

**STATE OF CALIFORNIA
COUNTY OF MARIPOSA
PLANNING COMMISSION**

Resolution
No. 2019-009

A resolution recommending that the Board of Supervisors approve
General Plan Amendment No. 2019-017; Mariposa County 2019-
2024 Housing Element

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 Elements every five years to ensure their plans can accommodate future demand for housing; and

WHEREAS, a duly noticed public workshop involving the Mariposa County Planning Commission and the County's Housing Programs and Advisory Committee (HPAC) was held on April 26, 2019 and issues raised during the workshop were addressed in the Draft 2019-2024 Housing Element; and

WHEREAS, the Draft 2019-2024 Housing Element has been made available for public review and was sent to the State Department of Housing and Community Development for review consistent with Government Code Section 65585 and the Housing Element Guidelines, and recommended revisions as a result of that review have been incorporated into the document; and

WHEREAS, the County, as Lead Agency, conducted an initial environmental analysis on the Draft 2019-2024 Housing Element per the requirements of the California Environmental Quality Act (CEQA); said analysis concluded that the proposal would have no significant environmental effects on the environment. A Notice of Completion and Initial Study, prepared pursuant to CEQA, were 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 Draft 2019-2024 Housing Element; and

WHEREAS, a duly noticed Planning Commission public hearing was scheduled for July 26, 2019; 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 did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report, the Draft Negative Declaration and Initial Study and the Draft 2019-2024 Housing Element; and

WHEREAS, the Draft 2019-2024 Housing Element, staff report, correspondence, and the initial environmental study and Draft Negative Declaration are on file in the office of the Planning Department of Mariposa County.

NOW THEREFORE, BE IT RESOLVED THAT, the Planning Commission of the County of Mariposa does hereby recommend that the Board of Supervisors adopt a Negative Declaration for General Plan Amendment No. 2019-017; Mariposa County 2019-2024 Housing Element (Draft dated July 2019).

BE IT THEREFORE FINALLY RESOLVED THAT, the Planning Commission recommends that the Board of Supervisors approve General Plan Amendment 2019-017; Mariposa County 2019-2024 Housing Element (Draft dated July 2019) as the second General Plan Amendment in the 2019 Calendar year, based on findings set forth in Exhibit 1.

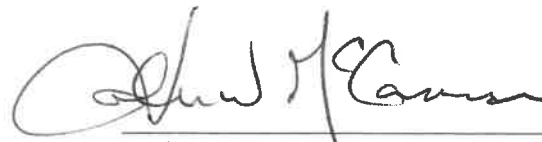
ON MOTION BY Commissioner Herman, seconded by Commissioner Harris, this resolution is duly passed and adopted this 26th day of July, 2019 by the following vote:

AYES: Harris, Herman, McCamman

NOES: None

EXCUSED: Walls

ABSTAIN: None



John McCamman, Chair
Mariposa County Planning Commission

Attest:



Danielle Wardle, Secretary
Mariposa County Planning Commission

EXHIBIT 1 – RECOMMENDED FINDINGS OF APPROVAL

The Planning Commission recommends General Plan Amendment No. 2019-017; Mariposa County 2019-2024 Housing Element be approved based upon the following findings:

1. The 2019-2024 Housing Element is consistent with the goals, policies, and implementation measures of the Mariposa County General Plan as follows:

- i. The 2019-2024 Housing Element is consistent with General Plan Chapter 2: Issues of Importance To Mariposa County Citizens, which states,

“Housing is an important issue for the County and as character and economy is defined, the ability to house the families of the future is of greater importance. Housing is imperative for the youth who wish to stay in the County; for those who ensure the County’s visitor-based economy can function; for young families to grow; and for those adding to the diversity of the economy.

The economy cannot grow if appropriate housing is not provided. If the housing permitted to be developed is not appropriate for each community, the County’s character suffers. The General Plan defines housing issues and needs in Chapter 8, the Housing Element. The policies within the Housing Element do not dictate who builds the housing; they instead provide the opportunity to balance housing with the County’s economy and character.”

The 2019-2024 Housing Element is consistent with Chapter 3 Guiding Principles, which states,

“HOME OWNERSHIP IS A PRIORITY”. In balance with its diverse housing needs, active programs to open the door to first time homebuyers are essential to the County’s social and economic well-being. This crucial principle weaves families into the community fabric and rural character of Mariposa County. This guiding principle enables the General Plan to incorporate programs designed to actively help County residents become homeowners for the first time. It directs the County’s efforts and involvement in housing to be centered on creating ownership opportunities.

The update is consistent with other General Plan Elements. In particular, the Board of Supervisors finds that the 2019-2024 Housing Element is closely related with the Land Use Element regarding the availability of appropriately planned sites necessary to achieve the County’s share of the Regional Housing Need.

- ii. The 2019-2024 Housing Element relies upon a range of densities in the General Plan Land Use Element to provide for housing development sufficient to meet the County’s share of regional housing need, special housing needs and the unique needs for housing in Mariposa County. Available sites for housing development referenced in the 2019-2024 Housing Element are based on existing land use designations, focusing new

housing development in those areas where services are available to accommodate additional growth. The Housing Element does not require changes in land use designations, development policies or implementation measures contained in the Land Use Element. The amendment is consistent with the following key policies related to housing development.

- Goal 5-2 "Create land use density and development patterns to manage growth in patterns avoiding sprawl".
 - Policy 5-2a, "Ensure that development shall occur first where services are located."
- iii. The 2019-2024 Housing Element is consistent with the Circulation, Infrastructure and Services Element of the General Plan. Available sites for housing development referenced in the 2019-2024 Housing Element are located within those areas of the County wherein services are available to accommodate additional growth. In particular the amendment is consistent with the following key policies:
- Goal 9-5 "Adequate water and wastewater services shall be provided to properties in the County."
 - Policy 9-5a: "New projects and subdivisions should be served by basic water and wastewater infrastructure."
- iv. The 2019-2024 Housing Element is instrumental to achievement of the goals and policies in the Economic Development Element of the General Plan, by addressing the need for affordable workforce housing and housing for seasonal workers. The 2019-2024 Housing Element enables the formation and implementation of programs that improve the supply of affordable housing and increasing housing opportunities essential to accommodate the current and expanding County workforce. In particular the amendment is consistent with the following key policies:
- Goal 6-3: "Expand job opportunities, increase personal income, and strengthen the Mariposa County economy through economic diversification."
 - Policy 6-3a: "Promote programs strengthening and retaining existing County businesses, creating new businesses, and providing and attractive environment for relocating appropriate businesses."
2. The Housing Element is consistent with all other General Plan Guiding Principles and Elements. In particular, the 2019-2024 Housing Element will enable the development of programs aimed at increasing the availability of first-time home ownership opportunities consistent this Guiding Principle. Therefore, the 2019-2024 Housing Element is consistent with, contributes to, and does not adversely affect the general public health, safety, and welfare of the County of Mariposa.

3. The 2019-2024 Housing Element was prepared to meet the legislative intent of providing for the availability of housing to meet the needs of all economic segments in the County. The 2019-2024 Housing Element identifies the County's responsibilities in attaining the State housing goals and regional housing needs, recognizing that Mariposa County is best able to determine those specific policies and programs that will meet these goals and needs.
4. Government Code Section 65581 requires periodic update of the Housing Element of the General Plan to ensure that policies and programs are in place to enable housing opportunities for all economic segments in the County. The 2019-2024 Housing Element addresses performance following adoption of the 2014-2019 Housing Element and sets forth quantified objectives to be met during the subsequent 2019-2024 planning period.
5. The processing of the 2019-2024 Housing Element was in accordance with all requirements pursuant to state law, County ordinance, and County policy. The proposed 2019-2024 Housing Element was subject to a 60-day public review period in accordance with State law. The Draft 2019-2024 Housing Element was revised to address both public comments and comments from the State Department of Housing and Community Development.
6. Native American Tribes were notified of the General Plan Amendment, pursuant to Section 65352.3 of the California Government Code, and were provided an opportunity for consultation. No tribes requested consultation on the project.