,
Jim Wilson
Fire Chief
Mariposa County Fire Department
5082 Bullion Street
PO Box 162
Mariposa, CA 95338
209-966-4330-Office
209-742-3350-Cell

1/29/2010
MEMO

TO: Larry Enrico, Senior Planner
FROM: Jerry Freeman, County Surveyor
SUBJECT: 2010 General Plan Annual Report

Several members of the Public Works Department staff have reviewed your memorandum dated January 22, 2010 relative to the highlighted sections. This Department has no additions or corrections to the document reviewed. If you have any questions, please let me know.

cc: Dana Hertfelder, Director of Public Works
Alvaro Arias

From: Dave Conway  
Sent: Thursday, February 11, 2010 2:40 PM  
To: Alvaro Arias  
Cc: Karen Christenson  
Subject: General Plan implementation report  
Alvaro,

Per our conversation of this date please be advised that the Health Department did not create or amend any policies, rules or ordinances that affect implementation of the General Plan in any of the program areas that we have responsibility in. During the 2010 calendar year we plan to review our Air Pollution Rules and our on-site sewage disposal rules. During that time we also plan to identify and address implementation issues as they pertain to the General Plan.

David L. Conway, REHS
Environmental Health Division  
Mariposa County Health Department  
Mariposa County Air Pollution Control District  
5100 Bullion Street, P.O. Box 5  
Mariposa, CA 95338

3/5/2010
Attachment 7
Draft Board of Supervisors
Resolution Adopting the Schedule of
2010 General Plan Amendments
MARIPOSA COUNTY RESOLUTION NO. 10-_____

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIPOSA ESTABLISHING A SCHEDULE OF DATES EXPECTED FOR PUBLIC HEARINGS TO CONSIDER 2010 AMENDMENTS TO THE MARIPOSA COUNTY GENERAL PLAN

WHEREAS, the laws of the State of California require Mariposa County to adopt and maintain a General Plan to guide the long-term development of the County, pursuant to Government Code Section 65300 et seq.; and

WHEREAS, after six years of public workshops, policy drafts, plan revisions and final public hearings, the Board of Supervisors did adopt the Mariposa County General Plan on December 18, 2006; and

WHEREAS, General Plan policy 4-3a establishes that General Plan amendments shall be scheduled on a regular basis every year; and

WHEREAS, Implementation Measure 4-3a (1) and State law limit the times at which the adopted General Plan can be amended to no more than 4 times per year; and

WHEREAS, Implementation Measure 4-3a (2) provides that one of the four General Plan Amendment hearings shall be held for the use of the Board of Supervisors to adopt updates and modifications to the General Plan that are generated during the Annual Review; and

WHEREAS, the Planning Commission has reviewed this schedule and the Annual Report and recommended approval of the Schedule for General Plan Amendments on February 19, 2010; and

WHEREAS, actual meeting dates in the Schedule of 2010 General Plan Amendments (Exhibit A) are approximated, and advisory, and will be finally established as public hearing dates are officially noticed and advertised; and

WHEREAS, it is in the public interest to have an adopted schedule of expected hearing dates to inform applicants, staff, advisory bodies and the public of the times at which they may expect to see changes considered to General Plan policies, and use diagrams or Area Plans.

NOW THEREFORE BE IT RESOLVED THAT the Board of Supervisors hereby adopts this Resolution and the Schedule included in Exhibit A as the schedule of dates expected to consider Mariposa County General Plan Amendments in 2010.
ON MOTION BY Supervisor_____ seconded by Supervisor _____; this resolution is duly passed and adopted this day of _____, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kevin Cann, Chairman
Mariposa County Board of Supervisors

ATTEST:

Margie Williams
Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

Steven W. Dahlem
County Counsel
## Exhibit A

### Schedule of 2010 General Plan Amendments

<table>
<thead>
<tr>
<th>Applications</th>
<th>Application Deadline</th>
<th>Planning Commission Public Hearing</th>
<th>Board of Supervisors Public Hearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review of 2010 Annual Report</td>
<td>n/a</td>
<td>February 19</td>
<td>March 16, 2010</td>
</tr>
<tr>
<td>One (publicly sponsored)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Catheys Valley Community Plan, and other General Plan Amendment completed by April 1</td>
<td>April 2</td>
<td>May 21</td>
<td>June 22*</td>
</tr>
<tr>
<td>Two (private or public)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any completed applications by May 8</td>
<td>May 14</td>
<td>July 16</td>
<td>August 17*</td>
</tr>
<tr>
<td>Three (private or public)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other applications submitted and completed by July 7</td>
<td>July 2</td>
<td>September 3</td>
<td>October 5*</td>
</tr>
<tr>
<td>Four (private or public)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other applications submitted and completed by September 4</td>
<td>September 3</td>
<td>November 5</td>
<td>December 7*</td>
</tr>
</tbody>
</table>

*Public hearing dates are not definite until they have been noticed and advertised.
Attachment 8
Planning Commission Minutes from the
February 19, 2010 Public Workshop
3. WORK SHOP AND PUBLIC HEARING

3A. 2010 General Plan Annual Report

Rudzik explained the procedures today in that this would be run as a workshop.

Arias presented the 2010 General Plan Annual Report.

Arias concluded that it is appropriate to review and consider any input during the public workshop, consider any changes that should be made, and recommend the approval of the 2010 Mariposa County General Plan Annual Report and the schedule for 2010 General Plan Amendments to the Board of Supervisors.

Rudzik asked if there were any comments from the public or other county staff members that were present.

Marilyn Lidyoff, Economic Development, thanked staff and requested that some items be clarified in her department’s accomplishments for the year. She made the following suggestions: On Page 12 of 18: last sentence that refers to July 14, 2008. Lidyoff suggests that it be mentioned that the Board of Supervisors approved a grant application submittal and that was done in 2009 and the reason that is important is that we were awarded the grant funds on February 16, 2010. Lidyoff would like to have added another paragraph that was in the original report it was October 27, 2009, the Board approved a grant agreement in the amount of $200,000.00 for a micro enterprise program. Lidyoff concluded that we now have $500,000.00 total that we are using to launch the program.

It was agreed that Lidyoff would work with Arias to get this corrected and included in the report before it goes to the Board of Supervisors.

Rudzik again asked for comments directly from department heads who were sitting in the audience: Jim Wilson, Fire Chief and Dana Hertfelder, Public Works Director both said that they had no comments on the report with respect to their departments.

Boze stated that in the implementation description she would like to point out that it does say on page 45 (at the bottom) that the County shall maintain a commitment to programs to invasive species eradication and she stated that will be an on going project.

Boze commented that Agritourism is finally moving along and she would like to see it and Williamson Act changes get completed.

Rudzik then asked Interim Building Director, Dennis Wister, if he had any comments.

Wister replied that he didn’t.

Rudzik turned to Kris Schenk for further direction on process.

Rudzik then inquired to the Commission for their comments on the report.

Francisco referred to circle page 10, regarding other area plans. Francisco stated that in reviewing the progress that the County has made with community plans, and the quagmire that the National Parks Service is in with having to redo the Merced River Management Plan he feels that it is unrealistic to expect El Portal to be accomplished in the short term. Francisco stated that they are facing the same situation as Wawona in that they cannot complete their community plan until the River Plan is completed.
Schenk stated that there is a difference between El Portal and Wawona. El Portal does not have a plan that reflects what needs to go on regarding planning for those parcels. Wawona does have a plan, but it needs to be updated. The update has been prepared but is awaiting Park Service comment. Scheck stated that the Parks Service planning staff has been in transition and we just now have a new Park Planner appointed within the last month or so. Schenk stated that El Portal will be a longer process. Schenk stated that because of events at Don Pedro the potential for that plan is slipping out farther on the time line. Schenk stated that they foresee both area plans being in the 5 year planning horizon.

Francisco disagreed as El Portal completion is stated as 2010. He went on to say that Wawona and Midpines would need to be completed first before El Portal is started. He stated that they have been strapped with resources and support from the planning department and concluded that this might be better labeled as a mid term accomplishment, not a short term.

Schenk stated that El Portal is likely to be at the tail end of the process. Schenk explained that the first 5 year period is 2007 through 2011.

Rudzik inquired about moving El Portal into intermediate.

Schenk stated that would be a good suggestion.

Tucker agrees and asked about how we treat Foresta.

Schenk stated that Foresta is a special planning area.

Rudzik asked that we move El Portal and Foresta (if appropriate) into intermediate planning goals.

Tucker also stated that there is going to be significant impact in the Midpines area, based on what happens with the Merced River Management Plan, from the Parks point of view.

Rudzik stated that he is hopeful that once staff meets and starts to work with the new planning staff at the park that we will be able to get the work done.

Schenk referred to page 33, Foresta as not being scheduled.

Francisco’s stated that this is a non issue and he referred to circle page 33 where it states even more optimism on El Portal, showing a completion date of 2012.

Tucker stated that the Parks Service deadline for the River Plan isn’t until the end of 2012.

Anita Starchman Bryant, Starchman Bryant Attorneys at Law. Bryant stated that in skimming through the schedule on Economic Development on circle page 40, regarding intermediate term. She noted that most have a completion date of 2018 and wondered why it is a completion date of 2018 vs previous reports it was considered on going.

Lidyoff answered that many of the items are started and they will be on going. Lidyoff stated that in the next 4 years they will be updating this information.

Ross inquired about Greeley Hill not being scheduled, circle page 33.
Schenk stated that he had not heard any discussion. He is hopeful that Catheys Valley can get done so that we can work on the Midpines Plan and the updated plan for Wawona. He stated that there was a question whether or not the next would be Lake Don Pedro or Greeley Hill.

Prior to the vote on the motion, Tucker expressed concern about Foresla as he sees it surfacing again with the Parks Service as an option with their Planning, stating that although it isn’t on the schedule now, we may consider putting it in intermediate status.

Schenk stated that they should wait until they have some discussions with the new Park Superintendent and that they do feel that they may come up with some plans involving Foresla and the County will have to get involved with that. Schenk stated that there had always been thoughts that when the Park Service was ready to discuss El Portal that we will be ready to be part of that process.

On motion of Commissioner Francisco, seconded by Commissioner Marsden, the Planning Commission recommended that the Board of Supervisors accept the 2010 General Plan Annual Report with the clarifications suggested by Lidyoff and that El Portal Community Plan to be moved into intermediate status and recommended the schedule for the 2010 General Plan Amendments.

Motion carried by the following vote:

AYES: 5 (Marsden, Francisco, Rudzik, Tucker, Ross)
NOES: 0

4. INFORMATION ITEMS:

4A. Board of Supervisors and Planning Department Activities

Williams announced the items on the next agenda for the Planning Commission and went over the Planning items that are coming before the Board of Supervisors:

- Planning Commission: Friday, March 5, 2010, 9:00 a.m. The only item on the agenda for that day will be a workshop on Agritourism and Agri-Nature Tourism Amendments to County Code - Zoning Amendment No. 2009-87; County of Mariposa, applicant.

Schenk stated that there was discussion about having a joint Board and Planning Work Shop, if so this would have to be very carefully structured event.

Rudzik stated that joint meetings are awkward and prefer to follow the format that we did with the Williamson Act as we had open discussion and he encouraged the Board to come and sit in.

Francisco agrees, he liked the workshop format and stated that having both entities conducting a joint meeting is difficult and keep the meetings separate, and invite the Board to audit the meeting as members of the public to avoid Brown Act issues.

Williams stated that the work shop is an opportunity for all those who did not sit through all the committee meetings and get educated on the subject and hearing from the public.

Tucker agreed about how to conduct the meeting.

Further discussion on the AgriNatureTourism Committee meetings and the Ag Advisory Meetings.

Planning Commission Meeting Date: February 19, 2010